

**From:** [Antonette Fabrizi](#) on behalf of [Town Council](#)  
**To:** [Joshua Martin](#); [Wayne Bergman](#); [Paul Castro](#)  
**Cc:** [Kelly Churney](#); [Public Comment](#)  
**Subject:** FW: Sea Street Historic District Consideration - Path Forward  
**Date:** Monday, September 09, 2019 9:28:06 AM  
**Attachments:** [2010 Historic Sites Survey.pdf](#)  
[Changes in 2010 List of 90.docx](#)  
[Landmarks Manual p. 6.pdf](#)

---

---

**From:** Jay Serzan <jayserzan@comcast.net>  
**Sent:** Sunday, September 08, 2019 10:43 AM  
**To:** Gail Coniglio <GConiglio@TownofPalmBeach.com>; Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Bobbie Lindsay <BLindsay@TownofPalmBeach.com>; Margaret Zeidman <MZeidman@TownofPalmBeach.com>; Lew Crampton <lcrampton@TownOfPalmBeach.com>; Julie Araskog <jaraskog@TownOfPalmBeach.com>  
**Cc:** Kirk Blouin <KBlouin@TownofPalmBeach.com>; Town Council <TCouncil@TownofPalmBeach.com>  
**Subject:** Sea Street Historic District Consideration - Path Forward

Hello Mayor Coniglio and Council Members,

First, I want to express my appreciation for all that you do help keep Palm Beach the wonderful place that it is. Thank you!

I write today to offer some thoughts and information as you review Agenda Item XI.B. (Sea Street Historic District Consideration - Path Forward), scheduled for this Wednesday, September 11<sup>th</sup>.

I am opposed to the concept of districting in this case because it is being used to throw a Historic District blanket over the Sea Streets in an attempt to accomplish what **zoning** could do.

That being said, I am not opposed to individually landmarking those properties of **significant** architectural and historic merit.

The roadmap for determining those significant properties is the Historic Sites Survey (attached) which was last updated in 2010 by Jane Day, the former historic consultant for the Town.

The report contains the following observations which I have quoted. The **emphasis** is mine.

“Continue to designate historic properties..... **Work on a site-by-site basis unless strong neighborhood support, with a majority of consenting homeowners, is brought forward.....**” (p. 30)

“In the Town of Palm Beach establishing Local Historic Districts has always been controversial. **Although in many cities and towns creating districts has imposed architectural control for otherwise noncontributing structures, this has not been necessary in the Town of Palm Beach. In Palm Beach, construction and alteration on non-historic buildings is reviewed by the Architectural Commission.**” (p. 24)

“.....**a review of the preservation movement in Palm Beach suggests that the site-by-site method will have more concrete results.** Past efforts to designate Worth Avenue, Golfview Road, and

Pendleton Avenue as districts resulted in recommendations by the Town Council to proceed on an individual basis. Also, by working on a **site-by-site basis buildings are more thoroughly documented making their protection more defensible in the future.**" (p. 25)

At the end of the report there is a list of 90 properties that are listed as "potentially eligible for a local register." (pp. 37-51).

While these 90 properties are Ms. Day's recommendations of what I have to assume are the properties she felt were the most significant, I understand that the Landmarks Commission can select any property to consider for landmarking.

However, I want to point out the current status of the 90 properties since 2010 (attached).

- 19 have been Landmarked
- 8 have been demolished
- 3 were considered but not recommended
- 1 was removed from the list

That leaves 59 properties available to be considered for individual landmark designation.

The question in my mind is why are we placing buildings of less significance into a district when there are more important buildings to consider?

Lastly, the 2009 Landmark Manual, also prepared by Ms. Day, says on page 6 (attached):

"Not all old structures are worthy of landmark status." and

"A historic district is intended to protect an area highly concentrated with **significant** structures."

In closing, I have to ask if forced districting will help or hurt the preservation program?

Thank you again. I appreciate your time and consideration.

Best regards,

Jay Serzan

**TOWN OF  
PALM BEACH, FLORIDA**

**2010  
HISTORIC SITES SURVEY**



**Prepared For**

**The Town of Palm Beach, Florida**

**Research Atlantica, Inc.**  
**December 2010**

# **TOWN OF PALM BEACH, FLORIDA 2010 HISTORIC SITES SURVEY**

## **Table of Contents**

<b>Project Staff</b>	<b>ii</b>
<b>Acknowledgments</b>	<b>ii</b>
<b>Introduction</b>	<b>1</b>
<b>The Purpose of Historic Preservation</b>	
<b>What Are Historic Resources?</b>	
<b>The National Register of Historic Places</b>	
<b>and the Florida Site File Inventory</b>	
<b>Survey Method</b>	<b>3</b>
<b>The Growth and Development of the Town of Palm Beach</b>	<b>4</b>
<b>Architectural Description of Sites in Palm Beach</b>	<b>19</b>
<b>Recommendations</b>	<b>22</b>
<b>Regulation of Historic Resources</b>	<b>31</b>
<b>Administration of Historic Preservation</b>	<b>34</b>
<b>“Potentially Eligible for the Local Register”</b>	<b>36</b>
<b>Severely Altered and Demolished Sites</b>	<b>52</b>
<b>Bibliography</b>	<b>54</b>



## PROJECT STAFF

The Town of Palm Beach 2010 Historic Sites Survey  
was conducted by:  
Research Atlantica, Inc.

<b>Field Survey:</b>	Jane S. Day, Ph.D.
<b>Architectural History:</b>	Jane S. Day, Ph.D.
<b>Historical Research:</b>	Jane S. Day, Ph.D.
<b>Photography:</b>	Jane S. Day, Ph.D.
<b>Computer Application:</b>	Sandra L. Norman, Ph.D.
<b>Written By:</b>	Jane S. Day, Ph.D.

## ACKNOWLEDGMENTS

The Town of Palm Beach 2010 Historic Sites Survey was a cooperative effort performed by many people. Like all successful surveys, it was only with the community's help and input that much of the information could be gathered and recorded.

The Town of Palm Beach supported this project by funding a special contract with long time historic preservation consultants Research Atlantica, Inc. to perform the work. Special thanks should be given to Mayor Jack McDonald, and Town Council members: David A. Rosow, Town Council President, Gail Coniglio, President Pro Tem, William J. Diamond, Richard M. Kleid and Robert N. Wildrick. Town Manager, Peter B. Elwell, and Director of the Planning, Zoning & Building Department, John Page, gave the project their full support. The help of John C. Lindgren, Planning Administrator, and Cindy Delp, Office Manager, was invaluable. Veronica Close, Paul Castro, Jeffrey Taylor, Kathleen Rudderman, Jackie Kervi, and David Donta answered questions and lent a hand whenever asked.

The Preservation Foundation of Palm Beach played an important role in this effort. Adam A. Pinter and Wallis W. McMillin, summer interns from the foundation's Anthony K Baker Internship Program, worked in the field and the archives with Jane Day helping to document new listings on Everglades Island. We thank them for their help and hope that this experience will benefit their careers in the field of historic preservation. Special thanks should also be given to Alexander C. Ives, Janice G. Owens, and John Masheck for their tireless support of the Town's preservation program.

Eugene Pandula, Chairman of the Landmarks Commission, was always there to answer questions and discuss the philosophy behind historic preservation issues. His knowledge of architecture and preservation is broad, and he has served the Town well for many years. Other Landmarks Commissioners: William Lee Hanley, Jr., William O. Cooley, Dudley L. Moore, Jr., Edward Austin Cooney, Charles Roberts, William P. Feldkamp, D. Imogene Willis, Wallace Rogers, and Rachel Lorentzen, serve tirelessly throughout the year. We thank them for their dedication.

We would also like to thank the staff at the Florida Division of Historical Resources, Florida Department of State. Their leadership, suggestions and support help all of us in Florida who work for historic preservation.

Without the citizens and property owners of the Town of Palm Beach none of this survey could have been completed. They permitted photographs and site inspections, and answered questions to the best of their knowledge. An historic sites survey is a working tool and as such is never complete. Forms and recommendations should be updated as new information becomes available. It is the hope of the staff of Research Atlantica, Inc. that this survey will be the basis for future historic preservation planning in the Town of Palm Beach and will help the citizens recognize the important place their community holds in South Florida history.



The Palm Beach Hotel and St. Edward's Church, date unknown

# INTRODUCTION

## **The Purpose of Historic Preservation**

Increasingly in South Florida, historic and cultural resources are threatened by destruction due to rapid growth in population and ensuing development. Resources are links with the past, they make communities unique, giving them a "sense of place," and provide a source of pride. More importantly, historic resources allow for the education of present and future generations of their place and time in the continuum of the human experience and societal development. The purpose of historic preservation is not to halt growth or change, because it is recognized that both are needed to keep a community alive. The purpose of historic preservation is to integrate the past with the present and the future.

## **What Are Historic Resources?**

Historic resources as defined in Chapter 267 of the Florida Statutes are:

"any prehistoric or historic district, site, building, object, or other real or personal property of historical, architectural, or archaeological value. These properties or resources may include, but are not limited to, monuments, memorials, Indian habitation, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure trove, artifacts, or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the state." (s.267.021(3), F.S. 1986)

Historic resources are the non-renewable visible remains of the past. Once they are lost, they can never be replaced. The preservation and maintenance of historic resources results in a community's sense of stewardship for present and future generations. The analysis and interpretation of historic resources are not undertaken just to understand the past, but to give a community a sense of its unique place in history.

## **The National Register of Historic Places and the Florida Site File Inventory**

Historic resources are defined in a national context by the **National Register of Historic Places** which is maintained by the National Park Service, under the Department of the Interior. The criteria used by the National Register to determine historical significance can also be used as a guideline for local determination and listing. The criteria for listing on the National Register are:

1. A property is associated with events which have made a significant contribution to the broad patterns of history; or
2. A property is associated with the lives of persons significant in the past;
3. A property is significant if it embodies the distinctive characteristics of a type, period, or method of construction, for example, it represents the work of a master, or if it possesses high artistic values, or if it represents a significant and distinguishable entity whose components may lack individual distinction, such as a district; or
4. A property which yields, or may be likely to yield, information important in prehistory or history.



The Florida Department of State, Division of Historical Resources utilizes the national criteria but is less restrictive about what is included in the Florida Master Site File. The Florida Master Site File (FMSF) inventory is maintained by the Florida Department of State, Division of Historical Resources and is utilized as a first source information bank for local preservation planning. The general procedure for generating an inventory is to record all resources which are fifty years or older. However, a site does not necessarily have to be fifty years old if an important person or event is associated with the resource, nor does it have to be historically or architecturally significant for recording. All sites, buildings, structures and objects, no matter how insignificant they may seem, should be recorded on a FMSF form to have a comprehensive inventory of historic resources in a community.

Historic site surveys are important because they are the first step in establishing a community's historic preservation program. Surveys are conducted to develop an inventory of historic resources in a community, and are used as the foundation for preservation planning. Surveys identify styles of architecture, dates of construction, and condition of historic resources. When available, surveys identify past and present owners and their place in a community's history. Surveys, therefore, build awareness in a community of the scope and significance of their cultural resources.

Several types of historic resources can be recorded on the FMSF such as buildings, engineering structures, objects, landscapes, and archaeological sites. In the present survey of the Town of Palm Beach buildings and other architectural features such as fountains, entrance piers, and walls were recorded. Each site's physical characteristics and historic significance are recorded in a systematic way on a Florida Master Site File form. With few exceptions, a site needs to be fifty years or older to warrant recording. Each site is assigned its own identification number by the Division of Historical Resources, Florida Department of State. The site's location is indicated on a map and a photograph is taken. The forms, maps, and photographs are then sent to the Division of Historical Resources for processing. The forms become part of a state wide informational data base and are cross referenced into the state's computerized Geographical Information System. Recording sites on the FMSF does not in any way provide protection for a site or impose any restrictions. Surveys are strictly a means by which a community can inventory their historic resources.

## **Survey Method**

An historic sites survey is a systematic and detailed recording of historic resources. Surveys may be either thematic in scope or geographic. Examples of thematic surveys would record only those resources of a predetermined type (i.e. all Mediterranean Revival Architecture within a predetermined area). A geographic survey, when properly conducted is comprehensive for the area surveyed and includes all historic resources within the area. In the case of Palm Beach, Florida, a geographic survey was conducted using the town's boundaries and every effort was made to be comprehensive in respect to the built environment in that area. The survey area within the town's limits includes an irregular shaped area bordered on the west by Lake Worth and on the east by the Atlantic Ocean. The north end of the island is terminated by a man made channel, the Lake Worth Inlet. The south end of the survey area was at the Town's southern boundary.

The method of conducting an historic sites survey is logical and consists of three important steps. First the historic literature is examined to determine the period of development for the town and the pioneer families involved in this development. Past surveys are reviewed so that comparisons can be made between the past and present condition of historic resources. In the Town of Palm Beach, four past surveys were completed. In 1981, the first "Historic Survey of Palm Beach" was conducted by Landmarks Planning Incorporated. This survey recorded 861 buildings and man made landscape

features. The Historic Palm Beach County Preservation Board updated the original survey in 1988. Although the second survey only extended north to Country Club Road, the Board looked at properties that were built prior to 1947. Research Atlantica, Inc. performed the third and fourth surveys in 1997 and 2004, extending the boundaries of the survey north to the Lake Worth Inlet. The 1997 survey identified 1151 sites built before 1947. In 2004, 1129 sites were recorded that were built before 1955. Since that time updating the survey has been incorporated as a requirement in the Historic Preservation Element of the Town's Comprehensive Plan. It is hoped that an update of the survey will be made every five years.

The second step in an historic site survey is the field work. Windshield and pedestrian surveys were conducted to determine what additional structures from the history of Palm Beach were still intact. Site data was recorded, photographs were taken and confirmation of building dates was attempted by interviewing property owners and by reviewing the records available in the Town of Palm Beach Planning, Zoning & Building Department. This basic information was then recorded on Florida Master Site File forms. Maps were also gathered for every form so that all properties could be easily found by interested parties. All information was entered on the computer by Sandra Norman, Ph.D. on the required State of Florida computer program. All forms will be sent to Tallahassee in both digital and hard copies as required.

