

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received **DEC 7** 1982
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic El-Nuevo Hotel

and/or common Gulf Stream Hotel

2. Location

street & number 1 Lake Avenue

N/A not for publication

city, town Lake Worth

_____ vicinity of

state Florida

code 12

county Palm Beach

code 99

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: resort hotel

4. Owner of Property

name Gulf Stream Development Corporation

street & number 1 Lake Avenue

city, town Lake Worth

_____ vicinity of

state Florida

5. Location of Legal Description

courthouse, registry of deeds, etc. Palm Beach County Courthouse

street & number 300 North Dixie Highway

city, town West Palm Beach

state Florida

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date N/A federal state county local

depository for survey records N/A

city, town N/A state _____

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" 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 Gulf Stream Hotel is a six-story 135-room hotel building, detached from all other related buildings in the resort complex occupying one city block. It is the only hotel in the downtown area of Lake Worth, and is the largest building occupying the most prominent site in the town. The hotel is situated on a corner at Lake Worth's principle street (Lake Avenue) and the park adjacent to the lake after which the town is named. Viewed from the east as one approaches lake worth across the Lake Avenue causeway, the Gulf Stream is the most dominant building in the scene, visible for $\frac{1}{2}$ mile.

The ground floor occupies a 100' by 135' rectangle with 18' ceiling height, and supports upper floors (mezzanine through sixth floor) in an H-plan configuration, with $9\frac{1}{2}$ ' ceiling height and $2\frac{1}{2}$ ' interstitial spaces for each floor.

The hotel's structural system generates and dominates the building's appearance and spacial arrangement. The basic structure is a rectangular grid of cruciform concrete columns. The east and west wings are laid out on a column grid of 14'-3" by 21'-9", which corresponds to the room module for the majority of guest rooms. The central wing columns are spaced farther apart, about 14' by 20'. These columns support the mezzanine as well as the upper floors and subdivide the large lobby space into smaller seating areas. Reinforced concrete slabs with integral thickened beams form the floors and roof.

Hollow clay tile blocks and wood double hung windows form the exterior curtain walls. The fenestration pattern is repetitive and clearly organized within the structural framework. All exterior walls are finished with heavily textured stucco.

The rectangular base of the building is articulated along its two street facades with a continuous band of arched openings. All the arches are alike in size, shape and spacing, but in the north arcade some arches are filled with windows, others with turned balustrades. The varying treatment of the north arches is in a 4-5-4 rhythm, further reinforced by a raised parapet above the central entrance corresponding to the deep slot between the two wings of the H-plan. The arcade continues around the east side of the building, serving as a covered walkway, sun screen, and view frame for the dining room windows. In 1943 to accommodate the increasing numbers of guest automobile arrivals, a flat roofed porch was added to the south (rear) facade between the two wings.

All decorative features above the porches appear at the parapet. Multiple ogee curves define the profile of the parapets at each of the four main corners of the roof. Centered beneath each raised parapet is a stucco shield in high relief, inscribed with the Gulf Stream Hotel monogram. Between the decorated corner elements, the parapets are capped with clay barrel tile (Mission style) pent roofs. Directly beneath the pents are long rectangular frieze panels. Formerly, these panels contained polychromed stucco friezes in relief, depicting geometric and floral patterns. These friezes have been covered with subsequent stucco work.

From a distance the elevator penthouse is visible, adding a significant element to the building's massing. The rectangular penthouse with hipped roof is placed off center toward the north end of the roof. The heavy corners of the penthouse are exaggerated with solid chimney-like masses rising above the eave line. One corner element rises higher than the others and is the chimney serving the steam heating plant in the basement. The hipped roof, formerly covered with Mission tile, now has asphalt shingles.

(SEE CONTINUATION SHEET)

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Fenestration visible from the exterior of the building consists of wood double hung sash in the second through sixth floors. The windows are regularly placed, reflecting the structural rhythm and curtain wall construction, as well as the guest room module. Sash are arranged in singles, pairs, and triplets; all are the same height, but width varies. Sash patterns are 4/1, 6/1 and 8/1, depending on the unit width. Currently the woodwork is painted light yellow, but photographs from 1925 and 1956 show dark painted woodwork.

