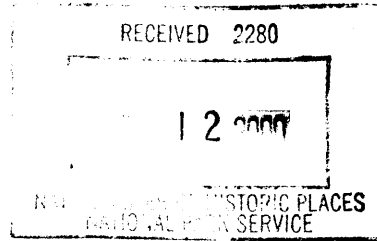


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

785



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 FLAMINGO PARK HISTORIC RESIDENTIAL DISTRICT

other names/site number N/A

2. Location

street & number See attached map and boundary description N/A  not for publication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 33401

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.)

James Snyder Matthews 6/5/2000  
Signature of certifying official/Title Date

Florida 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) \_\_\_\_\_

Edson A. Beall 7/14/00  
Signature of the Keeper Date of Action

**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	
458	176	buildings
0	0	sites
0	0	structures
0	0	objects
458	176	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**

2

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC/Single Dwelling \_\_\_\_\_  
 DOMESTIC/Multiple Dwelling \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

DOMESTIC/Single Dwelling \_\_\_\_\_  
 DOMESTIC/Multiple Dwelling \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

See Section 7, Page 28 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation Stucco \_\_\_\_\_  
 walls Stucco \_\_\_\_\_  
 \_\_\_\_\_  
 roof Clay Tile \_\_\_\_\_  
 other \_\_\_\_\_  
 \_\_\_\_\_

**Narrative Description**

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A through G with checkboxes and descriptions.

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):

- Documentation checkboxes: preliminary determination, previously listed, landmark, survey, engineering record.

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING & DEVELOPMENT

ARCHITECTURE

Period of Significance

c. 1921-1949

Significant Dates

c. 1921

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State Agency, Federal agency, Local government, University, Other.

Name of Repository

#

10. Geographical Data

Acreege of Property 95 apprx.

UTM References

(Place additional references on a continuation sheet.)

1	1	7	5	9	3	4	6	0	2	9	5	3	1	0	0
	Zone		Easting						Northing						
2	1	7	5	9	3	1	0	0	2	9	5	3	1	0	0

3	1	7	5	9	3	8	8	0	2	9	5	2	3	0	0
	Zone		Easting						Northing						
4	1	7	5	9	3	4	4	0	2	9	5	2	3	0	0

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 Amy Groover and Jo-Anne Peck

organization Historic Preservation Consultants date March 1999

street & number 2104 W. Hills Ave. #111 telephone (813) 254-3087

city or town Tampa state Florida zip code 33606

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 N/A

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.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1

FLAMINGO PARK HISTORIC RESIDENTIAL DISTRICT  
PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

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**SUMMARY PARAGRAPH**

The Flamingo Park Historic Residential District is a residential area located in West Palm Beach, Florida. The approximately 95 acre district is roughly bounded by Parker Avenue (west), Georgia Avenue, Florida Avenue, and the F.E.C. Railroad tracks (east), Avon Road and Claremore Drive (south), and Park Place (north). The district contains a large number of residential buildings exhibiting various interpretations of the Mission and Mediterranean Revival styles. There are also a substantial number of wood frame vernacular and Minimum Traditional houses, but other styles common to many historic Florida residential neighborhoods, such as Craftsman/Bungalow and Colonial Revival, are few in number. The buildings are primarily one and two-story residences built between c. 1921 and 1949 that have associated secondary structures, such as garages and garage apartments. Of the 635 buildings in the district, 460 are contributing and 175 are noncontributing a ratio of 72 percent contributing to 28 percent noncontributing. Fourteen percent of the contributing buildings are secondary structures. This includes two properties that were previously individually listed in the National Register of Historic Places. These are the Clifton Rice House at 714 Claremore Drive (Photo 1), listed April 26, 1996, and the Alfred J. Comeau House at 701 Flamingo Drive (Photo 2), listed March 24, 2000.

**SETTING**

The Flamingo Park residential neighborhood is located slightly southwest of downtown West Palm Beach. Immediately north of the district is the Grandview Heights Historic District. Near the eastern boundary of Flamingo Park is the Sunshine Park residential neighborhood and a stretch of noncontributing light industrial and commercial structures along the F.E.C. Railroad tracks, which provide a visual change in use and character from the historic residential area. A concentration of predominantly non-historic residential buildings is located to the west of the district. To the south is a strip of non-historic commercial and light industrial buildings similar in character to those located east of the district.

