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United States Department of the Interior
National Park Service

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 any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name VEDADO HISTORIC DISTRICT

other names/site number Vedado Neighborhood; Vedado-Hillcrest Historic District

2. Location

street & number roughly bounded Merrill Av, Southern Blvd, Parker Av & Paseo Morella n/a not for publication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 33405

3. State/Federal Agency Certification

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

Barbara E. Mattick/DSHPO 8/20/2010
Signature of certifying official/Title Date

State Historic Preservation Officer, Division of Historical Resources
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

Date of Action

[Signature]

10/15/10

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

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

Contributing	Noncontributing	
80	49	buildings
1	0	sites
0	0	structures
0	0	objects
81	49	total

Name of related multiple property listings

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

LANDSCAPE: Park

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

LANDSCAPE: Park

SOCIAL: Civic

7. Description

Architectural Classification

(Enter categories from instructions)

L. 19th & EARLY 20th C. REVIVALS: Med. Revival

MODERN MOVEMENT: Ranch

See Continuation Sheet

Materials

(Enter categories from instructions)

foundation CONCRETE

walls STUCCO

BRICK

roof See Continuation Sheet

other METAL: Iron

Narrative Description

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

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CONTINUATION SHEET**

Section number 7 Page 1

VEDADO HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

ARCHITECTURAL CLASSIFICATION

LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Mission
LATE 19th AND EARLY 20TH CENTURY REVIVALS: Monterey
MODERN MOVEMENT: Split-Level
MODERN MOVEMENT: Minimal Traditional
MODERN MOVEMENT: Contemporary

SUMMARY PARAGRAPH

The Vedado Historic District, West Palm Beach, Florida, is a neighborhood that retains its original 1920s street plan and a handful of houses that reflect the 1920s real estate boom. Most of the buildings in the district consist of housing types and styles that characterized the city's suburban development following World War II. The neighborhood is significant at the local level for its social history and because it represents one of the first neighborhoods to be laid out in a suburban plat style during the Land Boom of the 1920s. Moreover, the neighborhood has significant manmade features, including a park and clubhouse and other amenities catering to young families with children. The Vedado Historic District maintains its historic integrity in terms of location, design, setting, materials, feeling and association.

SETTING

West Palm Beach is a city with a population of 103,150. The City of West Palm Beach, totaling 58.1 square miles in area, is located in central Palm Beach County, west of the Lake Worth Inlet, approximately 70 miles north of Miami. The City of West Palm Beach is the seat of government for Palm Beach County.

The Vedado Historic District is one of the remaining historic residential neighborhoods located within the proximity of downtown West Palm Beach, east of Interstate 95. The Palm Beach International Airport is located to west of Vedado across from Interstate 95. To the north of Vedado is Poinciana Park II subdivision while the Central Park and Southwest neighborhoods border Vedado to the east and south respectively. There are fourteen primarily residential historic districts listed on the West Palm Beach Register of Historic Places, eight of which are currently listed on the National Register of Historic Places. When looking at an aerial plan it is evident that the major corridors of Southern Blvd, Parker Avenue and I-95 make this a cohesive neighborhood.

DESCRIPTION

The Vedado Historic District is an approximately 50-acre, residential suburb located southwest of the downtown commercial core. The district encompasses the Vedado Subdivision. Of the 130 resources in the

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contributing (63%) and 49 are non-contributing (37%). A majority of structures within the Vedado Historic District represent stylistic trends of the Modern Movement. There are also some examples of the Late 19th & 20th Century Revivals. The styles represented in the Vedado Historic District include Minimal Traditional, Minimal Ranch, Ranch, Split Level, Contemporary, as well as styles from the Land Boom period, such as Mission, Spanish Colonial, and Mediterranean Revival. The district consists primarily of one-story structures with some examples of two-story and split level structures built between 1946 and 1956, as well as some from the Land Boom period from 1924-1927. The contributing structures within the district generally represent good to excellent integrity. No properties within the district have been previously listed on the National Register of Historic Places. Additionally, the Vedado Historic District includes one contributing site, Vedado Park, built in 1924, which was included in the original plat. The park has a community center built circa 2000, after the district's period of significance (Photograph 1). The park's location has been a unifying factor for the neighborhood and serves as the core of this neighborhood.

A small number of primary residences have outbuildings, such as garages, garage apartments, and separate apartment structures. The majority of structures have a carport or an attached garage incorporated into the primary structure, as dependence on the automobile was sprouting as a result of such suburban development. Multi-family dwellings exist on the eastern border of the district, particularly Parker Avenue. The diversity in architectural type embodies the integration of diverse socioeconomic groups into this neighborhood. The Vedado-Hillcrest Historic District (inclusive of the remainder of the Hillcrest subdivision) was listed on the West Palm Beach Register of Historic Places in 2007.

An aerial view of the Vedado Historic District shows its distinct layout. The Vedado Historic District features a distinguishing street pattern with a dedicated park at its center. The Vedado Subdivision was platted with a suburban format which reflects a self contained residential community, with lots oriented toward the centrally located park. There are no sidewalks in Vedado, again based on a decidedly suburban model. The Vedado Historic District contains 15 complete or partial blocks which are bounded, generally, by the north side of Paseo Morella, Southern Boulevard (a major east-west thoroughfare) on the south, Parker Avenue on the east, and the east side of Paseo Andalusia on the west. Lots within the Vedado Subdivision were platted with widths of approximately 69 to 75 feet with a depth of 100 feet. Relative to other neighborhoods, the lots are medium sized with structures centrally located on the lots. There are few historic outbuildings, garages, garage apartments, as the majority of buildings incorporate automobile shelter within the primary structures.

The streets are laid out in a suburban format, with driveways leading from the main street to an attached garage or carport at the side of the property, or to a detached structure in the rear. In some instances, carports/garages are angular, side-loading massing components on the primary façade, which is commonly found on residences built in the Contemporary style, such as 1020 Paseo Andorra (Photograph 2). Additionally, many corner lots have circular drives with curb cuts on each street, and an angular building orientation.

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DESCRIPTION

While the Vedado Historic District is made up primarily of single-family residences on single lot parcels, there are also a number of multi-family buildings, including one-story duplexes and multi-family structures. This type of housing allowed Vedado to offer a range of affordable housing, which is evidenced by the occupations held by the residents. The architectural styles in the Vedado Historic District are from two distinct building booms in West Palm Beach, reflecting popular revivals from the Land Boom Period and the building styles associated with Post War construction including Minimal Traditional, Minimal Ranch, Ranch, Mission Revival and Mediterranean Revival. Typical residences range from one to two stories in height and feature a concrete slab or crawl space foundation. Simple gable and hipped profiles surfaced with flat asphalt shingles are most common in the district; however examples of combination and flat roof forms occur on Mediterranean and Mission Revival structures. Outbuildings are generally either vernacular in form or reflect the stylistic character of the main building on the property. Fenestration patterns within the district include metal casement and/or awning windows as well as large, fixed picture windows on the front facade in examples of Post War building types.

ARCHITECTURAL STYLES

The Vedado district has a sampling of building styles from when it was originally platted in the Mediterranean Revival and Mission Style. A general absence of construction is seen from 1928 to 1941, when Post War styles and trends such as prefabrication became in vogue. This is represented through the Ranch, Minimal Traditional and Contemporary styles that make up the majority of styles in the district.

Mediterranean Revival/Spanish Colonial

This was the most popular architectural style for residential architecture in Florida during the 1920's, and was also used in hotels, commercial buildings, railroad stations and schools. General characteristics include textured stucco walls, arches, porches, complex roof lines and barrel tile roofing. There are three Mediterranean Revival style buildings in the neighborhood and one Spanish Colonial style residence. The building at 926 Paseo Andorra (Photograph 13) is an excellent example of the Mediterranean Revival style, built in 1926 with arched multi-light windows, cast stone twisted columns, a hipped barrel tile roof with flat roof components as well as a two-story tower element.

Mission Style

The style is characterized by an overall simplicity, arched openings, large expanses of unadorned stucco surfaces, the use of stepped or curvilinear parapets, quatrefoil windows, porches or covered entryways, and

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minimal decorative detailing. Exterior walls are stucco and barrel tile roofing is common.¹ The Vedado Historic District has eight examples of the Mission Revival Style, including the structure located at 941 Paseo Castalla (Photograph 11), which was built in 1925. This one-story structure has multiple flat roof forms with simple parapets, rafter tails, a textured stucco pattern and a screened, arched loggia on the front façade covered by a sloped roof surfaced with clay barrel tile.

Monterey

There is one example of the Monterey style in the neighborhood located at 3639 Paseo Navarra, built in 1945 by I.J. Tatem, which is two stories in height, with a rectangular plan, and features a full-width balcony with wrought iron supports on the second story that is covered by a sloped overhang. The structure has a side facing gable roof surfaced with asphalt shingles and the exterior finish is smooth stucco (Photograph 15).

Frame Vernacular

Constructed of wood framing or finished with horizontal wood siding, vernacular houses can be either symmetrical or asymmetrical in design. They were often built by laymen with local building materials.

There is one example of the Frame Vernacular style in the neighborhood, located at 3805/3807 Parker Avenue (Photograph 16). Built in 1947, this duplex is constructed of wood frame surfaced with horizontal wood siding, and has a high pitch hip roof surfaced with asphalt shingles. There is a sloped overhang with simple, square wood columns and decorative wrought iron accents. The front stoop provides dual access to each unit.

Ranch

Ranch style houses are generally long, shallow (one room deep), one-story houses with low gable roofs and deep eaves. A rectangular, L, U, or splayed plan is common in Ranch style houses. They often have shallow front porches, sometimes running the length of the house. Decoration rarely consists of more than shutters and open-wrought metal posts. It is common for the facade to project at one or both ends. The orientation of the Ranch style house is usually to a patio on the rear elevation, accessed through sliding glass doors. A garage at one end or an attached carport is a common feature. The desire to integrate the interior and exterior is seen in the inclusion of large expanses of glass, such as picture windows or window walls. Clapboard brick and stucco are common exterior treatments.²

¹ Ibid, 48.

² Historic Preservation: A Design Guidelines Handbook. City of West Palm Beach, 56.

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The Vedado Historic District has 30 examples of Ranch style residences, including the residence located at 900-902 Paseo Palmera (Photograph 3). This residence features a long, rectangular floor plan with a hip roof surfaced with white, flat concrete tile, which is representative of this building type within the district. This Ranch example also features large fenestration consisting of metal awning windows and metal awnings. The front elevation features a minimal front porch with decorative wrought iron supports. The residence located at 930 Paseo Morella (Photograph 4) is an example of a Ranch home that maintains the fenestration, form and side gable roof to distinguish it as a building of this type. In this case, a shallow front porch supported by simple, square wood columns; wood rafter tails; and decorative plank shutters evoke a "cottage" or Colonial interpretation of the Ranch style. The property located at 941 Paseo Palmera (Photograph 5) features a long, rectangular plan with a painted brick veneer exterior finish, nearly floor to ceiling double-hung multi-light windows, and large brick piers supporting a shallow front porch. The side-facing gable roof has rafter tails; the front entry is asymmetrically placed and a carport is incorporated into the side-facing gable roofed structure. A prominent, painted brick chimney separates the living area from the carport.

Minimal Traditional

Minimal Traditional houses are generally modest in size and usually square or rectangular in shape. Builders eliminated many frills, such as porches and formal dining rooms, in order to minimize cost. However, some exterior references to earlier styles, especially Colonial Revival, are often seen, such as gabled porticos, dormers, shutters, or quoining.

The Vedado Historic District has 24 examples of Minimal Traditional style residences. Examples of exterior ornament are limited to cast concrete vents, inoperable shutters, decorative wrought iron, use of veneer and built-in planters. One exceptional example of the Minimal Traditional style within the Vedado Historic District is 3709 Paseo Andalusia (Photograph 6). The residence features the quintessential L-shape plan with a cross-gable roof. The front facing gable features a horizontal siding, while the residence features an unpainted brick veneer finish. Fenestration includes multi-light metal casement windows with clamshell awnings. A small overhang with a decorative three-pipe supports (or lolly columns) and a brick planter provides a covered entry. The residence at 946 Paseo Andorra (Photograph 7) features the quintessential L-shape plan with cross-gable roof. The front-facing gable features a cast concrete vent depicting a ship, while the gable end on the west has a chimney. Multi-light metal awning windows evoke a colonial influence. A small overhang with a decorative wrought iron support provides a covered entry. Fenestration includes multi-light metal casement windows and a fixed picture window.

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Minimal Ranch

The Vedado Historic District has 9 examples of Minimal Ranch style residences. The example at 935 Paseo Morella (Photograph 8) incorporates some typical decorative elements of this building style, such as a shallow front porch supported by simple square wood columns and scalloped detailing above the attached two-car garage doors. Additionally, 952 Paseo Palmera (Photograph 9) features a simple elongated, L-shape plan with a cross gable roof reminiscent of the Minimal Traditional building style. The front facing gable end features a cast concrete vent with a Florida-inspired detail. The fixed picture window flanked by two smaller, single-hung windows is a common characteristic of the Ranch style, along with other features such as the shallow recessed porch as well as the one-car garage incorporated into the front elevation. Other examples of the Minimal Ranch style incorporate a carport on the main façade. The Vedado Historic District also has several examples of Minimal Traditional homes that incorporate Spanish features, such as the arched carport entry at 940 Paseo Palmera (Photograph 10).

Contemporary/ Minimal Modern

In the Post-World War II years, a modest modern house form was developed that paralleled the Minimal Traditional residence. Characteristics of this style are large windows, rows of windows, shed and asymmetrical gable roofs with one slope much longer than the other and incorporation of a carport into the design of the house.

There are seven examples of the Contemporary style in the neighborhood, including the structure located at 910 Paseo Palmera (Photograph 12), constructed in 1948 by Devereaux Deakin. In keeping with the Contemporary style, the residence features a rectilinear plan, a flat roof built up using impermeable materials. The low, horizontal emphasis is pronounced by the awning windows and the horizontal siding alternating with brick veneer as an exterior finish. There is a massive, off-center chimney as well and a large picture window flanked by metal casement windows on the front façade.

Split-Level

This style was developed in the 1930s, but became increasingly popular after World War II. The split floor plan of these two-story structures offered opportunities to separate adult from children's spaces. They became a standard alternative to the two-story, Colonial Revival design in the Post-War years. Commonly, the garage is located on a lower level, with a bedroom above the garage, to one side of the front door. Often, separate gable roofs cover both sections of the house.

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There are two examples of Split-Level homes in the neighborhood, including 911 Paseo Palmera (Photograph 14), built in 1956 by Kendall Construction and originally owned by J. Hug. The garage is located on a lower level, with a bedroom above the garage. The structure has a side-facing gable roof over the one-story portion and a separate hip roof covering the two-story component. The structure has a massive brick chimney, brick veneer accent over the garage door, and awning style windows.

Noncontributing Buildings

The 16 noncontributing buildings in the district consist of seven structures that were not built during either period of significance (1925-1927 and 1946-1956). For example, the structure located at 949 Paseo Palmera (Photograph 17) was built in 1999 and is an example of post-modern suburban, single-family residential development. Constructed of concrete block and surfaced with smooth stucco, the house features a modified hip roof and a prominent front-loading, two-car garage. The remaining eight noncontributing buildings constructed during the periods of significance have seen unsympathetic alterations that have compromised their integrity. An example is the structure located at 3831 Paseo Navarra retains its integrity of form as a Minimal Ranch structure built in 1948, but the front porch has been built up, and square columns and an aluminum railing have been installed. Additionally, stucco banding, an ornament, and quoins have been applied to the front façade (Photograph 18).

