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United States Department of the Interior
National Park Service

MAR 18 1994

NATIONAL
REGISTER

National Register of Historic Places
Registration Form

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 an 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 Old Northwood Historic District

other names/site number _____

2. Location

street & number Bounded roughly by Broadway, North Dixie Highway, 26th Street, and 35th Street N/A not for publication

city or town West Palm Beach N/A vicinity

state Florida code FL county Palm Beach code 099 zip code 33407

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.)

Suzanne P. Walker / Deputy SHPO 3/11/94
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources
State of 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.
 - removed from the National Register.
 - other, (explain:)

for
Signature of the Keeper Edson H. Beall Entered in the National Register Date of Action 4.14.94

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

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

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
320	115	buildings
0	0	sites
0	0	structures
0	0	objects
320	115	Total

Name of related multiple property listing
(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)

Current Functions
(Enter categories from instructions)

DOMESTIC/ single dwelling

multiple dwelling

secondary structure

DOMESTIC/ single dwelling

multiple dwelling

secondary structure

GOVERNMENT/ Fire Station

GOVERNMENT/ Fire Station

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Late 19th and 20th Century Revivals

Late 19th and Early 20th Century

American Movements

foundation concrete

walls wood, stucco, brick

roof ceramic tile, asphalt

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.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

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):

- 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 # _____

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance

1921-1944

Significant Dates

1921

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: John Volk, William Manley King, Theodore Rissfeldt

Blder: J.C.Paty, Cliff Ewing, Decamara and Chace, Newlow and Stephens, C. Trevail

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Old Northwood Historic District
Name of Property

Palm Beach Co., Fl
County and State

10. Geographical Data

Acreeage of Property approx. 90 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 17 | 593810 | 2958420 |
Zone Easting Northing
2 | 17 | 594200 | 2958400 |

3 | 17 | 594180 | 2957490 |
Zone Easting Northing
4 | 17 | 593820 | 2957460 |

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 Colin Rayner, Margaret Dew/ Sherry Piland, Historic Sites Specialist

organization Bureau of Historic Preservation date February 1994

street & number R.A. Gray Bldg., 500 S. Bronough telephone (904) 487-2333

city or town Tallahassee state Fl. 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 _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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 to amend existing 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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DISTRICT, WEST PALM
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SUMMARY

The Northwood Historic District consists of a twenty-two block area in West Palm Beach, Florida, north of the downtown commercial core. The district is bounded by North Dixie Highway (formerly known as Palmetto) on the east, Broadway on the west, 26th Street on the South and 35th Street on the north. The district is primarily residential and consists mainly of one and two story single family residences and outbuildings, such as garages and garage/apartments. The district contains 435 buildings. Of these, 320 are contributing (74%) and 115 are non-contributing buildings. The majority of the contributing structures were constructed between 1921 and 1926. Many of the contributing buildings exhibit architectural designs consistent with contemporary state and national trends in architecture.

PAST SETTING AND PRESENT APPEARANCE:

The earliest development of West Palm Beach was bounded by South Boulevard (on the south), 25th Street on the north, Lake Worth on the east, and Australian Avenue (and the adjacent Lake Mangonia and Clear Lake) on the west. Areas to the north and south of this were platted during the land boom of the early 1920s. The area west of Australian Avenue was not platted and developed until after World War II. The city has continued its westward expansion since that time.

The Old Northwood Historic District consists of 22 blocks or portions of blocks, located in four plats or portions of plats. The area was platted as rectangular blocks, running east/west, with an alley down the middle of the block. Each block had nine lots facing north, nine lots facing south, five lots facing east and a like number facing west. An alley also ran behind the east and west facing lots. Lot sizes were primarily 50' X 125'. The area has a well-defined residential character, with uniform set backs of approximately 20 feet, sidewalks, mature vegetation, and recently erected neighborhood markers (photo 1).

In the years following World War II, tourism in the state of Florida grew and Dixie Highway became a busy north/south thoroughfare in the city. The character of

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Broadway, once a tree-lined boulevard, began to change. During the 1950s it developed into a "motel row" for the growing tourist trade. However, when Interstate 95 opened around 1970, just east of Australian Avenue, newer and more modern motels and hotels were built near the Interstate exits and the older motels on Broadway lost much of their business. New ways of maintaining a profit had to be found and many were converted to small apartments or were used as housing for transients. Their upkeep declined. Broadway also became a major north/south artery into the business district. As commuters headed into the downtown area from north of the Old Northwood Historic District, they frequently used east/west streets in the neighborhood to cut through to Dixie Highway, hoping to avoid traffic delays. This rush hour traffic pattern adversely impacted the neighborhood.

As in most cities, crime became an increasing problem in West Palm Beach in the 1970s and 1980s and the impact was felt in the Old Northwood Historic District. In 1988 a neighborhood association was formed and began to address some of the problems. In December of 1992 the association was successful in getting the entrances to the neighborhood from Broadway closed off, thus preventing the rush hour cross-traffic and returning a sense of physical cohesiveness to the neighborhood.

DESCRIPTION

The residences in the Old Northwood Historic District are generally 1-2 stories and most have irregular plans. They have a variety of roof shapes, covered mainly with ceramic tile or composition shingles. A high degree of integrity has been maintained throughout the neighborhood. A variety of formal styles is seen in the district. The majority of the outbuildings are stylistically related to the primary structures. The outbuildings consist of garages, garage/apartment combinations, and garages that have been converted to apartments. They are both one and two stories.

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MEDITERRANEAN REVIVAL

The most prevalent style in the district is the Mediterranean Revival, with 126 residences exhibiting features of the style. These houses show great variety in their designs. A highly decorated variation is the two-story stucco residence at 511 32nd Street (photo 2). The entrance is canted at the juncture of two wings of unequal length and is placed in a decorated surround. The entrance bay terminates in a squat tower with a tile hip roof. Arched windows are dominant on the first floor. Several windows of the second floor, including a group of three on the south facade have Venetian-inspired surrounds. A wrought iron balconet is also a dominant feature of the south facade.

An elaborate example of the style is the house at 505 32 (photo 3). The main block of the house projects forward and features a triple window arrangement on both floors. The entrance bay is set back, on the west side of the house. An elaborate entry door surround features spiral columns with finials. A decorative stucco panel is placed over this.

An excellent example of the Mediterranean Revival style is the two-story stucco residence at 520 27th Street (photo #4). It resembles an Italian villa with its large one-story porch extending across much of the main facade. The porch features large segmental arched openings supported by columns with decorated capitals. The deep eave of the tile roof is supported by brackets. The walls have a rough stucco finish.

The residence at 509 26th was built in 1925 (Photo 5). A gabled, single-story projection, containing the entrance and a porch, sits before the two-story residence. An exterior chimney is centrally placed. The house has a tile roof and a balconet on the second floor.