**DESCRIPTION**

The Flamingo Park Historic District comprises 28 complete and partial city blocks. Nine east-west streets traverse the district. The original Flamingo Park Subdivision was platted in a regular grid pattern, and subsequent development reflects the configuration of the original plat. The neighborhood reflects the early influence of suburban automobile use through the number of garages and garage apartments that architecturally complement the primary residences. The streets are laid out in a traditional suburban residential format, with driveways leading past the side of the main house to porte-cocheres or garages. Sidewalks are located along the street, and paved walkways lead to the main entrances of residences.

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FLAMINGO PARK HISTORIC RESIDENTIAL DISTRICT  
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The terrain slopes sharply from west to east, and the homes in the blocks between Parker Avenue and Georgia Avenue are set high above the street level. Low concrete retaining walls, typically no higher than 1' 6" commonly line the sidewalk along these streets. Landscaping along the streets includes rows of palms and live oaks.

The district comprises mainly single family dwellings, but there are also a large number of outbuildings, including garages and garage apartments. The majority of the single family dwellings are owner occupied. More than fifty percent of the contributing buildings in the district were constructed during the 1920s. The remainder of the historic structures were erected between c. 1930 and 1949. The buildings vary in form and style, reflecting architectural tastes that were current in the U.S. during the period of significance. The outbuildings are generally vernacular structures or reflect the architectural character of the primary buildings with which they are associated. The dominant style in the district is Mission Revival. Other notable styles represented in the neighborhood—frame vernacular, Mediterranean Revival, and Minimal Traditional—account for less than half of the primary buildings found in the historic district.

Mission Style Houses

There are more than 150 residences in the district classified as Mission style. The majority Mission style buildings in the district are typically one-story in height and have stuccoed exterior walls. They are characterized by deep front porches, flat roofs surrounded by shaped parapets, and clay tile roofs. Examples of the Mission style can be found in all parts of the district. The residence at 1900 Florida Avenue (Photo 3), constructed c. 1924, is typical of Mission houses found in the district. The one-story building has a rectangular ground plan with an asymmetrical facade and an end chimney. The roof is a combination of a side gable surfaced with clay tile and a flat roof surrounded by a shaped parapet. A projecting, open arched entry porch with flared wing walls leads to the front door at the north end of the facade, and an integrated garage faces the street at the south end of the building. The walls are covered with lightly textured stucco, and the primary windows are 8-light wood casements.

The residence at 829 Flamingo Drive (Photo 4), also constructed c. 1924 is another example of a one-story Mission style house. It has an irregular plan with an asymmetrical facade. The building features a combination gable roof surfaced with clay tile and a flat roof with a parapet. A central arched entryway has a separate gable roof, shaped wing walls and bas-relief cartouche above the doorway. An open porch with a flat roof runs along the right half of the facade, and tile attic vents decorate the stuccoed walls. The main fenestration is 6/1-light double hung wood sashes.

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FLAMINGO PARK HISTORIC RESIDENTIAL DISTRICT  
PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

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The house at 736 Claremore Drive (Photo 5), constructed c. 1924, is a two-story example of the Mission style. The house has a flat roof with a shaped parapet and a one-story porch with pointed arch openings and a combination flat and shed barrel tile roof. The rough textured stucco walls have tile attic vents and paired 6/1-light double hung sash windows. An arched porte-cochere is attached to the west elevation of the building.

Mediterranean Revival Style Houses

Twenty-seven residences in the district are Mediterranean Revival style buildings. All of the contributing houses in this category were built between 1924 and 1926. As the name implies, Mediterranean Revival residences derive their stylistic influences mainly from European nations bordering the Mediterranean Sea, principally Italy and Spain. They tend to be larger in size and more elaborate in their decorative details than the Mission style houses. Mediterranean Revival style residences are typically two-story wood frame or structural clay tile buildings with textured stucco walls and flat or low sloping roofs covered with clay tile. The high style examples often make use of applied ornament and detailing. The house at 615 Claremore Drive (Photo 6), constructed in 1925, is a two-story residence with an irregular plan and a multi-level hipped roof surfaced with clay tile. The soffit is constructed of unpainted pecky cypress and features carved cypress brackets. The exterior walls are surfaced with textured stucco and the fenestration consists of single, paired, and triple sets of arched 4/1-light, single hung sash windows. The paired and triple windows on the first story are separated by slender twisted columns. A small entry porch, with a one-story shed roof, is found at the west end of the asymmetrical facade.