Final analysis of the properties was completed and recommendations were made for future action at a regularly scheduled Landmarks Commission meeting on December 16, 2010. The newly identified sites will be reviewed the Landmarks Commission in an effort to identify possible new local landmarks. Final reports are available to the public through the Planning, Zoning & Building Department of the Town of Palm Beach, Florida.

# THE GROWTH AND DEVELOPMENT OF THE TOWN OF PALM BEACH

## A CHRONOLOGICAL OVERVIEW

The topographical area which encompasses the Town of Palm Beach is known as the Atlantic Coastal Ridge. This geographical term is used to describe a narrow ridge that extends along the eastern coast of the United States from Georgia to the southern portion of Dade County. Palm Beach is located within the coastal low lands portion of the ridge where the rock formation is known as the Anastasia Formation. Formed approximately 100,000 years ago, Anastasia is porous bedrock composed of coquina and is known as a fair to good aquifer. The Atlantic Coastal Ridge, considered the youngest rock formation in the United States, is also called the rim of the Everglades.<sup>1</sup>

Prior to the sixteenth century discovery of Florida by Spanish explorers, the area around today's Palm Beach was inhabited by Native Americans. Nomadic hunters roamed throughout Florida for 10,000 years before European settlement began. Although the specific Indian group that lived in this area is unknown it is believed that they were either the Jaega or Ais Indians.<sup>2</sup> These semi-nomadic Indians were hunters and gatherers who settled near streams, inlets and coastal areas where fish and game were plentiful. By the late 1700s all of the native population had died from either European diseases, warfare or slavery.<sup>3</sup>

Spanish exploration and settlement of Florida began in 1513 with Ponce de Leon. Other sixteenth century Spanish explorers included Panfilo de Narvaez and Hernando de Soto. While no definitive references have been made to the Palm Beach area, it is quite possible that Spanish ships returning to Spain laden with New World treasures sailed past Palm Beach where Gulf Stream currents are close to shore. Frequent hurricanes were responsible for the wrecks of numerous treasure ships which in turn have given Palm Beach County its nickname as the "Gold Coast" or "Treasure Coast".

Ownership of Florida changed frequently. Spain, Great Britain and France wrestled for control of the peninsula from the late 1500s through the early 1800s. By 1814 the United States gained control and the Adams-Onís Treaty of 1819 solidified the American position.

### Exploration and Early Settlement

Because of Lake Worth's remote location and the difficulty of transportation, settlement of the area today known as Palm Beach did not occur until the last half of the nineteenth century. General Worth, whose name was given to the lake camped on the island at the end of the Second Seminole War in 1841 "but left the place unknown and unnamed."<sup>4</sup>

---

<sup>1</sup>John Edward Hoffmeister, Land from the Sea: The Geologic Story of South Florida, (Coral Gables: 1974), 21.

<sup>2</sup>Interview with Robert Carr, Dade County Archaeologist, Miami, FL, 8 April 1996.

<sup>3</sup>Joan E. Gill and Beth R. Read, eds., Born of the Sun, (Hollywood, Florida: Florida Bicentennial Commemorative Journal, Inc., 1975) 41.

<sup>4</sup>"Pioneer Life," Palm Beach Life, 15, March, 1932.



The first evidence of settlement on Palm Beach Island occurred under the Armed Occupation Act. This legislation offered 160 acres to settlers who would live in and defend the area in response to a still threatening Indian presence. Three men stacked claims: James H. Russell, John S. Hutchinson, and William W. Loring.<sup>5</sup> Other early settlers who lived in the area include a fugitive named Lang who was murdered in 1870, William Lanehart, M. B. Lyman and H.F. Hammon.<sup>6</sup>

The first families to move to today's Palm Beach arrived in 1876. The original intent of the move was "to colonize and seek that flowery land where Ponce de Leon so faithfully sought the fabled spring of eternal youth"<sup>7</sup> and to improve the health of the family's patriarch, Moore W. Dimick, who suffered from incipient tuberculosis. Dimick brought his wife, Parthenia, sons, Elisha "Cap" Newton and Franklin L. Dimick with their spouses, and daughter Marion (Mrs. Albert) Geer and family. The David Brown family also accompanied the group.<sup>8</sup>

The early settlers purchased land for \$1.00 an acre in sections that went from Lake Worth to the Atlantic Ocean. The island was a jungle of foliage with a fresh water slew in the center. The pioneers built their homes on the lake front. All did not go well, however during the first season. Marion Geer wrote:

A place was quickly cleared for our first house, which was completed in three weeks. A hurricane, soon after our arrival, scattered our goods hither and yon - table, stove, chairs and bureau were blown about and dropped far and near, which was not in accordance with our ideas of the gentle zephyrs we had been told fanned the checks of those who live in this favored region.<sup>9</sup>

Despite the hardships, however, the group persevered. Each family had a small sailboat. They grew bananas, tomatoes, sweet potatoes and other produce. They tried to plant sugar cane, but the harvest was too salty. Pineapples were too labor intensive. To supplement what they could grow, the men fished and hunted for venison, wild turkeys and turtles. Life was simple and the settlement was remote but this small band of settlers was determined to see the area grow and expand.<sup>10</sup>

One of the improvements that enhanced the island was the planting of coconut palms which occurred quite by accident. In 1878, the 175-ton brig Providencia, on its way from Trinidad to Spain wrecked on the reef with twenty thousand coconuts aboard. Salvaged from the wreck by Will Lanehart and H.F. Hammon, the coconuts were sold to the settlers for \$2.50 per hundred. The Dimicks bought one

---

<sup>5</sup>United State House of Representative. Document #70, "Actual Settlements in Florida, Under Armed Occupation Law." (Washington D.C.: 28th Congress, 1st Session, 1843) p. 42.

<sup>6</sup>"Pioneer Reminiscences," Palm Beach Life. 15 March, 1932, pp.22-23.

<sup>7</sup>Marion Dimick Geer, The Lake Worth Historian. 1896. n.p.

<sup>8</sup>Susan J. Oldfather, Elisha Newton Dimick and His Influence on the Development of Palm Beach. (Boca Raton, Florida: Florida Atlantic University, Thesis, 1989) pp. 11-15.

<sup>9</sup>Geer, op.cit.

<sup>10</sup>Ibid. and "Days of Early Settlement on Lake Recalled." 15 January, 1937, On file at the Historical Society of Palm Beach County.



thousand. Later Lanehart wrote, "they seemed like a Godsend to the people."<sup>11</sup> It has also been noted, however, that the Providencia also carried a cargo of "aqua dente," a Cuban rum, and the settlers had a lively party.<sup>12</sup>

In 1880 conditions on the shore of Lake Worth were still tenuous. Frank Dimick became discouraged and sold his land to brothers Edmund and John Brelsford before moving to North Carolina. In an effort to bring in extra income, E.N. "Cap" Dimick and his wife Ella added eight rooms to their house and took in "first class boarders" in their newly formed "Coconut Grove Hotel."<sup>13</sup>

The Brelsford brothers built a house and began a number of business enterprises. Realizing the need for improved transportation, they built a thirty ton schooner called the "Bessie B" that sailed between Jacksonville and Palm Beach. When the natural inlet closed between Lake Worth and the Ocean, the Brelsforbs organized a group of pioneers to solve the problem. In 1937, R.K. Brown remembered:

Once the inlet connecting Lake Worth with the Ocean was closed, hindering transportation and fishing. Thereupon the pioneers organized and dug a new inlet, about a mile north of the former inlet...Having no machinery, and but one mule, we were forced to do the work by hand. We succeeded, however, in opening a cut over four hundred feet long, eight feet wide, and nearly twenty feet deep in one part.<sup>14</sup>

By 1884 the Brelsforbs had opened a store that was advertised in The Tropical Sun as "Brelsford Brothers, dealers in General Merchandise."<sup>15</sup> It was in this store in 1887 that the first Post Office was established and Palm Beach got its name. Although the name applied for was originally "Palm City," that name was already in use so it was decided that "Palm Beach" should be used.

The 1880s also brought the beginnings of a continuous stream of winter visitors to Palm Beach and sowed the seeds for the area's first real estate boom. C.I. Cragin, a wealthy soap manufacturer from Philadelphia, was the first out-of-towner to build a house on the lake front.<sup>16</sup> In 1886, Denver businessman Robert McCormick bought a lake-to-ocean front tract from Albert Geer for \$10,000 and built McCormick Cottage. The house was constructed in the Shingle style with building materials shipped from the north. It was reported to have cost \$30,000. Restored by the Preservation Foundation of Palm Beach in 1984 and adapted to Sunday school use by the Royal Poinciana Chapel

---

<sup>11</sup>Jan Tuckwood and Eliot Kleinberg. Pioneers in Paradise. (Marietta, Georgia: Longstreet Press, 1994) p. 21.

<sup>12</sup>Oldfather, p. 19.

<sup>13</sup>Ibid. 21.

<sup>14</sup>"Days of Early Settlement on Lake Recalled."

<sup>15</sup>"Business Advertisers on Lake Worth in 1891," Tropical Sun, 26 February, 1937. n.p.

<sup>16</sup>"Pioneer Reminiscences," p. 22.

in 2009, the house is the oldest standing house in Palm Beach and is now called Sea Gull Cottage.<sup>17</sup>

As visitors started to arrive in greater number, E.N. "Cap" Dimick added more rooms to the Cocoanut Grove House. Eventually he added fifty rooms in the twelve years of the hotel's operation. The two and a half story wood frame structure faced Lake Worth and had wrap-around porches. There was a cistern and outdoor plumbing. Because maid service was not provided, guests brought their own servants. Rooms including meals were \$2.00 per day or \$10.00 per week. The public was warned that "snakes, bears, alligators and wildcats lurked in the woods and swampy areas."<sup>18</sup> Despite the warning, the hotel had 238 guest from January to March 1892 and "when the rooms filled tents were used" for the overflow.<sup>19</sup>

As the economy improved, the pioneers added the institutions that were needed to improve daily life in a growing community. In 1886, Palm Beach residents built the first public school in what was then Dade County. The county gave them \$200 for supplies and the local men provided the labor. The school opened in March with twelve students and a sixteen year old teacher named Hattie Gale.<sup>20</sup>

Bethesda-by-The-Sea was the first church in Palm Beach. Organized in 1889 by the Rev. Joseph N. Mulford from Troy, New York, the first sanctuary was constructed of wood for \$600. It seated one hundred people, but because it was the only house of worship on the Lake, there was often a crowd. One contemporary wrote:

The Church was generally filled and sometimes when there was no room for everyone in the Church, part of the congregation sat on the grass outside listening to the service through the open windows. Naturally all denominations came to service. As in those days all transportation was by water...it was a beautiful sight to see the Lake dotted here and there with sails and all finally assembling at the church pier.<sup>21</sup>

The beginnings of the real estate boom in Palm Beach started in 1892. Charles J. Clarke who first saw the island aboard his yacht Alma originally bought two and a half acres of land for \$800. Then Henry M. Flagler, who had also visited the area by boat, received a charter from the State of Florida to build a railroad south to Miami. Rumors of Flagler's arrival caused prices to rise. In March of 1893 Clarke purchased a second property, the Dimick hotel, and twenty acres from ocean to lake for \$49,000. The Tropical Sun reported:

During the past ten days there have been the liveliest times in real estate that were ever experienced in the Palm Beach and Lake Worth region .... C.J. Clarke's purchase of the Cocoanut Grove hotel property from Captain E.N. Dimick gave rise to much speculation among the old guests, who are much

---

<sup>17</sup> "Sea Gull Cottage, The Oldest House in Palm Beach." Brochure by the Preservation Foundation of Palm Beach.

<sup>18</sup>Oldfather, p. 24.

<sup>19</sup>Ibid. 28.

<sup>20</sup>Tuckwood and Kleinberg. p. 27.

<sup>21</sup>Kathryn E. Hall, M.A. "The Pictorial History of The Episcopal Church of Bethesda-By-The-Sea." (Palm Beach, Florida: 1986) p. 5.

attached to the beauties of the place. In growth and possibilities the spot has no equal, and Mr. Clarke is to be congratulated on his rare possession.<sup>22</sup>

Flagler also bought up local sites including the McCormick Cottage with ten acres for \$75,000, and four hundred feet of lake frontage from the Brelsford brothers for \$50,000. When Flagler attended a reception given by local citizens in March his agents asked that the Palm Beachers contribute \$30,000 to bring the railroad to Palm Beach. With great enthusiasm they raised the money and the railroad was on its way.<sup>23</sup>

### **The Flagler Era**

With the coming of the railroad real estate had risen from \$1.00 per acre to over \$7500 per acre. Pioneer E.N. "Cap" Dimick had served a term in the Florida House of Representatives and in 1896 would be elected to the Florida State Senate. C.J. Clarke built a Mission style home on the lake after the Cocanut Grove House burnt in a fire started by a Flagler worker. On May 1, 1893 the Dade County Bank was opened with "Cap" Dimick as President. On the same day, Flagler started construction of the Royal Poinciana Hotel.<sup>24</sup>

The Royal Poinciana Hotel took nine months to complete and opened in February, 1894 two months before the railroad came through to the west side of Lake Worth. The hotel was the largest wooden structure in the world with 1150 rooms. It had six stories with two additional attic dormer floors. A contemporary guest wrote to a friend in 1903:

Really, my dear, you can't imagine anything so huge as this hotel. Mama has gotten lost two or three times in its halls, but there is always someone patrolling the corridors to see that everything is in order. At night they say these men make the rounds on bicycles!<sup>25</sup>

Novelist Henry James visited the hotel at the turn of the century and wrote:

You had to be financially more or less at your ease to enjoy the privileges of the Royal Poinciana at all; enjoy them through their extended range of saloons and galleries, fields of high publicity all; pursue them from dining halls to music rooms, to ballrooms, to card rooms, to writing rooms, to a succession of places of convenience and refreshment.<sup>26</sup>

Activities included bathing on the beach at the small ocean front Palm Beach Inn, golf, tea at the Cocanut Grove and a daily concert in the hotel rotunda. Visitors traveled in wheelchairs known as "Afromobiles," pedaled by black hotel workers and enjoyed the biggest part of the year on

---

<sup>22</sup>"First Real Estate Boom Here Started in Spring of 1893," Tropical Sun, 19 March, 1937.

<sup>23</sup>Oldfather, p. 45.

