

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED AUG 4 1981
DATE ENTERED SEP 3 1981

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Kelsey City City Hall

AND/OR COMMON

Lake Park Town Hall

LOCATION

STREET & NUMBER

535 Park Avenue

__NOT FOR PUBLICATION

CITY, TOWN

Lake Park

__ VICINITY OF

CONGRESSIONAL DISTRICT

11

STATE

Florida

CODE

12

COUNTY

Palm Beach

CODE

099

CLASSIFICATION

CATEGORY

 DISTRICT BUILDING(S) STRUCTURE SITE OBJECT

OWNERSHIP

 PUBLIC PRIVATE BOTH

PUBLIC ACQUISITION

 IN PROCESS BEING CONSIDERED

STATUS

 OCCUPIED UNOCCUPIED WORK IN PROGRESS

ACCESSIBLE

 YES: RESTRICTED YES: UNRESTRICTED NO

PRESENT USE

 AGRICULTURE COMMERCIAL EDUCATIONAL ENTERTAINMENT GOVERNMENT INDUSTRIAL MILITARY MUSEUM PARK PRIVATE RESIDENCE RELIGIOUS SCIENTIFIC TRANSPORTATION OTHER:

OWNER OF PROPERTY

NAME

Town of Lake Park

STREET & NUMBER

535 Park Avenue

CITY, TOWN

Lake Park

__ VICINITY OF

STATE

Florida

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Palm Beach County Courthouse

STREET & NUMBER

CITY, TOWN

Palm Beach

STATE

Florida

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Lake Park Town Hall is a two-story, T-shape building constructed of brick and hollow clay tile. The exterior walls are stuccoed, and the decorative details of the Mediterranean Revival Style building are cast concrete. No extensive changes, except the replacement of the roof, have been made to the building since it was completed in 1928. Both main and secondary roofs are hipped and are surfaced with flat (French) tile.

The town hall occupies the central portion of Block 19 in the business district of Lake Park. The main (south) wing of the building has its long axis oriented east-west. The rear (north) wing has its long axis oriented north-south. The south wing contains the majority of the municipal offices. The rear wing contains the Lake Park Volunteer Fire Department.

The main features of the south facade are the rusticated frontispiece in the center bay of the seven-bay facade and the jack arches and open-bed pediments over the windows of the ground story. Also, beneath the windows of the ground story is a bench table motif recalling those found on the Renaissance palazzos of Italian cities.

The frontispiece is divided into three bays both on the ground and second stories. The ground story consists of an arched entranceway flanked by two engaged columns which are themselves flanked by pilasters separated by shallow niches. These elements are all unified by the continuous bands of rustication cast in concrete but meant to imitate stone. The ground and second stories of the frontispiece are separated by a plain high parapet which also serves as a fake balcony for the second story. On the second story we find a group of three arched windows--in Palladian fashion--with the center window wider than those at the sides.

The other windows on the south facade are framed with cast concrete moldings, but whereas those of the second story have thin flat cornices, those on the ground story have rusticated jack arches with open-bed pediments above them. The same kinds of window treatment found on the south facade can also be seen on the east and west elevations of the south wing. The south wing also has quoins at its four corners.

The north facade of the building is plain except for rustication above and at the sides of the segmental arched entranceway of the Lake Park Volunteer Fire Department. Extending from the northwest corner of the north wing is a small two-story square tower with a hip roof. A similar structure is found on the east elevation of the north wing. The north facades of the "towers" are divided into three sections by two stringcourses--the lower of which is arched in the center. Each of the structures has three small windows set in recessed arches on the second story.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES +1927

BUILDER/ARCHITECT Kitchell, Bruce, Architect
Arnold Construction Company, Builder

STATEMENT OF SIGNIFICANCE

The Lake Park Town Hall is significant for its historical association with the the development of Kelsey City (the original name of the town of Lake Park) and for its Mediterranean Revival Style architecture which was the hallmark of land speculation and municipal development in Florida during the 1920s land boom.

Kelsey City was founded in 1921 as a real estate speculation by Harry S. Kelsey, a wealthy restaurant owner and developer from Boston, Massachusetts.¹ Kelsey came to Florida in 1919 to recover from pneumonia and saw promise for the establishment of new town and industries in Palm Beach County.² Palm Beach County is located along the southern part of Florida's Atlantic coast. It was among the state's first luxury wintering spots for wealthy northern tourists, many of whom built homes in the Town of Palm Beach. In addition to its palm lined beaches, the county has extensive farm and timberlands and remains largely rural except along the coast.

