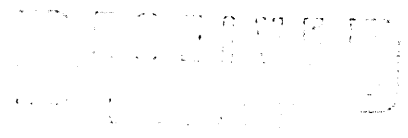


United States Department of the Interior National Park Service

National Register of Historic Places Registration Form



NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Northwest Historic District
other names/site number Northwest Neighborhood/8PB5980

2. Location

street & number Tamarind Ave., Eleventh St., Rosemary Ave., N/A not for publication
city, town West Palm Beach Third St. N/A vicinity
state Florida code FL county Palm Beach code 099 zip code 33407

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/district/site/structure/object categories. Totals: 316 Contributing, 153 Noncontributing, 153 Total.

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register: 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
Signature of certifying official: Suzanne P. Walker (deputy)
Date: 12/6/91
Florida State Historic Preservation
Florida Division of Historical Resources Officer
State or Federal agency and bureau: Florida Department of State

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official
Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
[X] entered in the National Register.
[] See continuation sheet.
[] determined eligible for the National Register. See continuation sheet.
[] determined not eligible for the National Register.
[] removed from the National Register.
[] other, (explain:)
Signature of the Keeper: [Signature]
Date of Action: 1/22/92

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwellin
DOMESTIC/multiple dwelling
RELIGION/religious structure

Current Functions (enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
RELIGION/religious structure

7. Description

Architectural Classification

(enter categories from instructions)

OTHER/Frame vernacular
LATE 19th & EARLY 20th CENTURY AMERICAN/
Bungalow/Craftsman

Materials (enter categories from instructions)

foundation concrete
walls weatherboard
stucco
roof metal
other _____

Describe present and historic physical appearance.

Please see continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Exploration/Settlement

Ethnic Heritage/Black

Period of Significance

1915-1941

Significant Dates

1915, 1929

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Augustus, Hazel (architect)

Harvey and Clarke (architects)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Please see continuation sheet.

See continuation sheet

9. Major Biographical References

Please see continuation sheet.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Bureau of Historic Preservation

10. Geographical Data

Acreage of property 70 acres (approximate)

UTM References

A

17	593	290
Zone	Easting	Northing

29559	70
Zone	Northing

C

17	593	780
Zone	Easting	Northing

29550	50
Zone	Northing

B

17	593	800
Zone	Easting	Northing

29559	60
Zone	Northing

D

17	593	290
Zone	Easting	Northing

29550	60
Zone	Northing

See continuation sheet

Verbal Boundary Description

The boundary of the Northwest Historic District is shown as the heavy black line on the accompanying map entitled "Northwest Historic District."

See continuation sheet

Boundary Justification The boundary includes the major concentration of properties the have been historically associated with the Northwest Neighborhood and that maintain historic integrity. The platted blocks of land east of Rosemary Ave. and west of Tamarind Ave. are vacant where no buildings are shown. The low density of contributing buildings on the south side of 2nd Street and on the north side of 11th Street does not warrant their inclusion in the District.

See continuation sheet

11. Form Prepared By

name/title Tulie W. Taylor, Historic Sites Specialist Beth Miller, Consultant
 organization Bureau of Historic Preservation date 10-30-1991
 street & number 500 S. Bronough St. telephone (904) 487-2333
 city or town Tallahassee state Florida zip code 32399

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Northwest Historic District

DESCRIPTION

SUMMARY

The Northwest Historic District is located in West Palm Beach, Florida. Roughly bordered by Tamarind Avenue, Eleventh Street, Rosemary Avenue, and Third Street, the area was an integral part of the city's historic black community. The District consists primarily of small one-and two story residences and apartments, and eight churches, all of which were built between 1915 and 1941. Of the 469 properties in the district, 316 are contributing and 153 are non-contributing.

DESCRIPTION STATEMENT

SETTING

The Northwest Historic District is located within what was once the segregated black community of West Palm Beach, Florida. First settled in 1894, the city's black section was laid out north of the original plat of the Town of West Palm Beach. Officially defined by city ordinance from 1929 until 1960, it consisted of two parts, the Northwest Neighborhood and Pleasant City. The Northwest Neighborhood, the larger of the two, was the residential and commercial core of the black area. Together the two sections formed the city's segregated black community which was bordered by Twenty-third Street on the north, Clear Lake on the west, and the alley between Clematis Street and First Street on the south. The eastern boundary was formed by the Florida East Coast Railroad tracks south of Seventeenth Street and North Dixie Highway between Seventeenth and Twenty-third Streets.

The Northwest Neighborhood remains a predominantly black area although it has undergone many changes in the decades since World War II. With desegregation, it has lost most of its middle and upper class black populace to other sections of town. Consequently, it is no longer the center of black life in West Palm Beach. The physical cohesiveness of the area has been disrupted by demolition projects, road widenings and increased automobile traffic. Twelfth Street, which runs east-west, is now a major thoroughfare between Interstate 95 and U.S. Route 1. It divides the Neighborhood into two distinct sections, the Freshwater area on the northside and the Northwest area, which contains the Northwest Historic District, on the southside. Tamarind and Rosemary Avenues, which form portions of the east

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and west boundaries of the Northwest Historic District, were once thriving black commercial areas. Most of the commercial buildings along these roads have been demolished or have lost their historic architectural integrity. The area remains economically depressed.