The endless variations on the Mediterranean Revival style are provided by combining various details and ornamentation. The residence at 519 28th Street has a projecting one-story porch with spiral columns between the segmental arches of the porch (photo 6). The entrance door

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has a decorated surround surmounted by a small balcony. The 1926 residence at 425 29th Street features a bracketed tile roof (photo 7). A one-story hipped roof section dominates the facade. The two-story stucco residence at 522 29th has a tile roof (photo 8). The entrance is recessed in a small porch with arched openings. A prominent exterior chimney on the main facade is flanked by multipaned doors surmounted by decorative semicircular panels. The two-story stucco residence at 429 30th was built in 1925 (photo 9). The entrance is recessed in a small arched opening. Above the entrance are French doors opening onto a small balconet with a wrought iron railing. The house at 501 26th Street, built in 1925, is two stories in height (Photo 10). It features a projecting gabled entrance that echoes the front facing gable roof. An exterior chimney is placed between the second story windows. The wing set back on the east end of the house features a castellated parapet. The Kathryn Building at 532 26th Street was built as a duplex (photo 11). It features the curvilinear parapet that is frequently associated with the Mission variation of the Mediterranean Revival style. The centrally located entrance has an arched stone and brick surround. The deep eaves are bracketed.

The district has many other less ornate and smaller residences that reflect the Mediterranean influence. Some embody characteristics of the Mission Revival variation of the style. The Mission Revival variation is seen in the single-story stucco residence at 436 29th Street (photo 12). The entrance is sheltered by an arched portico. The flat roof is hidden by a shaped parapet. Another example of a modest Mediterranean Revival house is the small, but elegant, residence at 442 31st (photo 13). The one-story stucco residence was constructed in 1922. The entrance is recessed in an arched opening. The main facade is distinguished by triple arched, multi-light windows.

BUNGALOW

Nine residences in the district feature Bungalow designs. The residence at 418 31st Street is a good example of the Bungalow style (Photo 14). The one-story stucco residence has a low profile. A porch that extends across the facade is integrated under the gable roof of the residence. The eave features knee brackets and exposed

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rafters. Battered piers mark the corners of the porch. Another example is at 426 30th St (photo 15). The porch of this 1923 bungalow has been infilled with awning windows, although the original porch openings are still visible.

COLONIAL REVIVAL

The six Colonial Revival residences in the district show the diversity of this style. The two-story frame residence at 502 28th Street is a typical Colonial Revival style of the 1920s (photo 16). It features a small pedimented portico, low gable roof, and end wall chimney. The residence at 3215 Spruce Avenue has elements of the Dutch Colonial variation, as exemplified by its gambrel roof and semi-circular entrance portico (photo 17).

Neoclassical

The one-story stucco residence at 441 26th Street is the only building in the district to exhibit Neoclassical features (photo 18). This 1922 house has a recessed central entrance protected by a curved portico supported by paired Doric columns. The parapet of the flat roof has a fret-work balustrade.

ART MODERNE

The only non-residential building in the district is the 1938 Fire Station at 3601 North Dixie Highway (photo 19). It is also the only building in the district to exhibit elements of the Art Moderne style.

VERNACULAR

Approximately 50 residences in the district could be classified as vernacular. They do not exhibit specific stylistic features, but have elements that may be traced to builder's guides or that follow a building tradition. The house at 434 32nd falls into that category (photo 20). The entrance of the two-story structure is protected by a small gabled projection, supported by brackets. Exposed rafters

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are visible under the deep eaves. A screened porch projects from the east side of the house. The two-story hip roofed house at 401 29th Street is a simple vernacular structure (Photo 21). This house, built in 1924, has exposed rafters and is fenestrated with aluminum awning windows.

OUTBUILDINGS

An unusual feature of this district are the alleyways that run east/west through the middle of the blocks and north/south behind the property that fronts onto Broadway and North Dixie Highway. This feature provided access for deliveries, trash pick-up, and provided a secondary entrance, especially useful for residents of garage apartments. There are a number of garage/apartments in the district. Many were built contemporaneous with the primary structure. The garage/apartments usually provide garage space on the first floor with an apartment on the second floor. Some of the garages in the district have been converted to small apartments, but usually retain their basic garage appearance. A typical garage/apartment is behind 509 30th Street (photo 22). This two-story, concrete block structure has garage openings onto an east/west alley. Living space on the second floor is accessed by an exterior stairway. The garage/apartment at the rear of 505 32nd Street also has an alley-way garage entrance (photo 23). A screened porch and living space are on the second floor. Typical one-story, two-car garages are seen at the rear of 445 30th Street and 442 31st Street (photo 24). The 442 31st Street garage has a hip roof and paired doors that swing open like a regular house door. The doors have eight-light panels in the upper portions. The 442 31st Street garage is stucco with a tile pent roof over the over-head garage doors.

ALTERATIONS

Alterations to individual structures consist primarily of replacement windows, enclosed porches, and the addition of aluminum siding. The Bungalow at 426 30th Street has had its porch enclosed, but the porch openings are still clearly visible (photo 15). Some of the garages in the district have been converted to apartments or small rental units.

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NON-CONTRIBUTING BUILDINGS

Non-contributing buildings were constructed after 1942 or are pre-1942 structures whose integrity has been compromised by significant, non-historic alterations.

Note: no attempt has been made to classify the garage or garage/apartments into stylistic categories although they often have some similarity to the primary structure in materials or simple design features.

CONTRIBUTING BUILDINGS:

26th Street

418	residence	1922	Vernacular
418 rear	garage	1922	-
422	residence	1925	Med. Rev.
423	residence	1923	Med. Rev.
423 rear	garage	1923	-
438	residence	1925	Med. Rev.
438 rear	garage/apt.	1925	-
441	residence	1922	NeoClassic
441 rear	garage/apt.	1922	-
445	residence	1925	Med. Rev.
501	residence	1925	Med. Rev.
501 rear	garage/apt.	1925	-
505	residence	1925	Med. Rev.
505 rear	garage/apt.	1925	-
509	residence	1925	Med. Rev.
509 rear	garage	1925	-
514	residence	1924	Med. Rev.
516	residence	1925	Med. Rev.
516 rear	garage/apt.	1925	-
524	residence	1923	Med. Rev.
524 rear	garage	1923	-
532	duplex	1926	Med. Rev.

27th Street

425	residence	1924	Bungalow
425 rear	garage	1924	-
429	residence	1923	Med. Rev.

