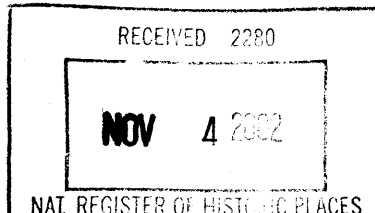


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1534

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name OLYMPIA SCHOOL

other names/site number Picture City School, Hobe Sound White School; FMSF# MT1338

2. Location

street & number 9141 SE Apollo Street N/A not for publication

city or town Hobe Sound N/A vicinity

state FLORIDA code FL county Martin code 085 zip code 33455

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Barbara C. Mattick 10-31-02
Signature of certifying official/Title Date
Deputy
State Historic Preservation Officer, Division of Historical Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register See continuation sheet
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register See continuation sheet.
- removed from the National Register.
- other, (explain) _____

Edson H. Beall 12/20/02
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

EDUCATION/School

Current Functions

(Enter categories from instructions)

VACANT/Not In Use

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS/Mission Style

Materials

(Enter categories from instructions)

foundation Stucco

walls Stucco

roof Metal

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- Criteria A through G with checkboxes and descriptions.

Areas of Significance

(Enter categories from instructions)

EDUCATION

ARCHITECTURE

Period of Significance

1925-1952

Significant Dates

1925

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Fatio, Mario

Blder: Treanor and Fatio

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State Agency, Federal agency, Local government, University, Other.

Name of Repository

#

10. Geographical Data

Acreeage of Property Less than one

UTM References

(Place additional references on a continuation sheet.)

1	1 7	5 8 6 1 4 0	2 9 9 3 1 6 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Janet G. Murphy & Associates/Lee Williams, Jr./Carl Shiver, Historic Sites Specialist
 organization Florida Bureau of Historic Preservation date October 2002
 street & number 500 South Brounough Street telephone (850) 245-6333
 city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Ms. Kathy Spurgeon, President, Apollo School Foundation
 street & number 9307 SE Olympus Street telephone (561) 546-7555
 city or town Hobe Sound state Florida zip code 33455

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

OLYMPIA SCHOOL
MARTIN COUNTY, FLORIDA
DESCRIPTION

SUMMARY PARAGRAPH

The Olympia School Building at 9141 SE Apollo Street in Hobe Sound, Florida is a two-room, Mission Revival style building that was constructed in 1925. The one-story building has a modified cross-shaped ground plan, a combination gable and hipped roof surfaced with metal shingles, and exterior walls surfaced with stucco. Entrance pavilions project from the center of the front and rear elevations. The main fenestration consists of 6/6-light double-hung, wood sash windows. The main entrance pavilion features a shaped parapet and an entranceway with double door and a round pediment. The rear pavilion has a gabled end, an arched door surround, and vertical board double doors. The main part of the interior of the building consists of two classrooms separated by a hallway connecting the entrances. The west classroom features a low stage at its western end. The entrance pavilions contain restrooms and storage space.

SETTING

Hobe Sound is located on the east coast of Florida midway between Stuart to the north and Jupiter to the south. It derives its name from the native Jobe Indian tribe, which the Spaniards who settled the area pronounced "Hobay." Because it encompasses the ocean and the Intracoastal Waterway, the word "Sound" was added and thus, the name Hobe Sound. Hobe Sound is a small, somewhat rural community located in the south end of an unincorporated part of Martin County. Hobe Sound's boundaries are loosely defined as "north to St. Lucie Inlet State Preserve, west to I-95, south to Jonathan Dickinson State Park, and east to the Intracoastal Waterway. There are four municipalities in Martin County – Jupiter Island, Ocean Breeze Park, Sewall's Point and Stuart. Jupiter Island is a barrier island, nine miles long and one-half mile wide. Stuart is the county seat. Access to Interstate 95 is seven miles from downtown Hobe Sound.

The Olympia School building sits on a .83 of an acre site of mainly open space bordered by trees and shrubs. The building faces south and is set back 37 ½ feet from the street, running east-west parallel to both the street and sidewalk. A walkway leads from the street to a poured concrete scored terrace in front of the main entrance. There are several utility poles on the property. The playing fields and landscaping that once surrounded the school are no longer evident.

DESCRIPTION

Exterior Description

The Olympia School is a one story, seven-bay wide by one-bay deep building with projecting front and rear entryways. It is a cross-shaped frame structure covered with rough stucco. The building features a combination gable and hipped roof surfaced with metal shingles in a coursed pattern. The gable roof covers the center section of the building running north-south. Hipped roofs cover the east and west wings. The projecting

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front entryway has a curvilinear Mission-Style parapet that gives the building much of its defining character (Photos 1-2). The entrance has double doors flanked by pilasters extending to a parapet that curves upward on either side to its rounded peak that extends above the ridge of the roofline. Over the doors is a cast stone semicircular pediment. In the center of the pediment is a circle in recessed relief. The pilasters and the curved parapet are topped with stucco banding. The entry also contains a projecting overhang, boarded-up transom windows above the double doors, and electric light sconces on either side of the door surround. The east and west walls of the projecting front entryway feature a small six-light wood casement window (Photos 3-4).

The main (south) facade is symmetrical with three-bay wings flanking the central entrance pavilion. Each wing has three pairs of elongated 6/6-light double-hung, wood sash windows with wide wood mullions separating the windows (Photos 1-3). The facade also contains wood windowsills, foundation vents, pilasters at outer corners of the wings, and a plain wood cornice at the slight overhang of the eaves of the roof. The east and west end walls feature a pair of elongated, 6/6-light, double-hung, wood sash windows and pilasters at each end (Photos 4, 10-11). The windows on the west wall have been covered with wood shutters.

Like the main facade, the rear of the Olympia School building contains a center projecting entrance pavilion with flanking wings (Photos 6-9). The entrance pavilion has a gable end, an arched door surround, vertical board double doors, windows that have been boarded up flanking the door surround, and a round vent in the center of the gable. Along the top portion of the wings are six semicircular windows, four of which have been covered with stucco and two that have had ventilation fans installed in them. The rear also includes foundation openings, corner pilasters, a plain wood cornice at the eaves, and narrow square chimneys protruding from the center of each wing.

Interior Description

The Olympia School building was built as a two-room schoolhouse. The interior consists of front and rear vestibules containing closets and restrooms and a center hall separating two 31' x 23' classrooms (Photos 14-19). Arched doorways separate the front and rear vestibules from the central hall separating the two classrooms (Photos 14-19). There are small, arched storage shelves on both of the center hallway located just before the entranceways to the classrooms. The west classroom also has a 10'2" x 23' raised stage at the west end (Photos 20-22). All of the floors are wood except in the vestibules, restrooms, powder room, and closet, where they are concrete.