PRESENT APPEARANCE

The Northwest Historic District consists of 27 partial or complete blocks located in two plats: the Clow Addition, platted in two sections and recorded in 1896 and 1902, and the Freshwater Addition, filed in 1914. The District is primarily made up of small one and two story frame vernacular single family residences and apartment buildings constructed between 1915 and 1941. Since its inception, the area has contained a heterogeneous mixture of lower to upper income black residences. The buildings are generally wood frame houses on brick or concrete piers that vary in form and style. The floor plans of the houses closely resemble those found in other residential neighborhoods in Florida dating from the same time period. There are eight churches within the boundaries of the District. Most of the buildings in the Northwest Historic District were constructed by local black builders and contractors. A few buildings, notably churches, were designed by local architects such as the firm of Harvey and Clarke. Hazel Augustus, a local architect and a member of the black community, designed residential and religious buildings within the District.

Frame vernacular residences, single and multi-family dwellings, built between 1915 and 1941 predominate in the Northwest Historic District. These generally modest, one or two story structures have a gable or hip roof and are set on concrete block piers. A porch typically extends across the main facade. Sometimes the exterior is stuccoed (photos 4, 20, and 21), but most often it is covered with clapboard (photo 5). Details such as exposed rafters and brackets with knee braces occur frequently. At the time of their construction, many of these residences had no plumbing. Owners have retrofitted their homes to accommodate these necessities. In some cases, pipes, visible on the outside, show where owners converted rooms into kitchens and bathrooms.

The Mickens House at 801 Fourth Street (photo 3) is an excellent example of a frame vernacular residence in the District. This two story home has a symmetrical hipped roof, a symmetrical facade, and an off-center entrance. Built for Dr. Alice Mickens and her family in 1917, it was listed on the National Register in

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1985. Other examples of frame vernacular residences in the District include the Alford House at 618 Ninth Street (photo 16), the Jackson House at 708 Sixth Street (photo 23), the Phyllis Washington House at 517 Division Avenue (photo 7) and the buildings at 817 Seventh Street (photos 9 and 10), 642 Seventh Street (photo 11), and 900 Sapodilla Avenue (photo 14).

A subtype of the frame vernacular is the "shotgun." The shotgun, a one story rectangular, front gabled frame structure with three to four rooms opening off the hall, is reputed to have received its name from the floor plan which features a hallway running the length of the structure with doors to the exterior on either end. At one time, many rows of shotguns peppered the Northwest Historic District. The row at 920-928 Douglas Avenue (photo 15) exemplifies the stylistic features of this house type. Other examples include the 600 block of of Seventh Street (photo 12), 620-634 Douglas Avenue (photo 19), and 716 Sixth Street (photo 22).

There are many examples of masonry vernacular residences in the District. The duplex at 635-637 Sixth Street (photo 24) and the apartment building at 500 Division Avenue represent typical masonry vernacular buildings in the District.

Another prevalent house type, the Bungalow Craftsman, features low pitched gable roofs, porches, dormers, bay windows, exposed rafters, and brackets with knee braces. Examples of the Bungalow Craftsman are the Henry Speed House at 801 Third Avenue (photo 1) and the Laura Wright House at 633 Third Street (photo 2).

The Mission style, common in other West Palm Beach neighborhoods, rarely appears in the Northwest Historic District. A few buildings do have at least some Mission characteristics: the Mission shaped dormer or roof parapet, widely overhanging eaves, smooth stucco wall surfaces, and porch roofs supported by large, square piers, commonly arched above. The Friendship Baptist Church at 718 Third Street (photo 8) is an example of this style.

Five of the District's eight churches represent more elaborate styles. The Payne Chapel African Methodist Episcopal Church at 801 Ninth Street (photo 17), St. Patrick's Episcopal Church at 418 Sapodilla Avenue (photo 6), the Ebenezer Baptist Church at 633 Fifth Street (photo 25), and the Seventh Day Adventist Church at 816 Ninth Street (no photo) all display Gothic Revival features such as a high pitched roof, usually with steep cross gables, windows that extend into the gables without a break, and

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Northwest Historic District

wall surfaces that extend into the gables with a high pitched pointed arch.

The sole example of the Romanesque Revival style, the Tabernacle Missionary Baptist Church at 801 Eighth Street (photo 18), built in 1925, is a masonry building with wide, round arches over windows and doors, a squared tower with a convex roof, and an asymmetrical facade.

ALTERATIONS

Alterations to individual structures consist primarily of replacement windows, enclosed porches, and the addition of aluminum siding, asbestos shingles, and stucco finishes. Most of the structures which contribute to the district remain structurally intact. West Palm Beach's aggressive effort to rid neighborhoods of "crack houses" has left many vacant lots in the District. The city discontinued this policy after it came close to destroying the historic character of the area. A new program for rehabilitating deteriorated historic structures in the District is under development.