A more restrained example of the Mediterranean Revival style is found in the house at 736 Sunset Road (Photo 7), which was constructed in 1925. The house consists of a two-story main block with a one-story wing, both of which have smooth stucco walls. The two-story structure is sheltered by a hip roof covered with clay tile. This house also has a soffit supported by shaped brackets. A small gabled vent occupies the front slope of the main roof. The main entrance is centered in the facade of the symmetrical main block of the house and features a one-bay entry porch with a flat roof supported by classical columns. The frieze above the columns exhibits three bas-relief panels with heraldic shields. The paired 6/1-light windows flanking the entry porch are set into arched recesses. The somewhat smaller paired 6/1-light windows of the second story are set in narrow rectangular recesses, and the narrow central 6/1-light window has a slightly arched head. The one-story side wing is set near the rear of the main block and features a flat roof and shaped parapet pierced by round vents with wood louvers. The 6/1-light windows on the main facade have round "blind" arches at their heads.

The house at 2101 Georgia Avenue (Photo 8), which was constructed in 1924, by contrast, has an elaborate rambling ground plan and multiple roof levels and forms. The house is constructed of structural clay tile and features textured stucco walls. The highest roof section of this two-story house is flat and is surrounded

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FLAMINGO PARK HISTORIC RESIDENTIAL DISTRICT  
PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

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by a shaped parapet. In front of the parapet on the main facade is a hipped roof surfaced with clay tile and featuring, once again, a soffit with bracket. A long sloping shed roof descends from the side of the house to a two-bay arched entry porch. The porch roof is supported by plain square pillars rather than columns, but the side walls feature shallow quoins as compensatory decoration. The fenestration of the house features a wide variety of window sizes both arched and with flat heads. The first story of the street facade has two sets of paired arched windows separated by slender twisted columns. There is also a 10 X 10 light casement window at this level that features a single twisted column. The second story features arched French doors that open onto a small balcony. The house is unusual in having an attached garage with living space above it.

Minimal Traditional Houses

Approximately thirteen percent of the contributing primary buildings in the Flamingo Park neighborhood can be considered Minimal Traditional. Built mainly during the 1930s and 1940s, these homes are generally one story in height but may have a two-story wing, or may occasionally be two stories in height. They exhibit a variety of exterior fabric on the same building, combining wood siding types with brick or fieldstone. Side-gable roofs are common to this category of house, but hip roof examples are found in some communities. Even side gable examples often feature a smaller front facing gable porch roof on the main facade. Stylistically, such houses may echo Colonial or Tudor antecedents, but they are essentially vernacular forms. The residence at 800 Claremore Drive (Photo 9), which was constructed c. 1938, is one of the earlier examples of this house type in the historic district. The wood frame house combines weatherboard and board-and-batten exterior siding. The asymmetrical main facade exhibits a two-bay, one-story center section flanked by forward projecting wings, a two-story, hip roofed residential section on the south and a large, one-story attached garage on the north. The single window and door found in the center section of the facade are separated by an exterior brick chimney. The verges of the roof have exposed rafter ends, and the main fenestration of the house is 6/6-light double hung sash windows that have been fitted with non-operable louvered blinds. The decorative references are vaguely Colonial Revival, but the building lacks any recognizable style.

Frame Vernacular Houses

There are more than fifty examples of houses in the historic district that are classified as frame vernacular. Many have Craftsman influences, as can be seen in exposed rafter tails, extended rooflines and main front porches. Most of the vernacular homes, however, do not have the decorative knee braces and battered piers common in Craftsman/Bungalow style residences. The building at 616 Kanuga Drive, constructed in 1923, (Photo 10) is one-story in height and has a cross gable main roof. The exterior walls are weatherboard siding, and the main windows are 4/1-light, double hung wood sashes. The enclosed front porch has a hip roof and a secondary shed roofed console that shelters the main entrance. The porch, which features weatherboard siding



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like the rest of the house, has paired, 8 X 8 light wood casement windows on both sides of the main doorway. Both the main roof of the house and the porch roof feature exposed rafter ends. The enclosed porch may be an original feature, since it is so well integrated with the rest of the house.

A number of the wood frame vernacular houses in the historic district have stuccoed exterior walls. The house at 521 Kanuga Drive (Photos 11 and 12), constructed in 1925 is one of these. The two-story, L-shaped plan house has a hip roof with exposed rafter ends. A two-story wing projects from the left side of the street facade, the ground floor having a Florida room, with a bedroom on the second floor. The majority of the original windows in the house are 6/1-light double hung sash windows. The original windows in the front wall of the Florida room, which may have been triple sashes, have been replaced with glass louvers. The asymmetrical street facade features a glass and wood panel door set in an almost classical surround with plain wood doorjambes that support a molded wood cornice. Beside the main doorway is another that leads into the Florida room. This entryway also features a glass and wood panel door, but the doorframe is plain. The windows of the house have been fitted with metal awnings that are supported by side brackets. These are not original. At the rear of the side driveway is a two-story garage apartment. Like the main house, this wood frame building has exterior wall covered with textured stucco. The ground story exhibits a two vehicle bay and a small storage room, the exterior of which is covered with wood siding. The garage doors are probably not original. The living quarters above the garage are accessed by wooden stairs found on the east side of the building. The fenestration of the upper story consists of 6/1-light and 1/1-light double hung sash windows.