The classrooms are entered through large rectangular openings that contain hardware for large accordion-style doors (Photo 14). These doors were used to close off each classroom for separate instruction. Several of the four-panel wood doors remain extant and will be used as guides for replacements when the building is restored (Photos 22, 24). The classrooms have high ceilings with a few of the original light fixtures remaining (Photo 23). The wood windowsills, door surrounds, and baseboards have simple rounded molding

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OLYMPIA SCHOOL
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DESCRIPTION

profiles. The 6/6-light, elongated, double-hung wood sash windows on the south, east, and west walls have been boarded on the interior. The stucco covered, semicircular window openings on the north wall will be reopened and wood frame windows installed. The fans inset in the north wall will be removed and the original semicircular openings will be reopened and wood frame windows installed. Each of the classrooms also has a closet along the far end of the south wall (Photos 20, 24).

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OLYMPIA SCHOOL
MARTIN COUNTY, FLORIDA
SIGNIFICANCE

SUMMARY PARAGRAPH

The Olympia School is significant at the local level under Criteria A and C in the areas of Education and Architecture. Under Criterion A in the area of Education, the building's two-room schoolhouse plan is illustrative of a local school building constructed to serve a small town population with a "modern" school design. The building is one of the early elementary schools in Martin County and the only surviving two-room schoolhouse in the county. It is further significant for its long service as the Hobe Sound Elementary School. In the area of Architecture the building is a good example of 1920s Mission style architecture applied to a small school building. Its design is ascribed to noted Florida architect Maurice Fatio.

HISTORICAL CONTEXT

The settlement of the Hobe Sound area reaches back to the earliest period of human occupation within the peninsula. The abundance of fish in offshore waters and the game found in woodlands attracted the area's earliest residents, Native Americans.¹ Hobe Sound began to welcome later visitors since at least 1696. According to Shipwrecks in Florida Waters by Robert F. Marx, it was then that the British barkentine vessel *Reformation*, sailing from Port Royal, Jamaica, to Philadelphia, in a convoy of 12 or 13 merchant ships, sank quite close to shore on September 23, a bit north of the Jupiter Inlet. She carried 25 passengers and crew and her cargo consisted of sugar, rum, beef, molasses and some Spanish money. The Indians encountered by Jonathan Dickinson and his party during their unplanned visit were the Tekestras, from whom Tequesta got its name, and the Jove ("Hobay") Indians, who provided Hobe Sound with its name.²

Bertha E. Bloodworth and Alton C. Morris, in their book Places in the Sun, describe the naming of Hobe Sound. "The name of Hobe Sound has an unusually interesting history. It is assumed to be an English phonetic rendering of the Spanish Jobe or Jove, and was a name applied to the inlet here and to the Indians who lived in the vicinity at least as early as the seventeenth century. English maps and chronicles of that century show the names of Hobay and Hoe Bay. Assuming the name to have been derived from the Spanish, some map-makers spelled the name Jobe or Jove – and assuming further that the name referred to the king of the gods in Roman mythology, they sometimes changed it to Jupiter. The latter name stuck to the area and was applied by Americans to a fort built during the Seminole War at the site of old Hoe Bay or Hobay Indian village, later to a lighthouse which replaced it, and inevitably to the town which grew up around it. Meanwhile, the inlet, or sound, retained the older name, finally rendered Hobe, and by that name it is known today. Thus are Hobe Sound and Jupiter (Palm Beach County) related. The actual derivation and meaning of the original name is not known. The likelihood that the Spanish rendering was simply a phonetic spelling of an Indian name already

¹ Historic Architectural Survey of Martin County, Florida. Historic Property Associates, Inc. June 1997.

² Hobe Sound Chamber of Commerce, "Hobe Sound's History," http://161.58.154.214/vhosts/hobesound.org/htdocs/info.asp?Page_Name=history

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MARTIN COUNTY, FLORIDA
SIGNIFICANCE

existing is strong, so that Jupiter is one of those 'mistakes' in naming which enliven the study of place-names." According to The WPA Guide to Florida, Hobe Sound appeared on maps under its present name as early as 1699. The name is probably a corruption of Jobe (Spanish, Jupiter), although the Indians called it Hoe Sound.³

Hobe Sound's earliest recorded history was as part of the Gomez Grant. Parts of Hobe Sound were included in the 12,000 acres of the Gomez Grant given by the king of Spain to Don Eusebio Gomez in 1815. In 1821, Gomez sold 8,000 acres, including Jupiter Island, to Joseph Delespine, for \$1 an acre. Although the remaining land was divided and re-divided among the Gomez heirs and sold to others, significant permanent settlement did not occur in the vicinity until the late nineteenth century. At this time, the area was part of Dade County, only later becoming part of Palm Beach County (1909) and then Martin County (1925). The Indian River Association, Ltd., a British land development company, acquired much of the Gomez Grant in the late 1880s. Shortly thereafter, in 1891, a post office was opened in Hobe Sound. A subsidiary of the company, the Indian River Pine Apple and Coconut Grove Association, platted a large subdivision that opened 123 lots west of the Indian River and 212 lots on Jupiter Island. Pineapple cultivation was an early mainstay of the economy.⁴

The number of settlers who established homesteads in the Hobe Sound area expanded steadily after 1894 when Henry Flagler's Florida East Coast Railway (FEC) reached the community. In ca. 1895, the FEC built a modest wood frame depot in Hobe Sound to deliver both passengers and supplies to the area. This building is currently one of the oldest buildings in Martin County. Though the FEC created an easier way of life and stimulated the economy, Flagler did not develop any communities in present-day Martin County; consequently, in the 1890s and during the first decade of the twentieth century, Hobe Sound and the surrounding communities remained small settlements while the neighboring towns of Fort Pierce and West Palm Beach experienced significant development. Land reclamation programs added considerable tillable acreage to the region during the early twentieth century, when the area lay in the heart of Florida's pineapple belt.⁵

Renewed development efforts began in Hobe Sound in 1913 when the Indian River Association, Ltd. spent \$150,000 improving their property. In addition to building roads and publishing promotional literature, the company built a steel-and-concrete bridge linking the mainland with Jupiter Island. A water system was installed on the mainland to supply Jupiter Island residents with fresh water. The company also opened a subdivision containing eight blocks at Hobe Sound south of Bridge Road and east of Dixie Highway. Despite these improvements, the Indian River Association, Ltd. had little success developing their property. By 1920, the U.S. Census Bureau tallied only 229 residents in the Hobe Sound precinct.⁶

³ Ibid.

⁴ Historic Architectural Survey of Martin County, Florida, p. 38.

⁵ Ibid.

⁶ Historic Architectural Survey of Martin County, Florida, p. 39.