NON-CONTRIBUTING RESOURCES

Non-contributing resources include buildings that were constructed after 1941 and pre-1941 buildings whose historic integrity has been compromised by drastic, non-historic alterations (photos 27-31). Many buildings erected after 1941 were constructed to replace structures that burned or were demolished. A large number of vacant lots exist in all parts of the District.

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Northwest Historic District

CONTRIBUTING BUILDINGS

<u>Street</u>	<u>Site Name</u>	<u>DATEBUILT</u>
<u>Second Street</u>		
611		c.1925
615 1/2		c.1920
617 1/3		c.1925
617 1/2		c.1925
633		c.1927
913	RICHARD & VIRGINIA VICKERS HOUSE	c.1923
<u>Third Street</u>		
627	NATHANIEL & MAMIE FREDERICK HOUSE	1926
629	HENRY H. WILLIAMS HOUSE	1924
630	MARY WILLIAMS HOUSE	1925
631	SAMUEL & RUBY HAYES HOUSE	1920
633	LAURA WRIGHT HOUSE	1923
634	JOHN H. & RUTH THOMPSON HOUSE	1923
708	MARCH M. & SUSIE MILES HOUSE	1923
708 1/2		1923
713		1923
718	FRIENDSHIP BAPTIST CHURCH	1931
801	HENRY & HISETTA SPEED HOUSE	1921
805		1927
810	GEORGE & ANNIE WILLIAMS HOUSE	1916
814-816		1927
814 1/2		1927
816 1/2		1927
819 1/2		1930
822		1939
822 1/2		1940
826		c.1920
901		c.1935
915		c.1929
916		c.1931
919		c.1938
922A		c.1916
922B		c.1925
922C		c.1925
926		c.1922

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708 1/2		c.1930
711	EDWARD & CARRIE LOWE HOUSE	1923
711A		1923
711B		c.1936
713		1926
713A		1924
713B		1937
801	DR. ALICE F. MICKENS HOUSE	1917
811	MATTIE BENNETT HOUSE	1941
811 1/2		1941
817	JOHN WILLIAMS HOUSE	1924
818	ALLEN & CHRISTINE AMBROSE HOUSE	1916
823	SCIPIO & EMMA PERKINS HOUSE	1925
823 1/2		1925
909		c.1926
910		1929

FIFTH STREET

617	JOSEPH & EULA ORR HOUSE	1946
617 1/2		1946
629	CHURCH OF GOD	1931
631	RICHARD & CLEMENTINA SMITH HOUSE	1929
633	EBENEZER BAPTIST CHURCH	1939
638		1929
708		1929
714		1915
714 1/2		1915
716	HARRISON-TAYLOR HOUSE	1919
720		c.1940
808		c.1930
809	ROBERT FRANKS HOUSE	1930
816		c.1930
901		c.1930
906	ANDREW MOSS HOUSE	c.1920
907 1/2		c.1925
911		c.1922
915		c.1929
927		1928

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632		1920
634	ESTELLE BLYTHWOOD HOUSE	1926
635-37		1921
638	DANIEL MILLER HOUSE	1925
639		1921
641		1921
705	ALFRED & ROBERTA WILLIAMS HOUSE	1927
708	RICHARD & JULIA JACKSON HOUSE	1919
709	CLAYTON & CHARLOTTE WIMS HOUSE	1925
716A		1927
716B		1927
716C		1927
716D		1927
716E		1927
717		c.1920
802		1926
809	JOSEPH BONNER FUNERAL HOME	1926
813	JAMES & AMANDA CROMER HOUSE	1925
813 1/2		1925
815		1921
815 1/2		c.1921
816	JOSEPH & MINNIE ARRINGTON HOUSE	1920
819		c.1940

SEVENTH STREET

617		c.1936
620		1924
623		1919
624		1924
628		1924
630		1924
631		1919
634		1924
638		1924
642		1925
706		1932
708		1932
716		1919
809	SAM & EVA GIBSON HOUSE	1921
811		1925
811 1/2		1925

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817	HUFF UNDERTAKING COMPANY	1929
817 1/2		1929
822 1/2		c.1920
904		c.1925
907		1924
909		1924
910-912	WILLIAM & FANNIE SMITH HOUSE	1937
911		c.1930
915		c.1930
920		c.1930
920 1/2		c.1935
922		c.1935