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429 rear	garage/apt	1923	-
430	residence	1938	Colonial Rev.
435	residence	1924	vernacular
435 rear	garage/apt.	1924	vernacular
437	residence	1927	Med. Rev
437 rear	garage	1927	-
440	residence	1925	Med. Rev.
442	residence	1924	vernacular
442 rear	garage/apt.	1925	-
443	garage/apt.	1926	Med. Rev.
503	residence	1922	Bungalow
503 rear	garage/apt	1921	-
506	residence	1922	vernacular
506 rear	garage/apt.	1940	-
509	residence	1922	vernacular
510	residence	1926	Med. Rev.
512	residence	1925	Med. Rev.
512 rear	garage	1925	-
517	residence	1937	vernacular
517 rear	garage/apt.	1937	-
520	residence	1924	Med. Rev.
520 rear	garage	1924	-
521	residence	1925	Med. Rev.
529	residence	1925	Med. Rev.

28th Street

419	residence	1926	Med. Rev.
419 rear	garage	1926	-
420	residence	1925	Med. Rev
420 rear	garage	1925	-
424	residence	1924	Med. Rev
424 rear	garage	1924	-
440	residence	1937	vernacular
441	residence	1926	Med. Rev.
441 rear	garage/apt.	1926	-
442	residence	1922	vernacular
442 rear	garage	c. 1922	-
502	residence	1922	Colonial Rev.
502 rear	garage	1922	-
516	residence	1926	Med. Rev.
516 rear	garage	1930	-
518	residence	1923	Bungalow
518 rear A	apartment	1923	-

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518 rear B	garage	1940	-
519	residence	1926	Med. Rev.
519 rear	garage/apt.	1926	-
520	residence	1923	Med. Rev
520 rear	garage	1924	-
521	residence	1923	Bungalow
521 rear	garage	1923	-
522	residence	1924	Med. Rev.
522 rear	garage	1924	-
523	residence	1924	Med. Rev.
523 rear A	garage	1924	-
523 rear B	apartment	1924	-
531	residence	1923	Med. Rev.
531 rear	garage	1923	-
534	residence	1923	vernacular
534 rear	garage	c. 1923	-
535	residence	1923	Med. Rev.

29th Street

401	residence	1924	vernacular
411	garage/apt.	c. 1926	vernacular
417	residence	1925	vernacular
425	residence	1926	Med. Rev.
425 rear	garage	1926	-
428	residence	1925	Med. Rev
430	residence	1938	Colonial Revival
434	residence	1925	vernacular
434 rear	garage/apt	c.1925	-
436	residence	1925	Med. Rev.
436 rear	garage	1925	-
437	residence	1926	vernacular
437 rear	garage	c. 1926	-
444	residence	1924	Med. Rev.
444 rear	garage	1924	-
445	residence	1925	Med. Rev.
445 rear	garage	1925	-
516	residence	1926	Med. Rev.
516 rear	garage/apt	c. 1926	-
522	residence	1923	Med. Rev.
522 rear	garage	1923	-
523	residence	1924	Med. Rev.
523 rear	garage	1924	-
529	residence	1924	Med. Rev

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529 rear	garage	1924	-
530	residence	1924	Med. Rev
530 rear	garage	1924	-
534	residence	1926	Med. Rev.
534 rear	garage	1926	-

30th Street

407	residence	1924	Med. Rev.
415	residence	1923	Med. Rev
415 rear	garage	c. 1924	-
417	residence	1937	vernacular
417 rear	garage	c. 1930	-
418	residence	1924	Med. Rev.
418 rear	garage	1924	-
419	residence	1923	Med. Rev.
419 rear	garage	1923	-
420	residence	1925	Med. Rev.
420 rear	garage	1925	-
425	residence	1925	Med. Rev
425 rear	garage	1925	-
426	residence	1923	Bungalow
426 rear	garage	1923	-
428	residence	1925	Med. Rev.
429	residence	1925	Med. Rev
429 rear	garage/apt.	1925	-
432	residence	1925	Med. Rev
444	residence	1938	vernacular
444 rear	garage	c. 1939	-
445	residence	1924	Med. Rev
445 rear	garage	c. 1924	-
500	residence	1924	Med. Rev
500 rear	garage/apt.	1924	-
501	residence	1922	vernacular
501 rear	garage/apt.	c. 1922	-
509	residence	1938	vernacular
509 rear	garage	1938	-
514	residence	1922	Bungalow
515	residence	1924	Med. Rev.
515 rear	garage	1924	-
519	residence	1924	Med. Rev.
519 rear	garage	1924	-
521	residence	1924	Med. Rev.
521 rear	garage	1924	-

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526	clubhouse	1925	Med. Rev.
528	residence	1924	Med. Rev
528 rear	garage	1924	-
529	residence	1924	Med. Rev
529 rear	garage/apt.	1924	-
531	residence	1924	Med. Rev.
531 rear	duplex/garage	1924	-
532	residence	1925	Med. Rev
532 rear	garage/apt.	c. 1925	-

31st Street

410	residence	c. 1929	vernacular
415	apartment	1925	Med. Rev.
415 rear	garage/apt.	1925	-
418	residence	1922	Bungalow
418 rear	garage	1922	vernacular
421	residence	1926	Med. Rev.
432	residence	1927	vernacular
432 rear	garage	1927	vernacular
439	garage/apt	1927	Med. Rev
442	residence	1922	Med. Rev
442 rear	garage	1924	-
443	residence	1923	Med. Rev.
443 rear	garage	c. 1924	-
511	residence	1924	vernacular
511 rear	garage	1924	-
512	residence	1923	Med. Rev
512 rear	garage	1923	-
516	residence	1924	Med. Rev.
516 rear	garage	1924	-
519	residence	1924	Med Rev.
519 rear	garage	1925	-
520	residence	1923	Med. Rev
520 rear	garage	1923	-
523	residence	1938	vernacular
525	residence	1923	vernacular
528	residence	1940	vernacular
531	residence	1924	Med. Rev.
534	residence	1924	Med. Rev
534 rear	garage	1924	-
535	residence	1926	vernacular
535 rear	garage/apt.	c. 1926	-

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32nd Street

414	residence	1923	Med. Rev
419	residence	1937	vernacular
419 rear	garage	1937	vernacular
430	residence	1926	Med. Rev.
430 rear	garage/apt.	1926	-
433	residence	1924	Bungalow
433 rear	garage/apt.	1924	-
434	residence	1923	vernacular
434 rear	garage	1923	-
440	residence	1926	Med. Rev
443	residence	1922	vernacular
443 rear	garage	1922	-
505	residence	1926	Med. Rev.
505 rear	garage	1926	-
511	residence	1924	Med. Rev.
511 rear	garage	1924	-
512	residence	1926	Med. Rev
512 rear	garage/apt.	1926	-
516	residence	1926	Med. Rev
516 rear	garage/apt	1926	-
523	residence	1923	Med. Rev.
523 rear	garage/apt.	1925	-
525	residence	1923	vernacular
525 rear	garage	1924	-
528	residence	1925	Med. Rev.
528 rear	garage	1925	-
529	residence	1924	Colonial Revival.
529 rear	garage	c. 1924	-
530	res.	1925	vernacular
533	residence	1926	Med. Rev.
533 rear	garage	c. 1926	-