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PALM BEACH COUNTY, FLORIDA
BUILDING LIST

LIST OF BUILDINGS

Contributing Resources

<u>Address</u>	<u>Use</u>	<u>Style</u>	<u>Date</u>	<u>FMSF No.</u>
Vedado Park	Site Landscape	n/a	1924	PB14870
Glenwood Road				
3632	Residence	Ranch	1952	PB14033
Parker Avenue				
3629/3631	Duplex	Ranch	1947	PB14023
3635/3637	Duplex	Ranch	1947	PB14022
3703/3701	Duplex	Ranch	1947	PB14017
3709	Residence	Ranch	1952	PB14021
3715	Residence	Ranch	1952	PB14025
3805/3807	Duplex	Frame Vernacular	1947	PB14019
3815	Residence	Ranch	1955	PB14020
3823	Residence	Ranch	1955	PB14024
3835	Residence	Ranch	1955	PB14018
Paseo Andalusia				
3639	Residence	Mission Revival	1926	PB14041
3705	Residence	Ranch	1952	PB14040
3709	Residence	Minimal Traditional	1952	PB14039
3715	Residence	Ranch	1951	PB14038
3721	Residence	Minimal Traditional	1951	PB14037
3805	Residence	Minimal Traditional	1950	PB14036
3809	Residence	Minimal Ranch	1952	PB14035
3815	Residence	Ranch	1949	PB14034
Paseo Andorra				
904/906	Residence	Ranch	1950	PB13963
910	Residence	Minimal Traditional	1952	PB13964
916	Residence	Ranch	1953	PB13965
920	Residence	Minimal Ranch	1950	PB13966
926	Residence	Mediterranean Revival	1925	PB13967
927	Residence	Mission Revival	1925	PB13971
934	Residence	Min. Trad. w/Spanish elems.	1947	PB13968
940	Residence	Ranch	1951	PB13969
946	Residence	Minimal Traditional	1946	PB13970

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1001	Residence	Minimal Traditional	1948	PB13975
1002	Residence	Contemporary	1951	PB13972
1009	Residence	Ranch	1952	PB13976
1014	Residence	Contemporary	1952	PB13973
1015	Residence	Minimal Traditional	1951	PB13977
1020	Residence	Contemporary	1952	PB13974
1021	Residence	Minimal Traditional	1951	PB13978
1025	Residence	Minimal Traditional	1950	PB13979
1028	Residence	Minimal Ranch	1950	PB13980

Paseo Castalla

920	Residence	Minimal Traditional	1947	PB13981
934	Residence	Split Level	1950	PB13982
935	Residence	Minimal Traditional	1950	PB13985
940	Residence	Minimal Traditional	1951	PB13983
941	Residence	Mission Revival	1925	PB13986
945	Residence	Minimal Traditional	1950	PB13987
946	Residence	Minimal Traditional	1949	PB13984
959	Residence	Mission Revival	1925	PB13988
1000	Residence	Minimal Traditional	1946	PB13989
1012	Residence	Minimal Traditional	1952	PB13990
1014	Residence	Minimal Traditional	1952	PB13991

Paseo Morella

930	Residence	Ranch	1951	PB14007
935	Residence	Minimal Ranch	1947	PB14013
936	Residence	Minimal Ranch	1952	PB14008
940	Residence	Ranch	1950	PB14009
946	Residence	Minimal Traditional	1948	PB14010
950	Residence	Ranch	1948	PB14011
1002	Residence	Mission Revival	1925	PB14012
1015	Residence	Ranch	1954	PB14014
1021	Residence	Ranch	1954	PB14015
1025	Residence	Minimal Traditional	1950	PB14016

Paseo Navarra

3630	Residence	Minimal Ranch	1956	PB14030
3636	Residence	Spanish Colonial	1925	PB14029
3639	Residence	Monterey	1945	PB14032
3710	Residence	Minimal Ranch	1956	PB14028
3814	Residence	Contemporary	1952	PB14027
3820	Residence	Contemporary	1952	PB14026

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3829	Residence	Mission Revival	1925	PB14031
3829A	Accessory		c. 1940	
Paseo Palmera				
900-904	Residence	Ranch	1952	PB13993
910	Residence	Contemporary	1948	PB13992
911	Residence	Split level	1956	PB13995
920	Residence	Mission Revival	1925	PB13994
921	Residence	Mediterranean Revival	1927	PB14002
921A	Garage		c.1927	
922	Residence	Mission Revival	1925	PB13996
925	Residence	Ranch	1951	PB14003
934	Residence	Ranch	1954	PB13998
940	Residence	Min. Trad. w/Mission elements	1947	PB13997
941	Residence	Ranch	1950	PB14004
952	Residence	Minimal Ranch	1952	PB14000
953	Residence	Minimal Ranch	1950	PB14005
958	Residence	Minimal Traditional	1949	PB14001
961	Residence	Minimal Ranch	1949	PB14006

Noncontributing Buildings

Paseo Andalusia

3639A	Outbuilding			
3709A	Outbuilding			
3710	Com. Center	Neo-Mediterranean (year built)	c.2000	
3721A	Outbuilding			
3721B	Outbuilding			
3805A	Outbuilding			
3822	Residence	Ranch (year built)	1962	
3827	Residence	Ranch (altered)	1946	PB14054
3827A	Outbuilding			
3827B	Outbuilding			

Paseo Andorra

911	Residence	Ranch (altered)	1952	PB14051
916A	Outbuilding			
920A	Outbuilding			
926A	Outbuilding			
927A	Outbuilding			
935	Residence	Minimal Traditional (altered)	1950	PB14052

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BUILDING LIST

935A	Outbuilding			
940A	Outbuilding			
940B	Outbuilding			
941	Residence	Ranch (year built)	1970	
949	Residence	Minimal Traditional (year built)	1965	
1001A	Outbuilding			
1008	Residence	Minimal Ranch (altered)	1951	PB14053
1021A	Outbuilding			
1025A	Outbuilding			
Paseo Castalla				
920A	Outbuilding			
934A	Outbuilding			
941A	Outbuilding			
945A	Outbuilding			
946A	Outbuilding			
953	Residence	Neo-Mediterranean (year built)	1991	
1010	Residence	Neo-Mediterranean (year built)	2004	
1010A	Outbuilding			
1014A	Outbuilding			
Paseo Morella				
920	Residence	Ranch (year built)	1969	
941	Residence	Minimal Traditional (altered)	1947	PB14055
941A	Outbuilding			
1001	Residence	Mediterranean Rev. (altered)	1938	PB14056
1015A	Outbuilding			
Paseo Navarra				
3630A	Outbuilding			
3636A	Outbuilding			
3826	Residence	Minimal Traditional (altered)	1952	PB14049
3831	Residence	Minimal Ranch (altered)	1948	PB14050
Paseo Palmera				
940A	Outbuilding			
946	Residence	Contemporary (altered)	1954	PB13999
946A	Outbuilding			
949	Residence	Masonry Vernacular (year built)	1999	
952A	Outbuilding			

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 36) 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 & Development

Social History

Architecture

Period of Significance

1924-1927

1946-1956

Significant Dates

1924

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Bldr: Suburban Development Corporation

Primary location of additional data:

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

Name of Repository

City of West Palm Beach

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Summary Paragraph

The Vedado Historic District is significant at the local level under Criterion A, for its contributing role to the social history of the community, specifically for its hand in manifesting the expansion of the middle class, suburban lifestyle in West Palm Beach, as well as in the area of Community Planning and Development, being credited as the first suburban neighborhood in West Palm Beach. It was laid out and partially developed during the 1920s Florida Land Boom. The Vedado Historic District is also significant at the local level under Criterion C, because it features a representative collection of building types consistent with Post War suburban development that revolutionized the lifestyles of residents of the community. There are two periods of significance, one stretching from 1924-1927, representing the Boom, and the other stretching from 1946-1956, representing the Post War era.

HISTORIC CONTEXT

At the conclusion of the Civil War in 1865, southeastern Florida was still a wilderness. The area remained desolate until the 1870s, when the first permanent settlers established themselves on the eastern shore of Lake Worth, now the site of the Town of Palm Beach. These early settlers established farms on both sides of Lake Worth and cultivated primarily pineapples. In 1892, Henry M. Flagler visited the area, investigating a route to Miami in an effort to expand his Jacksonville, St. Augustine, and Indian River Railroad. The beauty of the area and the warm tropical climate inspired Flagler to create an exclusive resort community on the island of Palm Beach. To accommodate commercial activity, Flagler purchased property on the west shore of the island from Captain O.S. Porter and Louis Hillhouse. Fred Dewey and his wife, Birdie, sold the 40-acre tract that later became Vedado to W.S. Bell for \$1,000 in August of 1892.

In November 1893, Flagler filed the original plat for the Town of West Palm Beach. The streets were laid out in alphabetical order from Althea on the north to Fern on the south.¹¹ The avenues ran alphabetically from Lantana on the east to Water on the west. Flagler's 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 construction was soon underway. On November 5, 1894, the new community voted to incorporate as a town.³

Taken in 1895, West Palm Beach's first census recorded 1,192 persons living in the town and listed the property value at \$133,926. By 1900, West Palm Beach had electricity, a sewer system, water pumping station,

³ Dade County Deeds, on file, Palm Beach County Courthouse.

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paved streets, and telephone service.⁴ Despite the advances, the town's population dropped to 564 residents. This decrease in population was attributed to the decline in construction activity; the freeze of 1894-1895, which destroyed the citrus industry; and nationwide recessions.

Phenomenal population growth along the east coast of south Florida resulted in the creation of Palm Beach County from Dade County in 1909, and West Palm Beach was named the county seat.⁵ The next available information regarding the Vedado property occurred in September 1911, when Mr. Bell transferred ownership to his wife, Alida. The property, however, was not developed.

The completion of the West Palm Beach Stub 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.⁶ By 1920, the population had risen to 8,659 residents, and West Palm Beach was now well established as Palm Beach County's commercial hub, as well as a popular tourist spot for the middle class.⁷ The growing population needed homes outside of the city. This anticipated need was satisfied by the platting of early subdivisions such as Vedado. Alida Bell, who lived at 1021 Paseo Vitoria, sold the remainder of her property in 1924 to Clarence J. Ohmer for \$67,500, with an understanding that the property would be subdivided into blocks and lots for development.

HISTORIC SIGNIFICANCE

During the 1920s, West Palm Beach experienced widespread development and growth due to the Florida Land Boom. Many people had relocated to Florida during World War I to work in wartime industries or were stationed as soldiers. Real estate values and bank activity increased sharply. Out-of-state buyers paid cash during the land frenzy and filled up local hotels while they bought and sold newly platted parcels. West Palm Beach was caught up in the excitement and the population more than doubled over the decade, rising from 8,659 in 1920 to 26,610 in 1930.⁸ Various businesses, chambers of commerce, and real estate developers promoted the growing interest in Florida. Realtors developed a variety of sales techniques, promotional enticements, and national publicity campaigns. Full-page ads in newspapers across the country convinced many living in the populous cities of the Northeast and Midwest that Florida's mild weather and reasonable real estate could offer a better life. Florida became a paradise for investors because of its advanced rail and automobile access, mild winter climate, and the Florida's legislature's promise to never pass a state income or inheritance tax. During the early 1920s, stories were circulating in newspapers and magazines about people who had

⁴ Ibid, 46-48.

⁵ Ibid, 48.

⁶ Ibid, 90.

⁷ City of West Palm Beach Planning Department.

⁸ City of West Palm Beach Planning Department.

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become rich overnight in the Florida real estate market. As construction boomed in the new subdivisions, West Palm Beach developed a substantial building supply and architectural specialties market, obtaining materials from around the world for distribution throughout the surrounding area. The building boom drew trained architects to the City. Many homes, including some of the residences the Vedado Historic District, were built during this time. Major office and commercial projects were erected in the downtown area, including the city's first "skyscrapers" such as the 1922 Guaranty Building, 120 South Olive Avenue (NR 1998); the 1923 Citizens Building, 105 South Narcissus; the 1925 Dixie Court Hotel, 301 North Dixie Highway (NR 1986); the 1925 Comeau Building, 319 Clematis Street (NR 1996); and the 1927 Harvey Building, 226 Datura Street. The Land Boom peaked in the winter of 1924-1926.⁹ By 1927, the entire city east of Australian Avenue had been platted; however, little building had taken place north of 36th Street or south of Southern Boulevard.

Ohmer, along with his partners, O.E. Young and W.J. Von Behren, petitioned the State of Florida to incorporate Suburban Developers. The company was established in June of 1924. Consequently, the Ohmers sold the property to the Suburban Development Company for \$1.00 in September 1924. In November of that year, the plat for the Vedado Subdivision was recorded. It included 15 blocks, with the blocks varying in size from six to twenty-seven lots. The park was also dedicated as part of the plat.¹⁰

In the spring of 1925, many investors began to cancel all Florida real estate transactions as they became panicked by news of bogus Florida real estate ventures. By August 1925, the F.E.C. Railroad refused to ship anything but perishable goods, halting building construction in the area. The next unfortunate events were two hurricanes, which struck South Florida in 1925. On September 16, 1928, a hurricane swept right through Palm Beach County, destroying nearly 8,000 homes and hundreds of commercial buildings. Real estate speculators pushing up land prices also had a negative effect on the economy. When the New York Stock Market crashed in October 1929, the Florida real estate market was valueless.²⁰ Florida's economic collapse preceded the market crash. As a result, many of the West Palm Beach neighborhoods, including the Vedado subdivision, featured undeveloped lots. From 1929 to 1930, property value in West Palm Beach was cut in half, and by 1935, the value of land plummeted to that of the pre-Boom era.

The onset of World War II hit close to home for Floridians. During the war years, the German U-boats sank 24 ships off Florida's coast. The U.S. War Department selected Florida as a prime location for training the troops due to its subtropical climate and flat landscape, which was especially ideal for aviation. The military leased land in West Palm Beach to train and entertain the troops. Morrison Field, the area's first airport, dedicated in 1936, was the site of an Army Air Corps unit in which 3,000 GIs were stationed during the war. Over 6,000 military aircraft stopped over through Morrison Field with troops and supplies that were destined for North Africa. Local hotels, such as the Breakers Hotel, were converted to hospitals, and troops paraded in downtown

⁹ Curl, 88; Palm Beach County Plats; West Palm Beach Building Permits.

¹⁰ Waters, Historic Resource Survey Report-Vedado Historic District Redesignation.

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West Palm Beach on national holidays. In 1945, the news of the end of World War II came to West Palm Beach. The Vedado Subdivision's proximity to Morrison Field made it a familiar location for returning veterans. Many of the discharged troops decided to stay or return to West Palm Beach, having found an affordable, friendly, familiar locale filled with sunshine. This migration initiated a second land boom in West Palm Beach; construction resumed. Under the Servicemen's Readjustment Act of 1944, commonly called the "GI Bill of Rights," the Veterans Administration (VA) provided guarantees on home mortgages for veterans returning from military service. As the workforce returned, supported with such benefits, the City came to life again.

Community Planning and Development

By the early 1900s, West Palm Beach and the rest of southeast Florida began to see an obvious influx of new residents coming down from the northern states. Due to the expanding population, West Palm Beach's downtown area and the immediately surrounding neighborhoods quickly developed. However, with the advent of automobiles, people had the ability to live farther away from the city's center. Recognizing the potential housing demands of the increasing population, local developers and real estate speculators purchased land cheaply and began platting subdivisions to the south and the west of downtown West Palm Beach.

The Vedado district meets all the components of the definition of a suburb, since it is a "geographic area, usually located outside the central city, that was historically connected to the city by one or more modes of transportation; subdivided and developed primarily for residential use according to a plan; and possessing a significant concentration, linkage, and continuity of dwellings on small parcels of land, roads and streets, utilities and community facilities."¹¹

The Suburban Developers Company platted the Vedado Subdivision in 1924, and lots were sold off soon thereafter. The first homes were constructed in 1925 and 1926. The president of Suburban Developers was C.J. Ohmer and the secretary was W.J. Von Behren. The engineering work was completed by P.R. Bowers and O.E. Young.