Lake Park lies at the northern boundary of the county and is part of an urban area that runs virtually unbroken to Boca Raton at the southern boundary of the county.

For his townsite Harry Kelsey purchased 900 acres fronting on the Atlantic Ocean at Lake Worth. He also acquired extensive tracts of nearby farmland on which to develop the farms and industries that were to supply the needs of his community. The town was divided into three zones: the residential area between Lake Worth and Fifth Street, the retail business district between Fifth Street and Dixie Highway, and the industrial and wholesale district west of Dixie Highway.³

Kelsey set aside city blocks for schools, parks, and city government buildings. He had an eighteen hole golf course built north of town and formulated plans for a resort development called "Palm Beach Harbor" to be constructed on Munyon Island in Lake Worth. He also planned for a causeway which would connect Kelsey City with Munyon Island and the Atlantic beaches.⁴

The future of Kelsey City looked bright when the land boom bubble began to burst in 1926. Suddenly facing bankruptcy, Kelsey had his holdings placed in receivership. A hurricane in 1928 and the Depression following the stockmarket crash in 1929 ended Kelsey's dream. Following the hurricane many homeowners abandoned their properties. Kelsey's remaining holdings were purchased by the Tesdem Corporation and the town attempted painfully to recover. In 1939 the name of the town was changed to Lake Park in the hope that a new name and image would foster new development. Recovery did not come, however, until 1958 when Banker's Life and Casulty Company of Chicago bought the Tesdem holdings and betan to vigorously promote development. Further assistance came when a Pratt and Whitney aircraft plant was constructed north of town.⁵

(SEE CONTINUATION SHEET)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

(SEE CONTINUATION SHEET)

10 GEOGRAPHICAL DATA

ACREAGE NOT VERIFIED
UTM NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY 3

QUADRANGLE NAME USGS Riviera Beach

QUADRANGLE SCALE 7.5 min.

UTM REFERENCES

A 17 592300 2964360
ZONE EASTING NORTHING

B
ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

All (Less East 130 Feet) Block 19, Parcel #36 43 42 20 01 0010 12

Width of Parcel=275 feet

Length of Parcel=515 feet Total Square Footage=141,625 square feet.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE
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11 FORM PREPARED BY

NAME / TITLE

W. Carl Shiver, Historic Sites Specialist

ORGANIZATION

DATE

Florida Division of Archives, History and Records Management June 26, 1981

STREET & NUMBER

TELEPHONE

The Capitol

(904) 487-2333

CITY OR TOWN

STATE

Tallahassee

Florida

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

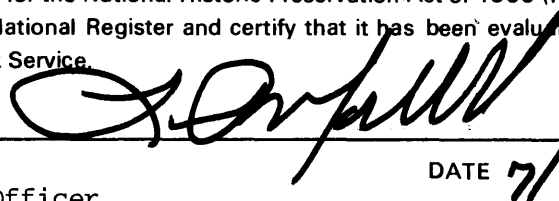
NATIONAL

STATE

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE

State Historic Preservation Officer

DATE

7/22/81

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Entered in the
National Register

DATE

9/3/81

William Byers
KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

CHIEF OF REGISTRATION

**NATIONAL REGISTER OF HISTORIC PLACES
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The Lake Park Town Hall is a well developed example of Mediterranean Revival Style architecture. Its stylistic influences can be traced to Late Renaissance and Mannerist examples in sixteenth century Italy. The major impetus for the popularity of Mediterranean Revival Style architecture in Palm Beach County came from Addison Mizner. Mizner came to the town of Palm Beach in 1918 and quickly became the favored architect of wealthy winter residents. Mizner was the exponent of the Renaissance architecture of Spain and Portugal which he felt suited to the tropical setting of Florida.

The architect selected to design city hall of Kelsey City was Bruce Kitchell, who had offices in West Palm Beach.⁶ Plans for the city hall were ready by April 20, 1927,⁷ and the cornerstone was laid a month later.⁸ The dedication ceremonies for the city hall took place on January 6, 1928.⁹

Unlike Mizner's architectural designs which generally emphasize asymmetrical plans, random window placement, loggias, and interpenetration of exterior and interior spaces, the design developed by Kitchell for the city hall emphasizes the studied formality of Late Renaissance Italian architecture. This can be seen in the rusticated frontispiece of the south facade of the building which recalls the designs of Andrea Palladio and Sebastiano Serlio. The use of both rusticated jack arches and pediments over the windows of the main (south) entrance facade and on the side elevations of the south wing of the building recall a similar motif used by Palladio on the Palazzo Thiene in Vicenza (1542).