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SIGNIFICANCE

Hobe Sound experienced an enthusiastic era of residential development after the end of World War I. Launched by a nationwide thirst for cheap Florida land, the Florida Land Boom of the 1920s attracted throngs of speculators and settlers to the state. To accommodate the rising number of visitors and settlers arriving by automobile, the state government embarked on an ambitious program of road development. Before World War I, Florida had mainly been visited by affluent Americans and foreigners who arrived by rail. The growing popularity of the automobile and the subsequent expansion of the road system enabled the state to also become a middle class destination. Construction of US Highway 1 began in Florida in 1920 and was largely completed by 1925, encompassing much of the earlier Dixie Highway into its design. In May of 1925, the Florida Legislature created Martin County, carving it from Palm Beach and St. Lucie counties with Stuart becoming the seat of government. By October 1925, the stretch of U.S. 1 from Fort Pierce through Martin and Palm Beach counties into Miami was paved with asphalt.⁷

Developers throughout South Florida envisioned great changes in the early 1920s, planning new towns, subdivisions, service systems, and buildings. Some succeeded, but the dreams of most developers went unfulfilled. Malcolm Meacham, a 1907 graduate of New York University, a prominent New York realtor, and a first vice president in the Palm Beach National Bank, hoped to create a resort on Jupiter Island and supporting city in Hobe Sound and the surrounding area. In 1923, he organized the Olympia Improvement Company with financial backing from some of the country's most prominent men, including Anthony J. Drexel Biddle, Jr., Benjamin N. Duke, Vincent S. Mulford, Otto W. Schaum, Colonel Thomas E. Murphy, W.H. Levings, H.C. Bartholomew, Dr. John S. Tanner, and John C. Thorn.⁸ An October 28, 1923, article in the Palm Beach Times described the planned work and background of the project as follows,

On the coming of Malcolm Meacham to West Palm Beach a week ago, the development of the town of Olympia, formerly known as Hobe Sound, and Olympia Beach on Jupiter Island, started in earnest. Two car loads of tools, implements and machinery reached the grounds last Monday, and the work of making roads, streets, and avenues is now in full progress under the supervision of L.A. Devor, for 18 years chief of the land clearing and developing force of the Meacham New York organization. Taking title to what is known as the million-dollar beach gives to Olympia Improvement Corporation an ocean frontage and a river frontage of at least six miles. Besides this large tract, the corporation owns more than 500 acres on the mainland which is being platted and developed as the town of Olympia.⁹

⁷ Historic Architectural Survey of Martin County, Florida, p. 12

⁸ "Olympia Development Backed by Men of Rare Vision." Palm Beach Times. 12 February 1924.

⁹ "Work in Full Swing on Meacham's Development." Palm Beach Times. 28 October 1923.

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SIGNIFICANCE

The article went on to state that the development would feature stores and other places of business, residences, school houses, churches, and all other requirements that go along in making a flourishing and complete town. The developers would also provide water and electrical distribution systems that would give twenty-four hour light and water service to Olympia Beach, Bon Air Beach and the town of Olympia. There would also be increased telephone facilities.¹⁰

Meacham had big plans for the area, with a resort town on the island and a supporting city on the mainland, much like Palm Beach and West Palm Beach. Meacham hired the West Palm Beach engineering firm Carr & McFadden to develop a plan for the Olympia town site, and in early 1924, the Olympia Improvement Corporation platted Olympia, Olympia Beach and Bon Air Beach. He also hired the prominent New York architectural firm, Treanor and Fatio, as lead architects with the directive to plan and design the entire development. In order for the development to have a homogeneous design, all of the corporation's buildings were to be designed by Treanor and Fatio. In addition, individuals hiring their own architects would have to have their plans approved by Treanor and Fatio.¹¹

In 1924, the Olympia town site was opened in an area bracketed between Dixie Highway and US 1 just south of Bridge Road. The plat provided for 585 building sites with streets radiating in an elliptical pattern around Zeus Park. The plan roughly assumed the shape of a Greek Olympic arena with the streets extending from the park at oblique angles. Streets were named for Greek gods, including Adonis, Apollo, Athena, Ceres, Hercules, Juno, Mars, Olympus, Plutus, Saturn, and Venus. The company reserved various blocks for apartment buildings, hotels, dwellings, and public spaces. Elaborate bird's eye sketches and promotional literature were prepared by the Olympia Improvement Corporation in order to attract investors and residents. In 1924, the Hobe Sound Post Office and Railroad Depot were renamed Olympia. By 1925, the new Olympia School building and approximately twenty dwellings had been constructed. In addition, within Olympia and Olympia Beach, thirty miles of roads and sidewalks were built, additional water and electric service were completed, streetlights had been installed and the inn and golf course remained popular attractions for the wealthy island residents and their guests.¹²

In July 1925, the New York Times reported that the Olympia Improvement Corporation had sold more than \$2,700,000 worth of real estate at Olympia; much of that being the expensive ocean and lakefront real estate in Olympia Beach. The main sales office, located in the Kettler Theater Building in West Palm Beach, was thriving and the subdivisions conveyed the trappings of a successful planned resort and town on the rise.¹³

¹⁰ Ibid.

¹¹ "Olympia Secures Famous Architects." Palm Beach Times. 23 October 1924.

¹² Historic Architectural Survey of Martin County, Florida., p. 40; "Olympia Adopts Unique Street Names." The Stuart Messenger. 14 February 1924.

¹³ Picture City Corporation, "Our Florida Selection: Olympia Beach - Picture City," New York Times. 20 December 1925.

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Shortly after the Times article announcing the success at Olympia, the Olympia Improvement Corporation sold its interests in the development to the Picture City Corporation. Earlier that year, Malcolm Meacham had sold his interests in the Olympia Improvement Corporation to Anthony J. Biddle, Jr., and began concentrating his development efforts in Key West. In August 1925, New York interests headed by Lewis J. Selznick and Joseph Schenck announced the founding of Picture City. An article in the Stuart Messenger gives a brief description of the project entities involved and the choice of the property:

Miami Papers of yesterday carried the announcement of the founding of Picture City by New York interests headed by Lewis J. Selznick on what is known as the Gomez Grant, which lies eight miles south of Stuart and which adjoins Olympia on the north. The Gomez tract is the last large undeveloped acreage on the tropical east coast of Florida. The unsold portion of Olympia Townsite and beach, together with Bonair Beach and La Serena Beach which includes all of the ocean front south of the inlet, have been purchased by a syndicate headed by Joseph Schenck, another movie magnate and the husband of Norma Talmadge of screen fame. The entire Selznick-Schenck holdings are to be merged and developed as one project.

After a diligent search over the entire state of Florida for a suitable site for Picture City, where an enormous studio will be created, giving birth to a motion picture industry in this state, which it is declared, will compare with the like establishments anywhere in the country, Charles L. Apfel, representing the Lewis J. Selznick interests, announced that a tract of 18 square miles had been purchased, including the entire city of Olympia, 26 miles north of Palm Beach.