The Vedado Subdivision is significant at the local level in the area of Community Planning and Development. During the Land Boom, subdivisions were platted most commonly in the grid pattern, which has long been associated with growing cities by way of land speculation. The Vedado plan is a decisive departure from the grid-pattern, appropriately packaged as "A Residential Park" by Suburban Developers.

¹¹ Ames and McClelland. "Historic Residential Suburbs".

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The subdivision was developed through two distinct waves of construction: during the 1920s Land Boom and during the Post-War years. Some of the buildings from the Land Boom were built by local contracting firms, such as W.F Prather, Warren L. Hale and Walter Trepte. Their Post-War counterparts included the Kendall Construction Company, Birdsall Construction and Wakemen Construction, who often commissioned architects to design single-family homes.

The street names are of a Spanish origin, with references to Spanish towns and regions as well as nature. For example, "Paseo Andorra" is derived from Spanish to mean "wood walk," "Paseo Palmera" refers to the palm tree, and "Morella" in "Paseo Morella" translates to "little blueberry," references to the natural environment. The homes constructed in 1925 and 1926 reflected a Spanish influence. After a building hiatus that stretched from the 1930s through the World War II years, a surge of development ensued following World War II, primarily from 1945-1956. The building styles from this period represent the majority of the building stock in Vedado and are one-story, Ranch and Minimal Traditional style residences. Buildings of this type were constructed during the Land Boom; Depression and Recovery; Post-War Development periods. However, the period of significance for Vedado is from 1945-1956, relating to the years of construction and influx of residents that shaped this neighborhood with their Post-War architecture. Eighty-two, equaling eighty-seven percent of the resources in the Vedado Historic District, were built after the war, with 1952 being the most active year of construction.

Year	Number of Structures Built
1925	8
1926	1
1927	2
1938	1
1940	1
1945	1
1946	4
1947	10
1948	7
1949	4
1950	14
1951	10
1952	21

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1953	2
1954	4
1955	5
1956	4
1962	1
1965	1
1969	1
1970	1
1991	1
1999	1
2004	1

Social History

People of Vedado

The people who lived in this neighborhood help shape West Palm Beach, and embodied the social significance of the Vedado Historic District. The neighborhood has consistently been recognized for its welcoming nature and affordability. Many of the “who’s-who” of West Palm Beach got their start in Vedado and once their means allowed it they relocated to more affluent areas such as El Cid or other waterfront communities. The residents of Vedado were involved in community businesses such as locksmith shops, and tile, electric and lumber businesses. Many residents were also employed in the aviation industry and military due to the proximity of the airport, formerly known as Morrison Field. These were working class residents who were proud of their City and became involved in its commerce and started some of the City’s social clubs still in existence today.

The West Palm Beach Garden club was founded jointly by Margaret Mary Southward Young (resided at 921 Paseo Palmera) and Mildred McNeil in the 1920’s.¹² The West Palm Beach Garden Club has served the Palm Beaches for over 70 years and was started in Vedado. They welcome men and women who are interested in gardening, horticulture, conservation, flower arranging, and other related topics. Members range from novice gardeners to Master Gardeners.

¹² Earl Young (long-time resident of Vedado Neighborhood, West Palm Beach). Interviewed by Friederike Mittner (City Historic Preservation Planner), Jose Rodriguez (Vedado Neighborhood Association President) and Joyce Raymond (City of West Palm Beach Historic Preservation Board Member), August 21, 2009.

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Diverse occupations that are the spine of a community are found in the former and current residents of Vedado. The Rowan family, who live at 1001 Paseo Andorra, have owned and continuously operated a local locksmith shop for decades. As one of the key people that define Vedado, Charlie Rowan is referred to as the "Mayor" of Vedado. Rowan, born in 1917, has lived in Vedado for almost 60 years. "I got the permit to build this house in 1948," Rowan recalls. "I think it took us a few years to get it built, so we probably moved in around 1950 or '51." Rowan and his wife Thelma raised three sons and two daughters in the neighborhood after World War II, when returning soldiers could purchase land for a few hundred dollars. Finding the money to build the house, however, could still be tricky, and, as Charlie Rowan recalled, "you had to be a little sneaky, you had to have a scheme." Rowan's "scheme" arrived in the form of an out-of-work carpenter who did not want to ride on the coattails of his own wealthy Palm Beach family. "He cooked up a deal where his mother would loan me the money to build the house," recalls Rowan. "The catch was I had to hire him to do all the work." Over the years, as the Rowan family grew, they added a carport, enlarged the kitchen and demolished most of a wall between the living and dining rooms so everyone could gather to watch the family's first television. The Rowan family business, a locksmith shop in downtown, is still prospering today. Pauline Jessup, who was an interior designer with commissions all across the United States, lived with her husband John at 922 Paseo Palmera. Otto Winestock, resident of 1001 Paseo Morella, invented the machine to extract pulp from fruit juices. Several architects that worked for distinguished firms on Palm Beach Island resided in the neighborhood.

Vedado was a starting point for many people who left the community once their economic situation improved. The Mirsky family (947 Paseo Castalla), who owned Norman's (a local clothing store), later moved to Belmonte in El Cid. The Rich family, who originally resided at 926 Paseo Andorra, also moved to El Cid, as did the Warwicks from 3637 Merrill. Another former Vedado resident who moved to El Cid was Marshall "Doc" Rinker, founder of Rinker Materials Corporation, a prominent cement manufacturing company.

The attached chart lists the people who lived in Vedado and their respective professions (see occupation list attachment A) illustrates the diversity of residents and their working class roots. Approximately 90% of these occupations fall under the working class definition of "The socioeconomic class consisting of people who work for wages, especially low wages, including unskilled and semiskilled laborers and their families."

The building forms of the Post-War era and the working class backgrounds demonstrate the emerging proliferation of homeownership, and expanding opportunities for people in the middle class.

Military

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The United States' entry into World War II in 1941 would affect the state of Florida and the Vedado neighborhood in remarkable ways. Not only would it usher in a modern world, but the state's population also swelled after 1945, making it one of the fastest growing states in the nation.¹³

Florida, with its year-round mild climate and jungle-terrain, made it the perfect training ground for troops who would see action, particularly in the Pacific theater. The number of military facilities grew from 8 to 172, and counted among them the "mega bases" at Camp Blanding and Jacksonville Naval Air Station, as well as the smaller, specialized training centers such as the Sopchoppy Bombing Range and Immokalee Air Field. Additionally the Boca Raton area near present day Florida Atlantic University was home to a wartime radar training station. To the north of Vedado was Camp Murphy (decommissioned 1950) at present day Jonathan Dickenson State Park, where there was also a top-secret radar training school.¹⁴

In Palm Beach County, Morrison Field (now the Palm Beach International Airport) was a hub of military activity with over 3,000 Army Air Corps personnel. Morrison Field became the departure point for hundreds of aircraft for a series of critically important missions. It was used as a base for the allied invasion of France and for the D-Day invasion of Normandy. To support the increased number of troops, hotels were frequently commandeered for conversion to barracks and dining facilities. The Vedado Historic District is located less than a mile from Morrison Field. Due to its proximity to the neighborhood, there have always been strong ties to the aviation community. Residents included military personnel and employees of Pratt Whitney, a major aviation firm based in Palm Beach County.

On the civilian front, many citizens actively participated in the war's mission by either working in war-based industry or by volunteering in any number of roles. The Palm Beach County coast was fraught with danger from the prowling of enemy submarines. Lights went dark, and citizens took to the watchtowers as spotters, maintaining a vigil against the enemy. Of the approximately 94 homes in the Vedado subdivision, 27, or 30%, had active military personnel as their residents (see occupation list attachment A) during World War II. Indicators suggest a much larger concentration of military personnel that had separated from active duty with the military yet remained in Vedado.

*only
11 houses*

In 1945, with the war over, thousands of returning servicemen made Florida their home. Vedado made the urban American Dream a reality for many. The state reeled from the fast pace of growth and the dynamic changes to come. New advances in technology, rising levels of affluence, the emergence of huge numbers of senior citizens and retirees, new freedoms, and coast-to-coast expressways all contributed to the making of a "Modern Florida."

¹³ Gary Mormino. Land of Sunshine State of Dreams: A Social History of Modern Florida.

¹⁴ Jonathan Dickinson State Park history 2010.

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ARCHITECTURAL CONTEXT

In America, World War I and World War II represent two transforming events in the nation's history. In Florida, the period following World War I ushered in the real estate boom of the 1920s, in which the state grew in unprecedented numbers and newly constructed subdivisions consumed large areas of the state. The inevitable result of the Boom was the ensuing Bust, occurring by late 1926 and followed by Florida's early fall into the Depression.

The period between 1928 and the United States' entry into World War II was marked by little growth, and is evidenced locally in the Vedado Historic District by the scarcity in the number of homes built (only one accessory and one primary building).

When the United States entered World War II in 1941, the nation was consumed by the war effort, sacrificing much to insure victory. During this period, construction ceased. By 1945, with the war ended, the need for new housing reached a critical mass and previously undeveloped lots and the suburbs exploded with growth. The era of mass production with its new construction techniques changed the form of American housing. The individually designed, large-scale housing for the wealthier class was overtaken by the production of affordable houses that could be purchased by the ever-growing middle class.

Homeownership was made possible by the creation of the 1949 Federal Housing Act, which authorized billions of construction credits for developers and liberalized home purchase terms with both the Federal Housing Authority (FHA) and the Veterans Administration (VA). For example, the FHA lowered its mortgage rate to 5% while the VA allowed a veteran to purchase a home with no down payment. Many had a \$60.00 a month mortgage payment, much cheaper than renting.¹⁵

Because housing was scarce in the inner city, suburbs offered the only available affordable housing. Developers bought huge tracts of undeveloped suburbs or farmland. The result was a growing number of homes and the rise of a middle class.

Furthermore, the building design used to address the housing shortage was pragmatic: the architecture of the day was about functionality and simplicity driven by cost in contrast to the applied ornamentation found on buildings from the 1920s. The Federal Housing Authority was perhaps the one greatest source of the "homogenization" of American housing, as they set in place specific standards for the houses they would insure. The standards for the "minimum house" were the product of research by housing reformers to design a new small, efficient, low-cost house. The result was a house with no basement, and a four-room plan. The

¹⁵ Ibid.

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official formal dining room was replaced with a multipurpose room, for hobbies and recreation. This open floor plan allowed for the integration of all family activities. Researchers concluded that the size of the house would be based on 400 cubic feet per occupant, resulting in a 624 square foot building on average. This era also resulted in the "Florida Room," a space where one could enjoy the weather and relax.¹⁶

Women also influenced the design of homes. Women, who had been working during the war while the men were on the battlefield, no longer wanted to care for large homes. They wanted to enjoy carefree living. Decorative moldings just collected dust. Ranch style houses were simple and required less money to build. The affordability of these smaller homes offered modern conveniences in place of architectural details. The residential properties in Vedado represent a period when social forces and general housing trends de-emphasized or eliminated front porches, introduced picture windows, and included attached garages. Although relatively non-descript and pedestrian visually, these houses typically are well built and collectively represent an important pattern in the community planning and development of West Palm Beach during the Post-War period. Vedado best exemplifies this period in West Palm Beach because of its concentration of Post-War housing and the level of integrity that the properties have retained.

While the Vedado neighborhood is significant for its social history, the architecture influenced the lifestyles of the district's residents. Though Vedado was platted in the 1920's, its primary period of development was Post World War II. Unlike other West Palm Beach neighborhoods that saw an infill of just a few lots in the Post-War period, this neighborhood had an inverse development pattern.

Styles Represented in Vedado from the Land Boom Period (Period of Significance: 1925-1927)

Mission Revival Style

The Mission Revival Style is a subtype of the Spanish Colonial Revival Style. It derives its name from the Franciscan missionaries found in the Southwest, primarily in California. Popularized by the California Building built for the Columbian Exposition in Chicago in 1893, the use of the Mission Style was widespread by 1915. The style is characterized by an overall simplicity, arched openings, large expanses of unadorned stucco surfaces, the use of stepped or curvilinear parapets, quatrefoil windows, porches or covered entryways, and minimal decorative detailing. Exterior walls are stucco and barrel tile roofing is common.¹⁷

Mediterranean Revival Style

The National Register of Historic Places prefers the use of the term Mission/Spanish Colonial Revival to refer to a style more commonly known as the Mediterranean Revival Style in Florida. This style is found most frequently in states that have a Spanish colonial heritage. It was the most popular style for residential

¹⁶ Uguccioni and Carbonell. "A Report on the Resurvey of the El Cid Historic District."

¹⁷ Ibid, 48.

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architecture in Florida during the 1920s, and was also used in hotels, commercial buildings, railroad stations, and schools. The style incorporated architectural elements derived from the area around the Mediterranean Sea, especially Italy and Spain. The style was popularized by a series of buildings designed by Bertram Grosvenor Goodhue for the Pan-American Exhibition held in San Diego in 1915. The style was further popularized when many railroad companies adopted the style for stations and resort hotels. In Florida, the style was popular in resort communities, conveying the exotic beauty of the area, while drawing upon a remote link to the Spanish colonial heritage. The popularity of the style reached its height in the 1920s and remained a pervasive influence on building design until World War II.¹⁸

Characteristics of the Mediterranean Revival Style include textured stucco walls; arched entrances and windows; porches; balconies; complex rooflines and barrel tile roofing; use of wrought iron; ceramic tile decorations; and arcaded wings. Multi-light casement and double-hung sash windows were often deeply set in the walls or in arched openings. Pergolas, fountains, and trellises or patios frequently appear in the surrounding landscape.¹⁹

THE EFFECT ON HOUSING: FROM THE OUTDOORS- IN

Early Floridians built their homes to achieve their own natural climate control. Homes featured dormers, screened windows, wide verandahs, high ceilings, paddle fans, dogtrot breezeways, awnings, sleeping porches, and the ubiquitous screened porch. Floridians' lifestyles were centered on the porch, where comfort was found in the breezes and conversations among neighbors was commonplace. With the advent of air-conditioning, Floridians took to the indoors, with windows closed to the din of the air-conditioning boxes. The porch became obsolete as a gathering place, replaced by the Florida Room. "The interior of the home replaced the front porch as a social focus and locus, marking a profound change in Floridians' relationship with neighbors and nature."²⁰

The housing industry bears witness to the changes technology wrought. The evolution of window design is testament to these changes. Early window design opted for operable sash and casement varieties, which were changed to jalousies in the 1940s and 1950s to optimize airflow. With the introduction of whole house air-conditioning systems, windows returned to a design that could be made airtight.

In 1902, Willis Haviland Carrier designed a mechanical air-conditioning unit that would eventually revolutionize the lifestyle of Floridians. Initially, the cost of the device proved prohibitive to the ordinary citizen, and only select commercial establishments opted to install the devices. Those establishments sported

¹⁸ Curl, Palm Beach County: In a Class by Itself.

¹⁹ Ibid, 48.

²⁰ Gary Mormino, Land of Sunshine, State of Dreams, 241.

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signs with polar bears and icicles, noting “It’s Kool Inside” that brought throngs of citizens into movie houses and stores to cool off.

By 1951, the first window air-conditioning units began to be sold in local appliance stores, made possible by the Carrier Corporation’s introduction of window units. Still, the median price of an air-conditioning unit, which was \$250, equaled a month’s salary for a retail clerk, and the annual cost of maintaining the unit was a whopping \$132.²¹ Later, with advances to the technology and the reduction in cost, air-conditioning became the mainstay of almost every Florida household.