FOOTNOTES

¹"Southern Industries, Inc., A Massachusetts Corporation (real estate development brochure), 1923.

²"Kelsey City - A History of Lake Park, Florida", 1973.

³"Kelsey City was First to Adopt City Zoning System to Florida", Kelsey City News, March 1, 1923, Vol. III, No. 1

⁴"Anniversary Sale Started February 10, An Unqualified Success", Kelsey City News, March 11, 1923, Vol. III, No. 1.

⁵"Kelsey City - A History of Lake Park, Florida", 1973.

⁶"Lake Park Town Hall - General Specifications" (Architectural report on specifications) 1927

⁷"Lake Park History at a Glance", Weekday, Vol. VI, No. 26, p. 1.

⁸Ibid.

⁹Ibid.

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CONTINUATION SHEET two ITEM NUMBER 9 PAGE 1

- "Kelsey City, The Miracle City", advertisement in Palm Beach Times, 1926.
- "Kelsey City-Palm Beach Harbor", advertisement, unknown print date.
- "Kelsey City-The Miracle City", advertisement, unknown print date.
- "Southern Industries, Inc., A Massachusetts Corporation", real estate development brochure, unknown print date, probably 1923.
- Kelsey City News, Thursday, March 1, 1923, Volume III, No. 1.
- "Price List, Kelsey City and Palm Beach Harbor", October 15, 1924.
- "Kelsey City Community Club", advertisement, unknown print date.
- Letters to Mr. John D. Rockefeller and Mr. J.O. Hutcheson, dated December 17, 1926, from Mayor A.R. Birchard, re: sale of City Hall bonds.
- Kelsey City Star, December 17, 1926, "Notice of Sale of Bonds".
- Specifications, Municipal Building, May 1927, Bruce Kitchell, Architect, West Palm Beach, Florida.
- Architectural Plans, Kelsey City City Hall, April 20, 1927, Bruce Kitchell, Architect, West Palm Beach, Florida.
- Article Re: Kelsey City development, unknown print date, probably Summer, 1927.
- Photograph, Laying of City Hall Cornerstone, May, 1927 (probable).
- Letter to Riveria Beach Mayor dated December 20, 1927 from Mayor Hansen, re: City Hall Dedication on January 6, 1928.
- Letter to Holders of Junior Mortgage Certificates, East Coast Finance Corporation from J.C. Bills, Jr., dated June 5, 1930.
- Letter to Holders of Junior Mortgage Certificates, East Coast Finance Corporation, from J.C. Bills, Jr., dated April 13, 1932.
- Specifications for Rebuilding and Repairing Kelsey City City Hall, June, 1935.
- "A Friendly Place to Live - Lake Park", advertisement, unknown print date.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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CONTINUATION SHEET three ITEM NUMBER 9 PAGE 2

Palm Beach Post-Times, November 23, 1941 - "Industrial Future is Envisioned by Growth Minded of Lake Park".

Riviera Beach Press, Vol. 9, No. 4, Thursday, January 28, 1954 - "Views of Industrial Might That Once Was Lake Park's".

"Lake Park, Florida, Town of Enchantment", publish date, approximately 1950.

Riviera Beach Press, Vol. 10, No. 27, Thursday, July 7, 1955 - "New Owners of Large Holdings to Ask Exclusion of Their Property from Town".

Resolution No. 176 dated 8/15/55, designating present Town Hall as official Town Hall and meeting place of Lake Park Town Commission.

Palm Beach Post-Times, April 22, 1956 - "North Area Realty Selling Tide Rises with Lake Park Lots in Heavy Demand".

Letter to Mrs. Howard Groff from Mrs. Bee Kelsey Atkins dated April 26, 1973, re: Harry Kelsey historical material.

Riviera Beach Press, Thursday, July 21, 1955 - "Correspondence That Brought Junior College Extension".

"Kelsey City - A History of Lake Park, Florida", 1973.

The Town Crier, Volume IV, No. 26, June 28, 1973 - "Lake Park 50th Anniversary Edition".

Weekday, Volume VI, No. 26, June 28 - July 4, 1973 - "Special Lake Park Edition".