33rd Street

411	residence	1924	vernacular
411 rear	garage	1924	vernacular
412	residence	1923	Med. Rev
412 rear	garage	1925	-
413	apartment	1925	Med. Rev
414	residence	1924	Med. Rev
414 rear	apartment	1924	Med. Rev

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426	residence	1921	Bungalow
426 rear	garage	c. 1924	-
428	residence	1925	Med. Rev.
428 rear	garage	1925	-
431	residence	1938	vernacular
436	residence	1926	Med. Rev.
436 rear	garage/apt.	c. 1926	-
441	residence	1923	vernacular
441 rear	apartment	1923	-
442	residence	1922	vernacular
442 rear	garage	1922	-
443	residence	1925	Med. Rev
443 rear	garage/apt.	1925	-
445	residence	1925	Med. Rev
505	residence	1924	Med. Rev
505 rear	garage	c. 1924	-
512	residence	1924	Med. Rev.
515	residence	1923	vernacular
515 rear	garage	c. 1924	-
517	residence	1925	Med. Rev
517 rear	garage	1925	-
519	residence	1923	vernacular
519 rear	garage	1923	-
520	residence	1924	Med. Rev
521	residence	1938	vernacular
522	residence	1925	Med. Rev
522 rear	apartment	c. 1925	-
523	residence	1923	Colonial Rev.
524	residence	1924	Med. Rev
524 rear	apartment	c. 1924	-
525	residence	1924	Med. Rev
525 rear	garage	1924	Med. Rev

34th Street

410	residence	1925	Med. Rev.
410 rear	garage	1925	-
411	residence	1925	Med. Rev.
411 rear	garage	c.1925	-
432	residence	1926	Med. Rev.
432 rear	garage	c. 1926	-
435	residence	1925	Med. Rev
435 rear	garage	1925	-
436	residence	1924	Med. Rev.

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436 rear	garage/apt.	1924	-
437	residence	1924	Med. Rev
445	residence	1937	vernacular
509	residence	1924	Med. Rev
509 rear	garage/apt.	c. 1926	-
513	residence	1924	Med. Rev
516	residence	1925	Med. Rev
516 rear	garage	c. 1925	-
520	residence	1925	Med. Rev
520 rear	garage	c. 1925	-
521	residence	1925	vernacular
521 rear	garage	1925	-
524	residence	1926	Med. Rev
524 rear	garage/apt	c. 1926	-
525	residence	1925	Med. Rev.
528	residence	1925	Med. Rev
528 rear	garage	c. 1925	-
529	residence	1925	Med. Rev.
532	residence	1925	Med. Rev
532 rear	garage	1925	-

35th Street

409	residence	1925	Med. Rev.
410	residence	1924	Med. Rev.
410 rear	garage	c.1926	-
412	residence	1924	Med. Rev
412 rear	garage	1924	-
431	residence	1924	Med. Rev.
435	residence	1926	Med. Rev
437	residence	1924	Med. Rev
512	residence	1925	Med. Rev.
512 rear	garage	1925	-
513	residence	1924	Med. Rev.
513 rear	garage	1924	-
517	residence	1925	Med. Rev
517 rear	garage/apt	1925	-
524	residence	1923	vernacular
524 rear	garage	1923	-
525	residence	1924	Med. Rev
525 rear	garage	c. 1925	-
555	residence	1924	Med. Rev.
555 rear	garage	1924	-

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North Dixie

3015	apartment	1941	vernacular
3601	Fire Station	1936	Art Moderne

Spruce

2607	garage/apt.	1937	vernacular
3001	residence	1923	Med. Rev.
3001 rear	garage/apt	1923	-
3119	residence	1922	vernacular
3119 rear	garage	1922	-
3215	residence	1924	Colonial Revival.
3215 rear	garage/apt.	1930-35	-
3218	residence	1925	vernacular
3218 rear	garage	1925	vernacular
3504	garage/apt.	1937	vernacular
3510	garage/apt	1925	Med. Rev.

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NON-CONTRIBUTING BUILDINGS:

26th Street

422 rear	garage/apt.	1950s
426	residence	c. 1970
427	residence	c. 1953
427 rear	garage/apt	1948
430	residence	c. 1953
434	residence	c. 1950
500	residence	c. 1962
508	duplex	c. 1958
508 rear	garage/apt	c. 1958
532 rear	residence	1952

27th Street

430 rear	garage/apt	1945
436	residence	c. 1970
447	residence	c. 1950
447 rear	garage	c. 1950
500	residence	1952
500 rear	residence	c. 1952
505	residence	c. 1950
505 rear	garage/apt	c. 1950
510 rear	grage	1952
519	residence	c. 1952
525	residence	c. 1957

28th Street

421	residence	c. 1952
427	residence	c. 1946
429	residence	c. 1946
430	residence	c. 1948
433	residence	c. 1952
436	residence	c. 1948
439	residence	c. 1952
445	residence	c. 1948
511	residence	1952

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29th Street

429	residence	c. 1970
510	residence	c. 1948
511	residence	c. 1980
511 rear	apartment	c. 1980
517	residence	c. 1968
525	residence	1952
526	residence	c. 1946
533	residence	c. 1958

30th Street

428	garage/apt	1946
514 rear	garage	c. 1950
518	residence	1952
518 rear	garage	c. 1952
520	residence	c. 1950
520 rear	garage	c. 1950

31st Street

429	residence	c. 1950
431	residence	c. 1946
435	residence	c. 1950
440	residence	c. 1965
521	residence	c. 1946

32nd Street

420	residence	c. 1950
422	residence	c. 1950
425	residence	1952
435	residence	c. 1945
441	residence	c. 1950
524	residence	c. 1950
530 rear	garage/apt	c. 1980

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DISTRICT, WEST PALM BEACH,
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420	residence	c. 1965
425	residence	c. 1950
427	residence	c. 1950
432	residence	c. 1945
444	residence	c. 1950
504	residence	c. 1950
508	residence	c. 1975
509	residence	c. 1945
518	residence	1948

34th Street

412	residence	c. 1975
417	residence	c. 1958
418	residence	c. 1945
418 rear	garage	c. 1945
422	residence	c. 1950
423	residence	c. 1950
426	residence	c. 1950
427	residence	c. 1950
437 rear	garage	1956
443	residence	c. 1945
444	residence	c. 1945
504	residence	c. 1950
505	residence	c. 1945
508	residence	c. 1950
513 rear	garage/apt	1946
517	residence	c. 1950
525 rear	garage/apt	1946