Picture City, said Mr. Apfel, has two unique characteristics: First, the complete established city of Olympia, well known throughout Florida and those who visit the state for recreation at the most fashionable of its communities, has been bought outright; second, an unspoiled area of virgin country has been acquired, a tract evidently preserved for this purpose through a singular series of circumstances in the so-called Gomez tract, which has been held by one family since the original grant by the King of Spain. The tract embraces some 8,000 acres of land.¹⁴

Apfel immediately set out to attract people from the movie industry to Picture City. Several newspaper advertisements declared that the Olympia section was ready and that moving picture people could migrate immediately. They would find everything necessary for living and shortly, with the erection of the studios, everything needed for working. The advertisements further declared that the Picture City Corporation had already made arrangements for beautification of the land adjoining Olympia, and that the best city planners had been engaged to design a city fashioned along the lines of Washington D.C.¹⁵

¹⁴ "Olympia-Gomez to be Picture City." Stuart Messenger. 20 August 1925.

¹⁵ Ibid.

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MARTIN COUNTY, FLORIDA
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For a short time, Picture City appeared to be a success. The name quickly became a familiar sight along the highway, and even the Hobe Sound Company's water tower had "Picture City" emblazoned on it. However, only months after the Selznick-Schenck syndicate bought the Olympia development, the real estate market in Florida became unstable, and by late 1926, the speculative bubble burst, throwing Florida into an economic recession. Several factors contributed to the failure of the Florida real estate market. In the spring of 1925, many investors had begun to cancel all Florida real estate transactions when they became panicked by news of widespread fraud in land dealings. Then, at its most feverish heights, the demand for construction materials caused a major disruption in transportation services. Long delays in unloading freight cars, particularly in Miami, caused the Florida East Coast Railway to suffer a shortage of rolling stock in Florida, prompting the company to impose a statewide embargo of shipments to the state, except for perishable materials, livestock and petroleum items. Miami's problems had a chilling effect on confidence in the real estate market throughout the rest of Florida, and building construction began to fall off sharply everywhere. Real estate speculators pushing up land prices also had a negative effect on the South Florida economy.¹⁶

Any hope that the boom might be rekindled evaporated when a hurricane struck the east coast of Florida near Miami Beach in September of 1926. Hundreds of persons were killed and thousands injured in South Florida. Photographs and descriptions of the disaster were published throughout the nation. The impression left on the general public was that Florida was particularly susceptible to disastrous and deadly storms, dashing all hopes of the real estate market or future financial investment in the state.¹⁷

In 1926, Picture City Homes, Inc., had tried its hand in real estate speculation, financing the construction of several dwellings in the Olympia subdivision. However, like many other boom-time developments, neither Picture City nor any of its subsidiaries ever flourished, and the companies discontinued all development and ceased operations. Much of the land was sold to the Olympia Development Company at a greatly reduced price. By April of 1929, the Olympia Development Company was forced to sell much of its real estate to the Olympia Beach Improvement Company in foreclosure of a \$1,500,000 mortgage. The Olympia Beach Improvement Company was headed by Anthony J. Drexel-Biddle, one of the original investors with Malcolm Meacham in the original Olympia Improvement Corporation. Following the foreclosure, things only got worse in Olympia, for when the stock market crashed in October 1929, much of the Florida real estate market was valueless. A large portion of the holdings changed hands once again when the Hobe Sound Company bought much of the property from the Olympia Beach Improvement Company in the early 1930s.¹⁸

Economic growth and development languished in Olympia/Hobe Sound during the remainder of the Depression Era and, with the rest of Florida and the nation, only began to fully recover after World War II.

¹⁶ Charlton W. Tebeau, A History of Florida (Coral Gables: University of Miami Press, 1971), pp. 385-386.

¹⁷ Ibid.

¹⁸ History of Olympia-Picture City. n. p. n.d.

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OLYMPIA SCHOOL
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Following the war, new residents erected homes in the original Olympia and Olympia Beach neighborhoods that were platted but not substantially developed during the Land Boom. This and increased commercial development brought enormous growth to Hobe Sound and the surrounding areas during the second half of the twentieth century.

HISTORICAL SIGNIFICANCE

Education

The Land Boom and subsequent population growth created a demand for new schools in South Florida cities and towns. Though real estate development companies were not required to provide new schools for their developments, a new school was indeed a notable selling point for prospective buyers. Advertisements for Olympia often included references to a school and churches, along with beaches, golf courses, tennis courts and yacht harbors. One of the first references to a school at Olympia took place at the May 12, 1925, meeting of the Board of Public Instruction of Palm Beach County, when the Board "authorized a school at Olympia with Mrs. Pauline Towles as the appointed teacher."¹⁹ Prior to the opening of the Olympia School, the elementary students in the area had been bused to Jupiter while the high school students attended school in Stuart.

In May 1925, Martin County was formed and all schools in the newly formed county came under the jurisdiction of the Martin County Board of Public Instruction (School Board). The county was divided into separate school districts with each district having a representative on the School Board. Olympia and Olympia Beach were placed in School District #3. The first reference to the Olympia School building in the minutes of the Martin County Board of Public Instruction appeared on September 12, 1925. These minutes state that,

The Board made a trip to the community and secured the use of a new school building from the Picture City Corporation free of rent, with the agreement that the Board furnish desks and other equipment except a blackboard. The Board's Secretary was instructed to enter into a contract for the same and to proceed at once with securing furnishings which would be adequate and in keeping with the building.²⁰

Three days later, an article in the South Florida Developer reported that a new and modern school building (for white children) had been built at Olympia and would be opening for the upcoming school year.²¹ The article also announced that the teachers who were expected to teach in the Rio and Olympia schools had resigned and these schools would not open until new teachers have had time to arrive.²²

¹⁹ Board of Public Instruction of Palm Beach County. Minutes, May 12, 1925.

²⁰ Martin County Board of Public Instruction. Minutes, September 12, 1925.

²¹ "County Schools Ready to Start Work Thursday." South Florida Developer. 15 September 1925. 1.

²² "County Schools Ready to Start Work Thursday." South Florida Developer. September 15, 1925. Vol. V, No. 69, p. 1.

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Three weeks later, at the October 6th School Board meeting, a delegation from Picture City, requested specific information relating to the new school. They were informed that only one teacher would be employed at this time but that when there exists a reasonable demand, a second teacher would be employed. Following their request, M.B. Pringle, general manager of the Picture City Corporation, was introduced to the Board and formally tendered the use of the new school building in Picture City to the county for school purposes. Picture City Corporation had recently bought the Olympia development in expectation of developing a thriving city and resort based around a movie studio. The Board agreed to furnish seats, janitor services, and to maintain the building and keep the grounds in order. Mr. Pringle was requested to extend thanks from the Board and express its high appreciation for the generous treatment, which the company had given the county, and to assure the company that the Board would use its best endeavor to keep the school up to the standard set by the corporation in building a city. By resolution, Board member Swanson stated, "that the school at what has been known as Olympia be and hereby named and should be designated as "The Picture City School" of Martin County; and that the Secretary be instructed to purchase and have erected in front of the school a flag pole from 40' to 50' high and present bill for payment."²³