Monterey Style Houses

Monterey style houses are invariably two-stories in height and feature a large second story balcony that often extends the full width of the main facade. The Monterey style is a free interpretation of Anglo influenced Spanish Colonial house of northern California and may also, in Florida at least, find its antecedents in the city of St. Augustine. Early examples (c. 1925 to c. 1940) favor Spanish detailing, while those from the 1940s and 1950s emphasize English Colonial details. There are two examples of Monterey style houses in the historic district. They are located next to each other at 719 (Photo 13 ) and 721 Claremore Drive. Both were constructed in 1940 and are two-story buildings with symmetrical facades having a central entryway and a full-width second story balcony. The residence at 719 Claremore Drive has weatherboard siding, whereas the one at 721 has stuccoed exterior walls. The house at 719 Claremore has a side gable roof with a brick chimney at one end. The three-bay first story has 6/1-light double hung sash windows that flank a central, wood paneled door found at the top of a short flight of concrete steps. The windows have non-operable louvered wood blinds. The second story of the main facade features two doorways that open onto the full-width balcony. These doors are also flanked with decorative wood blinds. The balcony is sheltered by a shed roof that is supported by plain wood posts. The balcony is supported by a plain stick balustrade with crossed balusters alternating with upright

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FLAMINGO PARK HISTORIC RESIDENTIAL DISTRICT  
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ones. The balcony is cantilevered out from the main facade and the floor is supported by a series of exposed joists.

Other Residential Styles

None of the other residential styles typical of the period of significance from c. 1921 to c. 1949 exist in sufficient quantity or quality to warrant discussion in this space. There is only one example of a Colonial Revival style house and two that exhibit characteristics of the Craftsman/Bungalow style. There are no examples of Tudor or any other romantic revival styles. The character of the district is overwhelmingly Mission and Mediterranean Revival in character and the buildings exhibit a wide range of variety in these two styles.

Noncontributing Buildings

There are 173 noncontributing resources in the historic district. Of these, 77 buildings, like the one at 720 Biscayne Drive (Photo 14), were constructed after 1949 and do not meet the age requirement for contributing resources. The other noncontributing buildings were erected during the period of significance but have been substantially altered and have lost much of their architectural integrity.

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**BUILDING LIST**

**Contributing Buildings**

\* = buildings individually listed in National Register

<u>Address</u>	<u>Date Built</u>	<u>Use</u>	<u>Style</u>	<u>Site No.</u>
<u>Ardmore Road</u>				
704	c. 1928	Residence	Mission	PB2069
705	c. 1925	Residence	Mission	PB1685
709	c. 1925	Residence	Mission	PB1686
709A	c. 1925	Outbuilding		
711	c. 1937	Residence	Masonry Vernacular	PB5762
725	c. 1947	Residence	Masonry Vernacular	PB5762
730	c. 1925	Residence	Mission	PB2071
734	c. 1925	Residence	Mediterranean Revival	PB2072
735	c. 1925	Residence	Mission	PB2073
735A	c. 1925	Outbuilding		
737	c. 1941	Residence	Frame Vernacular	N/A
741	c. 1937	Residence	Frame Vernacular	PB2074
741A	c. 1937	Outbuilding		
746	c. 1937	Residence	Frame Vernacular	PB2075
747	c. 1941	Residence	Frame Vernacular	N/A
806	c. 1941	Residence	Frame Vernacular	PB5763
807	c. 1925	Residence	Frame Vernacular	PB2076
810	c. 1926	Residence	Mission	PB2077
811	c. 1924	Residence	Frame Vernacular	PB2078
814	c. 1925	Residence	Mission	PB2079
814A	c. 1925	Outbuilding		
816	c. 1925	Residence	Mediterranean Revival	PB2080
819	c. 1925	Residence	Mission	PB2081
821	c. 1925	Residence	Mission	PB2082
821A	c. 1925	Outbuilding		
827	c. 1925	Residence	Mission	PB5764
828	c. 1926	Residence	Mission	PB2083
832	c. 1926	Residence	Mission	PB2084

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DESCRIPTION

Ardmore Road (cont.)