35th Street

405	residence	c. 1945
405 rear	garage	c. 1945
425	residence	c. 1952
436	residence	c. 1950
440	residence	c. 1950
441	residence	c. 1945
447	residence	c. 1950
447 rear	garage/apt.	c. 1950

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500	residence	c. 1950
500 rear	garage	c. 1950
501	residence	c. 1945
501 rear	garage/apt.	c. 1945
506	residence	c. 1950
506 rear	garage/apt.	c. 1950
515A	residence	c. 1963
515B (rear)	residence	c. 1963
516	residence	c. 1950
516 rear	garage/apt.	c. 1950
518	residence	1956
521	residence	c. 1975
527	residence	c. 1990

Spruce

2614	residence	c. 1950
2901	residence	c. 1950
2901 rear	garage	c. 1950
2919	residence	c. 1950
2919 rear	garage/apt.	c. 1950
3201	residence	c. 1952
3319	residence	c. 1950
3401	residence	c. 1952
3415	residence	c. 1950
3415 rear	garage	c. 1950
3501	residence	c. 1945

North Dixie

3015 rear	gargage/apt.	1945
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OLD NORTHWOOD HISTORIC
DISTRICT, WEST PALM BEACH,
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SUMMARY

The Old Northwood Historic District is locally significant under criteria A and C for community planning and development and for architecture. The distinctive neighborhood and its architectural components are reflective of the Florida land boom of the 1920s. This was one of the largest areas to be developed in West Palm Beach during the land boom period and a cross-section of West Palm Beach citizens resided here. The majority of the buildings were constructed between 1921 and 1926 and exhibit a wide variety of styles, including a number of Mediterranean Revival examples. The district also includes representative examples of work by several noted local architects and a large number of builders working in West Palm Beach during the 1920s. The district maintains the integrity of setting, design, materials and scale that reflect its historical period of development.

HISTORIC CONTEXT

The first permanent residents of European stock arrived in present day Palm Beach County during the 1870s. Most settled on the east shore of Lake Worth, now the site of the Town of Palm Beach. These early settlers established farms on both sides of Lake Worth, at first primarily cultivating pineapples. Growing vegetables for northern shipment quickly became more profitable and replaced pineapples as the major product of the area.

In November of 1884, the Reverend Elbridge Gale retired to the area and became the first to build a cabin on the west side of Lake Worth. He filed a patent on the SE 1/4 of Section 9 in 1891 and named his 160-acre homestead "Mangonia" (from mango). Gale had brought a Mangova Mango tree from West India and planted it on his land. By 1894 a small settlement had grown up north and west of his property and was also known as Mangonia. This community eventually became a part of West Palm Beach.

Jacob T. Earnest filed a patent on the west 1/2 of the NE 1/4 of Section 9 in 1892. The following year he sold the property to George B Swift. Swift, in turn, sold the property in 1895 to the Lake Worth Fruit Company. In 1917 the property was purchased by the Lake Worth Realty Company. Both the Gale property and the Earnest property became part of the Northwood Development land.

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The original plat for the Town of West Palm Beach was filed in November of 1893 by Henry Flagler. Flagler had visited the area the previous year, investigating a route for expansion of his Jacksonville, St. Augustine and Indian River Railroad to Miami. Impressed with the beauty of the area, he decided to create an exclusive resort community, Palm Beach. He envisioned the resort as a paradise, isolated from commercial activity. To this end he purchased property on the west shore of Lake Worth in order to establish the town of West Palm Beach which would serve as the business district of Palm Beach. Flagler's plat extended from Lake Worth to Clear Lake. The streets were laid out in alphabetical order from Althea on the north to Fern on the south. The avenues also ran alphabetically from Lantana on the east to Water on the west (neither exists today). Flagler's newly named Florida East Coast Railroad reached West Palm Beach the same year, bringing building materials, tourists, workers and settlers. The first lots in the town of West Palm Beach were sold in February 1894 and a construction boom was underway. On November 5, 1894 the community voted to incorporate as a town.

West Palm Beach experienced wide population swings during the first decades of the twentieth century. Between 1895 and 1900 the population dropped 52% from 1192 to 564. This was probably attributable to a decline in construction activity on Palm Beach, the freeze of 1894-1895 which devastated the citrus industry, and nationwide recessions in the late 1890s. Despite these changes in fortune, the city was able to establish a sewer system, a water pumping station, electricity, and phone service.

The population expanded dramatically between 1900 and 1910, rising to 1743, a 209% increase. The city was granted a charter by the Florida Legislature in 1903. Phenomenal population growth occurred all along the east coast of south Florida and spurred the creation of Palm Beach County from Dade County in 1909. West Palm Beach was named the county seat.

By 1920 the population of West Palm Beach had grown to 8659. The city was well established as the center for commercial activity in Palm Beach County and as a tourist spot for the middle class. The completion of the Palm Beach Canal in 1917, providing access to inland farming areas, made West Palm Beach the shipping point for the county's agricultural products both by rail and by water.

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West Palm Beach was caught up in the fever of the Florida land boom in the 1920s. By 1927 the entire city east of Australian Avenue had been platted, although little building had occurred north of 36th Street or south of Southern Boulevard. Major office and commercial projects, including the city's first skyscrapers, were undertaken. Thousands of workers poured into West Palm Beach to aid with the construction of new buildings.

The land boom peaked in the winter of 1924-25. Four factors contributed to the failure of the real estate market. Dishonest Florida real estate ventures were widely publicized in northern newspapers beginning in the spring of 1925. Because of problems getting their cars unloaded, the Florida East Coast Railroad placed an embargo on shipments to south Florida in August of 1925, making building materials unavailable. Two terrible hurricanes struck south Florida in quick succession. Miami and the surrounding communities were severely damaged by a hurricane in September, 1926. On September 16, 1928, a devastating hurricane swept across Palm Beach County, destroying nearly 8,000 homes, killing as many as 2,000, and leaving more than 2,500 families homeless. The final blow to the Florida real estate market was the stock market crash of October 1929.

Very little construction took place during the Great Depression. After the Depression, West Palm Beach experienced only moderate growth. Although the economy improved during World War II, many areas that had been platted prior to the decline of the real estate market had few, if any houses constructed until the post-War era. Expansion of the population west of Australian Avenue became pronounced in the 1960s. The population and economic base began to shift away from the downtown area.

DEVELOPMENT OF THE NORTHWOOD SUBDIVISION

Old Northwood developed as a result of the land boom. The 400 acres for the subdivision were purchased in early 1921 from a Colorado corporation, the Lake Worth Realty Company, by the Pinewood Development Company. The Lake Worth Realty Company had acquired the land in 1914 at a cost of about \$75 per acre. The Pinewood Development Company noted that the land had increased in value by 850% since 1914. Included in the acreage was the former homestead of pioneer settler, the Reverend Elbridge Gale. At Gale's request the lot on which he had planted Florida's first Mangova mango tree was resold to him, as he wanted to see that

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the tree was taken care of. Also included in the purchase was the former Jacob T. Earnest homestead.