The porch-less ranch house was perfectly suited to this new lifestyle, as well as another great transforming technology-television. At the end of World War II, Floridians still depended on the radio for their entertainment and news. On March 21, 1949, at the Capitol Theater in Miami, the first television signals ever seen in Florida were broadcast. Similar to the air-conditioning phenomenon, consumers were at first slow to respond to this bewitching new technology because of costs, the erratic nature of programming, and the lack of television stations. The 1950 U.S. Census indicated that of the homes surveyed, 17,180 Florida households owned a television, while 742,845 households reported owning a radio.²² Like air-conditioning, the allure of television and the increasing advances in its affordability would change the way Floridians lived and socialized.

The reorientation of living spaces from the front porch to the backyard is evident in the design of the ranch house. Swimming pools and barbecues proliferated on lots where even the middle-class could enjoy a sense of the “country-club” lifestyle. The Vedado Community Center offered additional amenities, such as tennis courts, a basketball court, field and playground that were not previously available to the typical homeowner. A large central gathering area with recreational opportunities has been and continues to be the heart of Vedado. While many other enclaves complained they did not know their neighbors because they lived inside so much, Vedado maintained strong neighborhood ties because of the park and Community Center.

Styles Popularized Post World War II (Period of Significance: 1946-1956)

Minimal Traditional

Minimal Traditional residences were built before and after World War II. The simple building form was economical in large-scale development of residential tracts. The Minimal Traditional Style resembled the

²¹ Ibid, 236-237.

²² Ibid, 276

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Section number 8 Page 13 VEDADO HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
STATEMENT OF SIGNIFICANCE

Federal Housing Authority's minimum house created in the 1940s, which consisted of a standard square plan of approximately 750 square feet. Minimal Traditional homes are also credited for being the basic design that evolved into a Ranch home.²³ Minimal Traditional houses are generally modest in size and square or rectangular in shape. Many features were eliminated, such as porches and formal dining rooms, in order to minimize cost. Some exterior references to earlier styles, especially Colonial Revival, are often seen, such as gable roof porticos, dormers, or quoins.

Ranch

The design influences of the Ranch Style are based on houses found on old California ranches. Its popularity was related to a move away from the box-like houses of the Minimal Traditional style to a house with a more flexible plan. Ranch style houses are generally long, shallow (one room deep), one-story houses with low-pitched gable roofs and deep eaves. A rectangular, L, U, or splayed plan is common in Ranch Style houses. They often have shallow front porches, sometimes running the length of the house. Decoration rarely consists of more than shutters and openwork metal posts. It is common for the front façade to project at one or both ends. Ranch Style houses are usually orientated towards a patio on the rear elevation, accessed through sliding glass doors. A garage at one end or an attached carport is a common feature. The desire to integrate the interior and exterior is seen in the inclusion of large expanses of glass, such as picture windows or window walls. Clapboard or stucco are common exterior treatments, although a brick exterior is occasionally used.²⁴

Minimal Ranch

Although this building style is a variation on the Ranch, the Minimal Ranch incorporates some of the characteristics of the minimal Traditional style. Features of the Minimal Ranch typically include a mass-produced, simple linear plan (typically without wings), side-facing gable roof, exterior surfaces of weatherboard, asbestos, wood, brick or stone veneer, attached carport, and large picture windows.²⁵

Monterey

The Monterey Style house is generally two stories in height, with a rectangular or L-shaped ground plan, and features a full-width, or nearly full-width balcony on the second story that is usually sheltered by the overhang of the main roof. The style is a free interpretation of the Anglo-influenced Spanish Colonial houses that were built in northern California and had similar counterparts in St. Augustine, Florida, during the Spanish and English colonial periods. The houses blended Spanish adobe construction with the pitched-roof, massed plan of English houses. Wall cladding materials may be brick, stucco, or wood. The fenestration may follow either Spanish or English (American) prototypes, and decorative shutters or louvered blinds flanking the major windows are common. This type of house was popular in both California and Florida from about 1925 to 1940.

²³ Architectural Styles and Building Forms of the Recent Past. *Indiana Landmarks Foundation*. 2007.

²⁴ Historic Preservation: A Design Guidelines Handbook. City of West Palm Beach, 56

²⁵ Jeanne Lambin. Preserving Resources from the Recent Past. Washington, DC: National Trust for Historic Preservation, 2007.

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VEDADO HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
STATEMENT OF SIGNIFICANCE

Split Level

The Split-Level Style was developed in the 1930s, but became increasingly popular after World War II. The split floor plan of these two-story structures offered opportunities to separate adult from children's spaces. They became a standard alternative to the two-story, Colonial Revival design in the Post-War years. Commonly, the garage is located on a lower level, with a bedroom above the garage, to one side of the front door. Often, separate gable roofs cover both sections of the house.

Contemporary

The Contemporary Style typically features a rectilinear or square plan, an extremely low pitch gable roof, usually front facing or flat in form that is built up using impermeable materials. Enhanced by a band of different block or brick along the bottom of the front façade, the Contemporary style has a low, horizontal emphasis. Clerestories, front and rear elevation window walls, varied use and treatment of wall material and porch posts and massive chimneys are also common features found on Contemporary style residences. Finally, carports, in this case, angular, are more commonly used than garages.

Vernacular Buildings

By 1900, West Palm Beach was described as having many "handsome buildings," referring to the proliferation of single-family homes. These homes would be described today generally as "vernacular," a term used to characterize buildings crafted without the assistance of a trained architect. Vernacular architecture encompasses a variety of traditional, indigenous, and mass-produced buildings. These building forms were transmitted by memory or pattern books, constructed by builders who used traditional building techniques, and utilized locally available construction materials. The primary concern was to provide economical, functional and comfortable spaces for the owners. Vernacular buildings often reflect a local adaptation to the landscape, climate, and cultural patterns. Nineteenth-century industrialism and the extension of northern railroads made it possible to standardize and mass-produce building elements and to distribute them across the country. A variety of applied decorative ornament was used to embellish these vernacular homes. Over time, some of the more commonly used vernacular types were given names. In addition to the vernacular buildings seen in West Palm Beach, a variety of buildings are seen that reflect specific architectural styles. The publication of guides to architectural styles has proliferated since the 1960s, leading architectural historian Richard Longstreth to conclude that "style" has become overemphasized. As a result of the emphasis on style, new stylistic categories are continually being invented regionally without a common national vocabulary. Buildings often do not fit precisely into defined architectural styles, and most will not possess all the features of a given style. Likewise, a house may possess elements of more than one style, and are described as "Vernacular."²⁶

²⁶ "Historic Preservation: A Design Guidelines Handbook"

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VEDADO HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
STATEMENT OF SIGNIFICANCE

ARCHITECTURAL SIGNIFICANCE

The second building boom in West Palm Beach reflects the changing tastes and desires for aspiring home owners nationwide following World War II. Contractors and developers advertised concrete block residences with aluminum windows to Floridians as “out with the old, in with the new” hurricane-proof, fireproof home construction techniques. On the heels of World War II, the advantages of mass production revealed itself as a relevant means of construction to address the demand for housing. The American Dream of owning a home became attainable for an increasing number of Americans thanks to the Veterans Administration loan and other federal housing programs. Although the fathers of the Modernist Movement, such as Mies van der Rohe, Walter Gropius, Philip Johnson, dazzled many with their avant-garde designs by abandoning the basic principles of revivalist architecture, their designs did not resonate with the masses, especially in terms of affordable single-family homes. All lessons from the Modernist Movement were not lost, however, in their translation to the masses. Functionality, clean lines, new uses of glass or voids, new materials and new attitudes toward social behavior were all principles that contributed to the suburban development that ensued.

The styles used during the district’s first period of significance (1924-1927) represented in the Vedado Historic District represent the period revivals (Mission, Mediterranean, and Spanish Colonial) consistent with first half of the twentieth century. However, a majority of the structures in this district represent the development following the Second World War. This second period of significance (1946-1956) with Minimal Traditional, Ranch, and Minimal Ranch residences which were built using the latest building technology of the time. Most of the buildings within the district maintain good to excellent integrity in terms of design, materials, workmanship, feeling and association. The building stock within the Vedado Historic District represents Post War building trends, particularly in the styles represented, their form, scale and materials used, which reflect the changing tastes of the time, and desires for durability and affordability.

The Post-War building era is integral to understanding the evolution of development patterns and the role of architecture in daily lives. The separation of rooms from earlier period-architecture evidences a society more cognizant of formality, etiquette and social protocols. Such decorum is not imbedded into Post-War building types; the Ranch style is a clear departure from established social norms. A casual use of space is reflected by an open plan. The lack of interior walls eliminates division of space for functional purposes, making a small house seem roomier. The increasing lack of division in residences began to affect the lifestyles of its inhabitants and reflected the changing expectations of a society with traditional roles. Women were no longer isolated in the kitchen; children were not easily sequestered away from guests, in fact, the open plan and greater expanses of glass lent itself to supervising children more conveniently. Entertaining spaces such as living and dining rooms blended and often linked to the backyard.²⁷

²⁷ “Architectural Styles and Building Forms of the Recent Past.”

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VEDADO HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
STATEMENT OF SIGNIFICANCE

Property History/Background

Platted during the 1920s Land Boom, Vedado's design was unlike other areas in West Palm Beach. It was the forerunner of the suburban community. The Vedado Subdivision was platted in the 1920's, but due to the Great Depression and World War II, only a few buildings were constructed. This left a distinct part of the Vedado Subdivision ripe for the development boom that occurred in the 1940s and 1950s, when the veterans returned from the war and built their homes, lifestyles and families in Vedado. This neighborhood reflects important social and historical trends in the development and growth of West Palm Beach.

Vedado was ahead of its time and uniquely poised to take advantage of the Post World War II building boom. Having been conceived and platted in the 1920s (with a typical suburban layout), it was an attractive place for working-class citizens to build modest homes that reflected the open lifestyle and modern floor plan of post war architecture. A 1924 ad in *The Palm Beach Post* touts the unique characteristics of Vedado:

VEDADO is different because we have gotten away from the common checkerboard type of subdivision. Vedado is different because we are using the highest type of street construction and working out a beautiful park effect. Vedado is different because we have taken care of the 'kiddies' by setting aside more than 40,000 square feet of space for a playground, which will be fully equipped. Vedado is different because we have divided the tract into lots having an average of more than 70 foot frontage. Vedado is different because we are doing all this and then placing a small price for the lots- prices ranging from \$30.00 to \$40.00 per front foot, with very liberal terms and sensible restrictions. Vedado is on the ridge fronting on Parker Avenue and Southern Boulevard.²⁸

As long time Vedado resident Norm Owens stated, "people don't know what is back here."²⁹ Vedado's traditions and social acceptance are unique to the neighborhood. Vedado has consistently been viewed as a financially attainable neighborhood for families and never saw a great increase or decline in its prosperity due to fluctuations in the economy. Additionally, there is a distinguishing lack of site walls and fences which evokes a cohesive sense of community.

²⁸ *Palm Beach Post*, "Vedado: 'A Residential Park,'" November 28, 1924.

²⁹ Norm Owens (long-time resident of Vedado Neighborhood, West Palm Beach). Interviewed by Friederike Mittner (City Historic Preservation Planner), Jose Rodriguez (Vedado Neighborhood Association President) and Joyce Raymond (City of West Palm Beach Historic Preservation Board Member), August 21, 2009.

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VEDADO HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
STATEMENT OF SIGNIFICANCE

Parker Avenue, which has the highest concentration of multi-family structures in the neighborhood, included plumbers, vendors, active military personnel, clerks, secretaries insurance adjusters (see occupation list attachment A). The social development of the Vedado neighborhood is what makes this self-contained district unique and differentiates it from other neighborhoods in the City. This neighborhood is the last remaining, concentrated, intact and clearly defined area that represents the significant post war building boom and the changing lifestyles. While other neighborhoods reflect some Post World War II homes, their development is more sporadic, unlike the cohesive development in Vedado.

The Vedado Historic District is significant for its association with the early suburban residential development of West Palm Beach. The district is considered to be the first suburban development in the City of West Palm Beach. The Suburban Developers Company played an integral role in the early development of the City's western neighborhoods. The district developed as one of the earliest middle class suburbs outside the city's central downtown core. Consisting of residential and auxiliary buildings primarily built between 1924-1927 and 1946-1956, the Vedado Historic District reflects the architectural development of West Palm Beach during the Florida Land Boom, but is primarily comprised of architectural styles consistent with Post War Development. These styles include Minimal Traditional, Minimal Ranch, Ranch, Mission Revival, Mediterranean Revival, Split Level, Monterey and Contemporary. The 1924 suburban plan contrasts with the Post-War building styles and the changing emphasis from the front yard to the backyard that came with the Modern Movement. This Post-War development is what brought the veterans to Vedado to build what Earl Young referred to as "cracker boxes" to fill out the majority of the neighborhood. This neighborhood was late in the game when it was platted and thus saw little construction in the first boom; construction was stymied due to World War II and the embargo on building materials, and thus saw its true potential and significance emerge during the Post-War period. This is different from other neighborhoods in West Palm Beach that saw a balance of development or even just a minor infill of development from the Post-War period.

The building forms from the first period of significance (1924-1927) reflect a more traditional, formal lifestyle. Where the functions of domestic life and roles between men, women and children were generally compartmentalized. By contrast, the Post-War building types, with open floor plans, brought the outdoors in, welcomed greater emphasis on the use of the backyard versus front, and reflects the changing patterns of social behavior occurring during that time period. Open floor plans lent themselves to dynamic familial interaction, shattering the traditional roles that placed women primarily in the kitchen, men in their study, and children in their rooms. Moreover, the incorporation of automobile shelter (attached garages, carports) in Post-War building types depicts the growing dependence on vehicles. The building forms of the Post-War era both influenced and responded to changing social behavior and land development patterns, which now defines the American landscape and lifestyle.

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VEDADO HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
STATEMENT OF SIGNIFICANCE

The inclusion of manmade features in the 1924 Vedado plan, such as the residential park and an independent water source for the area, was a planning milestone for West Palm Beach. The use of a contained, suburban plan (as opposed to a grid pattern) by Suburban Developers during the Land Boom foreshadows the development that would occur in Vedado during the second land boom. Earl Young, an early resident of Vedado, remembers moving to the area with his family in the 1920s, when his father was hired as the engineer to layout the streets and water plant. When asked to describe Vedado to an outsider, Young, born in 1927, describes the neighborhood as "unique." As evidenced by the 1924 advertisements for the Vedado Subdivision, this was a thought-out, intentional suburban community planning effort. The Suburban Developers sought to distinguish this subdivision from other existing neighborhoods in the city. The community plan, laid out in the 1920s, was ultimately completed after World War II. The plan was filled with quintessential Post War buildings that illustrate context sensitive infill development in terms of size, scale and mass, while simultaneously reflecting the taste and emerging trends of residential development promoted by returning veterans. These trends included air conditioning, attached car-ports, garages, concrete material, large expanses of glass, horizontal lines, the use of decorative features such as wrought iron supports, rails, brick planters, concrete vents that highlight iconic features of the Florida lifestyle, such as tropical birds, flowers, boats and lighthouses.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

VEDADO HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
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Interviews

Owens, Helen (long-time resident of Vedado Neighborhood, West Palm Beach). Interviewed by Friederike Mittner (City Historic Preservation Planner), Jose Rodriguez (Vedado Neighborhood Association President) and Joyce Raymond (City of West Palm Beach Historic Preservation Board Member), September 8, 2009.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 2 VEDADO HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
BIBLIOGRAPHICAL REFERENCES

Owens, Norm (long-time resident of Vedado Neighborhood, West Palm Beach). Interviewed by Friederike Mittner (City Historic Preservation Planner), Jose Rodriguez (Vedado Neighborhood Association President) and Joyce Raymond (City of West Palm Beach Historic Preservation Board Member), August 21, 2009.