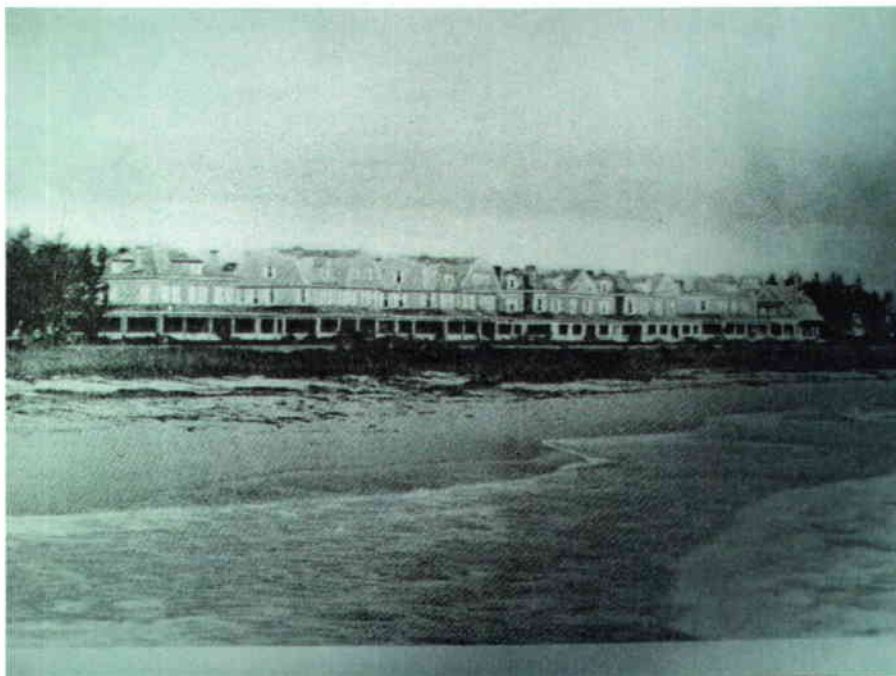
<sup>24</sup>Ibid. 45-48.

<sup>25</sup>"Letters From an Old Scrapbook,": The Palm Beach Sun, 2 March, 1951.

<sup>26</sup>James R. Knott, Palm Beach Revisited. (Palm Beach, 1987) pp. 16-17.



Washington's Birthday. By 1901, Flagler expanded the Palm Beach Inn to nearly double its size and renamed it the Breakers.<sup>27</sup>



The Cottage Colony, north of the Breakers Hotel, unknown date

Also in 1901 Henry M. Flagler built a private residence in Palm Beach for his own use. Called "Whitehall" the house was a wedding present to Flagler's third wife, Mary Lily Kenan. The architects for the house were John M. Carrere and Thomas Hastings, who also designed buildings for Flagler in St. Augustine and later designed the New York Public Library. Situated on a six acre lake front site, the NeoClassical mansion cost \$2,500,00 to build and \$1,500,000 to furnish. On March 30, 1902, the New York Herald published a picture of the house and called it the "Taj Mahal of North America."<sup>28</sup>

In 1895, George Lainhart and "Cap" Dimick supervised the building of the Royal Poinciana Chapel, a nondenominational church that served the guests of the hotel. The Florida East Coast Hotel Co. supported E.B. Webb as the seasonal pastor. Belle Dimick's marriage to Thomas Reese was the first wedding in the chapel.<sup>29</sup>

Another early institution that contributed to the growth and glamour of Palm Beach was Bradley's Beach Club. The stage was set for this type of establishment in 1894 when "Cap" Dimick helped Flagler push through the county commission a law that allowed the sale of liquor. Then in 1895,

---

<sup>27</sup>Ibid. 16-19 and 40-43.

<sup>28</sup>"Whitehall, The Henry Morrison Flagler Museum," (Palm Beach: 1988).

<sup>29</sup>Oldfather, p. 51. and Whitehall, The Henry Morrison Flagler Museum.

Edward R. and John Bradley arrived in Palm Beach aboard a commercial schooner. The brothers already ran a casino in St. Augustine called the Bacchus Club and in 1899 opened a similar establishment in Palm Beach. At first there was strong opposition, but Bradley's operated as a private club and Florida residents were not allowed in. E.R. Bradley's honesty, political favors and charitable donations also helped keep the casino open. The club was located on the present site of Bradley Park on Lake Trail just north of the original railroad bridge. Despite the fact that gambling was illegal Bradley's Beach Club remained open until 1946. When Bradley died in 1946, Joseph Kennedy remarked, "Palm Beach has lost its zipperoo." <sup>30</sup>

The political atmosphere was also changing in Palm Beach. Palm Beach County was created out of massive Dade County in July, 1909 with West Palm Beach as the county seat. The Town of Palm Beach incorporated in 1911 with thirty-four of the thirty-five eligible voters voting in favor. E.N. "Cap" Dimick was elected Mayor and the first Town Council included William Fremd, Dr. John W. Doe, Enoch Root, and J.B. Donnelly. John P. McKenna was chosen as Town Clerk. <sup>31</sup>

The early real estate development of Palm Beach consisted of the subdivision of jungles and agricultural property for the sale of lots and home sites to winter visitors. J.R. and E.R. Bradley's "Floral Park" was the first. Bradley announced plans for his development in 1910. The project consisted of 230 fifty foot lots laid out along Sunset Avenue from the lake to the ocean. Bradley filled in the marsh in the center of the island and cleared out what remained of the "Styx," the neighborhood of black hotel workers and their families. He hired a Mexican born realtor from California, Lewis Henry Green, to promote the project and auction off the lots. Green offered prizes for potential buyers like rugs, pianos and china and sold out the project within a few hours on February 19, 1912. <sup>32</sup>

At first "Cap" Dimick wasn't as lucky with his "Royal Park" development, which he marketed through his newly formed Palm Beach Improvement Company. Dimick's land consisted of 150 acres from just north of today's Royal Palm Boulevard south to today's Worth Avenue. It spanned the island from lake to ocean. The problem, however, with the "Royal Park" tract was it's remote location. Flagler's railroad bridge was the only means to transport materials and customers across the lake and it was well to the north. Swamp, alligators and tropical jungle all had to be eliminated. The southwest section of the land was so swampy that a dredge had to dig a half million yards of fill from Lake Worth. Besides the physical obstacles, the competition from Bradley's "Floral Park" also slowed sales.

Dimick, however, solved these problems and eventually made "Royal Park" a success. The Lake Worth Bridge Company was formed in 1910, secured a permit from the county and completed the Royal Park Bridge on October 1, 1911. This allowed out of town buyers to drive to the site. Next, because of "Floral Park's" success, Dimick hired Lewis Green, the auctioneer, to sell his project as well. Again Green offered prizes and set up an auction at the foot of the new bridge in 1913. Hundreds of people attended and lots sold for \$375. Among the buyers was Paris Singer, of the Singer sewing fortune. Dimick also improved the area with landscaping, roads, street lamps, water mains, sewers, electricity and telephone lines. A place was set aside for a shopping area in the center of the development but this eventually became the location of Town Hall. By 1918, Royal Park was

---

<sup>30</sup> Knott, pp.75-87 and Oldfather, p. 51-52.

<sup>31</sup> Oldfather, 69.

<sup>32</sup> Oldfather, 74-75.

completed.<sup>33</sup>

As the United States headed into World War I the euphoria of the early development of Palm Beach slowed but did not stop. A local headline read, "Building Goes Forward in Palm Beach Past Season Despite War."<sup>34</sup> The article went on to say:

The war brought people of great wealth to Palm Beach who had never been here before. The common comment among them is, "I did not know America had a place of so wonderful a climate. It surpasses the Mediterranean Riviera. You say they will go abroad after the war. But they are the very ones who have built the magnificent homes in Palm Beach."<sup>35</sup>

Another more middle class type of buyer was also interested in Palm Beach and Oscar A. Jose, an Indianapolis developer, catered to this market. Jose's City Builders Realty Co. set up an office in West Palm Beach, offered free boat rides to the island and promoted "Poinciana Park.." Advertised as "most ideally located," Poinciana Park's developer encouraged buyers not just to speculate on their land purchases but to build and spend the winter. Brochures promised a location close to the hotels, a private bathing beach and a private school so that families could bring the children south for the season. City Builders Realty Co. also promised:

No business property will be permitted in the addition and no cheap structures will be permitted on any lot in the addition. Every house will have to set back a certain distance from the street line.<sup>36</sup>

For those who needed to finance their purchase terms were available: "10% down, 10% on signing contract. Balance monthly, quarterly or semi-annually."<sup>37</sup> If you did not want to buy, homes were also available for lease, "furnished complete from lace curtains to kitchen utensils, brand new."<sup>38</sup>

Even with the increased housing starts visitors still came to the hotels during the season but attention turned to the war. Palm Beach Life reported that "the great war in Europe which has occasioned the sacrifice of so many lives and so much suffering, has been the basic cause for most of the charity functions."<sup>39</sup> Funds were raised for The American Ambulance Fund and soldiers blinded in battle.<sup>40</sup>

---

<sup>33</sup>Ibid. 71-77.

<sup>34</sup>"Building Goes Forward in Palm Beach Past Season Despite War," Palm Beach Post, 19 January, 1919.

<sup>35</sup>Ibid.

<sup>36</sup>"Take a Free Boat Ride to the Real Estate Auction at Poinciana Park," Tropical Sun, 20 February, 1915.

<sup>37</sup>Ibid.

<sup>38</sup>"Poinciana Park, Palm Beach," Tropical Sun, 24 January, 1916.

<sup>39</sup>Cora E. Morlan, "Among the Palms," Palm Beach Life, 20 March, 1917.

<sup>40</sup>Ibid.



## Addison Mizner and The Florida Land Boom

In 1918 before the end of World War I, Addison Mizner, an established New York architect who was born in California and studied in Spain, accepted an invitation from Paris Singer to recuperate from a leg injury in Palm Beach. Singer, who had bought a lot in Dimick's "Royal Park" had built a small bungalow on Peruvian Avenue. As Mizner's health improved his boredom turned into creativity and he transformed Singer's bungalow into a Chinese villa. The conversion was a success but Singer looked forward to a larger project. Having already established two hospitals in France, Paris Singer decided to build a convalescent home in Palm Beach for service men returning from the war. The buildings were completed but before the opening of the club house in January, 1919, the "Touchstone Convalescent Club" had been transformed into the exclusive "Everglades Club."<sup>41</sup>

For Palm Beach the building of the Everglades Club was an important milestone. The Club itself moved the social scene away from Flagler's Hotels and Bradley's casino into an exclusive private realm. The Mediterranean Revival style architecture introduced by Addison Mizner with the Everglades Club was "the first major building in South Florida in the Spanish style"<sup>42</sup> and it changed South Florida architecture forever. Commissions for Mizner to build private homes in this style poured in. On a technical level the Everglades Club also proved that even without skilled European craftsmen, the style could be built with hollow clay tile construction, stucco and cast cement details. Mizner even opened a business, called Mizner Industries, to manufacture the tiles needed for the Spanish style roofs and to produce instant antiques to furnish the huge Mediterranean Revival style mansions.<sup>43</sup>

At the end of World War I, only two architects had offices in Palm Beach, Addison Mizner and August Geiger. Geiger, however, closed his Palm Beach office in 1920 and moved to Boca Raton.

During the 1920s other great twentieth century architects settled in Palm Beach to take advantage of the building boom. Maurice Fatio, who was born in Geneva, Switzerland, formed a partnership with William A. Treanor in New York in 1921. Fatio moved to Florida in 1925, established a Palm Beach office in Phipps Plaza and practiced in the Town until his death in 1943.

In 1925, Austrian born John L. Volk came to Palm Beach by way of Key West and Miami. Volk had made some money speculating with Miami's "Boom and Binder Boys" (the real estate community) and stated, "All seemed too good and easy and could not last, I took my profits and left for Palm Beach."<sup>44</sup> Volk formed the partnership of Craig, Stevens and Volk, and successfully built five houses in the Northwood Subdivision of West Palm Beach. With an office in the Daily News Building, Volk was full of optimism but this proved to be short lived. In June of 1926 the Palm Beach Bank

---

<sup>41</sup>Donald Curl, Mizner's Florida, American Resort Architecture. (Cambridge, Massachusetts: The MIT Press, 1984) pp. 38-60.

<sup>42</sup>Ibid. p. 60. It should be noted that although the Everglades Club was the first large building complex in South Florida to be built in the Mediterranean Revival style, a private residence in a similar style was built for James Deering in Miami in 1914. "Vizcaya" was designed by F. Burrall Hoffman and concentrated on Italian details. Carrere & Hastings had also used a Spanish theme in the Ponce de Leon Hotel in St. Augustine.

<sup>43</sup>Ibid.

<sup>44</sup>John L. Volk, "Questions, how to start my book," Notes in the private collection of Jane Volk, Palm Beach, Florida.



and Trust closed causing a run on area banks. After a banking moratorium eleven Palm Beach County banks went under. Volk noted, "I had money in three banks, all closed. No Money. Had \$5.00. Gave Bill Gray (his contractor) \$3.00 and \$2.00 for a bottle of gin."<sup>45</sup> Despite the slow start, however, John Volk survived the recession and established a career that changed the face of Palm Beach. By completing over one thousand commissions before his death in 1984, Volk was the most prolific of the great Palm Beach architects. His longevity attested to his ability to adapt to both fashion and economics without sacrificing style.

One of the great houses of Palm Beach and the nation was built in 1925 for Marjorie Merriweather Post and her husband Edward F. Hutton. Called "Mar-A-Lago" because of its sea to lake site, the house was started by Marion Sims Wyeth (who later denied responsibility for it) and completed by Joseph Urban, a Viennese architect who had worked for Florenz Ziegfeld designing stage sets. Urban took the prevailing Mediterranean Revival style of the Town and added Moorish details with a theatrical flair to the overall design. Both the exterior and interior of the house were elaborate with rows of Egyptian rams' heads under the eaves, a two story living room with a gold leaf ceiling and a dining room that was adapted from the Chigi Palace in Rome to name just some of the appointments. But Mar-A-Lago was more than a grand house. It "gave added prominence to Mrs. Post and helped produce the island's grandest grand dame."<sup>46</sup>



The Bath and Tennis Club with Mar-a-Lago to the North

In 1926, Urban received a commission to design the Bath and Tennis Club south of Mar-A-Lago. Organized by Anthony Biddle, the Club would protect the Hutton's house from unwanted private development in the area. Similar in feel to Mar-A-Lago the Bath and Tennis Club opened to the beach and became one of Palm Beach's most exclusive clubs. After the 1949 hurricane, John L. Volk rebuilt much of the structure.<sup>47</sup>

---

<sup>45</sup>Ibid.