The windows and exterior doors on the ground floor and the mezzanine are the hotel's most decorative feature, and (with a few exceptions) not visible from the street. The deep shade cast by the north facing porch conceals most of the fenestration. Interior walls separating lobby from dining room and from a small parlor are punctured with glazed French doors and casement windows with matching divided sidelights and round top transoms. Similar round top assemblies of casements, sidelights and transoms fill the arched openings looking onto the porches. The main entrance is across the north porch through three matching sets of glazed French doors with divided sidelights and transoms, each assembly approximately 14' wide by 16' high.

The lobby, dining room, mezzanine and north porch are the principle social spaces of the hotel and are notable for their airy volume and expansive window walls. 1925 newspaper photographs show the simple detailing of picture rail, window and door woodwork, and interior mezzanine balustrade painted in dark tones, contrasting with the light colored interior walls and light colored patterned terrazzo floors. When the hotel first opened, the lobby was decorated with a painted frieze similar to the raised and painted stucco frieze on the parapet. The lobby's painted frieze covered the concrete beam surrounding the opening from mezzanine to ground floor. This frieze and other contrasting details have been painted to match the walls.

The guest rooms are modest, high ceiling (9½') rooms, plastered, with simple wood baseboards and window surrounds, wood three panel doors, and utilitarian bath adjoining each room. Many of the rooms are arranged so that they can be used as suites. A plan of a typical floor is attached.

The original elevator is still in operation; an additional elevator was installed adjacent to it in 1960. The kitchen continues to operate its original bakery, providing all the baked goods for the hotel. The oil fueled steam plant heats the hotel via radiators.

The building today is largely unchanged in its basic elements from its original physical appearance. Always an extremely simple and undecorated building, the building has been further simplified by a monochromatic color scheme inside and out. The simple detailing could be featured once again with a careful color scheme. The stucco frieze in the parapets and the painted frieze at the mezzanine beam line could be replicated from photographic and extant physical evidence.

6. 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 checked="" 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 checked="" type="checkbox"/> other (specify) local history
		<input type="checkbox"/> invention		

Specific dates 1923 **Builder/Architect** A.I.V. Wilson & Company/G. Lloyd Preacher

Statement of Significance (in one paragraph)

& Company, Inc.

The Gulf Stream Hotel is a landmark in Lake Worth: the best hotel in the largest building occupying the most prominent site, built during the years when the town's character was established. It is a rare survivor among the resort hotels built along Florida's southeast coast during the 1920's Land Boom era. The hotel is significant in the area of commerce because it was a product of one of the most prolific architect-commercial finance collaboratives of its time; and because it exemplifies the development of Florida's Gold Coast. The operation of the hotel in tandem with spring and summer season hotels in the North illustrates an important economic and social feature characterizing resort hotels until the close of World War II. The architecture and interior spaces are characteristic of the genteel tastes of a conservative, socially exclusive leisure class clientele. The hotel is nearly unchanged physically, in its operations, and in the patrons it attracts.

El Nuevo Hotel was conceived in early 1923, a result of the development fever that created most of the towns along Florida's southeast coast. The entire nation was aware of opportunities available in the narrow stretch of land between the Everglades and the Atlantic. The Seaboard Air Line and the Atlantic Coast Line railroads made it accessible. The State of Florida and competing canal companies drained areas of the Everglades to create farm land. Henry Flagler, railroad and resort developer, staked farmers with seed, fertilizer, and a weekly wage to promote agricultural freight traffic on his railroad.¹ A nationwide decline in farm prices deflated land speculation in other areas. Florida lands were undeveloped, and its benign winter climate so near northern population centers made the resort areas a land of speculative opportunity.² Real estate companies established farming and resort communities on paper, then sent representatives to every state and Canada to entice purchasers with giveaway deals. All advertised heavily in northern newspapers; the press in turn focused attention on Palm Beach, the world's most fashionable resort, and its environs.

Thousands of settlers entered the Everglades region from 1920 to 1925 to acquire lands and cultivate crops. Millionaires and nobility established a winter resort season in America, and following them flocked people of moderate wealth seeking relief from the winter and good property investments. There were not sufficient hotel rooms to meet the influx of business travelers, seasonal tourists, and new residents without homes. The towns that had hotels were at a decided advantage in competing for tourists and real estate buyers. It was in this investment climate that El Nuevo Hotel Company was formed.