Young, Earl (long-time resident of Vedado Neighborhood, West Palm Beach). Interviewed by Friederike Mittner (City Historic Preservation Planner), Jose Rodriguez (Vedado Neighborhood Association President) and Joyce Raymond (City of West Palm Beach Historic Preservation Board Member), August 21, 2009.

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VEDADO HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
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Uguccione, Ellen J. and Antolin Carbonell. "A Report on the Resurvey of the El Cid Historic District." Unpublished. Document on file, City of West Palm Beach Planning & Zoning Department. West Palm Beach, FL, 1993.

Waters, William. "Historic Resource Survey Report-Vedado Historic District Redesignation." Unpublished. Document on file, City of West Palm Beach Planning & Zoning Department. West Palm Beach, FL, 1993.

10. Geographical Data

Acreeage of Property approximately 80 acres

UTM References

(Place additional references on a continuation sheet.)

1	17	592870	2951120
Zone	Easting	Northing	
2	17	593230	2951120

3	17	593230	2950660
Zone	Easting	Northing	
4	17	592860	2950680

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 Friederike Mittner & Jillian Papa, Historic Preservation Planners; Barbara Mattick, Bureau Chief

organization Bureau of Historic Preservation date August 19, 2010

street & number 500 South Bronough Street telephone (850) 245-6333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name Multiple

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 amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

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

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1

VEDADO HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
GEOGRAPHICAL DATE

VERBAL BOUNDARY DESCRIPTION

Boundary Description

The Vedado Historic District is generally bounded by the north side of Paseo Morella and Magnolia Street, Southern Boulevard on the south, Parker Avenue on the east, and Parkland Road on the west. See attached map.

Boundary Justification

The original plat for the Vedado Subdivision is a clearly contained suburb surrounded by major arterial roadways. These boundaries include the historically contributing properties that are at least fifty years old that retain their architectural integrity and represent the social significance of the Post-War residents of the Vedado Subdivision.

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**NATIONAL REGISTER OF HISTORIC PLACES
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PALM BEACH COUNTY, FLORIDA
PHOTOGRAPHS

LIST OF PHOTOGRAPHS

- 1) Vedado Historic District
- 2) Palm Beach County, FL
- 3) Friederike Mittner
- 4) March 2009
- 5) City of West Palm Beach Planning Department
- 6) South elevation of Vedado Community Center, Facing North
- 7) Photo 1 of 30

Items 1-5 are the same for the following photographs:

- 6) North elevation of 1002 Paseo Andorra, facing southeast
- 7) Photo 2 of 30

- 6) North elevation of 900-902 Paseo Palmera, facing south
- 7) Photo 3 of 30

- 6) North elevation of 930 Paseo Morella, facing south
- 7) Photo 4 of 30

- 6) South elevation of 941 Paseo Palmera, facing north
- 7) Photo 5 of 30

- 6) East elevation of 3709 Paseo Andalusia, facing west
- 7) Photo 6 of 30

- 6) North elevation of 946 Paseo Andorra, facing south
- 7) Photo 7 of 30

- 6) South elevation of 935 Paseo Morella, facing north
- 7) Photo 8 of 30

- 6) North elevation of 952 Paseo Palmera, facing south
- 7) Photo 9 of 30

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 2 VEDADO HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
PHOTOGRAPHS

- 6) North elevation of 940 Paseo Palmera, facing south
- 7) Photo 10 of 30

- 6) South elevation of 941 Paseo Castalla, facing north
- 7) Photo 11 of 30

- 6) North elevation of 910 Paseo Palmera, facing south
- 7) Photo 12 of 30

- 6) North elevation of 926 Paseo Andorra, facing south
- 7) Photo 13 of 30

- 6) South elevation of 911 Paseo Palmera, facing north
- 7) Photo 14 of 30

- 6) South elevation of 3639 Paseo Navarra, facing northeast
- 7) Photo 15 of 30

- 6) East elevation of 3805-3807 Parker Avenue, facing west
- 7) Photo 16 of 30

- 6) South elevation of 949 Paseo Palmera, facing north
- 7) Photo 17 of 30

- 6) East elevation of 3831 Paseo Navarra, facing west
- 7) Photo 18 of 30

- 6) South side of Paseo Andorra, facing southeast
- 7) Photo 19 of 30

- 6) North side of Paseo Castalla, facing northwest
- 7) Photo 20 of 30

- 6) Southwest corner of Vedado Park, facing northeast
- 7) Photo 21 of 30

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VEDADO HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
PHOTOGRAPHS

6) East elevation of 3705 Paseo Andalusia, facing west

7) Photo 22 of 30

6) East elevation of 3815 Paseo Andalusia, facing west

7) Photo 23 of 30

6) North elevation of 950 Paseo Morella, facing south

7) Photo 24 of 30

6) South elevation of 925 Paseo Palmera, facing north

7) Photo 25 of 30

6) West elevation of 958 Paseo Palmera, facing east

7) Photo 26 of 30

6) South elevation of 1001 Paseo Andorra, facing north

7) Photo 27 of 30

6) East elevation of 1000 Paseo Castalla, facing west

7) Photo 28 of 30

6) North elevation of 1014 Paseo Castalla, facing south

7) Photo 29 of 30

6) North elevation of 921 Paseo Palmera, facing south

7) Photo 30 of 30

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National Park Service

National Register of Historic Places Continuation Sheet

Name of Property _____

County and State _____

Section number _____ Page _____

Name of multiple property listing (if applicable) _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 10000821


Date Listed: 10/15/2010

Property Name: Vedado Historic District

County: Palm Beach

State: FL

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

10/15/10
Date of Action

Amended Items in Nomination:

Section 8: Area(s) of Significance

Social history is hereby deleted as an area of significance.

Social history is not supported as an area of significance for this neighborhood. The argument presented notes that the subdivision was marketed to "middle class" clients and that a high number of ex-servicemen purchased property in the district after WWII. Both of these circumstances are typical in nearly any development that reflects this period; there is nothing particularly significant about this event in the Vedado Historic District.

The nomination also cites Criterion C and refers to the architectural merit of the houses in the district. While the houses do reflect a type and period of construction, the overall design significance cannot overlook the plat of the subdivision itself. The layout of the neighborhood as a self-contained, cohesive entity, with a planned community space, strengthens the Criterion C argument.

The Florida State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Vedado Historic District

MULTIPLE NAME:

STATE & COUNTY: FLORIDA, Palm Beach County

DATE RECEIVED: 08/25/10 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 10/09/10
DATE OF WEEKLY LIST: Appeal petition Ends 10/15/2010

REFERENCE NUMBER: 10000821

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

Significant under Criteria A+C
Good example of Florida Beach-Bush development. Design B
Neighborhood creates cohesive entity.

RECOM./CRITERIA Accept A+C

REVIEWER J. Gilbert DISCIPLINE _____

Phone _____ Date _____

DOCUMENTATION see attached comments Y/~~N~~ see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the National Park Service.



Vedado Historic District
Palm Beach Co., FL
1 of 30

MI Community C:\JPG 018 05532 CD *23-0003 068 N N N-3 NN 4296 08*03.10 AC+01 AS+01 MOF



Vedado Historic District

Palm Beach Co., FL

2 of 30



Vedado Historic District

Palm Beach Co, FL

3 of 30

MI 900-902 Pas.jpg 010 05532 CD
*23-8003 069 N N-4 NN 4296 08.03.10 AC+01 09+01 MOF



Vedado Historic District
Palm Beach Co., FL
4 of 30

M1 Paseo Morel1.JPG 029 05532 CD
*23-8005 068 N N N-6 NN4296 08*03.1B NC+01 AS+01 HQF



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Palm Beach Co., FL
5 of 30

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Vedado Historic District

Palm Beach Co., FL

6 of 30

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Vedado Historic District
Ahn Beach Co., FL
7 of 30

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Vedado Historic District
Palm Beach Co, FL
8 of 30

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Vedado Historic District
Palm Beach Co., FL
9 of 30

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Vedado Historic District
Palm Beach Co., FL
10 of 30

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Vedado Historic District
Alm Beach Co., FL
12 of 30

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Vedado Historic District

Palm Beach Co., FL

13 of 30

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Vedado Historic District

Palm Beach Co, FL

14 of 30

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Vedado Historic District
Palm Beach Co., FL
15 of 30

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Vedado Historic District
Palm Beach Co., FL
16 of 30

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Vedado Historic District
Palm Beach Co., FL
17 of 30

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Vedado Historic District

Palm Beach Co., FL

18 of 30

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Vedado Historic District
Palm Beach Co., FL

19 of 30

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Vealado Historic District
Palm Beach Co, FL
20 of 30

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Vedado Historic District
Palm Beach Co., FL

21 of 30

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Veado Historic District
Palm Beach Co., FL

22 of 30

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Vedado Historic District
Palm Beach Co., FL

23 of 30

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Vedado Historic District

Palm Beach Co., FL

24 of 30

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Vedado Historic District

Palm Beach Co., FL

25 of 30

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Vedado Historic District
Arlam Beach Co., FL
26 of 30

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Vedado Historic District
Palm Beach Co., FL

27 of 30

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Vedado Historic District

Palm Beach Co., FL

28 of 30

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Vedado Historic District
Palm Beach Co., FL

29 of 30

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Vedado Historic District
Palm Beach Co., FL
30 of 30

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Vedado Historic District
Palm Beach Co., FL
1 of 30

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Vedado Historic District

Palm Beach Co., FL

2 of 30



Vedado Historic District

Palm Beach Co, FL

3 of 30

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Vedado Historic District
Palm Beach Co., FL
4 of 30

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Vedado Historic District
Palm Beach Co., FL
5 of 30

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Vedado Historic District

Palm Beach Co., FL

6 of 30

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Vedado Historic District
Ahn Beach Co., FL
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Vedado Historic District
Palm Beach Co, FL
8 of 30

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Vedado Historic District
Palm Beach Co., FL
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Palm Beach Co., FL
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Vedado Historic District
Palm Beach Co, FL
11 of 30

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Vedado Historic District
Alm Beach Co., FL
12 of 30

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Palm Beach Co, FL

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Vedado Historic District
Palm Beach Co., FL
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MI 1000 Passed + JPG 001 05332 CD
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Vedado Historic District
Palm Beach Co., FL

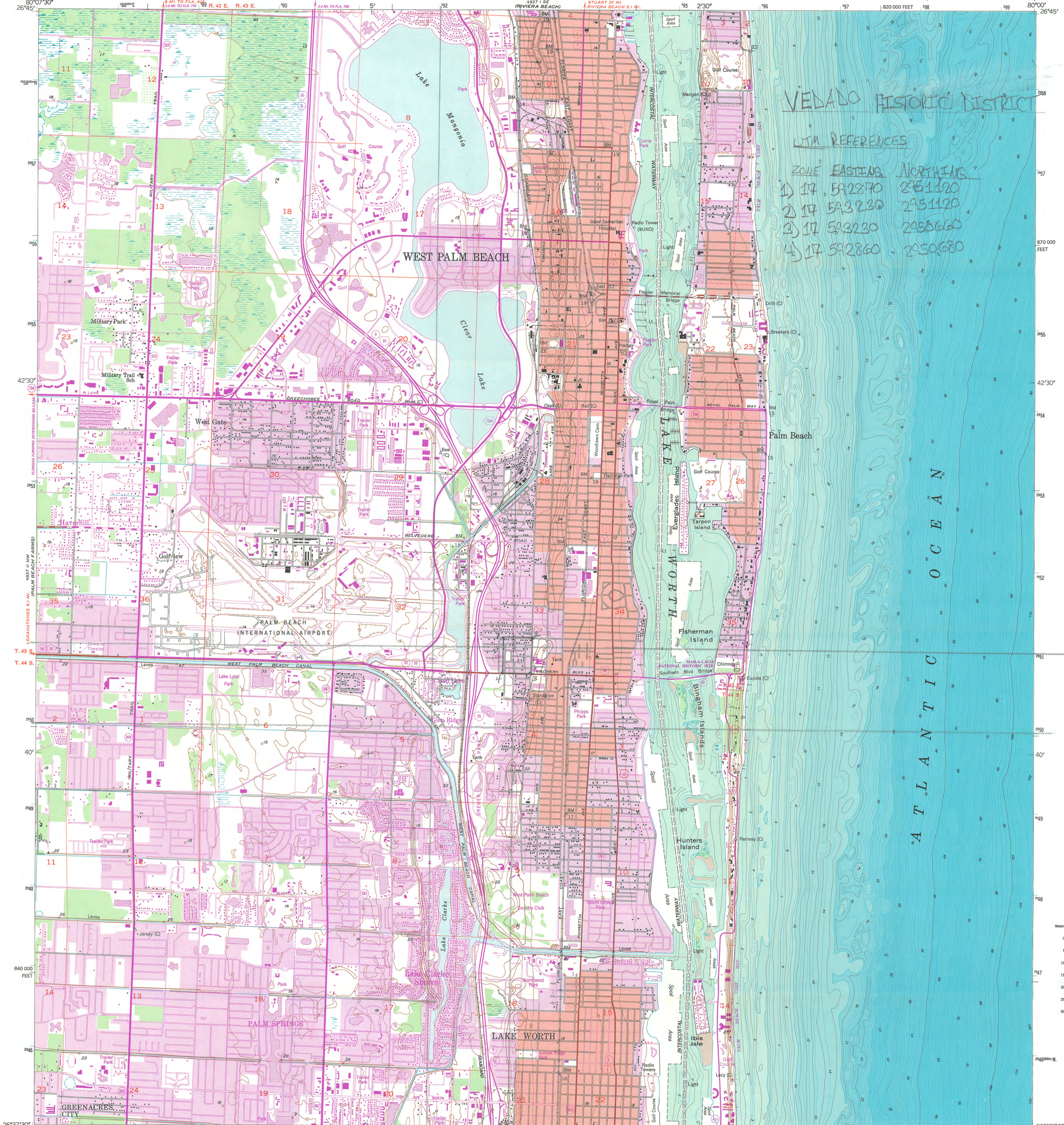
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Vedado Historic District
Palm Beach Co., FL
30 of 30

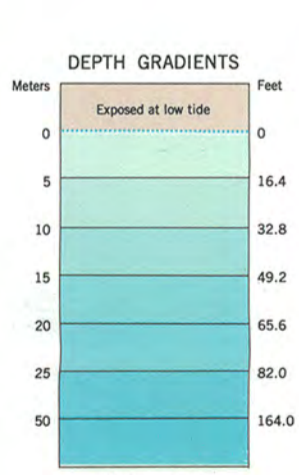
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*23-0003 069 N N N-4 NN 4296 08.03.10 AC+01 PS+01 MOF



VEDADO HISTORIC DISTRICT

UTM REFERENCES

ZONE	EASTING	NORTHING
17	592870	2951120
17	593230	2951120
17	593230	2950660
17	592860	2950680



Mapped by U. S. Coast and Geodetic Survey and National Ocean Service
Edited and published by the Geological Survey
Control by NOS/NOAA(C) and Florida Geodetic Survey
Planimetry in part by photogrammetric methods from aerial photographs taken 1942 and 1945. Topography by planetable surveys 1945. Field checked 1946.
Bathymetry compiled by the National Ocean Service from tide-coordinated hydrographic surveys. This information is not intended for navigational purposes.
Mean low water (dotted) line and mean high water (heavy solid) line compiled by NOS from tide-coordinated aerial photographs. Apparent shoreline (outer edge of vegetation) shown by light solid line.
Polyconic projection. 1927 North American Datum
10,000-foot grid ticks based on Florida coordinate system, east zone 1000-meter Universal Transverse Mercator grid ticks, zone 17, shown in blue.
To place on the predicted North American Datum 1983, move the projection lines 36 meters south and 23 meters west as shown by dashed corner ticks.
There may be private inholdings within the boundaries of the National or State reservations shown on this map.
No distinction is made between dwellings, barns, commercial and industrial buildings.
Red tint indicates areas in which only landmark buildings are shown.
Revisions shown in purple and woodland compiled by the Geological Survey in cooperation with State of Florida agencies from aerial photographs taken 1967 and other sources. This information not field checked. Map edited 1963.