Following the resolution, Mr. Swanson was requested to visit the school and ascertain the number of grades of the pupils who should attend that school. It was also noted that Mrs. William Towles was hired for eight months to teach at the Picture City School at a salary of \$125.00 per month, and to begin when the desks arrived. The Secretary then reported that Mrs. Powell and Mrs. Godfrey had tendered the use of a piano for the Picture City School with the agreement that the Board would have the piano moved into place and tuned. The Chairman was instructed to have a pedestal drinking fountain placed in front of the Picture City Schoolhouse. It was further noted that the desks and other equipment for the Picture City School cost \$604.50.²⁴

On October 26, 1925, the School Board minutes stated, "The Olympia School opened with desks, blackboard and other equipment in place." Children from first through sixth grade attended the school, which had, at various times, between twenty to thirty students and one teacher. Though officially the school was named the Picture City School, members of the School Board and the community referred to the school as the Olympia School.²⁵

In early 1926, the School Board initiated talks with the Picture City Corporation regarding transferring the school property to the School Board. It was the only public school in Martin County not owned by the School Board and they believed it would be best to purchase it. On February 2, the School Board asked M.B. Pringle of the Picture City Corporation to put a proposal together for transferring ownership of the school to the School Board. He agreed but said they were not able to transfer it at that time.²⁶ On March 2, 1926, A.M.

²³ Martin County Board of Public Instruction. Minutes, October 6, 1925.

²⁴ Martin County Board of Public Instruction. Minutes, October 6, 1925.

²⁵ Martin County Board of Public Instruction. Minutes, October 26, 1925.

²⁶ Martin County Board of Public Instruction. Minutes, February 2, 1926.

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Whaley, a representative from the Picture City Corporation proposed selling the School Board the school building and the 100' x 140' parcel of land for \$20,000.²⁷ This price does not appear to have been acceptable to the Board. At the December 7, 1926, School Board meeting, a representative from the Olympia Land Company offered to sell Olympia School building to the School Board for a price to be fixed by an appraisal board, and arranged to have the adjacent lots donated to the Board after they purchased the building.²⁸

In early January 1927, Sam Matthews, one of the area's largest contractors, appraised the Olympia School building at \$10,700. The school board took no action, and more than two years passed before the School Board took up the building sale issue again. It is not clear why the matter was on hold for so long, but it was likely due to the building bust that occurred throughout South Florida. After discussing the situation, the Olympia Development Corporation offered to sell the Olympia School building and two adjacent lots to the School Board for \$10,000.²⁹ Two days later, on December 20, 1929, the Trustees of Special Tax School District #3 recommended that the School Board purchase the Olympia School and property for \$10,000. The School Board approved the recommendation and sent a contract to the Olympia Development Corporation.³⁰ Sometime between December 20, 1929 and February 1, 1930, the school sale was completed.³¹

Like much of the country, the Martin County School Board fell upon hard times during the Depression. Funding for the schools came from taxes and there was often uncertainty about how much money would be turned over to the Board by the Tax Collector. For some time, the School Board could only afford to employ one teacher at Olympia. This teacher was required to teach all grades as well as take on the administrative duties of a principal. Mrs. Lester tried to help alleviate the situation by organizing the Hobe Sound Parent Teacher Association (PTA) ca. 1929.³² Each year the PTA would do a project to help the school. In the early years the project provided a hot lunch for the school children.

In the early 1930s, the Hobe Sound Company purchased Olympia, Olympia Beach, and much of the surrounding area from the Olympia and the Olympia Beach Development Corporations. The school then became known as the Hobe Sound White School.³³ As the Depression continued, the School Board struggled to pay its bills. County and state revenues had fallen below what was anticipated, and in April 1932 the School Board owed \$10,950 for salaries and buildings, but had only \$3600. The Board decided to close schools two weeks early at the "white schools" and one month at the "colored schools." The following school year, fewer

²⁷ Martin County Board of Public Instruction. Minutes, March 2, 1926.

²⁸ Martin County Board of Public Instruction. Minutes, December 7, 1926.

²⁹ Martin County Board of Public Instruction. Minutes, December 18, 1924.

³⁰ Martin County Board of Public Instruction. Minutes, December 20, 1924.

³¹ Martin County Board of Public Instruction. Minutes, May 6, 1930.

³² Parent Teacher Association Minutes, Pictures, History and By-Laws, 1934-1952. These are located at the current Hobe Sound Elementary School.

³³ Martin County Board of Public Instruction. Minutes, September 8, 1931, first mention of the Hobe Sound School (name change).

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teachers were hired, so the remaining teachers were required to teach additional grades. In order to save more money, the sixth grade students from Hobe Sound were sent to Stuart for classes.

Teacher shortages remained a problem throughout the Depression. In November 1934, the principal of the Hobe Sound White School asked the School Board to hire another teacher, asserting that since a large portion of the money for the schools came from the Hobe Sound area, the Hobe Sound White School should be favored with more service by the teaching staff. The School Board deemed that two teachers were enough, and if they provided more teachers for the Hobe Sound White School, they would have to provide more teachers for the other county schools.

By the start of the 1935-1936 school year, the financial situation in the county had become so bad that the School Board was almost forced to close all schools due to lack of funds. There was little money for teacher salaries let alone bus drivers or janitors. The schools, however, opened with the teachers' salaries at the Hobe Sound White School ranging from \$90 to \$105 per month.³⁴

In 1936, the Works Progress Administration began a national inventory of schools for the Public Works Program. The School Board trustees from each district were asked to develop a plan for needed repairs and possible additions for each school. A list of needed repairs and improvement was made for the Hobe Sound White School, but it is unclear how much of this proposed work was completed. In 1939, the school received a new roof for \$230, and the interior was painted. The PTA purchased some playground equipment, and the building was appraised at \$6000. Much of the money for the school improvements came from the Federal Government's Public Works Program. The School Board was responsible for paying the remainder of the budget, which included salaries and the mortgage on the building.

On June 6, 1944, the minutes of the School Board meeting for the first time refer to the school as the Hobe Sound Elementary School. Though some later minutes continue to refer to the school as the Hobe Sound White School, this name change was a significant revision for the school and residents. During the 1944-1945 school year there were several requests for expansion of the school. In August 1944, the School Board requested that the Hobe Sound Company donate lots #491-498 to the school for additional playground space. The following April, the Hobe Sound community requested an addition to the school for a kindergarten/cafeteria. The School Board liked the idea of a cafeteria and kindergarten, but said they could not occupy the same space.

The conclusion of World War II also brought a significant influx of residents to South Florida. Hobe Sound and the surrounding area grew significantly from both military servicemen who had been stationed in the area taking up civilian life and an influx of people from the North recognizing the allure of Florida. A number

³⁴ The salaries were based on the teacher's years of education and experience.

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of schools became overcrowded and were replaced by larger school buildings. Initially, the School Board wanted to split up the Olympia School, transferring the first, second and third grades to Salerno, and the fourth, fifth, and sixth grades to Stuart. The PTA and other community members strongly objected. In 1962, the two-room Hobe Sound Elementary School was closed and replaced by a larger school building on Gomez Road. This new Hobe Sound Elementary School is still in operation today.