The Old Northwood Historic District is made up of the first three Northwood plats, filed between November 1921 and April 1923, and part of the North Palm Beach Plat, recorded in 1915. All eleven Northwood additions to these plats were developed by the Pinewood Development Company, made up of David F. Dunkle, Orrin Randolph, and G.W. Bingham. Clearing of the land began in September of 1921 and the first lots were offered for sale. The subdivision was divided to create five lots on each acre, and they initially sold for \$1,200 per lot. In 1926 the Pinewood Development Company was reformed as the Northwood Investment Company, with Dunkle as President.

The subdivision was highly advertised in local papers. Its main selling points were its cast concrete curbing, sidewalks, city water and gas mains, electric lights, and its street surfaces. The street were "rocked, rolled and oiled." Rock was placed on the street beds and crushed by a steamroller. Oil was then sprinkled on top of the rock to keep the dust from rising. Another touted advantage was the close proximity of the subdivision to the heart of West Palm Beach. The primary downtown commercial street, Clematis, was only a mile and one-half to the south. Also seen as unusual and advantageous was the provision of a fourteen-foot alley in the rear of each lot. In addition to advertising, the developers offered prizes and free rides to potential purchasers. Their sales tactics were successful. By November, 1921, 125 lots had been sold. Almost 100 homes were constructed by September of 1924. In April 1925 the company was advertising that only 11 lots were remaining for sale in the subdivision and that \$60,000 worth of homes had been sold in one week during that month.

An additional amenity was provided for the subdivision in June 1925 with the formation of the Northwood Tennis Club. The Northwood Investment Company built a club house at 526 30th Street (Photo 25) and tennis court and announced a forthcoming series of tournaments. The club house was converted to a residence in 1937 with minimal changes to the exterior. The tennis courts are no longer extant.

A decline in the real estate market was evident by August of 1925 and the most active period of Northwood's development came to an end. A few undeveloped lots were built on in the 1930s and

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1940s. The neighborhood remained relatively stable until the 1950s. Then, the construction of motels along Broadway, the movement to newer suburbs and subdivisions beginning in the 1960s, and the increase in urban crime led to a gradual decline in the area that was not reversed until the late 1980s.

David Dunkle

David Forrest Dunkle was born in Pennsylvania in 1888. He opened a law office in West Palm Beach in 1914 after graduating with a law degree from Stetson University. Following military service, in 1920 he was elected to a two-year term as Mayor of West Palm Beach. His career took a different turn in 1920 when he founded the Palm Beach Guaranty Company, an organization that financed building projects, and erected the Guaranty Building at 120 S. Olive Avenue in 1922. Dunkle was one of the organizers of the American National Bank and a director of the First American Bank and Trust Company. Dunkle was actively involved in real estate development. As president of the Pinewood Development Company, he helped develop the Northwood area, Northwood Terminals, Northwood Hills, Northshore Terrace, Northmore, and Broadmoor. Dunkle did not fare well when the bottom dropped out of the Florida real estate market. He was arrested and charged with embezzlement of Palm Beach Guaranty Company funds. He was convicted in December, 1928.

Orrin Randolph

Orrin Randolph earned a degree in civil engineering in Colorado in 1906 and worked on engineering projects for railroads and on irrigation and land reclamation projects in Colorado and New Mexico. In 1912 he came to Florida to carry out a drainage and agricultural development project for the Palm Beach Farms Company. He also became the chief engineer for the Lake Worth Drainage District and was instrumental in its land reclamation projects. He became president of the Palm Beach Bank and Trust Company and president of the Bank of Lake Worth. He organized the Northwood Development Company and was involved in other development projects. He also served on the West Palm Beach City Planning Board.

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G. W. Bingham

G. W. Bingham, an Alabama native, studied law at Georgetown and Columbia Universities. He then served six years as secretary to Florida congressman W.F. Aldrich and practiced law four years in Oklahoma before moving to Florida. While residing in West Palm Beach, Bingham concentrated on developing real estate for townsites and subdivisions. He served as president of Pinewood Development Company. He was also president of the Golden Gate Development Company, developing Golden Gate, south of Stuart and president of the Northwood Bank and Trust Company. He was defeated when he ran as a Republican for the 4th congressional district of Florida, but set a new high in votes for a Republican candidate.

ARCHITECTURAL CONTEXT:

The buildings in the Old Northwood Historic District reflect contemporary national and statewide trends in architecture during the period in which they were designed. They have suffered few major alterations and the majority of intrusions are located on the edges of the district and along Spruce Avenue, the major interior north/south street. Within the district are representatives of several identifiable styles as well as a sampling of vernacular forms.

MEDITERRANEAN REVIVAL

Mediterranean Revival was the most popular style for residential architecture in Florida during the 1920s and this style is the most frequent in the Old Northwood Historic District. Approximately 35% of the residences show some variation of this style. The style contains architectural elements derived from the area around the Mediterranean Sea, especially Italy and Spain. It is found most frequently in states which have a Spanish Colonial heritage, as Florida does, but its use gained some popularity nationally. Various aspects of the Mediterranean Revival have been categorized as Spanish Colonial or Mission Revival, but the end result is a wide array of eclectic buildings. All variations have some general characteristics including a preference for tile roofs, stucco walls, arched entrances and windows, porches, patios, balconies, complex roof lines, and ceramic tile decorations. The

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curvilinear dormer and roof parapet and the use of quatrefoil windows is more specifically associated with Mission Revival buildings. The Mission Revival derives its name from the California masonry tradition in architecture established by Franciscan missionaries. The style was renewed and popularized through the 1915 Panama-California Exposition at San Diego. Most of the Exposition buildings were designed in the New York office of Bertram Goodhue. The Mediterranean Revival style was further popularized when it was adopted by railroad companies for stations and resort hotels. Mediterranean Revival buildings in Florida display considerable Spanish influence and a number in the Northwood Historic District exhibit Mission-variety characteristics.

Colonial Revival

The interest in America's colonial heritage can be traced to the Philadelphia Centennial of 1876. Since that time it has remained a popular building style, adaptable to a variety of free interpretations. Its popularity, in part, is related to a patriotic and nationalistic sentiment that is expressed through a desire to have an American architecture style that is distinct from European models. In its simple and uncomplicated forms it was felt to be expressive of the national character. Renewed interest in the Colonial Revival style occurred concurrent with America's involvement in World War I. The enormous popularity of the style in the 1930s has been associated with the publicity given in that decade to the restoration of Colonial Williamsburg. Colonial Revival designs are rarely historically correct, but are reflections of a variety of forms, such as the Salt Box, Federal, and Georgian styles. They may also reflect Dutch or German influences. A great variety of American architecture falls into the very broad Colonial Revival category.