EIGHTH STREET

609	SUNSET COCKTAIL LOUNGE & BALLROOM	1933
612	KINGSLEY KNOWLES HOUSE	1926
613-15		1924
623		1923
623 1/2		1923
625		1923
625 1/2		1923
629		1923
629 1/2		1923
706		1928
708		1928
709	CHARLES & FANNIE LUNDY HOUSE	1925
711		1925
711 1/3		1925
711 1/2		1925
801	TABERNACLE MISSION BAPTIST CHURCH	1925
809	TABERNACLE PARISH HOUSE	c.1930
814	ANNIE JACKSON HOUSE	1922
818	LUTHER & HELEN ROSS HOUSE	1924
819	TRINITY METHODIST EPISCOPAL CHURCH	c.1923
910 + 2 outbuildings	WILLIAM WINN HOUSE	1927
912 1/2		c.1927
913		c.1925
914	JOHN & CLARA WINN HOUSE	c.1920
917A		c.1941
917B		c.1941
917C		c.1941
917D		c.1941
918		c.1920
920		c.1920

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927 ELLEN WILLIAMS HOUSE c.1924

NINTH STREET

603 c.1930
603 1/2A c.1930
603 1/2B c.1930
607 WILLIAM & JOSEPHINE SIMMONS HOUSE 1928
618 WALTER & MARY ALFORD HOUSE 1922
621 DAVIS-BROWN HOUSE 1926
622 1926
629 1927
629 1/2 1927
631 1927
637 1919
639 1919
701 JOSEPH & SALLIE JOHNSON HOUSE 1924
706 FRED & VIOLA LOWE HOUSE 1926
719 1925
720 1/2 c.1930
722 NATHANIEL & ANNIE MAJOR HOUSE 1925
801 PAYNE CHAPEL A.M.E. CHURCH 1925
814 OZZIE BROWN HOUSE 1935
814 1/2A ANNIE JACKSON HOUSE 1922
814 1/2B 1922
816 SEVENTH DAY ADVENTIST CHURCH 1929
818 c.1930
818 1/2 c.1930
825 1922
909 THOMAS & MARY WILLIAMS HOUSE 1931
909 1/2 c.1935
911 NEW BETHEL MISSIONARY BAPTIST CHURCH c.1931
918 c.1927
925 ROBIE HORTON HOUSE c.1927

TENTH STREET

604 JAMES & EVANGELINE AKINS HOUSE 1926
610 PERCY & MAUDE JOHNSON HOUSE 1932
621 GEORGIA TATE HOUSE c.1928
624 JAMES & CLARINDA CAMBRIDGE HOUSE 1930
630 1/2 c.1930
631 + 1 outbuilding CARRIE WEBB HOUSE c.1923
712 1937
714 1937

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Northwest Historic District

716		1937
820	JOHN TRAPP HOUSE	1930
821	MITCHELL & DAISY THOMAS HOUSE	1929
822	ROY & VIRGINIA KRESS HOUSE	1931
825		c.1931
908	ELIZABETH JOHNSON HOUSE	c.1931
908 1/2		c.1932
914		1925
918	JAMES & FREDERICA SMITH HOUSE	1926

ELEVENTH STREET

624		c.1930
624 1/2		c.1930
628		c.1927
818	WILEY & MAUDE CRAWFORD HOUSE	1933
830	DANIEL MADISON HOUSE	1930

ROSEMARY AVENUE

901	ROBERT L. SAUNDERS BUILDING	1933
913		1925
915		1925
1001		c.1927
1017		1927
1019		c.1926
1113		c.1940
1115		c.1930
1117		c.1927

HENRIETTA AVENUE

1114	LEILA RANDALL HOUSE	1929
------	---------------------	------

SAPODILLA AVENUE

311		1934
313		1934
317-25	J.C. LAKE BUILDING	1927
418	ST. PATRICK'S EPISCOPAL CHURCH	1929
500		c.1930
510		c.1920
512		c.1920
613		1936
615		1933
710		1924

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711		1925
713		1925
714		1940
719-21		1938
720		1928
800		1929
813	CECILIA SAUNDERS HOUSE	c.1921
815		c.1922
817-29	THOMAS R. VICKERS BUILDING	1935
900		1938
902		1923
911		1928
912-16	WILSON FILLING STATION AND HOUSE	1926
1004		1919
1006		1919
1008		1919
1010		1928
1010 1/2		1928
1031		1918

DIVISION AVENUE

411		1922
412		1925
414		1925
419	CARRIE L. BLAINE HOUSE	1925
500		1926
502		1926
506		1920
508		1920
510		1920
511		1925
517	PHYLLIS WASHINGTON HOUSE	1925
625	MOLLIE HOLT-GWEN CHERRY HOUSE	1926
710		c.1926
711		1923
801		1919
807		1922
809		1922
810		1921
811		1922
812		1921
813		1921
814		1921

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Northwest Historic District

817		1931
821		1931
906		1930
911		c.1930
1012		1937
1014		1937
1016		1937
1109		1915

DOUGLAS AVENUE

409	EDWARD WILLIAMS HOUSE	c.1916
415		c.1930
424		1925
519		1927
610		1923
612		1923
614		1923
615		c.1930
616		1923
618		1923
620		1923
704		1929
704 1/2A		1929
704 1/2B		1929
708		c.1926
813		c.1923
815		c.1923
913		c.1940
915		c.1926
917		c.1926
920		c.1940
921		1923
922		1923
924		1923
926		1923
928		1923
1120		1928
1124	BRADGER & ROSA YOUNG HOUSE	1926