In addition to being a schoolhouse, the Olympia School building was used by the community for many functions and events. When the school was completed in 1925, there was no church building in Olympia. By 1926, members of the community had organized a small congregation and held their first formal church service in the Olympia School building. The building was provided free of charge, but the church was asked to pay for their electricity, water and half of the janitor expenses. The church continued using the school building until the mid 1930s, when the congregation built their own church. In November 1936, the school was used as a polling location for a general election. Public buildings were often utilized for war efforts during World War II, and in the summer of 1942, the Hobe Sound School was used as a canteen for the soldiers stationed in the area. The following summer it was used by the Defense Program for defense instruction. The school building was also frequently used for PTA meetings and community meetings (which may have led to the assumption that it was the town hall) as well as various theatrical and musical productions. To enhance these productions, contractor Ed Sands built a stage in 1947 at the far end of west classroom. The Hobe Sound Follies, a student production under the direction of Mrs. Dorothy Lester, raised the \$100 needed to build the stage. The school remained a popular town meeting place until it closed in 1962.

The Olympia School is significant for the role it played as a small town school in Hobe Sound. Built in 1925, the same year as the creation of Martin County, Olympia School was one of the county's first elementary schools, and it was the only public county school to be built by a development corporation during the 1920s Boom era. Most of the schools constructed in semi-rural areas of Florida tended to be small in size and typically had only one or two classrooms. The majority of them, however, were of wood frame construction and vernacular in design. They often had few amenities, in some cases lacking electric lights and indoor plumbing. There were no special activity areas, such as cafeterias or libraries. In most cases, children had to live within walking distance, since school bus service was not available. Normally, only one or two teachers were available for teaching between 40 and 60 students in grades one through six. Classroom assistance to teachers was often provided by parent volunteers or members of local woman's clubs. Children were expected to bring their own lunches; however, teaching materials usually were provided at no cost to the students by the local county school board. There were seldom any recreational facilities or sports equipment for physical exercise activities on the school grounds.

The Olympia School, therefore, represented an advance over schools found in other semi-rural sections of the state. It had electricity and indoor plumbing and featured large windows for natural lighting, blackboards, and a stage for communal activities. The architect-designed educational facility also had desks,

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tables, maps, and other accoutrements not found in most planned real estate developments. In addition to its use as a school, the Olympia School building was also used for church services and for many community functions and events. It served the town and county for thirty-seven years, educating the children of many of Hobe Sound's earliest residents. A number of the former students continue to live in the community and have begun an effort to restore the 1925 school building to its original design.

Architectural Significance

Mission Style

During the 1920s, Spanish-style dwellings and public buildings came into vogue in South Florida. The Olympia School building is a Mission variation of Spanish Revival-style architecture. The Mission style originated in California during the 1880s and 1890s due to increased interest in that state's colonial Spanish heritage and mission churches from the late 1700s. The style was widely popularized when the Santa Fe and Southern Pacific railroads applied it to railroad stations and hotels throughout their systems. The Mission style became popular in Florida during the Land Boom of the 1920s. It is associated with a wide variety of buildings in Florida, including churches, train stations, schools, government buildings, and private residences. The Olympia School building's identifying Mission-style features include the rough stucco walls, arched openings, multi-light windows, and particularly the detailed front entry and curvilinear parapet.

The Olympia School building is significant for its architecture as a Land Boom era example of the Mission style applied to a small, two-room public school building. The building's Mission style reflects the Mediterranean Revival design approach being used by the Olympia Improvement Corporation in the 1920s to create a homogeneous and attractive theme for its land development. In October 1923, the president of the Olympia Improvement Corporation, Malcolm Meacham, hired the prominent New York architectural firm Treanor and Fatio as the architects and planners for Olympia. Though specific documentation has not been found to conclusively establish the firm as architects of the Olympia School building, there is strong evidence from letters written by Maurice Fatio between October 1923 and July 1925 describing his involvement in the development of Olympia to ascertain that he or a member of the Treanor and Fatio staff designed the school building. An October 23, 1923 Palm Beach Times article titled "Olympia Secures Famous Architects," confirmed that Treanor and Fatio accepted the Olympia commission, with Maurice Fatio as the lead architect on the project. The firm set up an office in West Palm Beach and began designing and carrying out the building plans of the Olympia Improvement Corporation. In a letter dated October 10, 1924, Fatio stated that "we have already begun work on six houses, and the plans for a school, a club, and soon a hotel."

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Maurice Fatio

Maurice Fatio was born in 1897 to a wealthy banking family in Geneva, Switzerland. He studied architecture at the Zurich Polytechnic under Karl Moser – a distinguished, eclectic architect. Shortly after Fatio obtained his degree in 1920, his father advised him to go to America. Fatio obtained a position in the New York offices of Harrie T. Lindeberg, a prominent society architect who designed Norman and English-style villas. In July 1921, Fatio formed a partnership with William A. Treanor, a senior architect at Lindeberg's firm. Success came quickly for the pair: in 1923 Treanor and Fatio was among the ten busiest firms in New York City. Fatio himself was voted "most popular architect in New York" at a society party that same year. During his trips to Florida for the Olympia project he opened an office in West Palm Beach and Palm Beach. The Palm Beach office continued to thrive for twenty years in spite of the devastating collapse of the Florida land boom and the Olympia project. Fatio was a skillful eclectic architect, designing houses for many high society clients in Palm Beach and New York. He died of cancer in 1943 when he was just 46 years old.³⁵

³⁵ Alexandra Fatio, ed. Maurice Fatio, Architect. Stuart, Florida: Southeastern Printing, 1992.

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OLYMPIA SCHOOL
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GEOGRAPHICAL DATA

Verbal Boundary Description

Olympia Plat 1 Lots 479 & 480 Block 22.

Boundary Justification

The boundary includes the building and lots that have historically been part of the Olympia School.