<sup>46</sup>Donald W. Curl. "Joseph Urban's Palm Beach Architecture," The Florida Historical Quarterly, Volume LXXI, Number 4, April 1993, pp. 445-445. Quote page 457.

<sup>47</sup>Ibid.

The Florida banking crisis was one of the reasons that real estate development changed in Palm Beach at the end of the 1920s. In the nine years before the 1929 stock market crash, over 5500 banks closed nation wide. "Florida's boom was the greatest speculative frenzy in history....The linkage between bankers, promoters and politics led to the reckless expansion of the economy which inflated real estate values to irrational levels."<sup>48</sup>

Addison Mizner fared poorly during the days of the real estate bust having invested his money in the failed Boca Raton project south of Palm Beach. The Mediterranean Revival style also lost favor as the economy suffered. Smaller houses and less expensive construction replaced the great mansions of the early boom. In September, 1928 a terrible hurricane that brought tides of 11.2 feet and caused \$11 million dollars worth of damage ushered in the nationwide Depression of 1929.

### **Depression/New Deal Era**

Although the frenzy of development and the real estate boom slowed with the Great Depression, nothing stopped in Palm Beach as it did in other communities. Palm Beach residents also saw the need for planning and architectural control as a way to keep their community beautiful and livable. The Art Jury, initiated in the 1928, was charged with safeguarding the town's architecture:

To the visitor here there is always an air of serenity. Back of that exterior there is constantly at work brains and brawn that go to create this unique and most individual of all resort communities... this serenity upon the surface made possible by most able co-operation and co-ordination of every chap who has a home here and the executive working force of that sentiment is particularly manifested in this Art Jury, created for the express purpose of protecting property owners and the beauty of Palm Beach.<sup>49</sup>

Early members of the jury included architects, Addison Mizner, Marion Sims Wyeth, and Maurice Fatio, engineer Halpin Smith and landscape architect, Charles Perrochet. The approval of the Art Jury was essential for any new project and jurors had the right to enforce compulsory changes in plans. Although sometimes criticized, most citizens and the press approved of the Art Jury's controls:

The world goes on and some may criticize the strict supervision Palm Beach residents maintain over their chosen winter haven of pleasure and enjoyment, but they of the colony sit serenely by and smile, content in the knowledge that radical ideas may come and go, but conservatism, as always, will remain supreme here just so long as the Art Jury continues to function.<sup>50</sup>

Another important and early planning effort was sponsored by the Garden Club of Palm Beach. On April 8, 1929 the Club hired Bennett, Parson & Frost, Consulting Architects of Chicago to devise

---

<sup>48</sup>Raymond B. Vickers, Panic in Paradise, (Tuscaloosa, Alabama: 1994) p. 17.

<sup>49</sup>"Art Jury Safeguards Property Owners in Palm Beach Against Unartistic Building Erections." Palm Beach Daily News. On file at the Historical Society of Palm Beach County.

<sup>50</sup>Ibid.

a Plan for the Town of Palm Beach. Presented in book form, the plan was approved by the Town Council on December 19, 1929. The plan provided for a public bath, public gardens, a system of trails and walkways, public buildings and the improvement of the street system. Although not all of the projects were carried out, the Plan of Palm Beach was an important document that set the stage for future planning activities within the Town.<sup>51</sup>

Newspaper articles of the time period also stressed beautification projects and city improvements. In 1930, wooden light poles on North Palm Beach Avenue were replaced with steel and a new sewer outlet was built. North Palm Beach Avenue (County Road) was widened from Wells Road to the Country Club at property owners' expense in exchange for the evacuation of the old Ocean Boulevard.<sup>52</sup>

Building activity picked up in Palm Beach as the 1930s wore on. By 1937 the press was reporting that "Resort Building Activities Already Top 1936 Record in Construction of 66 Homes."<sup>53</sup> Development was still driven by a handful of builders such as E.B. Walton and Arnold Construction Company. Even the well known architects like Volk, Fatio and Wyeth often designed houses on speculation. The press also reported the "general tendency towards the smaller, simpler homes," and noted that building centered toward the Inlet Subdivision, Pendleton Avenue, Coconut Grove and North Lake Trail.<sup>54</sup>

Housing styles changed as well. The large Mediterranean houses of the 1920s gave way to British Colonial, Bermuda, Georgian and Monterey styles. Dining rooms became smaller as the buffet replaced the large dinner party. Servants areas were reduced and the garage became an important and necessary feature of every home.

The Society of the Four Arts, a non-profit organization dedicated to promoting interest in art, literature, drama and music, was incorporated in 1936 by Maud Howe Elliot. At first the group moved into a vacant store provided by Col. E.R. Bradley in a building known as the Embassy Club that had been designed by Addison Mizner. The first art exhibit sponsored by the Society was a display of fifty Old Masters owned by members. Highlighting the exhibit was Rembrandt's "Aristotle Contemplating the Bust of Homer."

In 1938 Maurice Fatio completed a new Society of the Four Arts Building with murals in the front loggia by Albert Herter. In 1947, when the Society was able to purchase the Embassy Club and the adjoining land after Bradley's death, architect John Volk convinced the membership to renovate rather than demolish the old building. Volk's adaption was masterful. He enclosed the courtyard and added a 718 seat theater, a gallery and boardroom. Later Marion Sims Wyeth redesigned Fatio's building for a library and the Ravensky building (another 1924 Mizner commercial design) was added to the complex in 1993 as a children's library and administration offices.<sup>55</sup>

---

<sup>51</sup>Bennett, Parson & Frost, The Plan of Palm Beach (Palm Beach: 1930).

<sup>52</sup>"1930 Saw Drastic Changes in Layout of Town Beautiful, Palm Beach Post, 1 January, 1931.

<sup>53</sup>"Resort Building Activities Already Top 1936 Record in Construction of 66 Homes." Post-Times, 5 December, 1937.

<sup>54</sup>Ibid,

<sup>55</sup>"Four Arts Plaza," Designation Report, Town of Palm Beach, 1995.



In 1937, a new Post Office was built at 95 North County Road. Decorated with murals depicting life in early Florida, the building was placed on the National Register of Historic Places in 1983. In 1938, the Flagler Memorial Bridge replaced the old railroad bridge.

## World War II

The 1940s brought the War years and a new kind of living for Palm Beach residents. Local newspapers reported that, "War work is uppermost and this resort has turned the full power of its vast resources both of wealth and talent for war relief measures and civilian defense."<sup>56</sup> Palm Beach cut down its social calendar like the rest of the nation as the sacrifices of the war hit home. Parties were scaled down and some of Palm Beaches most famous hostesses changed their life styles, at least for the time being.<sup>57</sup> Small parties and at home entertaining became the trend.

A group called "Volunteers for Victory" was formed at the home of Mrs. Henry Rea. With headquarters at the Paramount Theater on North County Road, the group aimed to have "one wartime organization which combines and coordinates all activities for the comfort, entertainment and morale of the American forces."<sup>58</sup> A "Relaxation" committee arranged for entertainment for the troops and about two hundred and fifty women knitted garments for the soldiers.<sup>59</sup> In 1943, a Soldiers' Canteen was opened on the corner of Worth Avenue and County Road, and a Bath House was opened on the beach.<sup>60</sup> Other activities for servicemen included Sunday night buffet-dances at the Society of the Four Arts and weekly informal dinners at the Everglades Club.<sup>61</sup> The Bath and Tennis Club held a Christmas day party for the RAF cadets stationed in Clewiston in 1941.<sup>62</sup> Private citizens also opened their hearts to the troops stationed in South Florida and entertained them in some of the town's grandest mansions. Society matron, Mrs. Edward T. Stotesbury opened "El Mirasol" for swimming parties and other casual recreational events leaving the estate open all summer for the use of the servicemen. When thanking their hostess one soldier was reported to remark, "You're...you're such a grand person, I'd like to kiss you!" And he did.<sup>63</sup> Mrs. Frederick E. Guest turned "Villa Artemis"

---

<sup>56</sup>Helen Van Hoy Smith, "War Work Takes Place of Parties At Palm Beach. " Miami News, 6 December, 1942. N.P.

<sup>57</sup>The Palm Beach Daily News reported that in 1943 Mrs. Stotesbury could only open one section of "El Mirasol." (April 3, 1943, n.p.)

<sup>58</sup>"Volunteers for Victory Again Enlarge Quarters." Palm Beach Daily News. 1 January, 1942. n.p.

<sup>59</sup>Ibid.

<sup>60</sup>"Volunteers for Victory in Second Season." Palm Beach Daily News, 8 January, 1943, n.p.

<sup>61</sup>Emilie Keyes Evans, "Soldier Thanks Mrs. Stotesbury - With a Kiss." Palm Beach Daily News, 12 January, 1943. n.p. "U.S. Soldiers Guest At Everglades Informal." Palm Beach Daily News, 13 January, 1942.

<sup>62</sup>"Palm Beachers Will Entertain Soldiers." Palm Beach Daily News. 24 December, 1941. n.p.

<sup>63</sup>Evans.

over to the Navy as a convalescent home.<sup>64</sup>



In 1943, a Soldiers' Canteen was opened on the corner of Worth Avenue and County Road

During the War total blackouts were ordered by the United States military all along the Atlantic Ocean coast. Horse and dog patrols kept watch on the beaches which were off-limits at night and partially limited in the day. A pass and identification were required to cross the bridges to Palm Beach. Curfews were set at twelve o'clock a.m. except on Saturday night when they were extended to one-thirty a.m. Civilians who volunteered as coastal patrol and aircraft spotters recounted evenings when they could hear German submarines surface to charge their batteries. Allied ships became the targets of German U-boats. During one four month period sixteen ships were torpedoed between Cape Canaveral and Boca Raton.<sup>65</sup>

The Town Council under Mayor James M. Owens, Jr. appointed a committee to carry out civilian defense work. Funds were allocated for two town operated first-aid stations. James F. Riley of the Bessemer Company donated office space for the air raid warden headquarters at 244 South County Road.<sup>66</sup> In December 1942, the famed resort hotel, The Breakers, was turned over to the War Department to be used as the Ream General (Army) Hospital.<sup>67</sup>

---

<sup>64</sup>"Doing Bit for Defense." n.d. on file at the Historical Society of Palm Beach County.

<sup>65</sup> Tuckman and Kleinberg, pp. 140-148.

<sup>66</sup>"Town Council Names Group to Consider Defence Money." Palm Beach Daily News. 7 January, 1942. n.p.

<sup>67</sup>"The Way We Were," Palm Beach Daily News. 6 May, 1994. n.p.

All of the war efforts had a positive effect on the growth and development of Palm Beach. The Town had opened its doors to thousands of men and women from around the country and set the stage for a post war building boom. In its last issue of the 1943-44 season the Palm Beach Daily News reported, "Much property has changed hands and a general real estate "boom" indicates that in the period of postwar construction, Palm Beach will be a growing and flourishing colony."<sup>68</sup>

### **The Modern Era**

Palm Beach did flourish after World War II and housing styles again changed. Many of the large estates of the 1920s were torn down and subdivided to make room for a more casual life style and new development. In 1947, the Stotesbury Estate "El Mirasol" was torn down. The furnishings were auctioned off. Emerald Lane and Coral Lane sprang up where the grounds of the great house had been. On the southern end of the Island King's Road appeared through what once had been the James P. Donahue estate in 1949. Wings of the original house were cut into individual housing units. The pattern was repeated all over Palm Beach.<sup>69</sup> In the place of the Mediterranean Revival mansions, ranch style houses filled the new streets.

In an effort to protect the historic resources in the Town a movement developed to establish a Landmarks Preservation Ordinance. The movement gained strength in 1974 with the publication of Barbara Hoffstot's book, Landmark Architecture of Palm Beach. It was not enough, however, for preservation to be a movement by private citizens and concerned individuals. In order to designate buildings and regulate their condition, it was essential that the local government be involved. In 1978, the Town Council of Palm Beach created the first Landmarks Preservation Ordinance. In 1979, that ordinance was passed. Original members of the Landmark Commission included John L. Volk, Barbara Hoffstot, historian Judge James Knott, Philip Hulitar, Paul Maddock, Jr., and LeBaron Willard.<sup>70</sup> Today, thirty-one years later, the Town of Palm Beach is still in the forefront of preservation designating historic properties and acting within the framework of the ordinance for their protection. In 1994, the Town received the Florida Trust Award for Historic Preservation becoming the first municipality to receive such recognition. As the Town of Palm Beach celebrates its Centennial in 2011, two hundred and sixty-eight structures, districts and historic vistas have been designated as local landmarks and protected for the future.

---

<sup>68</sup>"War-Time Palm Beach." Palm Beach Daily News. 9 April, 1944.

<sup>69</sup>Gilbert M. Thompson, "El Mirasol," Brochure, 1991 and "King's Road Now Traverses A Once Famous Living Room," Palm Beach Daily News, 6 February, 1956. See also "Lagamar Designation Report, Town of Palm Beach.

<sup>70</sup>Ellen Koteff, "Commission to Protect Landmarks, Palm Beach Daily News, 26 October, 1978.



# **ARCHITECTURAL DESCRIPTION OF SITES IN THE TOWN OF PALM BEACH**

## **Domestic Architecture**

A review of domestic architecture in the Town of Palm Beach Historic Sites Survey revealed examples of every major twentieth century architectural style. From the elegance of the Mediterranean Revival to the simple forms of the Frame Vernacular and Bungalow styles, Palm Beach is a text book for architectural study. Many of these styles are typical of other sites in South Florida, but in few other cities are the examples so numerous or so well maintained. Besides style, the inventory also represents most time periods of the Town's history so that the built environment of the area reflects everything from the turn of the century through World War II and the 1950s. Another important way to classify Palm Beach architecture is by architect. The architects of Palm Beach shaped the Town's growth and fabric. Representations of their work, in a variety of styles, are important examples not only of individual careers but as milestones in the development of the Town of Palm Beach.