TAMARIND AVENUE

302		1921
400	LULU REDDICK HOUSE	c.1935
500-504	CAMERON FILLING STATION & APTS.	1926
605		c.1933

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608		c.1933
712		c.1929
716		c.1928
800	GEORGIANNA HILLS HOUSE	1922
822		1921
824		1921
1012-1016	ROBINSON & JOHNSON GROCERY	1929
1028-1030		c.1940

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Northwest Historic District

NON-CONTRIBUTING BUILDINGS

SECOND STREET

611 1/2
621
919

THIRD STREET

713 (outbuilding)
800
805 1/2
806
810 1/2
813
819
905 + 1 outbuilding
911

FOURTH STREET

708
801 1/2
810
815
818 1/2
820
825
906
906 1/2
908
915

FIFTH STREET

629 1/2
701
717
809 1/2
810
812
815
819
820-22

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Northwest Historic District

907

925

SIXTH STREET

700

713 1/2

801

821

824

SEVENTH STREET

623 1/2

633-635

701

705

710 + 1 outbuilding

715

806

807

812

813

815

908 1/2

EIGHTH STREET

607

616

619

622

628

632

707 1/2

709 1/2

800

808

815

817

905

907

912

913 1/2

921

923 + 1 outbuilding

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NINTH STREET

625
628
632
708
720
722 1/2
803
805
809-811
810 1/2
813-815
820
821
823
901
905
908
912
912 1/2A
912 1/2B
918 (outbuilding)

TENTH STREET

625
630
708-710
820 1/2
822 1/2
827
900 + 1 outbuilding
904
912
920
920 1/2

ELEVENTH STREET

824

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Northwest Historic District

ROSEMARY AVENUE

1003
1005
1007
1101-1103

HENRIETTA AVENUE

803-805
909
1001-1009
1006
1019
1021
1100

SAPODILLA AVENUE

302
316-318
404
413
511
513-515
612-614
617
703-705
804-808
901-905
1009
1015

DIVISION AVENUE

415
417
608
614
712
720
1109 1/2
1117

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DOUGLAS AVENUE

420
422
426
512
606-608
609
718
800
1006
1014
1016
1104

TAMARIND

302 1/2
304
306
310
720-722
820

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STATEMENT OF SIGNIFICANCE

Summary

The Northwest Historic District is significant under Criterion A as the center of the segregated black community of West Palm Beach, Florida from 1915 to 1941. The District's history reflects the development of a black community in south Florida during the first half of the 20th century.

HISTORIC CONTEXT

White settlers began trickling into present day Palm Beach County during the 1870s. Most built houses in an area called Palm Beach, on the eastern shore of Lake Worth. For income, some hunted pelts, fished, or established farms around the lake. Pineapples were a popular cash crop, but they were soon replaced with more profitable fruits and vegetables as the major products of the area.

In 1892, while investigating a route to Miami for his railroad, Henry M. Flagler traveled through Palm Beach. Impressed with the beauty of the local area, Flagler decided to create an exclusive resort community for the wealthy on Palm Beach. Construction of his famous Royal Poinciana Hotel began the following year on May 1, 1893.

Flagler envisioned the resort as a pristine paradise isolated from commercial activity. He purchased property on the west shore of Lake Worth from Captain O. S. Porter, Ellen E. Potter, and Louis Hillhouse for a separate town which would serve as the business center for Palm Beach. In November 1893, Flagler filed the original plat for the Town of West Palm Beach. The town extended from Lake Worth to Clear Lake. The streets ran in alphabetical order from Althea in the north to Fern in the south while the avenues stretched from Lantana on the east to Water on the west. Flagler's railroad, newly named the Florida East Coast (F.E.C.) Railroad, reached West Palm Beach the same year bringing building materials, tourists, workers, and settlers. When the first plots of West Palm Beach were sold in February 1894, a construction boom began. The following November, the community voted to incorporate into a town.

During the first decades of its life, West Palm Beach experienced extreme population swings. Between 1895 and 1900, the population

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dropped from 1,192 to 564. A decline in construction activity on Palm Beach, the freeze of 1894-1895 which devastated the state's citrus industry, and nationwide recessions all contributed to the drop in population. Despite these setbacks, the city established a sewer system, a water pumping station, brick-paved streets, and electric and telephone service, and succeeded in gaining a city charter from the state legislature in 1903.

Population growth spurred by economic activity contributed to the creation of Palm Beach County from Dade County in 1909. West Palm Beach, the new county's largest municipality, became the county seat. By 1910 the city, with a population of 1,700, had recovered from the hardships of the late 1890s. Two years later the city had a cigar factory, three newspapers, two banks, five first class hotels, ten real estate firms, and two railroads. The completion of the Palm Beach Canal in 1917, which provided access to inland farming areas, made West Palm Beach the shipping point for the county's agricultural products by both rail and water. By 1920, West Palm Beach not only served as the center of commercial and political activity in Palm Beach County, but also as a tourist spot for the middle class.