NATIONAL OCEAN SERVICE
HYDROGRAPHIC SURVEY INDEX

SURVEY NUMBER	SURVEY DATE	SURVEY SCALE	SURVEY LINE SPACING (NAT. MILES)
H-4968	1884	1:20,000	10-25
H-4969	1895	1:10,000	21-50
H-4970	1929	1:10,000	21-50
H-4971	1929	1:10,000	21-50

NO. CHART 11477 AUGUST 7, 1960 1:40,000
NOS CHART 11467 SEPTEMBER 30, 1960 1:40,000

CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

BATHYMETRIC CONTOUR INTERVAL 1 METER WITH SUPPLEMENTARY 0.5 METER CONTOURS-DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE

BASE MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
BATHYMETRIC SURVEY DATA COMPLIES WITH INTERNATIONAL HYDROGRAPHIC ORGANIZATION (IHO) SPECIAL PUBLICATION NO. 44 ACCURACY STANDARDS AND/OR STANDARDS USED AT THE DATE OF THE SURVEY
FOR SALE BY U. S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225 OR RESTON, VIRGINIA 22092
AND NATIONAL OCEAN SERVICE, ROCKVILLE, MARYLAND 20862
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

- Heavy-duty
- Medium-duty
- Interstate Route
- Light-duty
- Unimproved dirt
- U. S. Route
- State Route

QUADRANGLE LOCATION

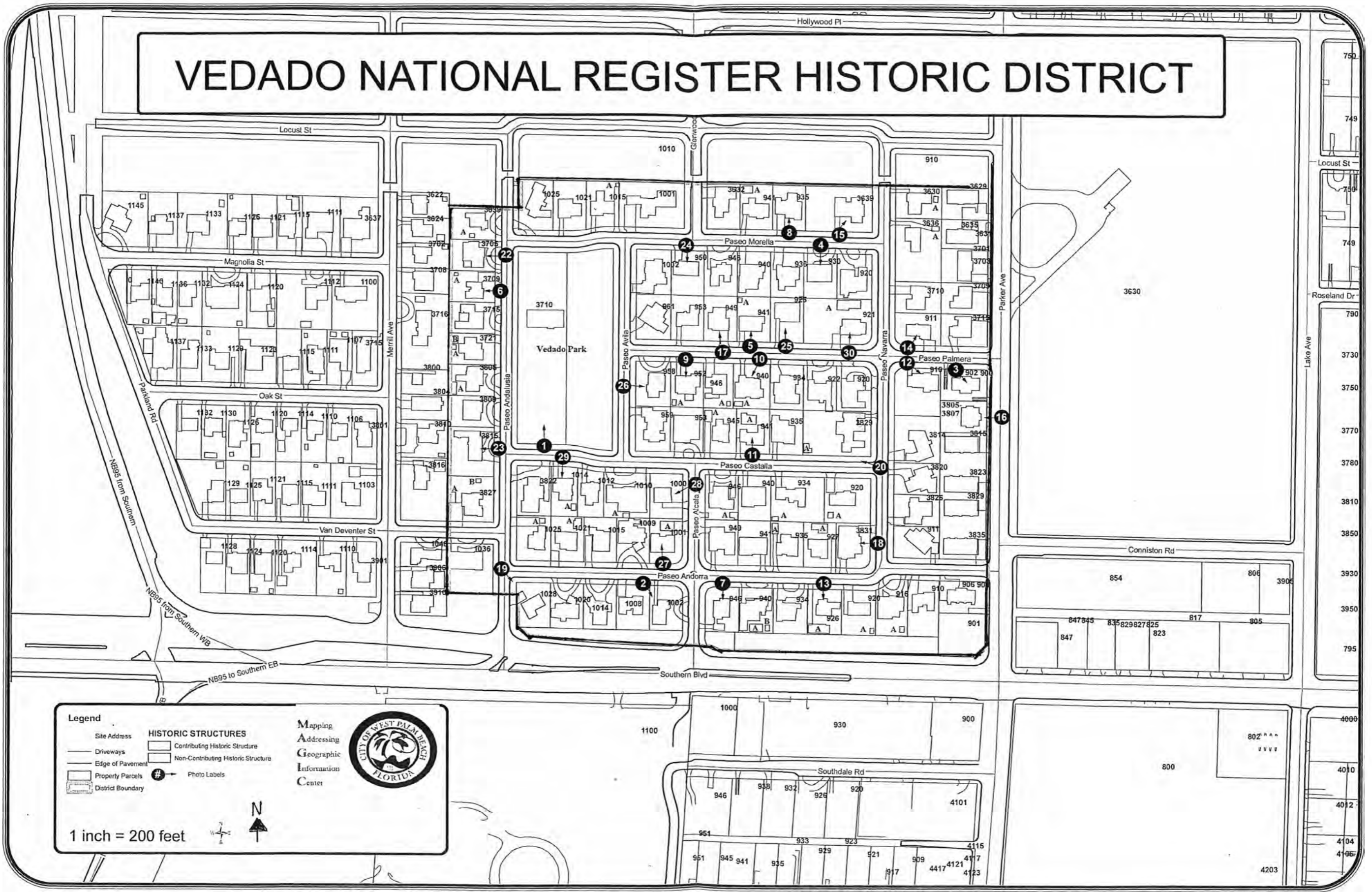
PALM BEACH, FLA.
26080-F1-TB-024
1946
PHOTOREVISED 1983
BATHYMETRY ADDED 1986
DMA 4937 II NE-SERIES Y847

UTM GRID AND 1986 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

Purple tint indicates extension of urban areas

ISSN 0-607-14496-0
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VEDADO NATIONAL REGISTER HISTORIC DISTRICT




Legend

Site Address	HISTORIC STRUCTURES	Mapping
Driveways	Contributing Historic Structure	Addressing
Edge of Pavement	Non-Contributing Historic Structure	Geographic
Property Parcels	# Photo Labels	Information
District Boundary		Center

1 inch = 200 feet

N





U.S. Department
of Transportation

**Federal Aviation
Administration**

ORLANDO AIRPORTS DISTRICT OFFICE

5950 Hazeltine National Dr., Suite 400

Orlando, Florida 32822-5024

Phone: (407) 812-6331 Fax: (407) 812-6978

RECEIVED
BUREAU OF
STATE HISTORIC PRESERVATION
JUN-9 A 8:50

June 30, 2010

Mr. Scott M. Stroh III
Director and State Historic Preservation Officer
Division of Historical Resources
500 South Bronough Street
Tallahassee, FL 32399-0250

RE: Request for Final Opinion of the State Historic Preservation Officer on Eligibility of the Vedado Historic District, West Palm Beach, Florida, for listing in the National Register of Historic Places

Dear Mr. Stroh:

The FAA is preparing an Environmental Impact Statement (EIS) for proposed airfield improvements (the undertaking) at the Palm Beach International Airport (PBIA) in West Palm Beach, Florida. During this process, FAA has undertaken consultation with your office to satisfy the requirements of Section 106 of the National Historic Preservation Act and the regulations contained in 36 C.F.R Part 800.

Per the requirements of Section 106 and 36 C.F.R. Part 800, the FAA assessed the NRHP eligibility of numerous resources in the proposed undertaking's Area of Potential Effect (APE) that was established for the EIS. Among these resources was the Vedado-Hillcrest Local Historic District (Vedado), which the FAA determined was not eligible for listing under any of the NRHP's Criteria (36 CFR Part 800.4). The FAA documented its determination of this resource's ineligibility in a Cultural Resource Assessment Survey Report (Survey Report), which was submitted to the former SHPO in July 2008.

Unfortunately, the Federal Aviation Administration (FAA) has received conflicting correspondence from Frederick P. Gaske, the former Florida State Historic Preservation Officer (SHPO), and the Florida Historic Preservation Office (HPO) on the official position of the SHPO on the eligibility or ineligibility of the Vedado-Hillcrest Local Historic District and the Vedado Historic District to the National Register of Historic Places (NRHP). This correspondence is summarized in detail below.

On August 21, 2008 the former SHPO sent a letter to the FAA concurring with the FAA's determinations of eligibility and non-eligibility of resources within the EIS's APE.

Among the multiple findings in this letter, the former SHPO concurred with the FAA's determination that Vedado was not eligible for NRHP listing.

On September 22, 2008 the former SHPO sent a second letter to the FAA, concurring with the FAA's finding that the proposed undertaking being evaluated in the EIS would not have an adverse effect on any historic resources or properties within the EIS's APE, including Vedado.

The former SHPO's position, however, subsequently became unclear. On October 16, 2008 he sent a third letter to the FAA, which notified the FAA that the City of West Palm Beach (the City) was preparing an NRHP nomination for Vedado and that the HPO had indicated to the City on February 1, 2008 that Vedado "appeared to be eligible" for listing in the NHRP. The former SHPO stated to the FAA in the letter that "for consistency" it was the "consensus" of the HPO that Vedado "appeared to be eligible" for NHRP listing. The FAA notes that the use of the term "appeared to be eligible" does not constitute a determination of eligibility as provided by Section 106 of the NHPA (36 CFR Part 800.4(c)).

The former SHPO's position apparently reversed again in a fourth letter to the FAA, dated January 7, 2009, in which he stated in part that, after further review:

"[T]his office concurs with FAA that the district does not meet the criteria of eligibility for listing in the National Register of Historic Places. The District does not appear to be notable in West Palm Beach for its contribution to Community Planning and Development.... [T]he Vedado plan started in 1924, consists primarily of modest homes built [in] the 1950s. In addition, the district does not appear to be notable for its Architecture. The 1950s homes in the district do not represent notable individual examples of a style, nor are there groups of a style or styles; and the same is primarily true of the 1920-1940s homes in the neighborhood."

The January 7, 2009 letter went on to state, however, that the HPO was requesting a time extension to review additional materials that were forthcoming from the City.

A March 3, 2009 letter from Deputy SHPO Barbara Mattick to the City appeared to once more agree with the FAA's determination on the ineligibility of Vedado. Prepared after the HPO had received the additional materials from the City mentioned above, the March 3 letter stated:

"You addressed most of the questions we posed to you in our previous conversations.... A larger question, however, still remains—we know what happened, but we still do not know why what happened in Vedado is significant. How is Vedado different from any other similar neighborhood in West Palm Beach?"

And it continued:

"From the information provided, it appears that the growth of the Vedado neighborhood through the 1950s was simply the normal pattern, both socially and architecturally, of residential development that was going on in West Palm Beach and across much of the state. It is our opinion, therefore, that the significance of the Vedado neighborhood, while worthy of local designation, does not rise to the level of making it eligible for listing as a historic district in the National Register of Historic Places."

Nonetheless, the Deputy SHPO informed the City: "As you have requested, given our differing opinions on the district's eligibility, we will plan to schedule the Vedado Historic District nomination proposal for review at the next available Florida National Register Review Board [Review Board] meeting...."

The former SHPO sent a fifth letter to the FAA on March 12, 2009 that summarized the March 3, 2009 letter and reiterated the "larger question" of why what happened in Vedado was significant and how the neighborhood differed from others in West Palm Beach.

At the June 30, 2009 meeting of the Review Board, the City made a presentation in support of the NRHP nomination that it had prepared for the Vedado Historic District, which encompasses a smaller area than the Vedado-Hillcrest Local Historic District. Copies of that nomination had been given by the HPO staff to the Review Board members prior to the meeting. Following the City's presentation, the Review Board, according to its meeting minutes, "expressed the opinion that the social context and history of the neighborhood was missing, and would appear to be a major area of significance" and requested that "the proposal be revised to include these aspects, and be resubmitted" (http://www.flheritage.com/news/docs/nr_6_2009/min_jun_09.pdf). Neither the staff of the Florida HPO nor the FAA made a verbal presentation to the Review Board at the meeting. However, the FAA had submitted portions of its July 2008 Survey Report concerning Vedado to the HPO, prior to the meeting, for distribution prior to the meeting to each member of the Review Board.

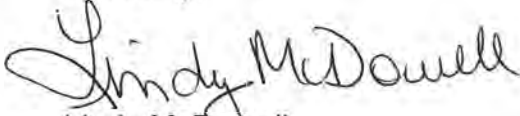
On March 24, 2010 the City presented a revised NRHP nomination to the Review Board and made a new presentation focused on the post-World War II Social History Area of Significance of the Vedado Historic District. The Review Board voted to have the SHPO submit the City's nomination of the Vedado Historic District to the NRHP with a recommendation that it be listed in the NHRP for its significant Social History. Again, neither the HPO staff nor the FAA addressed the Review Board at the meeting.

By this letter, the FAA seeks clarity on the position of the Florida SHPO and a definitive statement from you on the eligibility or ineligibility of the Vedado-Hillcrest Local Historic District and the Vedado Historic District for NRHP listing. We request that you provide your final opinion to the FAA within 30 days of the date of this letter. The FAA will seek final resolution regarding the eligibility of the property by seeking the opinion of the Keeper of the National Register of Historic Places pursuant to 36 C.F.R. §800.4(c)(2) and 36 C.F.R. §63.2(d), if you indicate that your final position on the site's eligibility is in conflict with the conclusions of the FAA, if you do not respond within 30 days, or if you submit the Vedado Historic District nomination for listing in the NRHP.

We appreciate your prompt attention to this matter and look forward to resolving the issue of the eligibility or ineligibility of the Vedado Historic District for NRHP listing. Please contact me at (407) 812-6331 or at lindy.mcdowell@faa.gov if you have any questions or need additional information.

X 130

Sincerely,



Lindy McDowell
Project Manager

cc: Tom Bennett, FAA
Jackie Sweatt-Essick, FAA
Allan Nagy, URS Corporation



FLORIDA DEPARTMENT OF STATE
Dawn K. Roberts
Interim Secretary of State
DIVISION OF HISTORICAL RESOURCES



August 20, 2010

Ms. Carol Shull, Keeper
National Register of Historic Places
Department of Interior
1201 Eye Street, N.W., 8th Floor
Washington, D.C. 2005

Dear Ms. Shull:

Enclosed is a nomination for:

Vedado Historic District, West Palm Beach, Palm Beach County, Florida

With this nomination is correspondence from the Federal Aviation Administration (FAA) concerning their evaluation that the Vedado Historic District in West Palm Beach, a Certified Local Government, is not eligible for listing in the National Register of Historic Places (NR). They cite conflicting responses from our office in regard to our evaluation of the district's eligibility. They did, indeed, receive varying responses because our Compliance Review staff in reviewing the survey report submitted by the FAA, was unaware that an inquiry had recently been received from the City by Carl Shiver, a member of our National Register staff. Based on the preliminary information provided by the City of West Palm Beach's Certified Local Government (CLG) staff, he responded to the City that the Hillcrest-Vedado District appeared to be eligible and that the City should proceed with preparing a nomination for consideration of the Florida NR Review Board. Dr. Shiver was unaware that nearly all of the houses in the adjoining the Hillcrest neighborhood had already been removed from the area or demolished because of airport noise concerns. He reversed his recommendation when he was advised of the FAA report and the removal of the Hillcrest area.