Those behind the venture sought a lucrative investment in the fastest growing part of the nation. They were not hotel operators: chief organizer G. H. Glover was a field correspondent of Forest and Stream, from New York; Dr. William Nutter, a medical doctor from Lake Worth; Frank Heywood, a manufacturer from Minneapolis. Other local stockholders and two local banks were eager to "cooperate and assist in every way possible". Explained Glover, "Lake Worth needed a big modern hotel, and I had enough faith in the town to see that we got it...the two banks got behind the movement in the interests of a bigger and better Lake Worth." He predicted that with the building of a modern hotel, "Lake Worth will increase its tourist population and experience a decided permanent growth."³

9. Major Bibliographical References

(SEE CONTINUATION SHEET)

10. Geographical Data

Acree of nominated property less than one acre

Quadrangle name Lake Worth

Quadrangle scale 1:24,000

UTM References

A

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

B

Zone		Easting					Northing							

C

Zone		Easting					Northing							

D

Zone		Easting					Northing							

E

Zone		Easting					Northing							

F

Zone		Easting					Northing							

G

Zone		Easting					Northing							

H

Zone		Easting					Northing							

Verbal boundary description and justification

Lots 9 and 10, Block 33, the Palm Beach Farms Comp. Plat No. 2 Lucerne Townsite, according to the Plat thereof, as recorded in Plat Book 2, pages 29 through 40, inclusive of the public Records of Palm Beach County, Florida.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Michael Zimny / Leslie Divoll

organization Florida Division of Archives, History and Records Management

date November, 1982

street & number The Capitol

telephone (904) 487-2333

city or town Tallahassee

state Florida

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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 12-1-82

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I hereby certify that this property is included in the National Register

Entered in the National Register

date 1/11/83

Attest:

date

Chief of Registration

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The Gulf Stream Hotel was designed by G. Lloyd Preacher & Company, architects and engineers, and was financed by G. L. Miller Bond & Mortgage Company.

Geoffrey Lloyd Preacher began architectural practice in 1910 in Augusta, Georgia, and eventually established offices in New York, Indianapolis, Memphis, Raleigh, Spartanburg, Miami, St. Petersburg, and San Francisco, with headquarters in Atlanta.⁴ Preacher organized his firm so that it had "departments for every class of architecture, engineering, finance and supervision" gaining the "confidence of financiers, developers, and builders".⁵ The firm was phenomenally successful, by some accounts grossing \$12 million in the first quarter of 1923,⁶ worth about \$55.6 million in 1981 dollars. Fees in that amount would suggest that in the first quarter alone of 1923, G. Lloyd Preacher & Company was responsible for \$200 million in construction activity.⁷ If built in 1981, that work would cost roughly \$928 million.⁸ At the time that the Gulf Stream Hotel was announced, Preacher was introduced as the architect of the recently completed El Verano Hotel and the Citizens Bank Building, both in neighboring West Palm Beach.⁹ A partial list of G. Lloyd Preacher & Company Buildings is appended.

G. L. Miller, a prominent financier, "worked so often with Preacher that the businessman's list of credits reads like the architect's portfolio".¹⁰ The working relationship between Miller's and Preacher's companies was unusually close. Sometimes G. L. Miller Bond & Mortgage Company acted as the owner of a project and paid Preacher directly. On occasion, Preacher utilized the services of engineers who were a part of the finance company's office force. Preacher relied on the accuracy of cost estimates prepared by the finance company's engineers, then distributed that cost information to the public in support of the finance company's bond sales effort. In one instance, an elaborate kickback scheme was uncovered in which during 1923 the contractor paid \$25,000 to a Miller employee. The medium of exchange was First Mortgage Bonds on the project issued by G. L. Miller & Company, and delivered through G. Lloyd Preacher personally. The contractor had been instructed to add the cost of the kickback to the construction cost, thus increasing the funds to be raised with the bond sales. The flotation charges for that bond issue were 24%, even then a scandalous rate. By mid 1927, G. L. Miller Bond & Mortgage Company had been discredited by the Georgia Securities Commission, and G. Lloyd Preacher had been removed from the American Institute of Architects for breach of its ethical code.¹¹

It is unknown whether chicanery of this sort prevailed in the financing and construction of the Gulf Stream Hotel. It is known, however, that the building permit for the original design was taken out in the amount of \$225,000 in May, 1923, the largest permit in Lake Worth's eleven year history.¹² After two months of construction, during which the concrete frame was built, all work halted because of financial difficulties. Work resumed eight months later, in March of 1924, following design cutbacks by Preacher, reorganization of the El Nuevo Hotel Company Board of Directors, and selection of a new contractor.¹³