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1. Olympia School
2. 9141 SE Apollo Street, Hobe Sound (Martin County), Florida
3. Janet G. Murphy
4. April 2001
5. Janet G. Murphy & Associates, Inc.
6. Main (South) Facade, Looking North
7. Photo 1 of 24

6. Main (South) Facade, Looking North
7. Photo 2 of 24

6. Main (South) Facade and West Wing, Looking North
7. Photo 3 of 24

6. Main (South) and West Elevation, Looking Northeast
7. Photo 4 of 24

6. West Elevation, Looking East
7. Photo 5 of 24

6. Rear (North) Facade, Looking South
7. Photo 6 of 24

6. Rear (North) Facade, West Wing, Looking South
7. Photo 7 of 24

6. Rear (North) Facade, Entrance Pavilion, Looking South
7. Photo 8 of 24

6. Rear (North) Facade, East Wing, Looking South
7. Photo 9 of 24

6. East Elevation, Looking Southwest
7. Photo 10 of 24

6. East Elevation, Looking West
7. 11 of 24

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- 6. Main (South) Facade and East Elevation, Looking Northwest
- 7. Photo 12 of 24

- 6. School Building, View from Intersection of Lares Avenue and Apollo Street, Looking Northeast
- 7. Photo 13 of 24

- 6. Interior, Central Hallway, Looking South through Front Vestibule
- 7. Photo 14 of 24

- 6. Interior, Central Hallway, Looking Southwest into Front Vestibule and West Classroom
- 7. Photo 15 of 24

- 6. Interior, Front Vestibule, Looking West into Powder Room
- 7. Photo 16 of 24

- 6. Interior, Central Hallway, Looking Southeast into Front Vestibule
- 7. Photo 17 of 24

- 6. Interior, Central Hallway, Looking North toward Rear Vestibule
- 7. Photo 18 of 24

- 6. Interior, Central Hallway, Looking Northwest into Rear Vestibule and Arched Shelves
- 7. Photo 19 of 24

- 6. Interior, West Classroom, Looking West toward Stage
- 7. Photo 20 of 24

- 6. Interior, West Classroom, Looking North
- 7. Photo 21 of 24

- 6. Interior, West Classroom, Looking Northwest at Doors and Stage
- 7. Photo 22 of 24

- 6. Interior, West Classroom, Looking at Overhead Light
- 7. Photo 23 of 24

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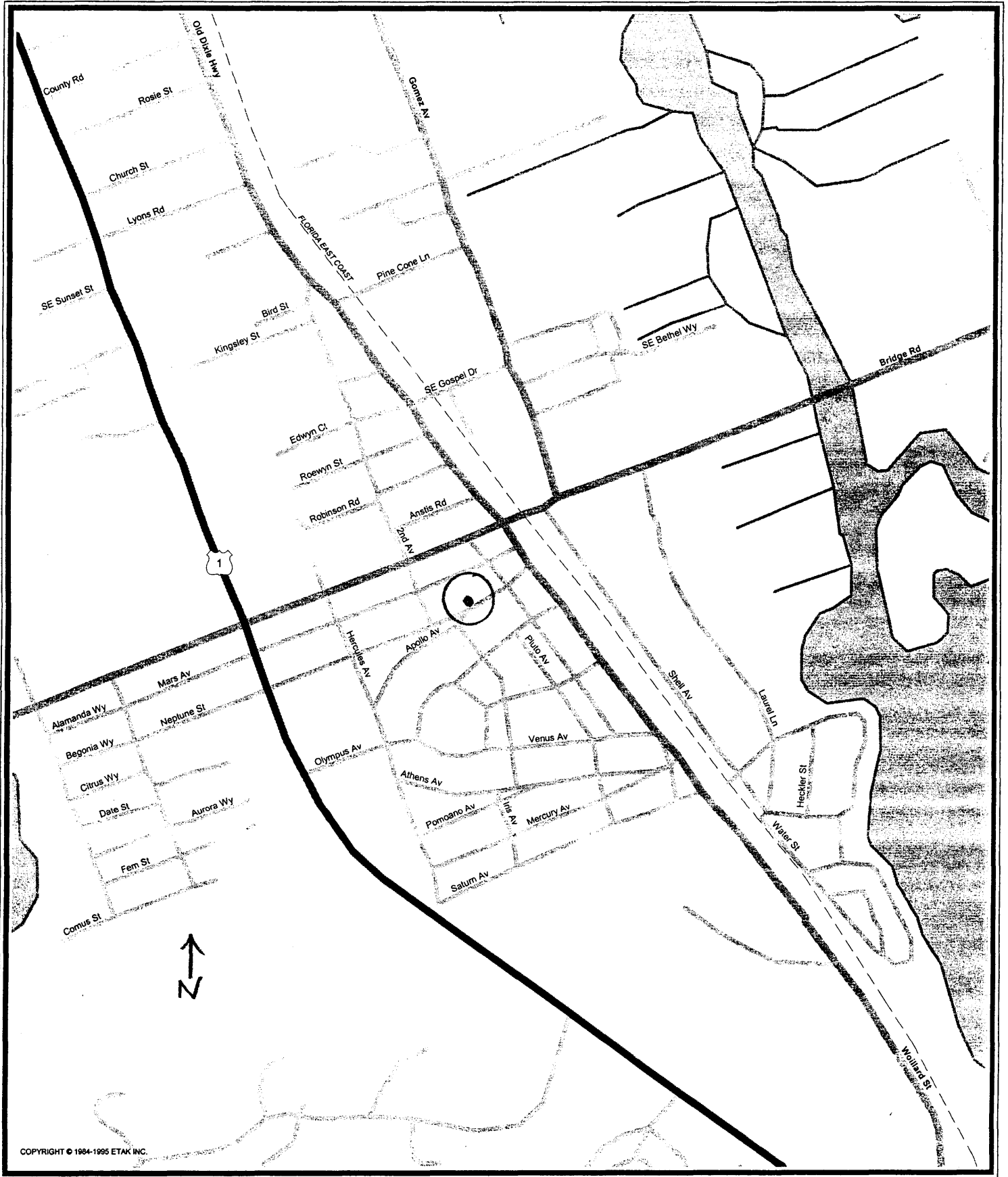
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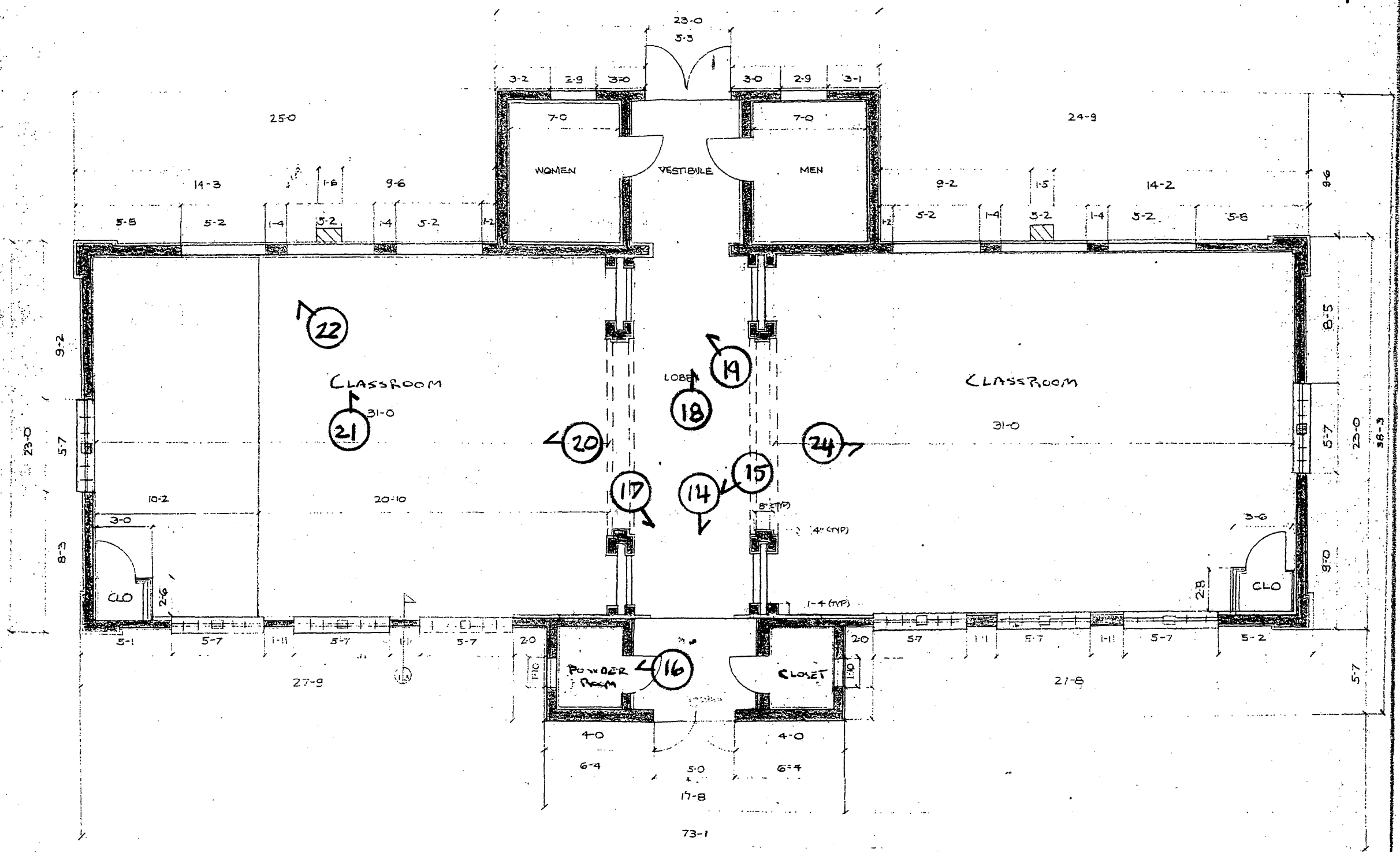
6. Interior, East Classroom Looking East