Bungalow

The term "Bungalow" was popularized in the early twentieth century to describe a cottage-like dwelling, informal in plan, elevation and detail. A house form called a Bungalow was developed in California, influenced by the Craftsman heritage, by the Shingle style, and by Japanese architecture. Bungalows commonly feature a low profile, single story under a low pitched gable roof, with exposed rafters, ridge beams, and purlins. A

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large front porch is common and the porch roof is frequently supported by battered piers. Occasionally, low shed dormers are used.

Art Moderne

This style is generally considered the late phase of the Art Deco period and was popular during the 1930s and 1940s. Machine-inspired imagery gave the style a sleek and modern appearance. Characteristic elements of the style included rounded corners, smooth surfaces, horizontal banding, and long stretches of windows. Aluminum, chrome, neon lighting and glass blocks were popular building materials in Art Modern structure.

Vernacular

Vernacular architecture embraces a diversity of folk and mass-produced building forms that were transmitted by memory or by pattern book. Primary consideration was given to providing functional and comfortable spaces for the owners. Several buildings in the Old Northwood Historic District utilize traditional building techniques and forms. Frequently vernacular buildings reflect a local adaptation to landscape, climate, and cultural patterns. Nineteenth century industrialization made it possible to standardize and mass produce building elements and to disseminate them across the country. Decorative features were often applied liberally, exhibiting stylistic references without in and of themselves constituting a style of architecture.

ARCHITECTS AND BUILDERS WORKING IN NORTHWOOD

Only a few architects have been identified as working in the Old Northwood Historic District. The majority of the residences were probably built on speculation and designed and built by contractors. Over fifty contractors are known to have constructed at least one house in the district. Little information about the builders is known. They are often found in city directory listings for only a few years. Probably they were drawn to Florida to fill a demand for contractors during the land boom period, and then moved on or returned to their places of origin when the real estate market crashed. Among architects and

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the most active builders working in the Old Northwood Historic District were the following:

ARCHITECTS:

John Volk

John Volk (1901-1984) was one of the most prolific architects working in the West Palm Beach area. Volk was born in Austria and during his childhood, moved with his family to New Rochelle, New York. He graduated from the Columbia University School of Architecture in 1921 and then studied at the Ecole des Beaux-Arts in New York City. From 1923 until 1927 he was employed as a draftsman and designer for several established architects in New York. He first visited Florida in 1925 and with acquaintances he had known in Larchmont, New York, formed a corporation that constructed homes and dealt in real estate. This firm, called the Craig-Stevens-Volk Company, operated from 1925 through 1927. In 1927 Volk moved to Palm Beach and established his own architectural practice

In 1925 the Craig-Stevens-Volk Company began the construction of five houses on speculation in the Old Northwood Historic District: 440 32nd; 505 32nd (photo 3); 511 32nd (photo 2); 512 32nd; and 516 32nd Street. These houses, designed in the popular Mediterranean Revival style, probably represent Volk's earliest work in Florida. He went on to design elegant and opulent mansions for wealthy Palm Beach residents. His practice also extended to the Midwest and northeastern states and the Caribbean Islands. Although known primarily as a residential designer, Volk also was the architect of numerous commercial buildings.

William Manley King

William Manley King studied architecture and engineering at the Georgia School of Technology before beginning his professional practice in Birmingham, Alabama in the office of Harry Wheelock. After a short period, the two formed a partnership that lasted ten years. King and his wife visited south Florida during a vacation in the fall of 1920. Impressed with the resources and opportunities, he moved and opened an office in West Palm Beach in 1921. He became consulting

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architect for the Northwood Construction Company, builders of Northwood. Undoubtedly, many of the homes in the subdivision are based on his designs, although only one, 509 34th Street (photo 26), has been documented. He designed the city seal and several West Palm Beach schools. He was especially interested in the design of movie theaters. Active in civic affairs, King served as a director of the Chamber of Commerce and as President of the Kiwanis Club. He served on the City Planning Board for six years and was chairman of the Zoning Board of Appeals for thirteen years. He was also a director of the Palm Beach Loan and Saving Company.

Theodore B. Eissfeldt

Eissfeldt was born and educated in Milwaukee. He was trained in drafting and designing and served an apprenticeship in the woodworking trade. He practiced as an architect in Milwaukee and in Chicago before moving to Lake Worth in 1917. In Florida he found success combining his abilities as an architect with the business of contracting. His speciality was designing and building homes for wealthy clients and he worked in Palm Beach, West Palm Beach and Lake Worth. The 1926 West Palm Beach city directory lists Eissfeldt as president of the High Mound Const Company; there is no listing for him after this. In the Old Northwood Historic District he has the distinction of designing and building the home of David Dunkel, at 501 30th Street (Photo 27) and the residences at 415 30th; 419 30th (photo 28); 412 33rd and 516 34th Streets (photo 29).

CONTRACTORS:

J.C. Paty

John C. Paty is listed only in the 1926 and 1927 city directories. His works in Northwood include 501 26th Street (photo 10); 505 26th Street; 516 28th Street; and 425 30th.

Cliff Ewing

Ewing is listed in city directories from 1920 to 1929, part of the time as Ewing and Wilkinson. In September of 1924 the C. B. Ewing Company had contracts to build seven homes in the

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district. Works in the district by Ewing include 512 27th Street (photo 30); 428 29th; 444 29th (photo 31); 523 29th; 529 29th; 519 30th; 521 30th; 528 30th; 529 30th (photo 32); 531 30th; 443 31st (photo 33); 511 31st; 516 31st (photo 34); 519 31st; 534 31st; 525 33rd; 525 34th (photo 35); 437 35th; and 513 35th. The residence at 445 29th Street was built by Ewing and Wilkinson.

Decamara and Chace

Harley Decamara and Clyde Chace are listed in the city directories from 1925 through 1928, although Chace was in West Palm Beach by 1924. Chace, from Los Angeles, in September of 1924 was reported to be preparing to build a number of homes on 34th street, "...of unusual California style, a type of home which will gain favor in this section." Chace built 521 27th Street (photo 36); 523 28th Street; 432 30th; 526 30th (photo 25); 505 33rd St; and 555 35th. The Decamara and Chace firm built 410 34th Street.

Newlon and Stephens

This partnership was listed in city directories between 1920 and 1928, but individually they worked in the city much longer. Thomas Stephens was listed until 1939; William Newlon was listed until 1963. Among their works in the district are 440 27th; 424 28th Street; 417 29th; 520 31st; 512 33rd; and 517 33rd (photo 37). William Newlon lived in the district at 401 29th Street and it is reasonable to assume he built the house (photo 21).

C.J. Trevail

Charles Trevail occurs in city directory listings from 1920 to 1945. His works in the district include 515 30th; 532 30th; 512 31st; 3001 Spruce (photo 38); and 3119 Spruce.