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By the end of June, 1924, the building was identified as "the Gulf Stream, Lake Worth's \$400,000 fireproof hotel", scheduled to open well before October 1. ¹⁴ Six weeks before the scheduled opening, the bond issue was increased by \$65,000 with the consent of the G. L. Miller Bond & Mortgage Company. Scheduled opening date was moved to November 1, with much of the delay attributed to slow shipments of materials. ¹⁵ The informal opening finally took place on December 10, with the formal ceremonies and dedication on January 20, 1925. At that point, the hotel was described as having been built "at a cost in excess of \$600,000", ¹⁶ 140% over the original contract amount.

The timing of the opening was unfortunate. In miami, extortinate rates prevailed due to a shortage of hotel rooms. Record breaking tourist traffic, construction material freight, and a bumper winter harvest from the newly created farmlands combined to overload the railroads' capacity. Finance scandals and land sale swindles were in the news, and Florida was getting a reputation for unbridled greed. Speculation reached its apex in the summer following the Gulf Stream's first season; by September, 1925, Florida's prosperity collapsed. All hotels and businesses felt the impact. In September, 1926, the worst hurricane in Florida history struck Miami, devastating the southeast coast. Two years later, again in September, another hurricane struck Palm Beach with great property damage and hundreds of deaths due to immense waves and flooding. ¹⁸ The Gulf Stream Hotel was Lake Worth's only Red Cross hurricane shelter. ¹⁹ The 132 mile per hour winds had b-own the roof off, the fifth and sixth floors were severely damaged, and teh Gulf Stream was reported to have seven feet of sand in its lobby. ²⁰ The crippled hotel opened again for an abbreviated season. The next fall the stock market crashed and the Gulf Stream went bankrupt. ²¹

Closed until 1936, the hotel was ordered sold at auction to pay tax leins against it. Hygeia Hotel Company, Inc. was the only bidder, paying \$25,000. ²² The Company consisted of General Richard C. Marshall II, a consulting engineer and retired WWI Army officer; and Colonel H. C. Maddux, a medical doctor and administrator of military hospitals in Europe during WWI. Upon their return to civilian life, the two had gone into business together, acquiring ownership of perhaps as many as 16 hotels lost in the early years of the Depression. From bankruptcy sale advertisements, Maddux selected the Gulf Stream as the cheapest hotel buy with the most chance of success, and sent Richard C. Marshall III as trustee to bid on the hotel.

Marshall and Maddux borrowed an additional \$25,000, and within six months had completely repaired and reconditioned the hotel. Their aggressive advertising campaign included sequential signs of the "Burma Shave" type, newspaper and radio advertising, and young men handing out borchures at major intersection up to 300 miles from the hotel. ²³ The Gulf Stream was an immediate success, and quickly established a reputation of providing excellent value for the money, delicious food on the American plan, a superior class of guests, and an abundance of diversions for the vacationer.

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Marshall and Maddux began an expansion program that was responsible for the Gulf Stream's survival. They bought almost the entire city block and built an informal bar and restaurant separate from the hotel building, thus correcting a Volstead era deficiency without offending the non-imbibing guests.²⁴ The other buildings on the property became the Gulf Stream Lodge and the Gulf Stream Annex, offering apartments on the European Plan. Marshall and Maddux operated the Martinique Hotel in Washington, D.C., where General Marshall spent much of his time. The 175 room Hotel Monterey in West Palm Beach was acquired in 1938.²⁵ In the summer of 1940 they began operating the Admiral Hotel, "one of the most luxurious shore resort hotels on the Atlantic coast...the largest south of Atlantic City".²⁶ Many members of the Gulf Stream management and staff worked winters at the Gulf Stream and summers at the Admiral. The Admiral Hotel is now a religious retreat, part of the Cape May National Landmark Historic District.²⁷ In the fall of 1942, Marshall and Maddux acquired the Kirkwood, a 164 room golf, tennis, hunting, and horseman's resort in Camden, South Carolina.²⁸