### **Frame Vernacular**

Wood frame vernacular buildings represent the most typical method of construction used by pioneers in South Florida. Vernacular architecture is ordinary architecture. It does not adhere to a particular school of design. The builder's experience coupled with local materials creates a useful and practical building. In many surveys Frame Vernacular buildings are the most prevalent style in an historic area. Because of intensive development and an affluent life style this is not true in Palm Beach. The areas of wood frame houses were for the most part destroyed to make way for other more academic styles.

### **Mission Style**

Inspired by 18th century Spanish Mission churches, the Mission style had its beginnings in California during the 1880s. In Florida the style reached its peak in popularity during the 1920s. The Mission style is noted for its simplicity. The most prominent feature of this style is a curved parapet at the roof line. The roofs are traditionally flat, with interest given to an occasional secondary roof feature such as a dormer or sloping porch. Sometimes there is a bell tower. Exterior walls are generally block or wood frame which is covered with smooth or rough cast stucco. Arched openings are common. Windows are either double hung sash or casement. Porches are a prominent feature. Scuppers are also frequently found below the roof line.

### **Mediterranean Revival**

The Mediterranean Revival style of architecture was inspired by European structures that were built around the basin of the Mediterranean Sea. Themes were borrowed from Spanish, Italian, North African and Moorish examples. This style was very popular in California and Florida during the 1920s. It adapted well to Florida's warm climate and Spanish heritage. The style is expressed with applied ornamentation, carved decorations, twisted columns, balustrades, and ceramic tile. Exterior walls are stuccoed in a light color. Low pitched terra cotta tile roofs, either gabled or hipped, are typical. Windows and doors are arched and include a variety of shapes such as semi-circular, pointed, ogee or segmented. This is an extremely important style in Palm Beach architecture and variations range from large beach front mansions by well known



architects to smaller version by unknown builders. It was brought to the Town by Addison Mizner and Paris Singer in 1919.

### **Bungalow**

The Bungalow became an architectural style at the turn of the 20th century through the Arts and Crafts Movement. This movement advocated the pre-industrial ideas of craftsmanship, simplicity, honest expression of materials, and harmony with nature. It became the most popular style of home in middle class suburbs throughout the 1920s and 1930s. The typical bungalow is modest in scale, one or one and a half stories in high, with a low pitch gable roof, a large front porch, and a simple floor plan. Few of these buildings have registered architects and many were built from mail-order kits.

### **Georgian Revival**

The Georgian style of architecture is one of the most long-lived in American history. It dominated the English colonies of the 18th century. Variations on the style were popular throughout the Caribbean and were adapted in revival form in South Florida. Examples sometimes have broken pediments and paired, triple or bay windows.

### **British Colonial**

Sometimes called the Bermuda style, this West Indian adaptation of Georgian architecture features pedimented dormers, quoins and a hip roof. Wood shutters and "welcoming arm" walls lead to the front door. It was popularized in Palm Beach by the works of Howard Major and John L. Volk.

### **Colonial Revival**

The Colonial Revival style of architecture was popular throughout the United States from about 1885 to 1995. Based on Georgian and Adam prototypes from the northeastern states, the style features symmetrical facades with an accentuated front door. Pediments are common, as are double hung sash windows and decorative shutters.

### **Art Deco**

Art Deco derives its name from the "Exposition Internationale des Arts Decoratifs et Industriels Moderne" held in Paris in 1925. It was this century's first popular style to break from tradition. Essentially, it was a style of applied decoration using abstracted natural forms, geometric patterns, industrial symbols, and historical motifs sculpted in bas-relief. Massing was either symmetrical or asymmetrical, exteriors were smooth painted stucco or natural stone. The roof was flat with towers and vertical projections. Windows varied in size and shape, but were often continuous around corners. Glass block and circular windows were common.

### **Minimal Traditional**

This simple style of housing was popular immediately preceding and after World War II. It is usually one story in scale with a low pitched roof and a minimum of details. Often there is a front facing gable.

## **Ranch**

The ranch style house gained popularity in the 1940s to become the dominate style of architecture throughout the country during the 1950s and 1960s. Based on Spanish Colonial precedents, this style is horizontal in feel with a low pitched roof and a prominent garage. Much of the housing at the north end of Palm Beach island was designed in this style.

## **Monterey**

The Monterey style is an eclectic style of architecture that was popular throughout the United States from 1925 to 1955. Adapted from the Spanish Colonial architecture of Northern California, Monterey adds English Colonial and Creole French design details to the prototype. The most distinguishing characteristic of the style is the second-story balcony which is usually cantilevered and covered by the principal roof.

## **Neoclassical Revival**

NeoClassical Revival structures were one of the most dominant types of domestic buildings in the United States during the first half of the twentieth century. Distinguished by a prominent front porch supported with classical columns, symmetrical facades and double hung sash windows, the front facade often resembles a classical Greek or Roman temple. The Regency style of architecture is a subset of this type.

## **Commercial Architecture**

The commercial sections of the Town of Palm Beach are One-Part and Two-Part Commercial Blocks in the center of the Island. While many of the original buildings have been demolished or altered, enough remain to present a picture of the early commercial history of the town. The One-Part Commercial Block was developed during the mid-nineteenth century and became common in small towns and cities all over the United States. Individual buildings are grouped together so that the facades are unified in function. These buildings are constructed of either masonry or wood frame. Windows are used for display. Entries are frequently recessed. Design details vary according to the style of the building. On the whole the small scale of the commercial sections of the town are pedestrian friendly.

One of the most important commercial areas in the Town is Worth Avenue. There are seven "Vias" along the street some of them connected by courtyards. These areas combine public walkways, commercial space and private residences to produce a unique old world charm.

Phipps Plaza is another important statement in commercial design. The Plaza started as a development venture financed by well know Palm Beach businessman John S. Phipps in 1924. Originally called Circle Plaza, the project is an important statement in urban design. Instead of the usual linear or grid system, Phipps Plaza is built around an elliptical shaped green space. Commercial and residential environments coexist in a good example of workable urban planning. Phipps Plaza was Palm Beach's first Historic District.

## RECOMMENDATIONS

Once a survey is completed and an overview of a town's history is recorded, it is important to use the information that has been gathered in the planning and decision making process. Historic resources are irreplaceable. It is imperative that government move quickly and carefully into the implementation stage of historic preservation.

Historic preservation, however, will not be successful if implemented strictly by government action and control. Citizen and community support is vital. Workshops should be set up for interested property owners and convincing arguments for historic preservation need to be made both to supporters of the preservation movement and their opponents.

Basically there are three main reasons to pursue historic preservation in any community.

**Tradition** - Maintaining a community's sense of time and place within the development of an area or region is important for citizens of all ages. South Florida in particular had been criticized as a transient community with much of its population coming from different countries and regions of the United States. Promoting the unique history of the Town of Palm Beach, through the remaining built environment, helps establish a basis of tradition for the future development of the town. Pioneer families have their for bearers recognized, school children better understand local history and the naming of streets, parks and schools, and newcomers immediately become aware of the community's roots, through its historic structures.

**Aesthetics** - Maintaining historic structures and developing plans for restoration and adaptive reuse make a neighborhood more livable, while continuing to build on the traditions of a community. By implementing design guidelines and beautification programs, such as the recent revitalization of Worth Avenue, owner and tenant pride is increased. Distinct properties that merit listing on the National Register of Historic Places also contribute to this effort. These special properties become a focus for civic pride and an anchor to hold together neighborhoods. The restoration of Town Hall, a National Register listed property, is a good example of this effort.

**Economics** - One important reason to pursue historic preservation in the Town of Palm Beach is economic. Contrary to some thought, preservation is not anti-development. In our profit minded society, it is clear that people need economic incentives to restore and rehabilitate historic structures. At this time, Federal tax law does allow some benefit for rehabilitation of eligible commercial structures. This is a direct economic incentive to the owner/developer. On a local level, the Town of Palm Beach and Palm Beach County Tax Abatement programs allow owners who rehabilitate historic properties the ability to recoup a portion of their investment by a reduction of the increase in their property taxes for a ten year time period. This benefit is tied to the property and may be transferred with any transfer of ownership.



# **Results and Recommendations for the Town of Palm Beach**

## **Architectural Survey**

This report, with its accompanying Florida Site File Forms updates the 2004 Palm Beach Historic Building Survey. In total, 1129 previously listed sites were reviewed. Of the 1129 sites reviewed 50 have either been demolished or are so severely altered that they no longer retain their architectural integrity. In addition to reviewing the old site, 259 new sites are being added to the Site File. These include buildings that were built before 1960 and some outstanding examples of buildings that are less than fifty years old. In total, after the new buildings are reviewed by the State of Florida, there will be 1338 Historic Resources listed for the Town of Palm Beach.

These Florida Site File forms should be retained by the Planning, Zoning, and Building Department of the Town of Palm Beach. They should be updated as more information becomes available and used as a basis for decision making concerning historic preservation for the town. Notations should be made on the forms when any of these structures are altered or destroyed. Structures should be added to the inventory as necessary and the survey should be updated every five to seven years.

## **Recognition of Historic Properties**

After completing a survey, the next step in historic preservation is the formal recognition and protection of Historic Properties.

**THE NATIONAL REGISTER OF HISTORIC PLACES:** On a Federal level recognition is given through the National Register of Historic Places. The criteria for listing a property in the National Register of Historic Places are listed at the beginning of this report. The Register is maintained by the Department of the Interior and listing is essentially honorary. It provides no protection for properties and does not restrict a property owners' ability to alter the structure in any way. The only exception to this rule is if federal funds or activities are directed to the property. If this is the case, a review process is required before federal funds can be used.

One concrete benefit of listing an income producing property on the National Register or including it in a National Register District is the Tax Rehabilitation Credit offered by the Federal government. Residential structures do not qualify for this program but any building listed on the National Register is automatically considered a certified historic structure.

Nominating a property to the National Register can be done in a number of formats. The first and most common is the individual nomination. Historic Districts can also be nominated with defined boundaries and a common history. And finally, multiple property nominations cover scattered resources that have a common history, pre-history or architecture.

National Register Nomination forms may be completed either by a property owner or a consultant. These forms require a history, legal and geographical description, historic context and architectural analysis. Photographs and maps are also required. Footnotes are a must. Libraries, local historical societies, the County Courthouse, probate records, tax rolls and building permits should all be consulted. Newspapers contemporary to the construction date can also be read for more information. The finished form is sent to the State Historic Preservation

Officer, Bureau of History Preservation, R.A. Gray Building, 500 South Bronough Street, Tallahassee, Florida 32399-0250 (800-847-7278) for review. While in Tallahassee the nomination is reviewed by the National Register Review Board, whose members are appointed by the Secretary of State. If the nomination is passed it is forwarded to the Department of the Interior for a final determination on eligibility. Both State and Federal Grant money is available to help defray the cost of a National Register nomination.

At the present time, thirteen properties from the Town of Palm Beach have been listed in the National Register. Two of those properties have been demolished.

- |  |            |
|--|------------|
| * Bingham Blossom House - 1250 South Ocean Boulevard | demolished |
| * Breakers Hotel                                     |            |
| * Brelsford House - 1 South Lake Trail               | demolished |
| * Whitehall  |            |
| * Mar-a-Lago   |            |
| * Palm Beach Daily News - 204 Brazilian Avenue       |            |
| * Paramount Theater                                  |            |
| * U.S. Post Office - 95 North County Road            |            |
| * Via Mizner   |            |
| * Chesterfield Hotel - 363 Coconut Row               |            |
| * Warden House - 112 Seminole Avenue                 |            |
| * Town Hall - 360 South County Road                  |            |
| * Palm Beach Hotel - 235 Sunrise Avenue              |            |

### **Local Recognition**

In the Town of Palm Beach, the process for local recognition and protection was established with the passage of the Landmarks Ordinance in 1979. With a successful preservation program in place the Town has designated 268 local landmarks and vistas as of December 2010.

### **Districts**

Two types of districts may be developed under a local Historic Preservation Ordinance.

**LOCAL ORDINANCE CERTIFIED:** A local district that is certified must be created by ordinance or state statute, and must meet the criteria of the National Register. The enabling legislation must be endorsed by the SHPO and certified by the Keeper of the National Register. Historic structures within this district are not eligible for grant monies, but income producing properties are eligible for federal tax incentives.

**LOCAL ORDINANCE:** Historic districts may be created by local ordinance and be entirely under the jurisdiction of the local government. The local government may establish their own architectural review procedures and zoning laws. Privately owned properties are not eligible for grant monies or federal tax incentives. Property owned by a not-for-profit organization or governmental agencies may apply for monies administered by the Division of Historical Resources.

In the Town of Palm Beach establishing Local Historic Districts has always been controversial. Although in many cities and towns creating districts has imposed architectural control for otherwise noncontributing structures, this has not been necessary in the Town of Palm Beach. In Palm Beach, construction and alteration of non historic buildings is reviewed by the

Architectural Commission. This Architectural Commission is the legacy of the Art Jury that was established in 1928.

In 1988, the Palm Beach Historic Building Survey suggested that there were "two strategies" for designation:

- (a) site-by-site, that will result in a patchwork quilt of designated properties in the Town;
- or
- (b) districts, that will result in entire commercial blocks or residential neighborhoods that are designated and protected in the Town,

Although the previous surveys have not been specific about which method was preferable, a review of the preservation movement in Palm Beach suggests that the site-by-site method will have more concrete results. Past efforts to designate Worth Avenue, Golfview Road, and Pendleton Avenue as districts resulted in recommendations by the Town Council to proceed on an individual basis. Also, by working on a site-by-site basis buildings are more thoroughly documented making their protection more defensible in the future.

### **Using Preservation Incentives**

There are a variety of legal instruments and financial incentives available to assist local governments and citizens in their historic preservation efforts. Some are already provided by federal and state law, others need to be adopted by local agencies. As has already been noted, economic incentives are often the most powerful in promoting historic preservation.