7. Photo 24 of 24

Current Map



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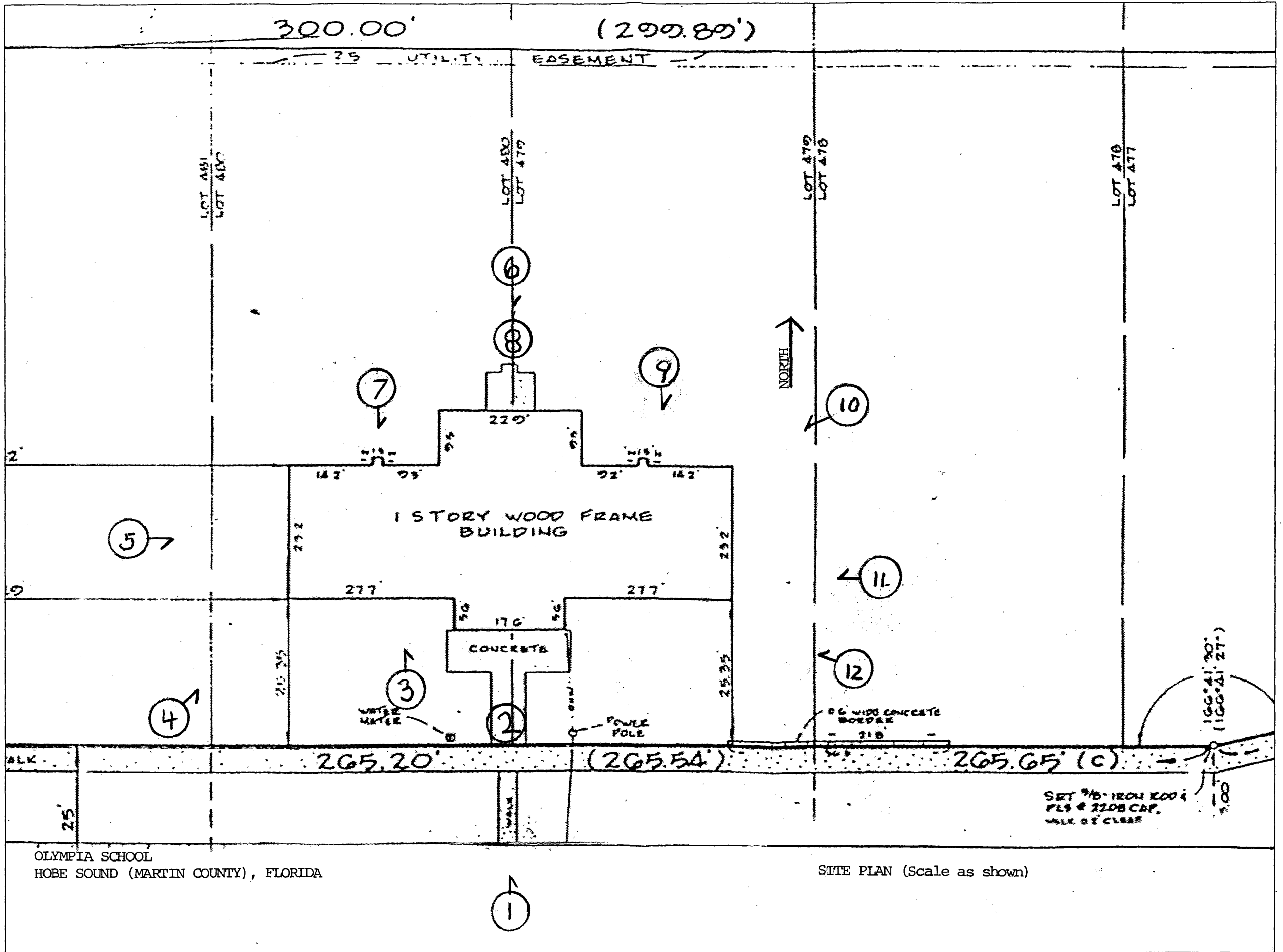


OLYMPIA SCHOOL
 HOBE SOUND (MARTIN COUNTY), FLORIDA

FLOOR PLAN

SCALE : 1/4" = 1'-0"

DRAWING No. 5



300.00' (299.89')

UTILITY EASEMENT

LOT 481
LOT 480

LOT 480
LOT 479

LOT 478
LOT 476

LOT 476
LOT 477

NORTH

1 STORY WOOD FRAME BUILDING

CONCRETE

26" WIDE CONCRETE BOARDWALK

166'41" 30'
(166'41" 27')

SET 7/8" IRON ROD & PLS @ 2208 C/P.
WALK SET CLEAR

OLYMPIA SCHOOL
HOBE SOUND (MARTIN COUNTY), FLORIDA

SITE PLAN (Scale as shown)

1