The Gulf Stream Hotel was open for the winter season and the Admiral Hotel, for the summer. Management and staff moved seasonally between the two, with great organizational economy. Many guests spent both summer and winter vacations at the paired hotels.²⁹ This tandem resort system was common until WWII. The Gulf Stream's first manager, George Kreamer, and some of his staff spent their summers at the Wyandotte Hotel, Belleport, long Island. Later Manager Benjamin Pease also managed the Hamilton Hotel in Bermuda, then the Admiral Hotel when it was acquired.³⁰ The Kirkwood had its own retinue of regular guests, but also appealed to the Gulf Stream guests as a pleasant mountain contrast halfway between New York and Lake Worth. Thus, the management could sell an extra week or two to many of its regular guests. The Monterey in West Palm Beach was converted to a residential hotel by Marshall and Maddux, except that large block of rooms was reserved during the winter season to accommodate overbookings at the Gulf Stream. A block of rooms was held at the Biltmore for the same purpose. This allowed tight scheduling of available rooms. Residents of the Monterey Hotel encouraged their visiting friends to stay at the Gulf Stream because of the many benefits of shared management. General Marshall spent much of his time in Washington, D.C. where the Martinique, like the Monterey, operated year around, and helped reduce the impact of the vagaries of resort town economics on the collection of hotels. There Marshall was able to promote the resort hotels to business, government, military, and sports figures.³¹

The hotel management anticipated that with the coming of the War, the Gulf Stream would be even more in demand, since "so little coastal area is available for civilians." Conservation of fuel oil was offered as a justification for a southern winter vacation. Florida's Atlantic coast became an area of concentrated military activity. The Gulf Stream capitalized by opening the Gulf Stream Patio and Officers Club, in "the biggest social event in the history of Lake Worth."³² Sixty of the hotel rooms had been set aside for military officers and their families.³³

The direct mail appeal of January, 1943, advertised the Gulf Stream as "one of the few first class resort hotels open to civilians on the southeastern coast",

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and by February, the management was turning away guests and referring them to the Kirkwood.³⁴ At that time the management found it necessary to explain its "restricted clientele" policy: "Under no circumstances do we want you to feel that we are discriminating against the Jewish race or any folks, but we do not want any of our guests possibly to be uncomfortable."³⁵ Notices were sent to guests reminding them to bring their ration books, carry I.D. cards on the beach, and dim the lights on the east side of the building.

The owners revealed plans to double the size of the hotel immediately following the war, and discussed the City's plans to expand the golf course and build a clubhouse at the hotel's front door.³⁶ Wartime prosperity infused Lake Worth with money and exposed it to a new kind of tourist. Following the war, the younger tourists would return, would prefer the European plan to the American, stay for a week or two instead of two to four months, and demand active recreation. They would arrive in automobiles instead of the train, in every season of the year.

Following the war, the Gulf Stream expanded, and continued to cater to the 72% of its visitors who returned repeatedly.³⁷ But the direction was set: to survive as an American plan hotel for seasonal visitors, the 1923 Gulf Stream Hotel became one part of a larger resort offering diverse accommodations and active recreation through much of the year. In addition, surrounding property was acquired well before it was needed, allowing expansion and parking facilities. "With a few notable exceptions, the big American plan resort hotel in Florida is over. Not only the turn of the century luxury hotels...but the hundreds, large and small, which came on the scene in the early 20th century...are being razed or turned into retirement homes."³⁸ The Gulf Stream Hotel is a notable exception.

NOTES

1. Dr. Ellwood C. Nance, ed., The East Coast of Florida, v. I, p. 321.
2. J. E. Dovell, Ph.D., Florida - Historic - Domestic - Contemporary, p. 771.
3. Lake Worth Herald, March 21, 1923, p. 1; January 14, 1925, p. 1.
4. Who Was Who, v. 7, 1977-1981; Gainesville Daily Sun, March 29, 1940, p. 1; Charles H. Lowe, "Changing the Face of Augusta - The Architectural Contributions of G. Lloyd Preacher", Augusta Magazine, Fall 1981, p. 15.
5. Lower, p. 15, quoting Dr. Elizabeth M. Lyon.
6. Lowe, p. 15; Edward J. Cashin, Jr., The Story of Augusta, p. 232.
7. Preacher's fees are known to have been 6% of construction cost on two other projects built at about the same time. "Minutes of the Meeting of the Board

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of Directors, May 6, 7, 9, 10, 1927", American Institute of Architects, p.24.