During the 1920s, West Palm Beach was caught up in the fever of the Florida Land Boom (c. 1924-1926). By 1927, the entire city east of Australian Avenue had been platted, although little building had occurred north of Thirty-sixth Street or south of Southern Boulevard. Major office and commercial projects were erected including the city's first highrise buildings. Thousands of workers, both black and white, poured into West Palm Beach to aid with the construction of the new buildings. By the end of the decade, the city's population numbered close to 27,000.

The Land Boom ended in 1926 with the deflation of land values. Four major factors contributed to the subsequent failure of the Florida real estate market. First, widespread publication of dishonest Florida real estate ventures in northern newspapers, beginning in the spring of 1925, caused many investors to cancel all Florida real estate transactions. Second, in an attempt to reduce massive freight car congestion, the F.E.C. Railroad placed an embargo on all but perishable goods in August 1925, making building materials unavailable in southeast Florida. Third, on September 16, 1928, a devastating hurricane swept across Palm Beach County. Winds estimated in excess of 130 miles per hour leveled commercial buildings and destroyed nearly 8000 homes, leaving more than 2500 families homeless and killing as many as 2000 people. Estimated property damage exceeded \$13 million.

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Fourth, speculators had pushed prices so high, they found no buyers. When the Stock Market crashed in October 1929, the Florida real estate market was left nearly valueless.

From the beginning of the Depression, West Palm Beach experienced only moderate growth which lasted from 1930 until after World War II. Then the population of the city and surrounding area began to increase steadily. Wider and busier roads were constructed throughout the town. Various housing developments west of Australian Avenue appeared during the 1960s. They served as a catalyst for suburban growth and marked the beginning of the shift in the city's population and economic base away from the downtown area. Today, West Palm Beach has over 67,000 residents. Its economy depends on agriculture, tourism, and industry.

HISTORICAL SIGNIFICANCE

Development of the Black Community and the Northwest Neighborhood

The person credited as the first black settler in present day Palm Beach County, Willie Melton, arrived in the Lake Worth area in 1885. More black pioneers followed soon after, most migrating from the Deep South and the Bahamas. Many toiled as field laborers on local pineapple and vegetable farms, while others worked in the fledgling tourist industry. The early black population lived in a small settlement called the Styx, which was located on the east side of Lake Worth in what is now Palm Beach.

When Henry Flagler announced his plans to extend the Florida East Coast Railroad through Palm Beach, blacks from all over the southeast moved to the area in search of work. In 1894, as Palm Beach was being transformed into an exclusive resort community, Flagler decided to move the Styx community across Lake Worth to West Palm Beach. The relocation of the Styx community to the newly platted town of West Palm Beach in 1894 was haphazard. As in other Florida cities, the black population congregated together in areas where land owners were willing to rent or sell property to them. The black settlement in West Palm Beach was located north of the town and west of the Florida East Coast Railroad tracks near what is now the intersection of Tamarind Avenue and First Street. Known as the Northwest Neighborhood, the settlement soon spread as far south as Evernia Street, and as far north as Fifth Avenue, (now Seventh Street), west of the F.E.C. railroad tracks. During the 1910s, it grew northward, joining with a smaller black settlement known as Pleasant City. Pleasant City was located between what are now Eighteenth and

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Twenty-third Streets, and North Dixie Highway and the Florida East Coast Railroad tracks. Though the two areas overlapped, they continued as separate communities and the Northwest Neighborhood remained the larger of the two.

By 1915, the Northwest Neighborhood was the center of the city's black community. Segregated from the white community, the black population established its own social institutions: churches, social clubs, schools, businesses, and residential areas. The fact that most of the homes and businesses in the Neighborhood were owned by blacks was a source of pride. In addition, the majority of the buildings in the area were constructed by black builders: Simeon Mather, R.A. Smith, J. B. Woodside, Alfred Williams, and Samuel O. Major. The city's first black architect, Hazel Augustus, designed many of the Neighborhood's buildings between the late 1910s and his death in an automobile accident in 1925. Examples of his work include Payne Chapel at 801 Ninth Street, his home at 615 Division Street (demolished), 815 Sixth Street, and 701 Ninth Street.

During the economic prosperity of the Land Boom (c. 1924-1926), job opportunities attracted large numbers of blacks from all over the country to West Palm Beach. Jobs were plentiful, especially in construction and farm labor, and encouraged a stable economy. A number of businesses were started or expanded in the Neighborhood during this period: beauty parlors, laundries, funeral homes, grocery stores and tailor shops, among others. Many of these were initially operated out of private homes but later grew into large-scale commercial operations. One businessman, Henry Speed, was a successful realtor and part-owner of the city's first black-owned lumber company. In the early 1920s, he donated land for the Palmview Elementary School, 800 Eleventh Avenue, and Pine Ridge Hospital, the only hospital that served the black community until integration in the 1960s.