In response to very strong requests from the CLG staff of the City of West Palm Beach that the evaluation of the district, including only the Vedado neighborhood, be reviewed by the Florida National Register Review Board, rather than simply staff review, the proposal was sent to the Review Board on June 30, 2009. The Board advised that it appeared eligible to them, but requested that it be returned for reconsideration

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office
(850) 245-6300 • FAX: 245-6436

Archaeological Research
(850) 245-6444 • FAX: 245-6436

Historic Preservation
(850) 245-6333 • FAX: 245-6437

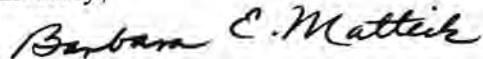
Ms. Carol Shull
August 20, 2010
Page Two

after more information about the district's social history was added. Additional information addressing this question was reviewed by the Board on March 24, 2010, resulting in a positive recommendation that the nomination be submitted to the Keeper. It should be noted that the consultant for the FAA who prepared their survey and report and Lindy McDowell, Project Manager for the FAA, were present at both meeting of the Florida National Register Review Board and given an opportunity to make a presentation, but declined the offer.

Our office has seen the Vedado Historic District nomination as an opportunity to gain a better understanding of how to approach districts that contain a large number of Post World War II resources. Vedado began as a 1920s subdivision that saw only limited development before the collapse of the 1920s Florida Land Boom, but thrived after World War II. There are examples of this scenario in numerous communities across Florida, and we anticipate that the need to evaluate Post World War II resources will only continue to grow. We, therefore, look forward to your substantive review of this nomination as means to guide us in the future.

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,



Barbara E. Mattick, Ph.D.
Deputy State Historic Preservation Officer
for Survey & Registration

Enclosures

RECEIVED 2280

OCT 13 2010

NATIONAL ARCHIVES

Street Name	House Number	Year (City dir)	Name	Occupation	Employer
Locust		1933			
Locust	917		Geske, Erich J.	Restaurant	1514 So. Lake Ave.
Locust	971		Simonson, Byron		
Locust	1010		Wood, Marshall B.		
Locust	1021		Bell, Alida		
Locust	1028		Schneider, Charles	Architect	
Locust		1935			
Locust	917		Templeton, Charles R.	Carpenter	
Locust	921		Duryea, Clarence E.		Curtis and Duryea
Locust	971		Simonson, Byron	architect	Treanor and Fatio; Palm Beach, Arch.
Locust	975		Bell, Alida	widow	
Locust	1010		Wood, Marshall B.	Lawyer	226 Datura
Locust	1028		Himes, Whitney B.		
Locust		1939			
Locust	916		Clark, Harper A.	Pres. G. Mgr	Okeechobee Pontiac
Locust	941		Lackey, Wm. R.		
Locust	1010		Baugher, Meredith F.	Atty.	Williamson Cain and Baugher 226 Datura Harvey BLDG.
Locust		1941			
Locust	945		Bearman, Chas. E.	Mgr.	Motor Parts & Equip. Co.
Locust		1942			
Locust	941		Boynnton, Evelyn	Secretary	Erie W. Thompson Real Estate
Locust		1946			
Locust	945		Gartrell, Edwin M.	Salesman	Anderson and Carr Realtors
Locust	1010		Reed, Delbert H.		
Locust	1012		Gullia, Theo		
Locust		1947			
Locust	945		Womak, Stone S.		
Locust		1950			
Locust	900		Nason, Will A.	attorney	Nason & Tyson 226 Datura (Harvey Bldg.)
Locust	920		Eckhart, Lendon P.	Office Mgr.	Carpenters Sheet Metal Works
Locust	946		Stough, H.U.	Supervisor	Florida Power and Light
Locust		1951			
Locust	929		Harvey, Louis W. Jr.	Ticket Agent	Florida East Coast Railway (FEC)
Locust	934		Wilburn, Harvey H.	Representative	Bob Kleiser Sports Shop 125 Datura St.
Locust	1012		Rodman, Hugh	Chem. Engineer	
Locust	1026		Powell, John B. III	Salesman	Claude Reese Insurance Agency Palm Beach
Locust	1048		Steward, Paul A.		
Locust		1952			
Locust	929		Wertheim, Hugo		
Locust	1012		Baber, John M.	Physician	3632 South Poinsettia Ave.
Locust	1017		Baber, James C.	President	Badcock's Economy Furniture Store
Locust	1021		Wilcox, Charles E.		
Locust	1040		Stambaugh, Gleason N.	Owner	Fla. Music Co. w/ Juke Boxes 418 Park St. military hero in the war
Locust		1953-54			
Locust	904		Johnson, Rickard S.	Salesman	Morris Mortgage and Realtor
Locust	935		Walker, Johnnie D.	Agent	Life Insurance Co. of Georgia
Locust	945		Rogers, Walter L.		
Locust	1010		Hallett, Arnold J.		
Locust	1017		VanDreele, John H.	Salesman	Tropical Liquor Store
Locust	1021		Cook, Harry L.	agent	AE & RF Raidle
Locust	1048		Glocker, Armand P.		Television Center
Locust		1955			
Locust	900		Prior, Fredrick C.	Attorney	226 Datura (The Harvey Bldg)
Locust	904		Faunce, William K.		
Locust	921		Black, Thomas T.	Student	
Locust	935		Burnup, Walter G.	Clerk	Burnup & Sims construction
Locust	1029		Connolly, K. Grace		
Locust	1035		Dempsey, James M.	Mgr.	Fiber Div. of Newport Industries (1955)-
Locust		1956		Consultant	Charles A. Coons, Co. (1956)
Locust	1029		Cance, Lois R.	Sales	Lido Pools Beach Shop Palm Beach
Locust		1957			
Locust	910		Herrin, Jack D.	Salesman	Nabisco Products. Wife a nurse
Locust	917		Templeton, Glennie C.		
Locust	945		Gadesky, Norman	Sales	Used Cars
Locust	1017		Carver, Walter P.	Watch maker	Fred & Will's Sundries
Locust		1958			
Locust	945		Unger, George B.	USAF	
Locust		1959			
Locust	935		Buttner, Paul		
Locust	945		Lawson, Hulon T.	Dentist	319 Clematis St.

Merrill		1941			
Merrill	3535		Haughton, Alf. C.	Optometrist	226 Datura St., Rm. 206
Merrill		1947			
Merrill	3637		Warwick, Harvey S.	Secy/Treas.	Clark-Warwick Oldsmobile 421 S. Poinsettia
Merrill		1948			
Merrill	3810		Young, Kenneth W. Jr.	Insurance	310 Datura
Merrill		1951			
Merrill	3616		Mitchell, H. Gifford	Electrician	Mitchell Electric 323 So. Poinsettia
Merrill	3716		Tyson, James L. Jr.	Attorney	Nason & Tyson 226 Datura (Harvey Bldg.)
Merrill	3800		Gustenhoven, Anton	Baker	Romero's Bakery Clematis and Palm Beach
Merrill	3816		Haberstroh, Louis		
Merrill		1952			
Merrill	3624		Leinweber, Orlando	Meter man	Florida Power and Light
Merrill	3715		Thomason, Milton V.	Civil Engineer	
Merrill	3810		Curry, Robert D.	District Rep.	Shell Oil
Merrill		1953-54			
Merrill	3601		Krauss, Richard E.	Veterinarian	1125 Belvedere Rd.
Merrill	3622		Jennings, Frank		
Merrill	3637		Neal, Bascom L.	USAF	Major; retired as Colonel
Merrill	3810		Lockman, William S.	Agent	State of Florida
Merrill		1955			
Merrill	3624		Gardner, William E.	USAF	
Merrill	3716		Nason, Will A.	attorney	Nason & Tyson 226 Datura - Harvey Bldg.
Merrill	3816		Haberstroher, Helen A.	Nurse	
Merrill	3901		Clelland, Virgil	USAF	
Merrill	3906		Proctor, Hugh D. Jr.	Manager	Proctor's Restaurant
Merrill	3910		Kilpatrick, Harold		
Merrill		1956			
Merrill	3611		Owen, Oscar G.	Book keeper	Owen Construction
Merrill	3708		Strickland, Judson W.	Manager	USDA Stabilization and Conservation
Merrill	3716		Cochrane, William J.	Manager	Marvin Parks Real Estate 1956
Merrill				VP	Sam A. Stephens Insurance
Merrill	3801		O'Donnell, Raymond M.	Manager	Worrells Interiors, P.B. Later owned bus as Ray O'Donnell Interiors
Merrill		1957			
Merrill	3611		Weingarten, Rueby S.		worked at the Pipe Bowl
Merrill	3624		Mudrick, Murray J.		Murphy's Drive-In
Merrill	3702		Holloway, Arthur E.	Salesman	Halsey & Griffith Office Supply
Parker	3631	1948	Scarlett, John P.	Supt./Ins.	Life Insurance of Georgia
Parker		1950			
Parker	3629		Chard, Warren R.	Vender	Premium Beverages
Parker	3631		Hanson, Howard V.	Manager	Hartford Accident & Indemnity Insurance Co.
Parker	3635		Bowen, Edward C.	District Manager	Southern Bell Telephone and Telegraph
Parker	3637		McCall, David J.	Plumber	B.K. McCall Contractors
Parker	3701		Juers, Pauline F.	Office Secretar	John L. Ahbe Co. Palm Beach
Parker	3703		Lisker, John		
Parker		1951			
Parker	3629		Price, John	Agent	IRS US Govt.
Parker	3701		Frankwicz, Anna		
Parker	3807		Philbeck, Robert F.	Adjuster	Crawford & Co. Insurance
Parker	3809		Bass, Frank H.	Adjuster	Crawford & Co. Insurance
Parker		1952			
Parker	3807		Deane, Lester W.	Radar Tech.	Philco. Corporation
Parker		1953-1954			
Parker	3629		Sharp, Raymond V.	USAF	US Govt.
Parker	3631		Tooley, John T.	USMC	US Govt.
Parker	3635		Ward, Donald E.	Salesman	Pillsbury Flour and Mill
Parker	3703		Holzschub, Donald F.	USAF	US Govt.
Parker	3809		Hunt, Donald C.	Bookkeeper	Crosley
Parker		1955			
Parker	3629		Brown, Nash L.	USAF	US Govt.
Parker	3631		Degave, Henry	Salesman	Easy Glitter Way
Parker	3637		Huff, James L.	Chief Clerk	SAL
Parker	3703		Johnson, Robert	Adjuster	SOU Life and Health Insurance
Parker	3709		Heise, Rolly R.	Jeweler	The Guaranty Bldg. Rm .319
Parker	3807		Blaesing, Jerome	USAF	US Govt.
Parker	3809		Gallagher, Eugene	Engineer	U.S. Government
Parker		1956			
Parker	3715		Leonard, Carl L.	Platform Worker	Alfar Dairy and Creamery
Parker	3807		Wolfe, Robert B.	USAF	US Govt.
Parker		1957			
Parker	3629		Brumfiel, Homer E.	USAF	US Govt.
Parker	3635		Loney, Wellington R.	USAF	US Govt.

Parker				wife bookkeeper	Rubin Construction
Parker	3637		Bujak, Richard G.	USAF	US Govt.
Parker	3703		Wright, Louise E.	Secretary	Latham Farms
Parker	3715		Andrews, Dorothy V.	Masseuse	Bath and Tennis Club of Palm Beach
Parker	3809		Ebersold, Ada	Waitress	
Parker		1958			
Parker	3809		Durepo, Harry A.		
Parker	3815		Datz, Robert R.	Driver	American Oil Company
Parker	3815		Carr, John R.	Draftsman	Brockway Weber & Brockway Engineers
Parker					Guaranty Bldg. So. Olive Ave.
Parker	3815		Lauck, Harold R.	Clerk	FEC Railroad
Parker	3823		Stevens, Walter E.	salesman	Sealtest Dairy
Parker	3823		McCormick, Daniel J.		U.S. Air Force
Parker	3823		Gore, Donald H.	Engineer	Florida Power and Light
Parker	3829		Meyer, Kenneth M.	Serviceman	Acme Building Specialities
Parker	3829		Turner, Carl L.		
Parker	3829		Trexler, Charles W.	Foreman	Bechtel Corporation
Parker	3835		Young, Lillian E.	Clerk	Palm Beach Air Force Base
Parker	3835		Harbridge, Vivian M.	Clerk	Palm Beach Air Force Base
Parker	3835		Barnett, Adelaide E., Mrs	fitter	Saks Fifth Avenue
Parker	3835		Kendall, Mattie		
Parker		1959			
Parker	3629		Smith, David M.		
Parker	3703		Wendorf, Edward		
Parker	3823		Rood, Fred		
Parker	3829		Turner, Carl L.	Manager	Amoco Station
Paseo Andalusia		1935			
Paseo Andalusia	3637		Southard, George E.		Palm Beach Lumber Co.
Paseo Andalusia		1946			
Paseo Andalusia	3639		Jones, Edgar	Vp/Treasurer	J.R. Hime Electric Co.
Paseo Andalusia		1947			
Paseo Andalusia	3828		Sims, Chester R.	Apprentice	J.R. Himes Electric Co.
Paseo Andalusia		1951		clerk	Lindsley Lumber Co.
Paseo Andalusia	3639		Hannon, Frank M.	Ex. Secy	Palm Beach Civic Assn.
Paseo Andalusia	3710		Hillcrest Vedado Park		
Paseo Andalusia	3805		Capoldo, John	Iron Worker	Service Iron Inc.Structural,Ornamental Iron
Paseo Andalusia	3815		Nelson, Floyd E.	Switchman	Southern Bell Telephone & Telegraph
Paseo Andalusia		1952			
Paseo Andalusia	3709		Mickles, John M.	Plasterer	
Paseo Andalusia				Medical Tech	Stephens & Irwin Pediatricians
Paseo Andalusia	3721		Fallin, Charles E. Jr.		
Paseo Andalusia		1953-54			
Paseo Andalusia	3715		Stokes, Bryant C.	Accountant	Himes and Himes
Paseo Andalusia		1955			
Paseo Andalusia	3705		Wolfe, Howard A.	Cable Splicer	Southern Bell Telephone & Telegraph
Paseo Andalusia	3715		Cone, A.J.	Attorney	Earnest Lewis Smith, Jones Guaranty Bldg.
Paseo Andalusia					Later, Cone, Wagner & Nugent
Paseo Andalusia	3809		Haines, Claude		
Paseo Andalusia	3915		Windle, Fred H.	Meter Reader	Florida Power and Light
Paseo Avila	305	1939	Treft, Joseph		Bookkeeper
Paseo Andorra	1007	1931	Tunncliff, William E.	President	Electric Service and Supply Co. Inc.
Paseo Andorra		1933			
Paseo Andorra	926		Crick, Lyman T.	Projectionist	Kettler Theatre, Clematis St. WPB
Paseo Andorra	1007		Carr, Oliver B.	Manager	Burkes Letter Service
Paseo Andorra		1935			
Paseo Andorra	1007		Hunter, Alex		
Paseo Andorra		1936			
Paseo Andorra	926		Lloyd, Bert		
Paseo Andorra		1939			
Paseo Andorra	926		Cozine, John E.	Sales Manager	Fla. Public Utilities, (gas co.)
Paseo Andorra		1946			
Paseo Andorra	926		Miller, Elizabeth T.	Office Secretar	West Palm Beach Recreation Dept.
Paseo Andorra		1947			
Paseo Andorra	1007		Ryan, Robert		
Paseo Andorra		1948			
Paseo Andorra	934		Holmess, J.E. Jr.	Sales Manager	Barco Sales & Service
Paseo Andorra	946		Codomo, Gregory	Building Contractor	
Paseo Andorra					
Paseo Andorra	920	1950	Cagle, Horton B.	Letter Carrier	United States Post Office
Paseo Andorra	926		Dolan, Robert E.	Salesman	Rich's Ice Cream
Paseo Andorra	934		Clement, Curtis D.	Clerk in Charge	United States Post Office
Paseo Andorra	935		Birdsall, Robert J.	Estimator	Birdsall Construction Palm Beach
Paseo Andorra	1001		Rowan, Charles S.	owner	Wilson-Rowan Mfg Co & Locksmith
Paseo Andorra	1007		Tidwell, Joe H.	Manager	Mather Furniture & House Furnishings