8. 1927 and 1981 dollar equivalents are based on information from Standard & Poors Statistical Service, Fall Bulletin.
9. Lake Worth Herald, March 21, 1923, p. 1.
10. Lowe, p. 15, quoting Dr. Lyon.
11. "Minutes of the Meeting of the Board of Directors, May 6, 7, 9, 10, 1927", American Institute of Architects, pp. 22-25.
12. Lake Worth Herald, May 2, 1923, p. 1.
13. Ibid., February 27, 1924, p. 1.
14. Ibid., June 18, 1924, p. 1.
15. Ibid., August 20, 1924, p. 1.
16. Ibid., December 10, 1924, p. 1; January 21, 1925, p. 1.
17. W. T. Cash, The Story of Florida, v. II, pp. 285-287.
18. Ibid., p. 587.
19. Helen Smith interview; James Smith interview.
20. Glen Ingram, The Gulf Stream Hotel Story, p. 20.
21. William Donnell interview.
22. Palm Beach County, Florida. County Courthouse, West Palm Beach, Florida. Abstract Book 96, Blocks A-50, Lake Worth Blocks.
23. Ingram, pp. 24-25,; Lake Worth Herald, August 7, 1936, pp. 1 & 6; September 11, 1936, p. 1.
24. "Gulf Stream Ripples", November 14, 1938, p. 1.
25. Ibid., November 21, 1938, p. 3.
26. Ibid., February 7, 1941, p. 1.

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27. Carolyn Pitts interview.
 28. L. R. Hawkins, General Manager, The Kirkwood to Miss Steel, November 11, 1942, Gulf Stream Hotel Scrapbook, Office of the Gulf Stream Hotel Manager, Lake Worth, Florida.
 29. William Donnell interview.
 30. Lake Worth Herlad, January 14, 1925, p. 1 section 3; Ingram, pp. 106-108.
 31. William Donnell interview.
 32. Washington Post, November 22, 1942, p.?.
 33. Ingram, pp. 49-50.
 34. Hawkins form letter, January 29, 1943; Hawkins to Dr. and Mrs. Haines, February 23, 1943, Gulf Stream Hotel Scrapbook.
 35. Hawkins to Miss Judy Palais, February 9, 1943, Gulf Stream Hotel Scrapbook.
 36. "Gulf Stream Ripples", December 3, 1943, p. 1.
 37. William Donnell interview.
 38. Louise K. Frisbie, Florida's Fabled Inns, p. 11.

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BOOKS & PAMPHLETS:

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- Cash, W. T. The Story of Florida, Vol, I, Vol, II. New York: The American Historical Society, Inc., 1938.
- Cashin, Edward J., Jr. The Story of Augusta. Augusta, Ga.: Richmond Co. Board of Education, 1980.
- Chapin, George M. Florida 1513-1913, Past, Present and Future, Vol. II. Chicago: S. J. Clarke Publishing Co., 1914.
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Hatton, Mary Ross (formerly Gulf Stream Hotel Social Director & Director of Lake Worth Chamber of Commerce), telephone interview with D. Logsdon, July 27, 1982.

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A PARTIAL LIST OF THE WORK OF G. LLOYD PREACHER & CO.

Augusta, Georgia 1910-1924

Firehouse Number 6
Marion Building
Plaza Hotel (The James)
Lenwood Hospital
University Hospital
Southern Finance Building
Houghton Elementary School
Sylvester Store
Greek Orthodox Church
Richmond Hotel
Herald Building
Shirley Cobb Hotel
Broadway Apartments
George Walton Apartments
Bowdre Apartments
Imperial Theater
Modjeska Theater
Tubman High School
Masonic Hall
Walton Way Apartments

Atlanta, Georgia 1922-1936

Atlanta City Hall
Hotel Cecil and Addition
Ansley Hotel Addition
Ponce de Leon Apartments
Peachtree Terrace Apartments
Wynne-Claughton Building
Henry Grady Hotel and Addition
Pitt-Belmont Apartments
McGlawn Bowen Building
Pittsburg School
Medical Arts Building

Bon Air Apartments
Belvedere Apartments
Cathcart Warehouse
Pershing Point Apartments
Chevrolet Motor Co. Building
Hampton Hotel