#### **Federal Incentives**

**REHABILITATION TAX CREDITS:** Federal tax credits for the expenses incurred in the rehabilitation of an income producing historic structure have been present for a decade. Present law (1986 Tax Reform Act) provides for a twenty percent credit for certified historic structures and a ten percent credit for structures more than fifty years old that do not meet listing criteria in the National Register or contribute to an NR District. These are the Federal Tax Incentives already referred to in this report. In order to qualify, income producing structures must be listed on the National Register or be part of a National Register Historic District.

**HISTORIC PRESERVATION FUND:** Authorized under the 1966 National Historic Preservation Act, this fund was established by the federal government to finance historic preservation activity throughout the nation. The annual appropriation from the United States Congress finances each states's Historic Preservation Office and the National Trust for Historic Preservation.

**COMMUNITY DEVELOPMENT FUNDS:** Rehabilitation of historic structures is a qualified expenditure for Community Development Block Grants (CDBG) or similar federally backed funding sources for the rehabilitation of low and moderate income housing. This program was established in 1974 and is one of the Federal government's principle vehicles for providing assistance to local and state governments for community revitalization and improvement. The program has the primary objective of developing viable urban communities by providing decent housing and a suitable living environment.



## **State of Florida Incentives**

**AD VALOREM TAX RELIEF:** The State of Florida permits counties and cities to offer property tax abatement to property owners the are either individually listed or are in historic districts. This program was been adopted by the Town of Palm Beach in 1997. It is also in place in Palm Beach County. Since the program was adapted in Palm Beach, thirty-two projects have been completed.

**CERTIFIED LOCAL GOVERNMENT PROGRAM (CLG):** The 1980 amendments to the Historic Preservation Act of 1966 established a means by which local governments could create an Architectural Review Commission. This Commission is empowered to enforce the municipality's preservation ordinances, to conduct historic site surveys and to review and approve all National Register nominations. The Commission must include as members: professionals in architecture, architectural history and history. The State Historic Preservation Office will work closely with the Certified Local Government and will provide technical assistance to the Commission. The CLG is eligible for matching grants from the State Historic Preservation Office to carry out their duties. The money comes from a source of funds that equals at least ten percent of the money each state receives from the Historic Preservation Fund. The Town of Palm Beach is part of this program.

**LEGISLATIVE SUPPORT:** The State of Florida is currently one of the largest investors in historic preservation in the nation. In 1983, a Historic Preservation Trust Fund was established as a depository for legislated funds. Grants are reviewed by the Florida Historic Preservation Advisory Council (HPAC), awarded by the Secretary of State, and administered by the Division of Historical Resources, Department of State. In two annual grant cycles, funding is provided for acquisition and development, survey and planning, educational programs, and the Main Street program. Some of the funds are distributed through a 50/50 match of in-kind services and cash. Once a year, Special Category funds are available for large scale restoration projects. Units of government and registered non-profit organizations are eligible to apply. Future grant cycles include:

### **Federal and State Grant Cycles**

#### **HISTORIC PRESERVATION GRANTS-IN-AID** **SMALL MATCHING GRANTS**

- Authority:** Section 267.0612 and 267.0617, Florida Statutes.  
Chapter 1A-35, Florida Administrative Code.
- Purpose:** To assist and encourage the identification, excavation, protection, rehabilitation, and public knowledge of historic and archaeological properties in Florida and to encourage historic preservation in Florida's smaller cities through the Main Street Program.
- Eligibility:** Departments or agencies of the State (including state universities), units of county, municipal, or other local governments; not-for-profit corporations, institutes, organizations, and other non-profit entities. There is one grant cycle annually: Solicitations begin October 1 and ends



December 15. Applications must be received or postmarked by the deadline.

- Criteria:** All applications are evaluated using criteria relating to the site, grantee, and public benefit. These include historic significance, endangerment, appropriateness of work, local cost share, educational potential, economic impact, public use or other public good. The maximum matching grant award is \$40,000; however, most grant awards range from \$5,000 to \$25,000.
- Review Process:** All grant applications are evaluated on a competitive basis by the Historic Preservation Advisory Council in public meetings. Projects are ranked in priority order with a recommended level of funding for each application. Grants are awarded by the Secretary of State, based on the recommendations of the Historic Preservation Advisory Council. The members of the Historic Preservation Advisory Council are appointed by the Secretary of State.
- Local Match:** 50% of project costs which may include cash, allowable in-kind and donated services and allowable donated materials.
- Contact:** For additional information and grant applications contact:  
**Grants and Education Section**  
**Bureau of Historic Preservation**  
**(904) 487-2333 or Toll Free at 1-800-847-PAST.**

**HISTORIC PRESERVATION AND HISTORICAL MUSEUMS**  
**GRANTS-IN-AID**  
**SPECIAL CATEGORY GRANTS**

- Authority:** Section 267.0612 and 267.0617. Florida Statutes.  
Chapter 1A-35, Florida Administrative Code.
- Purpose:** To assist major restoration of historic structures, major archaeological excavations, and major museum exhibit projects involving the development and presentation of exhibitions and educational materials on the history of the human occupation of Florida.
- Eligibility:** Departments or agencies of the State (including state universities); units of county, municipal, or other local governments; not-for-profit corporations, institutions, organizations, and other non-profit entities. . Applications must be received or post-marked by August 31.
- Criteria:** All applications are evaluated using criteria relating to the site, grant, and public benefit. These include historic significance, endangerment, appropriateness of work, local cost share, educational potential, economic impact, public use or other public good. The majority of the Special Category grant awards are in the \$50,00 to \$350,000 range.

- Review Process:** All grant applications are evaluated on a competitive basis by the Historic Preservation Advisory Council in a public meeting held in the Fall, and ranked in priority order with a recommended level of funding for each recommended project. Council recommendations are submitted to the Secretary of State for approval. The approved list is submitted for legislative consideration as part of the Department of State's annual budget request. The twelve members of the Historic Preservation Advisory Council are appointed by the Secretary of State.
- Availability of Funds:** Funds are available after July 1 of the year in which the funds are appropriated by the Legislature.
- Funding Source:** State General Revenue Fund.
- Contact:** For additional information and grant applications contact  
**Grants and Education Section**  
**Bureau of Historic Preservation**  
**(904) 487-2333**

### **Local Government Incentives**

In most cases, the incentives and legal instruments available to local governments and citizens are tools utilized in real estate and tax law. Some of these incentives may be in place, others need to be considered for future action. All of these concepts, however, have been successful in other areas.

**EASEMENTS:** An easement is a restriction placed against the future development of a property. In historic preservation, an easement can be placed with a non-profit organization that is qualified to maintain it over a period of time. Tax advantages are available for some easements. Federal law permits, for example, the donation of a facade easement for the purposes of preserving the exterior integrity of a qualified historic building. Scenic or open space easements are used to preserve archaeological sites.

**RESTRICTIVE COVENANTS:** Restrictive covenants are prohibitions against particular uses of a property. A covenant attached to a deed, for example, might prohibit subdivision of the property or demolition of a structure.

**PURCHASE OF DEVELOPMENT RIGHTS:** This device, equivalent to an easement, involves the acquisition of certain rights to a property. The value of the development right is defined as the difference between the property's market value and its useful value.

**TRANSFER OF DEVELOPMENT RIGHTS:** This legal instrument is utilized to protect historic resources, such as archaeological sites, by permitting the right to develop a property to be transferred to another location, sparing the original property from destruction or alteration.

**REVOLVING FUND:** A revolving fund, normally administered by a non-profit or governmental agency, establishes a monetary basis on which property can be bought, improved, maintained, and sold. Revolving fund monies are subsequently returned and reused. The funds act to create a new economic and social force in the community.

**INTEREST-FREE LOAN PROGRAM:** A tool of Community Redevelopment, this program assists the property owner in obtaining interest free loans for periods of up to five years for certain improvements on the exterior of buildings. For example, loans may be up to \$7,500 for single family homes, or \$15,000 for income producing property, and may be applied to permit fees, roof repair, painting, landscaping, or other exterior restorations. A local bank participates in the project, and the work done is in accordance with design guidelines for the site or historic district.

**BOOTSTRAP PROGRAM:** This program is a grant awarded by a city to property owners for the same type of restorations as the interest free program, except that there is no pay back required. The grants are usually a smaller award, and some can be a 50/50 match. To begin the program, specific restorations can be designated, such as painting, landscaping and roofing.

**PERMIT FEE WAIVER:** A municipality can create the means by which permit fees for restoration work on certified historic properties, either individual or within a designated district, can be waived.

**ZONING AND BUILDING CODE RELIEF:** Historic rehabilitation projects may be considered for exemption from certain zoning code regulations or building codes, provided life and safety are not threatened. This relief should be reviewed on an individual basis.

### **Educational Programs**

One of the greatest benefits of historic preservation are the countless educational opportunities created for schools, community, and the visiting public. Historic preservation is a tool in the classroom used to teach many subjects including urban studies, math, and science. Communities benefit through the knowledge and appreciation for their past, and the field of heritage tourism is extremely important to the State of Florida.

**DESIGN GUIDELINES:** In order for a preservation program to be successful, the community needs technical assistance in restoration projects. For this reason, Design Guidelines need to be updated. The guidelines would serve as a resource manual for property owners to understand the type of building they have, and what kinds of windows, doors, roofs, and fixtures that are needed to restore their building back to its original condition. The guidelines would contain instructions for restoration, types of materials to use and descriptions of architectural styles, plus a list of resources available to owners.



## **IMMEDIATE ACTION PLAN**

1. Continue to designate historic properties under Chapter 54 of the Code of Ordinances of the Town of Palm Beach (Historic Preservation Ordinance). Work on a site-by-site basis unless strong neighborhood support, with a majority of consenting home owners, is brought forward to the Landmarks Commission.
2. Lobby State Legislature to encourage funding of the 2011 Special Category Grants list. The Town applied for \$350,000 for the restoration of Addison Mizner's Memorial Fountain and was ranked 13 out of a field of 57 applicants.
3. Pass an Archaeological Ordinance to protect prehistoric archaeological sites so that control of these sites remains in local jurisdiction.
4. Plan to update the Historic Sites Survey and reevaluate goals for the Landmarks program every five to seven years.
5. Assist local property owners who wish to apply for the National Register of Historic Properties or participate in the Town and County Tax Abatement programs.

# REGULATION OF HISTORIC RESOURCES

In response to a growing demand to protect historic resources, various federal, state and local historic preservation laws and regulations have been promulgated. An awareness of the applicable laws and regulations is critical to effective public participation and to development of an effective plan. There are more than 40 federal laws and 20 state laws with historic preservation elements. The following are limited to those laws which are of interest to local government comprehensive planning efforts.

## **Federal Laws**

**NATIONAL HISTORIC PRESERVATION ACT OF 1966:** The nation's primary historic preservation legislation with respect to activities affecting state and local governments. This act declares a national policy of historic preservation and establishes the Advisory Council on Historic Preservation. It provides for an expanded National Register program established in the office of the State Historic Preservation Officer (SHPO). In Florida the position of the SHPO is established within the Department of State, Division of Historic Resources and is occupied by the Chief of the Bureau of Historic Preservation. SECTION 106 of this act requires that all projects which are federally funded or require a federal license or permit take into account the potential impact of the project upon archaeological sites, historic structures and other historic resources listed or eligible on the **National Register of Historic Places**. The Advisory Council reviews the actions under Section 106 and encourages the various agencies to consider measures that will protect historic properties.

**DEPARTMENT OF TRANSPORTATION ACT OF 1966:** This act mandates a national policy that special efforts be made to preserve historic sites. The Secretary of Transportation cannot approve any program or project which requires use of any land from historical or archaeological sites for national, state or local significance unless there are no feasible alternatives.

**NATIONAL ENVIRONMENTAL POLICY ACT OF 1969:** This act established a national policy for the protection and enhancement of the environment including the preservation of important historical, cultural and natural aspects of national heritage.

**COASTAL ZONE MANAGEMENT ACT OF 1972:** This act encourages states to undertake comprehensive planning and management for wise utilization of the land and water resources of the coastal zones. Full consideration should be given to ecological, cultural, historic and aesthetic values.

## **State Laws**

**FLORIDA HISTORICAL RESOURCES ACT, CHAPTER 267:** Florida Statute, 267 is Florida's primary historic preservation legislation. Florida's policy concerning historic resources is stated in s.267.061(1), F.S.1986:

- (a) The rich and unique heritage of historic properties in this state, representing more than 10,000 years of human presence, is an important legacy to be valued and conserved for present and future generations. The destruction of these nonrenewable historical resources will engender a

significant loss to the state's quality of life, economy, and cultural environment.

In addition, s.267.061(1) also requires the state to:

3. Contribute to the preservation of non state-owned historic resources and to give encouragement to organizations and individuals undertaking preservation by private means.
6. Assist local governments to expand and accelerate their historic preservation programs and activities.

Subsection 267.061(2), F.S. 1986, requires that each state agency of the executive branch must consider the impact of any undertaking on the state's historic properties that are included in, or eligible for inclusion in the National Register of Historic Places. Subsection 267.061(3), F.S.1986 establishes and gives the Division of Historical Resources of the Department of State the responsibility for the care and protection of Florida's historic resources.

OUTDOOR RECREATION AND CONSERVATION, CHAPTER 375: Section 375.021 establishes an Outdoor Recreation Advisory Committee. The director of the Division of Historical Resources of the Department of State is a statutory member. This act also gives the Department of Natural Resources the right to acquire land and identifies "historical and archaeological sites" among the types of land that may be acquired.

FLORIDA ENVIRONMENTAL LAND AND WATER MANAGEMENT ACT OF 1972, CHAPTER 380, F.S.: Section 380.05 addresses Areas of Critical State Concern. An area that contains significant historical resources that would be adversely impacted by public or private development may be designated as an area of critical state concern. Section 380.06 addresses the Development of Regional Impact (DRIs). This section states that historic preservation is to be considered in the evaluation and approval process of developments.

OFFENSES CONCERNING DEAD BODIES AND GRAVES, CHAPTER 872: This legislation protects prehistoric and historic burial sites either marked or unmarked. It is considered a felony to knowingly remove, injure or disturb the contents of a tomb or grave.

LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT, CHAPTER 163: This act originated in 1975, was amended in 1985 and 1986 and mandates all local governments to prepare and adopt comprehensive plans. The act requires local governments to address historic preservation concerns in at least two elements; Future Land Use and Housing, and a third Coastal Element for local governments in those regions. The act also provides for the creation of an optional separate element for historic preservation. In addition, the local government Comprehensive Plan must be consistent with the State Comprehensive Plan. The Department of Community Affairs, Division of Resource Planning and Management is the functional agency assigned to oversee local government comprehensive planning. Chapter 9J-5, F.A.C. contains the Minimum Criteria for Review of Local Government Comprehensive Plans and Determination of Compliance.



A summary of the minimal requirements for historic preservation in local government planning are as follows:

**Future Land Use:** The plan states that "the land use maps or map series shall generally identify and depict historic district boundaries and shall designate historically significant properties meriting protection." Also required are objectives and policies concerning the identification, designation and protection of historic resources.

**Housing:** Minimal requirements are "standards, plans, and principles" for the "identification of historically significant and other housing for purposes of conservation, rehabilitation, or replacement." Subchapter 9J-5.010(1)(g), F.A.C. also requires "an inventory of historically significant housing listed on the Florida Site File, **National Register of Historic Places** or designated as historically significant by or in accordance with a local ordinance, and shall include their generalized locations."

**Coastal:** All coastal municipalities must have a provision for the "preservation, including sensitive adaptive use of historic and archaeological resources" and must show historic preservation areas on the land use and inventory map.

**STATE COMPREHENSIVE PLAN, CHAPTER 187, F.S.:** One of the goals addressed in s.187.201(18) Cultural and Historical Resources in the state's comprehensive plan is to "increase access to historical and cultural resources and programs and encourage the development of cultural programs of national excellence." Historic preservation is also addressed in Housing s.187.201(5)(b), and in tourism s.187.201(23)(b). The policy in Housing is to recycle older homes to increase the supply of housing. Tourism policy (b) promotes "awareness of historic places and cultural and historic activities."

**EAST COAST FLORIDA REGIONAL PLAN, CHAPTER 186, F.S.:** As mandated by the State Comprehensive Plan, Florida's eleven regions must prepare comprehensive regional plans. Preservation concerns are addressed in two policy clusters, numbers 61 and 62. Regional Issue 61: Access to Cultural and Historical Resources encourages protection, preservation, and increased public awareness of the region's significant historic, archaeological, architectural, and cultural resources. The Development of Historical and Cultural Programs are addressed in Regional Issue 62 which states "provisions for ensuring the development of adequate, accessible and fiscally sound historical and cultural facilities and programs in the region, while encouraging the development of historical and cultural programs of national excellence."

# **ADMINISTRATION OF HISTORIC PRESERVATION**

There are several public and private organizations now in place on the federal, state and local levels whose responsibility is to implement and administer historic preservation programs.

## **Public Organizations**

### **Federal Government**

**NATIONAL PARK SERVICE:** The nation's principal preservation agency. It is responsible for the national park system as well as administering the **National Register of Historic Places**.

**NATIONAL REGISTER OF HISTORIC PLACES:** A list of those buildings, structures and sites that have historical importance to the local community, the State and to the Nation. This is an honorary recognition that places no restriction on private property owners. Only actions that involve federal monies must be reviewed for their potential impact on buildings on or eligible for National Register listing. The National Register is administered by the State Historic Preservation Officer in each state.

### **State of Florida**

**STATE HISTORIC PRESERVATION OFFICE:** This is the agency charged with administering each state's historic preservation program. It employs professionals who have specialized skills in Archaeology, Architecture, and History. They review and process all National Register nominations and review all Federal actions involving historic sites to insure compliance with The Historic Preservation Act of 1966. The state Historic Preservation Officer also conducts historic site surveys and works with private property owners who are rehabilitating income producing properties under the Investment Tax Credit Act. In Florida, the State Historic Preservation Office is in the Department of State, Division of Historical Resources. The Division is also responsible for administering federal and state grant funds for historic preservation. The office is located in Tallahassee, (904) 487-2333.

### **Private Organizations**

There are several not-for-profit organizations at the federal, state and local level which provide various types of services to preservation interests. In Palm Beach, The Preservation Foundation of Palm Beach and the John L. Volk Foundations are good resources for research and educational opportunities. The Historical Society of Palm Beach County also has a strong collection of historical material for review.

### **Federal**

**NATIONAL TRUST FOR HISTORIC PRESERVATION:** The National Trust for Historic Preservation was chartered by Congress in 1949 and serves as the principle national lobbying group for preservation concerns. The National Trust provides assistance, advice, and some funding to private organizations for historic preservation activities, and produces educational and informational journals and technical

publications. The National Trust maintains several historic properties, and conducts an annual fall conference to share expertise.

**NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS:** A network of landmarks, historic districts, and boards of architectural review in the United States providing members with information through newsletters, conferences, seminars and an annual meeting held in conjunction with the National Trust conference.

### **State**

**FLORIDA TRUST FOR HISTORIC PRESERVATION:** Organized in 1979, the Florida Trust is the state equivalent of the National Trust and provides information and assistance to individuals and organizations, and assists the Department of State in fulfilling its historic preservation responsibilities. The Florida Trust is empowered to serve as a recipient for charitable donations that serve preservation purposes. It may be reached at (904) 224-8128.



## **“POTENTIALLY ELIGIBLE FOR A LOCAL REGISTER”**

### **What Does this Mean?**

When conducting an Historic Sites Survey, one of the documents that is completed is the “Historic Structure Form.” This form provides general information, mapping data, a physical description of the property being assessed, and a brief history of the site. In a field entitled “Surveyor’s Evaluation of the Site,” the person recording the information must judge the potential for listing each building on the local register. In the case of the Town of Palm Beach, that local register is governed by Chapter 54 of the Code of Ordinances of the Town of Palm Beach (Historic Preservation Ordinance) which outlines the criteria for designation of historic structures and districts, and states that at least one criterion must be met to justify the designation.

Making a judgement on a site’s probability for landmarking during a field survey is often difficult. Because Historic Structure Forms are recorded from the public right of way, walls, gates, and landscaping sometimes block a clear view of the subject property. It is also important to consider a property’s potential for landmarking in the context of a community’s history or as an example of a particular architect’s work. Not all of this can be determined in the field. What can be seen is *potential*.

When the Landmarks Commission decides that a property on the Florida Master Site File (their planning tool) may, in fact, be potentially eligible for the local register, they may vote to put it “Under Consideration.” This action triggers more research and the completion of a full designation report with the property’s history, architectural analysis and a justification of how the subject property meets the criteria for landmarking. Two public hearings are scheduled. First the Landmarks Commission hears a presentation from both the Historic Preservation Consultant and the property owners or their experts. At this time the Commission votes to either recommend the property to the Town Council for designation or votes against designation. If the Landmarks Commission recommends designation, the Town Council hears the item at a regularly scheduled meeting and makes the final decision on whether or not to landmark the property. If it is landmarked, a Resolution is passed and this action is recorded in the Palm Beach County Court House. The property is then listed on the **Existing Designated Landmarks** list and all future alterations and repairs come before the Landmarks Commission rather than the Architectural Review Commission.

It should be noted that calling a property “potentially eligible for a local register” does nothing to its legal status. The Historic Sites Survey and Florida Master Site File Forms are just planning tools that are required by the Town’s Comprehensive Plan and help the Landmarks Commissioners make more informed decisions. The **Existing Designated Landmarks** list is available to the public at the Planning, Zoning and Building Department.

Photographs and addresses on the following pages represent 90 properties that are included in the 2010 Historic Sites Survey that were listed as “potentially eligible for a local register.”



Oceanic Cottage, Flagler Drive, @1900



Seaside Cottage, Flagler Drive@1900



Seaspray Cottage, Flagler Drive@1900



209 Banyan, Maurice Fatio, 1934



124 Brazilian, Marion Sims Wyeth, 1923



333 Brazilian, Howard Chilton, 1948





337 Brazilian, Unknown Architect, 1924



167 Clarendon, Howard Major, 1935



177 Clarendon, Unknown Architect, 1929



320 Island Road, Maurice Fatio, 1928



Island Drive, Maurice Fatio, 1939



350 Island Road, Maurice Fatio, 1940





670 Island Drive, Gustav Maass, 1940



130 Chilian Avenue, John Volk, 1928



220 Jungle Road, Maurice Fatio, 1934



240 Jungle Road, Maurice Fatio, 1929



254 Jungle Road, Maurice Fatio, 1935



320 El Vedado, Clarence Mack, 1940



209 Sanford Avenue , Howard Chilton, 1945



210 Sanford Avenue, Howard Chilton, 1941



235 Sanford Avenue, Wyeth and King, 1940



261 Sanford Avenue, Howard Chilton, 1945



272 Sanford Avenue, Howard Chilton, 1942



130 El Brillo, Unknown Architect, 1928





200 El Brillo, Unknown Architect, 1929



201 El Brillo, Maurice Fatio, 1929



218 El Brillo, Gustav Maass, 1950



234 El Brillo, Howard Major, 1940



343 El Brillo, Unknown Architect, 1928



100 El Bravo, Marion Sims Wyeth, 1922





215 El Bravo, Howard Major, 1940



221 El Bravo, Volk & Maass, 1933



237 El Bravo, Marion Sims Wyeth, 1920



251 El Bravo, John L. Vok, 1945



144 Everglades Ave, Unknown Architect, 1910



222 Everglades Ave, Unknown Architect, 1927



127 Dunbar, Cooper Lightbown, 1922



159 Dunbar, John L. Volk, 1938



260 Dunbar, John L. Volk, 1936



267 Dunbar, Bruce Kitchell, 1936



236 Dunbar, Unknown , 1924



17 Middle Road, Maurice Fatio, 1934





28 Middle Road, Unknown Architect, 1926



141 Barton Ave, Unknown Architect, 1930



229 Barton Ave, John L. Volk 1935



300 Barton Ave, Volk & Maass, 1933



327 Barton Ave, E.B. Walton, 1924



334 Barton Ave, Gustav Maass, 1936





135 Seminole, Unknown Architect, 1910



1070 So Ocean Blvd, Belford Shoumate, 1952



272 Wells Road, Unknown Architect, 1928



220 Via Bellaria, Maurice Fatio, 1929



261 Via Bellaria, John L. Volk, 1937



125 Via Del Lago, Marion Sims Wyeth, 1928





4 Via Vizcaya, Maurice Fatio, 1934



130 Cocoanut Row, John L. Volk, 1937



256 So Ocean Blvd, Volk & Maass, 1929



345 Seaspray, Gustav Maass, 1937



415 Seaspray, E.B. Walton, 1930



216 Garden Rd, Maurice Fatio, 1936



120 Clarke Ave., Unknown



726 High Mount, Maurice Fatio, 1938



323 Ridgeview, John L. Volk, 1940



300 Clarke Ave, John L. Volk, 1936



260 So Ocean, Addison Mizner, 1923



1047 So Ocean, John Volk, 1935





475 North County, Maurice Fatio, 1937



218 Merrain, Gustav Maass, 1938



315 Tangier, John L. Volk, 1939



241 Tangier, Howard Major, 1936



125 Root Trail, Unknown Architect @ 1900



126 Root Trail, Unknown Architect @ 1900



1950 So Ocean Blvd., Volk & Maass, 1934



656 No County, Burrell Hoffman, 1924



854 So County Rd , Howard Major, 1936



1545 No Ocean Way, Wyeth & King, 1937



501 No Lake Way, John L. Volk, 1939



333 Pendleton Lane, John L. Volk, 1940





303 Pendleton Lane, John L. Volk, 1937



306 Pendleton Lane, John L. Volk, 1939



311 Pendleton Lane, John L. Volk, 1938



315 Pendleton Lane, John L. Volk, 1939



322 Pendleton Lane, John L.olk, 1940



345 Pendleton Lane, John L. Volk, 1940





324 Barton, John L. Volk, 1939



1510 No Ocean Blvd, Unknown, 1926



173 Royal Poinciana Way, Unknown, @1900



10 Tarpon Island, Howard Major, 1937



400 South Ocean, Edward Durell Stone, 1962



The Colony Hotel, 1946, Simeson & Holley

## Severely Altered and Demolished Sites

The following list includes properties that have been demolished since the last historic sites survey in 2004. Also included are sites that have been so completely altered that the building no longer has its architectural integrity. There are a total of 50 sites that have been destroyed since the 2004 survey.

8PB04283	1 Pelican Way, John L. Volk, 1936
8PB04445	439 Worth Avenue, Unknown Architect, 1919
8PB07833	1695 North Ocean Way, John L. Volk, 1937
8PB04266	516 South Ocean Boulevard, John L. Volk, 1938
8PB04276	1902 South Ocean Boulevard, Unknown Architect, 1930
8PB07828	1473 North Ocean Boulevard, Unknown Architect, 1937
8PB07836	1100 North Lake Way, Treanor and Fatio, 1936 - this building was removed in 1993 and mistakenly carried on the Site File
8PB07837	1141 North Lake Way, John L. Volk, 1936
8PB09417	1191 North Lake Way, Treanor & Fatio, 1936
8PB07835	1255 North Lake Way, Volk & Maass, 1935
8PB07900	242 Kenlyn Road, Kemp Caler, 1949
8PB07875	236 Esplanade Way, Draper Babcock, 1945
8PB09389	120 Seagate Road, Belford Shoumate, 1945, altered beyond recognition
8PB04208	210 Emerald Lane, John L. Volk, 1941
8PB12848	271 Orange Grove Road, Draper Babcock, 1952
8PB04408	254 Tangier Avenue, Treanor & Fatio, 1936
8PB12871	216 Colonial Lane, Paul Kohler, Jr. 1946
8PB12894	125 Dolphin Road, Howard Chilton, 1950
8PB07873	271 La Puerta Way, John Lawson, 1940
8PB07891	203 La Puerta Way, Draper Babcock, 1947
8PB09377	231 Nightingale Trail, Votaw, 1947
8PB09379	115 Nightingale Trail, Gerard Pitt, 1948
8PB04348	237 Seabreeze Avenue, Volk & Maass, 1934
8PB06706	218 Seabreeze Avenue, City Builders Realty, 1919
8PB04346	228 Seabreeze Avenue, Gustav Maass, 1930
8PB06707	225 Seabreeze Avenue, Unknown Architect, 1919
8PB04392	429 Seaview Avenue, O.T. Graham, 1946
8PB04393	439 Seaview Avenue, Sherman Childs, 1937
8PB04425	9 Via Vizcaya, Treanor & Fatio, 1934
8PB04428	235 Via Vizcaya, Treanor & Fatio, 1936
8PB06835	204 Via Del Mar, Treanor & Fatio, 1928
8PB06842	242 Wells Road, Unknown Architect, 1928
8PB07862	318 Caribbean Road, Henry Harding, 1940
8PB04397	224 Seminole Avenue, Belford Shoumate, 1946
8PB06491	158 Dunbar Road, Unknown Architect, 1925 - altered beyond recognition
8PB04185	167 Dunbar Road, John L. Volk, 1938
8PB06573	171 Royal Poinciana Way, Unknown Architect, 1910
8PB06575	177-179 Royal Poinciana Way, Unknown architect, unknown date
8PB09453	101 El Bravo Way, Unknown Architect, 1923
8PB12858	240 Sanford Avenue, Howard Chilton, 1950
8PB04234	241 Jungle Road. Clarence Mack, 1936
8PB09427	333 Peruvian Avenue, Unknown Architect, 1940
8PB09432	240 Park Avenue, Unknown Architect, 1920s
8PB04119	215 Brazilian Avenue, Plaza Inn

8PB04127	416 Brazilian Avenue, Marion Sims Wyeth, 1935
8PB06400	319 Chilean Avenue, Unknown Architect, 1924
8PB04083	235 Atlantic Avenue, Unknown Architect, 1910
8PB06432	134 Cocoanut Row, L.P. Clarke, 1930
8PB04145	45 Cocoanut Row, Unknown Architect, @1900
8PB06435	308 Cocoanut Row, E.B. Walton, 1924



The Oasis Club, 147 Royal Poinciana Way, Maurice Fatio, Architect

The Oasis Club was designed by Maurice Fatio for Colonel E.R. Bradley in 1928. This photograph was taken by Eugene Pandula in the mid 1970s. The building was demolished before it could be landmarked. In its place is a new duplex.