Paseo Andorra	1028		Connell, Truman F.	Salesman	Clark Warrick Oldsmobile
Paseo Andorra		1952			
Paseo Andorra	940		Kessler, Charles C.	Real Estate &	The Office
Paseo Andorra	946		Rowe, Phillip	Manager	The Lake Court Hotel and El-Bo Room*
Paseo Andorra					* Pennsylvania Hotel (previously the Lake Court Hotel, inside was a restaurant/lounge called the El-Bo Room)
Paseo Andorra					
Paseo Andorra	1002		Heyl, Roy B.	Foreign Constr	International Beethal, Inc (Bechtol)?
Paseo Andorra	1008		Perna, Gabe A.	Perna's Restau	Palm Beach
Paseo Andorra	1015		Fake, Mrs. Cornelius	widow of Lynn	
Paseo Andorra	1021		Hale, Joe H.	Field Represent	Swift and Co. Meat Packing
Paseo Andorra	1025		Barnes, Paul D.	Parts Manager	Clark Warwick Oldsmobile
Paseo Andorra		1953-1954			
Paseo Andorra	904		Baxt, Herman		
Paseo Andorra	906		Chappell, Roger L.	Clerk	Portland Industries (cement)
Paseo Andorra	910		Stump, Joseph T.	Clerk	FEC Railroad
Paseo Andorra	926		Bryan, Harold E.	Manager	Checkerboard Feed Store
Paseo Andorra	1007		Gilmer, Harold P.	USAF	United States Government
Paseo Andorra	1009		Kulas, Vincent C.	USAF	United States Government
Paseo Andorra	1014		Van Gunten, Henry		
Paseo Andorra	1015		Elz, Thomas G.		Machine Motor Parts and Equipment
Paseo Andorra	1020		Greenwalt, John F.		
Paseo Andorra		1955			
Paseo Andorra	916		Elkins, Howard	Manager	Outdoor Store - Sporting Goods So. Dixie
Paseo Andorra	926		Lee, Emerson A. Jr.		Super Self-Serve Laundry
Paseo Andorra	927		Jeffries, Temple		
Paseo Andorra	935		Wheeler, Robert R.	Salesman	John Sexton food broker/purveyor
Paseo Andorra	1028		Griggs, John W. Jr.	Photographer	John Griggs Photographer
Paseo Andorra		1956			
Paseo Andorra	927		Farr, James S.	Estimator	Henderson, Inc.
Paseo Andorra		1957			
Paseo Andorra	904		Durham, William R.	Ticket Clerk	FEC Railroad
Paseo Andorra	906		Higginbotham, Lester F.	USAF	United States Government
Paseo Andorra	911		Hutchins, Bernard H.	Sales Manager	Crown Fence Co, Inc.
Paseo Andorra	926		Weldon, Marjorie G.	Teacher	Public School in Lake Worth
Paseo Andorra	934		Clement, Curtis D.	Superintendent	US Post Office
Paseo Andorra	935		Wheeler, Robert R.		
Paseo Andorra		1958			
Paseo Andorra	1015		Bendeck, T.E.	Physician and S	Ande & Benedick 1000 South Olive
Paseo Andorra		1959			
Paseo Andorra	916		Burman, John V.	Mechanic	Pratt & Whitney Aircraft
Paseo Andorra	926		Hamilton, Charles H.	Salesman	
Paseo Andorra	940		Sharpe, Roscoe	Owner/Operato	R.L. Sharpe Memorials
Paseo Andorra	1009		Mathis, John H.	sales	The Paint Bucket
Paseo Andorra	1015		Thomas, D.W.	Vice President	Seminole Life Insurance Co.
Paseo Castalla		1933			
Paseo Castalla	945		Brown, Richard R.	President	Brown Transfer Service WPB
Paseo Castalla	941		Lewis, Gaylord		family moved to Prospect Park
Paseo Castalla		1935			
Paseo Castalla		1946			
Paseo Castalla	947		Mirsky, Norman	Shop Owner	N,J, Mirsky Ladies Apparel
Paseo Castalla		1948			1953 to become Norman's Dept Store
Paseo Castalla	920		Murphy, Frieda	Saleswoman	Harry Shemmet Real Estate
Paseo Castalla					In 1951 Secretary for FEC Hotel in Palm Bch
Paseo Castalla	1000		Harper, John W.	Plastering contractor	
Paseo Castalla				service station	Harper and Campbell Service Sta.
Paseo Castalla		1951			
Paseo Castalla	934		Grenfell, Robert K.	Carpenter/later	Birdsall Construction
Paseo Castalla	935		Powell, Jefferson N.	VP/Secretary	Florida Discount Co. in Palm Beach
Paseo Castalla				1952 draftsman	Frederick Seelmann, AIA, P.B.
Paseo Castalla	945		Gielarowski, Joseph G.	Salesman	Harold Hall Hardware
Paseo Castalla	946		Parks, Marvin M.	Realtor	Lee- Parks Realty Co.
Paseo Castalla	1010		Wilson, Stanley	Trust Officer	First National Bank of Palm Beach
Paseo Castalla		1952		Secretary (Mrs	Edgar G. Hamilton, Attorney
Paseo Castalla	940		Rice, Kenneth L.	Family Business	Rice Tile, Inc.
Paseo Castalla		1955			
Paseo Castalla	1012		Willis, Leroy	USAF	United States Government
Paseo Castalla	1014		Graves, Thomas C.	Collection Offic	IRS
Paseo Castalla		1957			
Paseo Castalla	941		Lohman, Robert A.	USAF	United States Government
Paseo Morella		1933			

Paseo Morella	1006		Schmid, Norman	Engineer	Public Works, Town of Palm Beach
Paseo Morella		1940			
Paseo Morella	1001		Winestock, Otto	Inventor, scientist	
Paseo Morella		1947			
Paseo Morella	1001		Smith, Clarence H.	Steward	SAL (Seaboard Airlines) Railway
Paseo Morella		1948			
Paseo Morella	939		Crowley, William E.	Loan Manager	Family Loan Company
Paseo Morella	941		Grimall, Joseph J.	Owner	Miramar Pharmacy So Poinsettia
Paseo Morella	946		Love, J. Wainwright	Accountant	First National Bank of Palm Beach
Paseo Morella					
Paseo Morella		1951			
Paseo Morella	940		Nall, William H.	Sales Manager	Alex Gordon and Sons Building Materials windows, garage doors, aluminum In 1953 Patio Terrace Shop
Paseo Morella					
Paseo Morella	950		Coates, Maude T.		
Paseo Morella	1025		James, Harold W.	Mail Room Fore	Palm Beach Post-Times Newspaper
Paseo Morella		1952			
Paseo Morella	930		Stephens, Thomas H.	Carpenter	
Paseo Morella	941		Ferguson, Ben S.	Accounting Auc	First National bank of Palm Beach
Paseo Morella	946		Painter, Pennell C.	Manager	Great Southern Trucking Co.
Paseo Morella	1002		Fitts, George	Pres. Gen. Mar	Palm Beach Mercantile Company
Paseo Morella		1955			
Paseo Morella	930		Shannard, Horatio S.		
Paseo Morella	950		DuPug, William M.		
Paseo Morella	1002		Palmer, M.R.		
Paseo Morella		1956			
Paseo Morella	936		Campbell, George S.	Vice President	First Federal Savings and Loan of WPB
Paseo Morella	1001		Lackey, William B.		Claude D. Reese Insurance Co.
Paseo Morella	1002		Borah, William	USAF	United States Government
Paseo Morella	1015		Smith, Thomas J.	USAF	United States Government
Paseo Morella	1021		Walchak, Joseph		PBAI
Paseo Morella		1957			
Paseo Morella	950		Reed, J. Robert	Driver/salesma	Alfar Creamery
Paseo Morella		1959			
Paseo Morella	930		La Thomas, J. Raymond	Architect	Byron Simonson & Assoc (once with Fatio)
Paseo Morella	1002		Crawford, James	USAF	United States Government
Paseo Navarra					
Paseo Navarra		1933			
Paseo Navarra	3636		Gordon, Alex	Civil Engineer	Chamberlain Metal
Paseo Navarra	3825		Alley, Raymond	Manager/attorn	Palm Beach Company (John S. Phipps)
Paseo Navarra	3829		McNeil, Roderick C.	President	Roderick E. McNeill Inc. Palm Beach
Paseo Navarra		1935			
Paseo Navarra	3636		Gordon, Alex	Civil Engineer	
Paseo Navarra	3825		Alley, Raymond C.	Manager	Palm Beach Company
Paseo Navarra		1936			
Paseo Navarra	3829		McNeil, Roderick C	General Contrac.	
Paseo Navarra	3636		Gordon, Alex	Civil Engineer	Mrs. Saleswoman, Kweman's
Paseo Navarra	3825		Alley, Raymond C.	Manager/lawyer	Palm Beach Company
Paseo Navarra		1937			
Paseo Navarra	3827		Stewart, Harry W. Jr.	Lawyer	Harvey Bldg. 226 Datura St.
Paseo Navarra		1938			
Paseo Navarra	3636		Gordon, Alex	Engineer	
Paseo Navarra	3827		Jessup, John		
Paseo Navarra	3829		McNeil, Roderick C.	Contractor	
Paseo Navarra	3848		Schmid, Norm	Engineer	
Paseo Navarra		1940			
Paseo Navarra	3636		Gordon, Alex	Civil Engineer	Chamberlain Metal
Paseo Navarra		1942			
Paseo Navarra	3829		Martin, Sol C.	Physician & Edi	Urologic and Custaneous Review
Paseo Navarra		1946			
Paseo Navarra	3636		Gordon, Alex	Engineer	Bldg Materials; Alex Gordon & Son
Paseo Navarra		1948			
Paseo Navarra	3639		Cleary, James E.	Vice President	Dixie Laundries, Inc. 917 1st St.
Paseo Navarra		1951			
Paseo Navarra	3831		Rose, Lester C.	Clerk	Town of Palm Beach Fire Department
Paseo Navarra		1952			
Paseo Navarra	3814		Lord, William	Associate	Winters, Foscett, Cook & Tylander, attny Harvey Building 226 Datura
Paseo Navarra		1953-1954			
Paseo Navarra	3820		Jones, Helen		
Paseo Navarra	3826		Jordan, Fred M.	Salesman	Clearview Louver Windows
Paseo Navarra	3830		Tharin, Sheila (Mrs.)	secretary	Dr. Lawrence Leviton, Pediatrician
Paseo Navarra		1956			

Paseo Navarra	3825		Blocker, Dale		Herpel & Blocker Stone
Paseo Navarra	3826		Brooks, Norman R Jr.	Bookkeeper	Cochrane Buick Dealership
Paseo Navarra		1957			
Paseo Navarra	3630		Kingston, John J.	Mason	
Paseo Navarra	3710		Booker, John W.	USAF	United States Government
Paseo Navarra	3825		Black, Lavonne P.	Teacher	Royal Palm School for handicapped children
Paseo Navarra		1958			
Paseo Navarra	3820		Schacht, Roland, L.	Supervisor	Western Electric
Paseo Palmera		1933			
Paseo Palmera	921		Young, Oliver E.	Teacher (Mrs.)	Central High School
Paseo Palmera	922		Jessup, John C.	Furniture Manu	Jessup's Georgia Ave.
Paseo Palmera		1938			
Paseo Palmera	920		C. Wayne Ward	writer	nom de plume Charles W. Ward
Paseo Palmera		1939			
Paseo Palmera	920		Campbell, Calvin	Secy/Treas.	First Federal Savings & Loan of WPB
Paseo Palmera		1942			
Paseo Palmera	921		Moore, James G.	USAF	United States Government
Paseo Palmera		1946			
Paseo Palmera	921		Watkins, Howell L.	Pricipal	Palm Beach High School
Paseo Palmera	922		Kennedy, Robert J.	Commercial Fisherman	
Paseo Palmera		1948			
Paseo Palmera	921		Donahue, H. James	Sales	Wholesale Luncheonette Supplies
Paseo Palmera	940		Goodwin, Roger V.		1951 Chef's Bowl
Paseo Palmera					1952 Manager Save-A-Sort
Paseo Palmera		1951			
Paseo Palmera	910		Cuthrell, Roy	Asst. Cashier	First National Bank of Lake Worth
Paseo Palmera	920		Campbell, Calvin W.	President	First Federal Savings & Loan of WPB
Paseo Palmera	922		Gallagher, Edward C.	Engineer	
Paseo Palmera	953		Sowell, Julian	Salesman	Lindsay Sowell Motors
Paseo Palmera	958		Sowell, Lewis		Lindsay Sowell Motors
Paseo Palmera	961		Mosley, Raphael S.	Distribution ins	Florida Power and Light
Paseo Palmera			Mosely, Mary N.	teacher	Palmetto Elementary School
Paseo Palmera		1952			
Paseo Palmera	922		Lockman, Jesse P. Jr.	President	Floorcraft Inc.
Paseo Palmera	941		Steele, Dalton R.	District Engine	Atlantic Bell Telephone & Telegraph
Paseo Palmera		1953-1954			
Paseo Palmera	900		Simms, Paul	USAF	United States Government
Paseo Palmera	902		Mabry, Woodford J.	Salesman	Holman Lincoln Mercury
Paseo Palmera	921		Atkinson, Horace D.	Physician	307 North Poinsettia
Paseo Palmera	941		Robertson, Craig G.	USAF	United States Government
Paseo Palmera	952		Hironimus, George P.	Salesman	Twin City Chevrolet
Paseo Palmera		1955			
Paseo Palmera	920		Campbell, Dorothy	Secretary	First Federal Savings & Loan of WPB
Paseo Palmera	921 1/2		Blocher, Dale		Herpel Blocker Tile and Stone
Paseo Palmera				Home Visitor (N	Dept. of Public Welfare
Paseo Palmera	941		Peel, John L.	Building Contractor	
Paseo Palmera	952		Brahms, Ezra A.		
Paseo Palmera		1956			
Paseo Palmera	900		Rice, Carmen R. (Mrs.)	Nurse	Dr. Fred Manullis
Paseo Palmera	925		Young, Oley E.		
Paseo Palmera	934		Krichbaum, Donald W.	Police Officer	Town of Palm Beach
Paseo Palmera				cashier (Mrs.)	Wilson and Bon
Paseo Palmera	940		Tillman, Ernest J.	Driver	South Supply
Paseo Palmera					News Bar
Paseo Palmera	946		Foster, L. Gene	Carpenter	
Paseo Palmera		1957			
Paseo Palmera	900		Smith, Dale D.	USAF	United States Government
Paseo Palmera	911		Hug, John H.	USAF	United States Government
Paseo Palmera	911		Hug, John H.	USAF	United States Government
Paseo Palmera	921		Bailey, Charles V.	Real Estate	
Paseo Palmera	922		Langbein, Irvin L.	Attorney	Potter, Langbein, & Burdick
Paseo Palmera		1958			
Paseo Palmera	900		Patterson, Raymond	Manager	Air Products of Fl. (Pratt and Whitney) made jet fuel
Paseo Palmera	902		Newlyn, Robert P.	traveling salesman	
Paseo Palmera		1959			
Paseo Palmera	902		Boiger, Donald	Manager	Texaco Service Station
Paseo Palmera	910		Ranson, Charles D.	Manager	Jefferson Stores