Other Cities

El Nuevo (Gulf Stream) Hotel, Lake Worth, Florida, 1923
Dixie (Kelley) Hotel (Seagle Building), Gainesville, Fla., 1926
Hotel Dixie-Sherman, Panama City, Florida, 1926
William Floor Hotel Operating Co., Waycross, Georgia,
plans announced 1926
Orange Court Apartments, Orlando, Florida, 1923
John Wesley Hotel, Savannah, Georgia
Cape Fear Hotel, Wilmington, North Carolina, 1923-1925
Canterbury Manor Apartment
Stratford Hall Apartments
Belmont Apartment
Southland Apartment
Terminal Hotel
U. S. Government Hospital
El Verano Hotel, West Palm Beach, Florida, before 1923
Brevard Hotel, Cocoa, Florida
Soreno (Hotel?), St. Petersburg
Bay Shore Apartment Hotel, Tampa
Columbus Hotel
(Hotel?) Watson, Miami
Robert Clay Hotel, Miami
LaConcha Hotel, Key West
Citizens Bank, West Palm Beach, Florida, before 1923

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Charles H. Lowe, "Changing the Face of Augusta - The Architectural Contribution of G. Lloyd Preacher," Augusta Magazine, Fall, 1981, p. 15.

Southeastern Hotel Journal, 6 (1926): 38, 63.

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DESIGN EVOLUTION OF THE GULF STREAM HOTEL

AS FIRST ANNOUNCED, Lake Worth Herald, March 21, 1923, p. 1:

"Land has been purchased, architectural plans approved and contract let for a \$250,000 five-story fire-proof hotel of 100 rooms to be erected ... by the El Nuevo Hotel Company.

"The architecture of the building is to be Spanish type, with a roof garden, and the dining room will be located on the top floor. The lot upon which the building will be located is 100 by 135 feet, and the hotel will be built to face on Lake Avenue and R Street, overlooking the park and the lake.

"The location selected for the hotel is conceded to be one of the best sites in Lake Worth."

SIX WEEKS LATER, Lake Worth Herald, May 2, 1923, p. 1:

"Building permit in the sum of \$225,000 was issued this morning ... for the construction of El Nuevo Hotel on Lake Avenue overlooking the waterfront park ...

"Since its first announcement, the El Nuevo Hotel Company has added sixteen rooms, and the present plans provide for a structure of 116 rooms, five of which will be large store rooms on the ground floor, and a roof garden will be provided. The building will be tile, fire-proof, each bed room will have its private bath, and nothing is to be left undone to make the El Nuevo one of the finest hotels in South Florida ..."

(See attached photograph of illustration accompanying this article.)

ONE YEAR FROM INITIAL ANNOUNCEMENT, Lake Worth Herald, March 5, 1924, p. 1:

"Plans to increase the bedroom accommodations in the new El Nuevo Hotel from 116 to 131 rooms have been completed by the new board of directors, and work is now under way. The building is to be finished to the full six stories. Instead of having the dining room on the second floor as originally proposed, and large stores on the ground floor, the dining room will be on the ground floor, the stores will be eliminated, and the space that was to have gone into the dining room above will be utilized for additional bedrooms and baths."

(See attached photographs illustrating the building completed in this form.)

INTERIOR FURNISHINGS AT THE GULF STREAM HOTEL

PIONEER HARDWARE COMPANY, Lake Worth, described the furnishings it supplied to the Gulf Stream Hotel in an advertisement appearing in the Lake Worth Herald, January 14, 1925:

"We take great pleasure in announcing that we supplied the furniture for the Gulf Stream Hotel.

"In the bedrooms you will find the well-known White Furniture Line ... This furniture is made only for the better hotels and residences.

"... (T)hey have the well-known Simmons Box Springs and Mattresses.

"Klearflax Rugs, in wonderful color combinations, will be found in the lobby, corridors and rooms, with a special Ozite undercovering to assure a good base for these linen rugs.