In 1927, Industrial High School on 11th Street and Division Avenue became the first school in Palm Beach County to offer blacks an education through the twelfth grade. Black students from all over the county attended the school in the 1930s and 1940s. Because the school had no auditorium, graduation exercises were held in either Payne Chapel A.M.E. Church (on the corner of Ninth Street and Division Avenue) or Tabernacle Baptist Church (at 801 Eighth Street).

A devastating hurricane swept across Palm Beach County in 1928. Thousands of people lost their lives in the storm and thousands

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of others were left homeless. Marjorie Merriweather Post, who owned a winter home in Palm Beach, donated a large sum of money to aid the victims of the storm. Part of that money was given to the Women's Civic League, a black civic organization founded in the Northwest Neighborhood in 1925. The League administered the funds to the needy in the black community, providing food and other basic necessities.

In November 1929, the City Commission of West Palm Beach adopted an ordinance defining the boundaries of the segregated black neighborhoods known as the Northwest Neighborhood and Pleasant City. No black person could live outside the area except when employed as a domestic in a white household. No black person was allowed to conduct a place of business outside of the area and all whites were likewise barred from living or conducting business in the designated black district. The City Commission set Twenty-third Street as the northern boundary and the alley between Clematis Street and First Street as the southern boundary. The Florida East Coast Railroad tracks formed the eastern boundary south of Seventeenth Street. Between Seventeenth and Twenty third Streets, North Dixie Highway functioned as the eastern boundary. Clear Lake bounded the western part of the neighborhood. To mark the transition from black to white neighborhoods, the names of the north-south streets were changed at Clematis Street.

During the Great Depression of the 1930s, the black population of West Palm Beach continued to grow, though moderately compared to the previous decade. Bound by the segregation ordinance, the Northwest Neighborhood remained the focal point of the city's black community. In 1933, Robert Saunders built the Sunset Cocktail Lounge and Ballroom at 609 Eighth Street. It showcased top name black entertainers of the day, including Cab Calloway and Fats Waller. Wealthy whites wintering in Palm Beach sometimes reserved tables at some of the shows. The Sunset was the entertainment center for the local black population through the 1950s.

The first home for delinquent and homeless black children in West Palm Beach was established in the early 1930s by Mamie Frederick in her home at 627 Third Street. Mrs. Frederick's sister-in-law, Dr. Alice Frederick Mickens, was also a civic leader. She worked hard to promote local clubs which pushed for the betterment of the community: the Women's Civic League, the Emanon Child Welfare Club, the National Association for the Advancement of Colored People (NAACP), and Church Women United to name a few. Traveling

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by train throughout the southeast, she coordinated programs with black leaders in other communities. On one such trip she met Dr. Mary McLeod Bethune, one of the founders of Bethune-Cookman College, in a segregated train car of the Florida East Coast Railway. The two women remained friends until Dr. Bethune's death in 1955. Many black leaders visited West Palm Beach in the 1930s and the decades following World War II: Dr Bethune, Howard Thurman, Ralph Bunche, and Charlotte Hawkins Brown among them. Because there were very few hotel facilities for blacks in West Palm Beach, Dr. Mickens and her family hosted many of these individuals in their home at 801 Fourth Street (NR listed 1985).

In the decades following World War II, the Northwest Neighborhood underwent many changes. In 1951, a study conducted by the University of Miami concluded that the Northwest Neighborhood was a congested slum. The city sold 500 acres west of the Neighborhood to the Perini Company in 1957 to be developed exclusively for black housing. The 1929 segregation ordinance was repealed in 1960, at which time large segments of the black population began to move into other neighborhoods, including the Perini development. The black community of West Palm Beach is now scattered throughout the city. The Northwest Neighborhood remains a predominately black area, but it has lost most of its middle and upper income residents and businesses. Road widenings, demolition projects, and increased automobile traffic have disrupted the physical unity of the area. Twelfth Street, a major east-west road, now divides the Neighborhood into two separate sections: the Freshwater area on the northside and the Northwest area, which contains the Northwest Historic District, on the southside. The area is now economically depressed and is no longer the center of the local black community.

The Northwest Historic District is significant as the surviving core of historic buildings which make up the Northwest Neighborhood south of Twelfth Street. The District contains many buildings that reflect the development of a segregated black community in a south Florida town during the first half of the twentieth century. Cut off from white society, the Northwest Neighborhood was like a city within a city. The black community created its own schools, residential neighborhoods, businesses, churches, social clubs, and civic groups within the confines of the District. The District consists mostly of frame vernacular homes, which represent a mixture of lower to upper income residents. Black laborers and domestic servants, many of whom worked in the white community, lived in the District as well as black professionals and business leaders. Despite the demolition

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of many buildings, the District remains one of the last intact areas of the Northwest Neighborhood and retains its historic integrity of setting, materials, feeling, association, and design.