SUMMARY

The Old Northwood Historic District, consisting of over 400 buildings, represents a major boom time development in West Palm Beach. The works of representative architectural styles, architects, and buildings make up the district and reflect the

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time of its construction. The district was home to a cross-section of West Palm Beach citizens, including the homes of the subdivision developers David Dunkle and Orrin Randolph. Other residents of the neighborhood included Sidney Catts, Jr., an attorney and son of Governor Catts; Anders Anderson, owner of a dredging company and president of the School Board; F.M. Brannan, superintendent of the city Street and Parks Department; David Moses, owner of a flower shop and landscaping business; and George Coleman, an attorney.

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VERBAL BOUNDARY DESCRIPTION;

The official boundaries of the Old Northwood Historic District are those shown on the historic district map.

BOUNDARY JUSTIFICATION

The boundary encompasses the most significant concentration of extant resources in the West Palm Beach neighborhood known as Old Northwood. Those resources are associated with the development and growth of the neighborhood during the period 1921-1943. The boundaries follow historic platted streets and subdivision block and lot lines.

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1. Streetscape, Old Northwood Historic District
2. West Palm Beach, Fl.
3. Pat Haston and Colin Rayner
4. 1992
5. 501 30th Street, West Palm Beach, Fl. 33407
6. Looking west along 400 block of 28th Street
7. Photo 1 of 38

Numbers 2, 3 and 5 are the same for the remaining photographs.

1. 511 32nd Street, Old Northwood Historic District
4. 1992
6. South and east facades, view looking northwest.
7. Photo 2 of 38

1. 505 32nd Street, Old Northwood Historic District
4. 1992
6. South facade, view looking north
7. Photo 3 of 38

1. 520 27th Street, Old Northwood Historic District
4. 1992
6. North facade, view looking southeast
7. Photo 4 of 38

1. 509 26th Street, Old Northwood Historic District
4. 1992
6. South facade, view looking north
7. Photo 5 of 38

1. 519 28th Street, Old Northwood Historic District
4. 1993
6. South facade, view looking northeast
7. Photo 6 of 38

1. 425 29th Street, Old Northwood Historic District
4. 1992
6. South facade, view looking northeast
7. Photo 7 of 38

1. 522 29th Street, Old Northwood Historic District
4. 1993
6. North facade, view looking southwest
7. Photo 8 of 38

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1. 429 30th Street, Old Northwood Historic District
 4. 1992
 6. South facade, view looking northwest
 7. Photo 9 of 38
-
1. 501 26th Street, Old Northwood Historic District
 2. 1993
 6. South facade, view looking north
 7. Photo 10 of 38
-
1. 532 26th Street, Old Northwood Historic District
 4. 1993
 6. North facade, view looking south
 7. Photo 11 of 38
-
1. 436 29th Street, Old Northwood Historic District
 4. 1992
 6. North facade, view looking south
 7. Photo 12 of 38
-
1. 442 31st Street, Old Northwood Historic District
 4. 1992
 6. North facade, view looking south
 7. Photo 13 of 38
-
1. 418 31st Street, Old Northwood Historic District
 4. 1993
 6. North facade, view looking south
 7. Photo 14 of 38
-
1. 426 30th Street, Old Northwood Historic District
 4. 1993
 6. North facade, view looking south
 7. Photo 15 of 38
-
1. 502 26th Street, Old Northwood Historic District
 4. 1993
 6. North facade, view looking southeast
 7. Photo 16 of 38
-
1. 3215 Spruce Avenue, Old Northwood Historic District
 4. 1993
 6. East facade, view looking northwest
 7. Photo 17 of 38

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1. 441 26th Street, Old Northwood Historic District
4. 1993
6. South facade, view looking north
7. Photo 18 of 38

1. 3601 N. Dixie Highway, Old Northwood Historic District
4. 1993
6. East facade, view looking northwest
7. Photo 19 of 38

1. 434 32nd Street, Old Northwood Historic District
4. 1992
6. North facade, view looking south
7. Photo 20 of 38

1. 401 29th Street, Old Northwood Historic District
4. 1992
6. South facade, view looking north
7. Photo 21 of 38

1. 509 30th Street, rear, Old Northwood Historic District
4. 1993
6. Garage/apartment with alley access. North facade on right; east facade on left. View looking southwest
7. Photo 22 of 38

1. 505 32nd Street, rear, Old Northwood Historic District
4. 1993
6. Garage/apartment with alley access. North facade on right; east facade on left. View looking southwest
7. Photo 23 of 38

1. 445 30th Street, rear; 442 31st Street, rear. Old Northwood Historic District
4. 1993
6. Garage, 442 31st Street, rear, on right; garage, 445 30th Street, rear, on left. East facades, view looking west
7. Photo 24 of 38

1. 526 30th Street, Old Northwood Historic District
4. 1993
6. North facade, view looking south
7. Photo 25 of 38

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Section number Photo Page 4

1. 509 34th Street, Old Northwood Historic District
 4. 1992
 6. South facade, view looking north
 7. Photo 26 of 38
-
1. 501 30th Street, Old Northwood Historic District
 4. 1992
 6. South facade, view looking north
 7. Photo 27 of 38
-
1. 419 30th Street, Old Northwood Historic District
 4. 1993
 6. South facade, view looking north
 7. Photo 28 of 38
-
1. Streetscape, Old Northwood Historic District
 4. 1992
 6. View looking to the southeast, along 500 block of 34th Street. 516 34th Street on right; 520 34th Street on left
 7. Photo 29 of 38
-
1. 512 27th Street, Old Northwood Historic District
 4. 1993
 6. North facade, view looking south
 7. Photo 30 of 38
-
1. 444 29th Street, Old Northwood Historic District
 4. 1993
 6. North facade, view looking south
 7. Photo 31 of 38
-
1. 529 30th Street, Old Northwood Historic District
 4. 1993
 6. South facade, view looking north
 7. Photo 32 of 38
-
1. 443 31st Street, Old Northwood Historic District
 4. 1993
 6. South facade, view looking north
 7. Photo 33 of 38

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Section number photo Page 5

1. 516 31st Street, Old Northwood Historic District
4. 1992
6. North facade, view looking south
7. Photo 34 of 38

1. 525 34th Street, Old Northwood Historic District
4. 1992
6. South facade, view looking north
7. Photo 35 of 38

1. 521 27th Street, Old Northwood Historic District
4. 1992
6. South facade, view looking north
7. Photo 36 of 38

1. 517 33rd Street, Old Northwood Historic District
4. 1993
6. South facade, view looking north
7. Photo 37 of 38

1. 3001 Spruce Avenue, Old Northwood Historic District
4. 1992
6. East facade, view looking west
7. Photo 38 of 38