## BIBLIOGRAPHY

### Books and Articles

- Ash, Jennifer and Alex McLean, Tropical Style, Private Palm Beach. New York: Abbeville Press, 1992.
- Bennett, Parson & Frost. The Plan of Palm Beach. Palm Beach, Florida: The Garden Club of Palm Beach, 1930.
- Chandler, David Leon. Henry Flagler The Astonishing Life and Times of the Visionary Robber Baron Who Founded Florida. New York: Macmillan Publishing Company, 1986.
- Curl, Donald W. Mizner's Florida: American Resort Architecture. Cambridge, Massachusetts: The MIT Press, 1987.
- Palm Beach County: An Illustrated History. Northridge, California: Windsor Publications, Inc., 1986.
- Fatio, Alexandra, Editor. Maurice Fatio, Architect. Stuart, Florida: Southeastern Printing, 1992.
- From Wilderness to Metropolis: The History and Architecture of Dade County (1825-1940). Second Edition. Metropolitan Dade County, Historic Preservation Division, 1992.
- A Guide to Florida's Historic Architecture. Gainesville, Florida: University of Florida Press, 1989.
- Harris, Cyril M. Dictionary of Architecture and Construction. New York: McGraw-Hill, Inc., 1975.
- Henshall, James A., M.D., Camping and Cruising in Florida. Cincinnati: Robert Clarke & Co., 1884.
- The Historic Highway Bridges of Florida. Tallahassee, Florida: Florida Department of Transportation, Environmental Management Office, N.D.
- Hoffmeister, John Edward. Land from the Sea: The Geologic Story of South Florida. Coral Gables, Florida: University of Miami Press, 1974.
- Hoffstot, Barbara D. Landmark Architecture of Palm Beach, Revised Edition. Pittsburgh, Pennsylvania: Ober Park Associates, Inc., 1980.
- Knott, James R. Palm Beach Revisited. James R. Knott, 1987.
- The Mansion Builders. James R. Knott, 1990.
- McAlester, Virginia and Lee. A Guide to American Houses, New York: Alfred A. Knopf, Inc., 1984.
- McIver, Stuart B. Dreamers, Schemers and Scalawags The Florida Chronicles Volume I. Sarasota: Pineapple Press, Inc., 1994.
- Oldfather, Susan. Elisha Newton Dimick and His Influence on the Development of Palm Beach. Boca Raton, Florida: Florida Atlantic University, 1989. Master's Thesis.

Tebeau, Charlton W. A History of Florida. Coral Gables: University of Miami Press, 1971.

Travers, J. Wadsworth. History of Beautiful Palm Beach. Palm Beach, Florida, 1929.

Tuckwood, Jan, and Eliot Kleinberg. Pioneers in Paradise. Marietta, Georgia: The Palm Beach Post, 1994.

Vickers, Raymond B. Panic in Paradise. Tuscaloosa, Alabama: The University of Alabama Press, 1994.

### Newspapers

"Art Jury Safeguards Property Owners in Palm Beach Against Unartistic Building Erections." On File at the Historical Society of Palm Beach County.

Brown, R.K. "Days of Early Settlement on Lake Recalled." 15 January, 1937. On File at the Palm Beach County Historical Society.

"Building Goes Forward in Palm Beach Past Season Despite War," Palm Beach Post, 19 January, 1919.

"Business Advertisers on Lake Worth in 1891," The Tropical Sun, 26 February, 1937.

Evans, Emilie Keyes. "Palm Beach Club Open For Men in Service," 17 January, 1943. On File at the Historical Society of Palm Beach County.

"Soldier Thanks Mrs. Stotesbury - With A Kiss," Palm Beach Daily News. 3 April, 1943.

"Excellent Strides Have Been Made in New Construction Here During Summer Months," 1930. On file at the Historical Society of Palm Beach County,

"First Permanent Settlers Landed on Shore of Lake Worth in the Year 1865." Tropical Sun, 26 February, 1937.

"First Real Estate Boom Here Started in Spring of 1893," Tropical Sun, 19 March, 1937.

Foel, J. Stanley. "The War Years Saw Palm Beach Socialites," Palm Beach Daily News. 75<sup>th</sup> Anniversary Special. January, 1969.

Keyes, Emilie. "Found in Pierce Papers List of Lake Worth Pioneers," Palm Beach Post-Times. 8 July, 1951.

King, Leone. "First School Here Destined to Become Pioneer Memorial," Palm Beach Post-Times. 13 September, 1959. p. 25.

Koteff, Ellen, "Commission to Protect Landmarks," Palm Beach Daily News, 26, October, 1978.

"Letters From an Old Scrapbook," The Palm Beach Sun, 2 March, 1951.

Morlan, Cora E. "Among the Palms," Palm Beach Life, 20 March, 1917.

"Palm Beach Building Tops Million-Dollar Figure," Palm Beach Daily News, 14 December, 1941.

- "Palm Beach in the War," Palm Beach Daily News. 12 December, 1943.
- "Palm Beachers Will Entertain Soldiers." 24 December, 1941. On file at the Historical Society of Palm Beach County.
- "Palm Beach Trends in Architecture," Palm Beach Daily News, Historical Edition, 1936.
- "Pioneer Reminiscences," Palm Beach Life, 15 March, 1932. pp. 22-23.
- "Poinciana Park," Tropical Sun, 25 January, 1916.
- "Poinciana Park, finest Addition in Palm Beach," Tropical Sun, 12 February, 1915.
- Ralls, Charles, "Avenue Arcade to Come Down, New One Constructed," Palm Beach Daily News, 15 February, 1965.
- Rose, Harrison. "Millions Brought in Each Year For Palm Beach Homes," Palm Beach Daily News, 11 April, 1948.
- "Resort Building Activities Already Top 1936 Record in Construction of 66 Homes," The Palm Beach Post-Times, 5 December, 1937.
- "Take a Free Boat Ride to the Real Estate Auction at Poinciana Park," Tropical Sun, 20 February, 1915.
- "Town Council Names Group to Consider Defense Money," Palm Beach Daily News, 7 January, 1942.
- "Tremendous Development in Palm Beach This Season Will Total Many Millions," Palm Beach Post, 16 March, 1920.
- "Unprecedented Building Activity Forecast in City During Year 1919," On file at the Historical Society of Palm Beach County.
- Van Hoy Smith, Helen, "War Work Takes Place of Parties at Palm Beach," Miami News. 6 December, 1942.
- "Soldier Parties Occupy Society at Palm Beach," Miami News. 13 December, 1942.
- Volk, John L., "Spanish Architecture," Palm Beach Life, 6 March, 1928. p. 23.
- "Volunteers For Victory Again Enlarge Quarters," Palm Beach Daily News. 1 January, 1942.
- "Volunteers For Victory in Second Season," Palm Beach Daily News. 8 January, 1943.
- "The Way We Were," Palm Beach Daily News. 5 June, 1944.
- "War Time Palm Beach," Palm Beach Daily News. 9 April, 1944.
- Wesley, Sandra, "Jersey Coast Houses Are 'Just Houses,'" The Palm Beach Post-Times, 12 September, 1976.



White, Garland. "Pioneer Who Tended its History recalls 'Lake Worth' Before It was Palm Beach," The Palm Beach Post. 1 May, 1958.

"Winter Colonists Give Orders for Many New Houses," Palm Beach Post, 17 April, 1927.

"1930 Saw Drastic Changes in Layout of Town Beautiful," Palm Beach Post, 1 January, 1931.

### **Journals**

Curl, Donald W. "Joseph's Urban's Palm Beach Architecture," The Florida Historical Quarterly, Volume LXXI, Number 4, April 1993. pp. 436-457.

Mattson, Richard. "The Bungalow Spirit," Journal of Cultural Geography, 1981. 75-92.

### **Brochures**

Hall, Kathryn E., M.A. "The Pictorial History of The Episcopal Church of Bethesda-By-The Sea, Palm Beach, Florida." 1986.

"Poinciana Park, The Preferred Location," City Builders Realty Company. On file at the Preservation Foundation of Palm Beach.

"Sea Gull Cottage, The Oldest House in Palm Beach." Preservation Foundation of Palm Beach.

Thompson, Gilbert M. "El Mirasol." 1991. On file at the Historical Society of Palm Beach County.

"Whitehall: The Henry Morrison Flagler Museum, Palm Beach." Palm Beach, Florida, 1988.

### **Government Sources**

State of Florida Division of Historical Resources, Florida Master Site File Forms

Town of Palm Beach: Planning, Zoning & Building - Building Permits

Town of Palm Beach: Planning, Zoning & Building - Local Designation Reports

### **Private Collections**

The Historical Society of Palm Beach County

Preservation Foundation of Palm Beach

The John L. Volk Foundation, Palm Beach, Florida

### **Maps**

Sanborn Fire Insurance Maps. On file with the Historical Society of Palm Beach County.

Town of Palm Beach: Planning, Zoning & Building - Plat Maps

# Landmarks Manual p. 6

Saturday, September 07, 2019  
3:08 PM



Figure 4. Addison Mizner, *El Mirasol*, 1919. Palm Beach, FL.



Figure 5. Maurice Fatio, *El Mirasol* arch, 1930. Palm Beach, FL.

Since the 1970s the Town's zoning ordinances have controlled usage, density, height, setbacks, parking, landscaping and new construction. It did not, however, prevent the trend toward demolition and subsequent subdivision of the grand Palm Beach estates that began to occur in the late 1960s. The Stotesbury estate, *El Mirasol*, was Addison Mizner's first grand residential project on the ocean (Figure 4). Today the mansion is gone and the lot has been subdivided. All that remains of a once glorified past is an arch, now believed to be the design of Maurice Fatio (Figure 5).

To combat the loss of the Town's historic resources, the Town Council adopted a Landmarks Preservation Ordinance in 1979. The purpose of this ordinance was to study and protect Palm Beach's most significant architectural achievements, ensuring that the heritage of Palm Beach would not be lost. The Landmarks Preservation Ordinance directs the appointment by the Town Council of a Landmarks Preservation Commission (LPC) to identify significant structures, subject them to a set of



Figure 6. 4 *El Bravo Way*, original date ca. 1930s with addition 1990s.

objective criteria, and designate the most worthy as Historic Landmarks of the Town of Palm Beach. Not all old structures are worthy of landmark status. A building must have an important historical association; it must be an outstanding example of architectural design, or it must be a significant work of a notable architect or master craftsman (the four criteria can be found in the Palm Beach Code, Chapter 54, Historic Preservation, Sec. 54-162).

The Landmark Preservation Commission is comprised of seven members, six of whom must be Town residents, who are appointed by the Town Council. If the Commissioners determine that a building is worthy of study, the property will be proposed for designation, it will be studied by staff, and later discussed at a subsequent public hearing. At this public hearing, the Commission will vote on whether or not to recommend to the Town Council that the building be designated a landmark of the Town of Palm Beach. The Landmarks Commission's recommendation must be ratified by the Town Council in order to be effectuated.

The Commission has a similar process for determining historic districts or historically scenic areas. A historic district is intended to protect an area highly concentrated with significant structures. However, not all buildings within the boundaries of the district need necessarily fulfill the criteria for individual designation.



## **UPDATE ON 90 PROPERTIES REFERENCED IN THE 2010 HISTORIC SITES SURVEY**

### **DEMOLISHED (8)**

333 Brazilian Avenue  
320 Island Road  
670 Island Drive  
254 Jungle Road  
209 Sanford Avenue  
327 Barton Avenue  
323 Ridgeview Drive  
173 Royal Poinciana Way

### **LANDMARKED (19)**

177 Clarendon Avenue  
330 Island Road  
130 Chilean Avenue  
130 El Brillo Way  
200 El Brillo Way  
201 El Brillo Way  
234 El Brillo Way  
234 El Brillo Way  
127 Dunbar Road  
17 Middle Road  
1070 S Ocean Blvd.  
220 Via Bellaria  
125 Via Del Lago  
256 S Ocean Blvd.  
120 Clarke Avenue  
1047 S Ocean Blvd.  
315 Tangier Avenue  
125 Root Trail  
400 S Ocean Blvd.

### **CONSIDERED BUT NOT RECOMMENDED (3)**

222 Everglade Avenue  
475 N County Road  
120 Clarke Avenue

### **REMOVED FROM LIST (1)**

726 Hi Mount Road

### **AVAILABLE TO BE CONSIDERED FOR LANDMARK DESIGNATION (59)**