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PHOTOGRAPHS
NORTHWEST HISTORIC DISTRICT
WEST PALM BEACH, FLORIDA

1. HENRY SPEED HOUSE, 801 THIRD STREET
2. WEST PALM BEACH, FLORIDA
3. ELIZABETH L. MILLER & SUSAN MORGAN
4. 1989
5. CITY OF WEST PALM BEACH PLANNING DEPARTMENT
6. SOUTH AND EAST ELEVATIONS, CAMERA FACING NORTHWEST
7. 1

THE INFORMATION FOR ITEMS 2-5 IS THE SAME FOR ALL PHOTOS.

1. LAURA WRIGHT HOUSE, 633 THIRD STREET
6. SOUTH ELEVATION, CAMERA FACING NORTH
7. 2

1. MICKENS HOUSE, 801 FOURTH STREET
6. SOUTH ELEVATION, CAMERA FACING NORTH
7. 3

1. 701 NINTH STREET
6. EAST ELEVATION, CAMERA FACING WEST
7. 4

1. AMBROSE HOUSE, 818 FOURTH STREET
6. NORTH ELEVATION, CAMERA FACING SOUTH
7. 5

1. ST. PATRICK'S EPISCOPAL CHURCH, 418 SAPODILLA AVE.
6. NORTH ELEVATION, CAMERA FACING SOUTH
7. 6

1. PHYLLIS WASHINGTON HOUSE, 517 DIVISION AVE.
6. EAST ELEVATION, CAMERA FACING WEST
7. 7

1. FRIENDSHIP BAPTIST CHURCH, 718 THIRD STREET
6. NORTH AND WEST ELEVATIONS, CAMERA FACING SOUTHEAST
7. 8

1. 817 SEVENTH STREET
6. SOUTH AND WEST ELEVATIONS, CAMERA FACING NORTHEAST
7. 9

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1. 817 SEVENTH STREET
 6. SOUTH AND EAST ELEVATIONS, CAMERA FACING NORTHWEST
 7. 10

 1. 642 SEVENTH STREET
 6. NORTH ELEVATION, CAMERA FACING SOUTH
 7. 11

 1. SOUTH SIDE OF SEVENTH STREET, 600 BLOCK
 6. NORTH ELEVATIONS, CAMERA FACING SOUTHWEST
 7. 12

 1. SUNSET LOUNGE, 609 EIGHTH STREET
 6. SOUTH & WEST ELEVATIONS, CAMERA FACING NORTHEAST
 7. 13

 1. 900 SAPODILLA AVENUE
 6. WEST & SOUTH ELEVATIONS, CAMERA FACING NORTHEAST
 7. 14

 1. 920-928 DOUGLAS AVENUE
 6. WEST ELEVATIONS, CAMERA FACING SOUTHEAST
 7. 15

 1. ALFORD HOUSE, 618 NINTH STREET
 6. NORTH ELEVATION, CAMERA FACING SOUTH
 7. 16

 1. PAYNE CHAPEL A.M.E., 801 NINTH STREET
 6. SOUTH AND EAST ELEVATIONS, CAMERA FACING NORTHWEST
 7. 17

 1. TABERNACLE BAPTIST CHURCH, 801 EIGHTH STREET
 6. SOUTH ELEVATION, CAMERA FACING NORTH
 7. 18

 1. 620-634 DOUGLAS AVENUE
 6. WEST ELEVATIONS, CAMERA FACING SOUTHEAST
 7. 19

 1. 815 SIXTH STREET
 6. SOUTH ELEVATION, CAMERA FACING NORTH
 7. 20

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1. GWEN CHERRY/MOLLIE HOLT HOUSE, 625 DIVISION AV
6. EAST ELEVATION, CAMERA FACING WEST
7. 21

1. 716 SIXTH STREET
6. NORTH ELEVATION, CAMERA FACING SOUTH
7. 22

1. JACKSON HOUSE, 708 SIXTH STREET
6. NORTH ELEVATION, CAMERA FACING SOUTHEAST
7. 23

1. 635-637 SIXTH STREET
6. SOUTH ELEVATION, CAMERA FACING NORTH
7. 24

1. EBENEZER BAPTIST CHURCH, 633 FIFTH STREET
6. SOUTH ELEVATION, CAMERA FACING NORTH
7. 25

1. 500 DIVISION AVENUE
6. SOUTH ELEVATION, CAMERA FACING NORTHEAST
7. 26

THE BUILDINGS IN PHOTOS 27-31 ARE NONCONTRIBUTING.

1. 720 NINTH STREET (FRONT BUILDING)
6. NORTH FACADE, CAMERA FACING SOUTH
7. 27

1. 809-815 NINTH STREET
6. SOUTH FACADE, CAMERA FACING NORTH
7. 28

1. 710 SEVENTH STREET
6. NORTH FACADE, CAMERA FACING SOUTH
7. 29

1. 824 SIXTH STREET
6. NORTH FACADE, CAMERA FACING SOUTH
7. 30

1. 810 FIFTH STREET
6. NORTH FACADE, CAMERA FACING SOUTH
7. 31