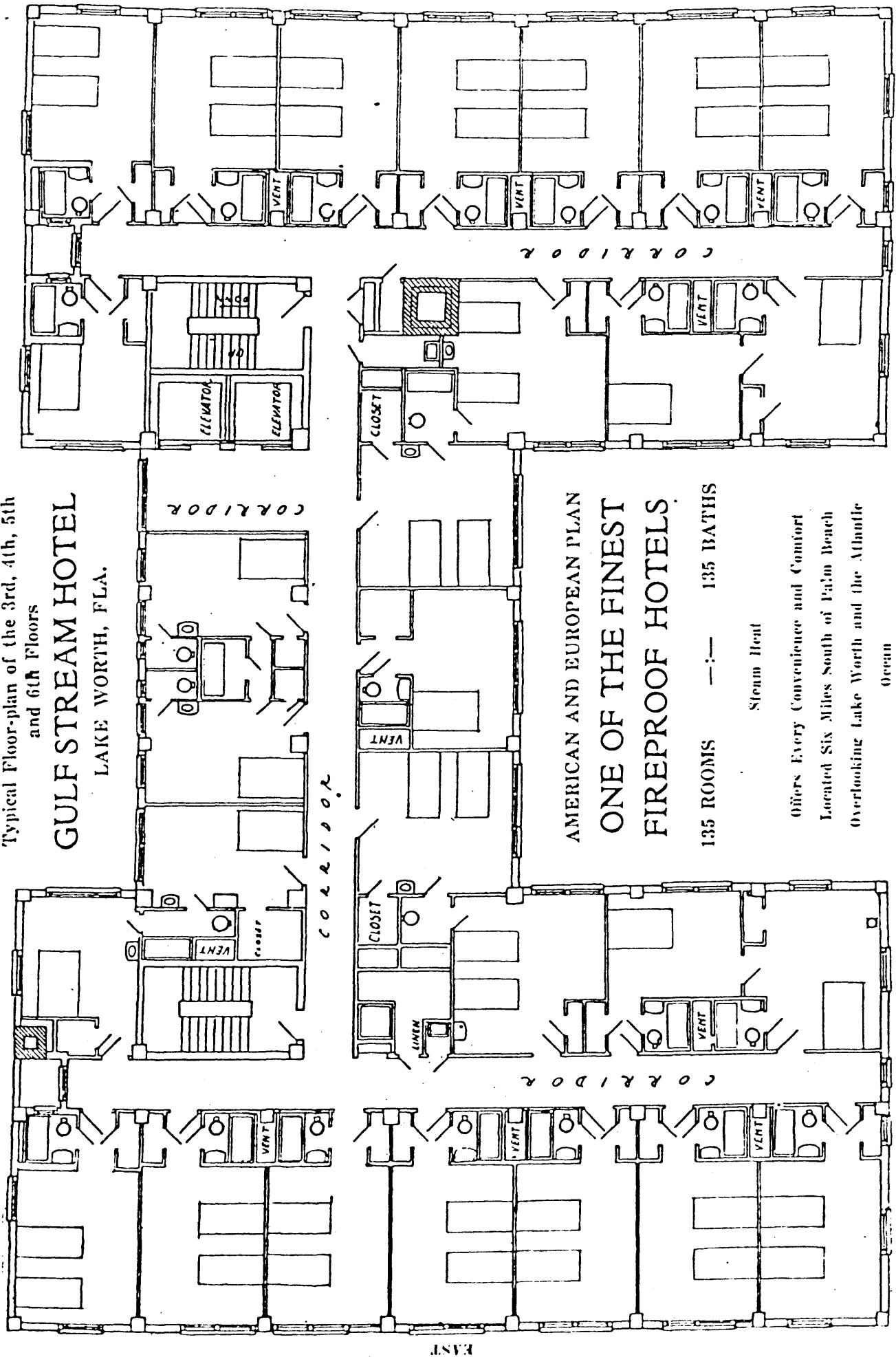
"The lobby and veranda furniture made by the well-known Universal Willow Company shows up nicely."

H.L. 108

Typical Floor-plan of the 3rd, 4th, 5th
and 6th Floors

GULF STREAM HOTEL

LAKE WORTH, FLA.



AMERICAN AND EUROPEAN PLAN
**ONE OF THE FINEST
 FIREPROOF HOTELS**

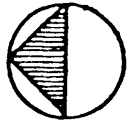
135 ROOMS — 135 BATHS

Steam Heat

Offers Every Convenience and Comfort
 Located Six Miles South of Palm Beach
 Overlooking Lake Worth and the Atlantic
 Ocean

NORTH

Gulf Stream Hotel
Lake Worth, Fla.



BRYANT PARK

GOLFVIEW ROAD

LAKE AVENUE

LAKESIDE DRIVE