836	c. 1937	Residence	Frame Vernacular	N/A
839	c. 1925	Residence	Mission	PB2085
839A	c. 1925	Outbuilding		
849	c. 1937	Residence	Masonry Vernacular	PB5768

Avon Road

700	c. 1940	Residence	Frame Vernacular	PB5771
709	c. 1924	Residence	Mission	PB2104
709A	c. 1924	Outbuilding		
711	c. 1925	Residence	Mission	PB2105
711A	c. 1925	Outbuilding		
717	c. 1925	Residence	Mission	PB2106
719	c. 1925	Residence	Mission	PB2107
719A	c. 1925	Outbuilding		
722	c. 1924	Residence	Mission	N/A
728	c. 1925	Residence	Frame Vernacular	PB2109
728 A	c. 1925	Outbuilding		
730	c. 1925	Residence	Mission	PB2110
730A	c. 1925	Outbuilding		
731	c. 1949	Residence	Minimal Traditional	N/A
734	c. 1925	Residence	Mission	PB2111
734A	c. 1925	Outbuilding		
739	c. 1946	Residence	Minimal Traditional	N/A
739A	c. 1946	Outbuilding		
740	c. 1928	Residence	Mission	PB2112
744	c. 1949	Residence	Minimal Traditional	N/A
806	c. 1947	Residence	Masonry Vernacular	N/A
806A	c. 1947	Outbuilding		
807	c. 1925	Residence	Mission	PB2113
807A	c. 1925	Outbuilding		
808	c. 1925	Residence	Mission	PB2114
810	c. 1925	Residence	Mission	PB2115
812	c. 1925	Residence	Mission	PB2116

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Avon Road (cont.)

813	c. 1925	Residence	Mission	PB2117
814	c. 1925	Residence	Mission	PB2118
818	c. 1925	Residence	Mission	PB2119
818A	c. 1925	Outbuilding		
827	c. 1926	Residence	Mission	PB2120
827A	c. 1926	Outbuilding		
832	c. 1948	Residence	Frame Vernacular	N/A
837	c. 1938	Residence	Frame Vernacular	PB1689
837A	c. 1938	Outbuilding		
840	c. 1947	Residence	Frame Vernacular	N/A
841	c. 1925	Residence	Mission	PB2121
845	c. 1925	Residence	Mission	
845A	c. 1925	Outbuilding		

Biscayne Drive

516	c. 1925	Residence	Mediterranean Revival	PB2126
518	c. 1926	Apartment Building	Mission	PB2127
519	c. 1949	Residence	Masonry Vernacular	N/A
524	c. 1925	Residence	Mission	PB2128
524A	c. 1925	Outbuilding		
600	c. 1924	Residence	Mission	PB2129
609	c. 1925	Residence	Mission	PB2130
615	c. 1937	Residence	Colonial Revival	PB2131
619	c. 1940	Residence	Masonry Vernacular	PB5774
620	c. 1924	Residence	Mission	PB3132
621	c. 1925	Residence	Mediterranean Revival	PB2133
621A	c. 1925	Outbuilding		
622	c. 1925	Residence	Mediterranean Revival	PB2134
622A	c. 1925	Outbuilding		
624	c. 1924	Residence	Frame Vernacular	PB2135
624A	c. 1924	Outbuilding		
626	c. 1925	Residence	Mission	PB1690
703	c. 1924	Residence	Mission	PB2136

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FLAMINGO PARK HISTORIC RESIDENTIAL DISTRICT  
PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

Biscayne Drive (cont.)

703A	c. 1924	Outbuilding		
708	c. 1924	Residence	Mission	PB2137
708A	c. 1924	Outbuilding		
714	c. 1925	Residence	Mission	PB2138
714A	c. 1925	Outbuilding		
715	c. 1925	Residence	Mission	PB2138
717	c. 1926	Residence	Mission	PB2140
718	c. 1925	Residence	Mission	PB2141
718A	c. 1925	Outbuilding		
721	c. 1926	Residence	Mission	PB2142
721A	c. 1926	Outbuilding		
724	c. 1925	Residence	Mission	PB2143
730	c. 1925	Residence	Mission	PB2144
730A	c. 1925	Outbuilding		
734	c. 1925	Residence	Mission	PB2145
736	c. 1925	Residence	Mission	PB2146
738	c. 1926	Residence	Mission	PB2147
738A	c. 1926	Outbuilding		
739	c. 1925	Residence	Mission	PB2148
743	c. 1926	Residence	Mission	PB2149
800	c. 1938	Residence	Frame Vernacular	PB5775
810	c. 1925	Residence	Mission	PB2150
810A	c. 1925	Outbuilding		
812	c. 1924	Residence	Mission	PB2151
812A	c. 1924	Outbuilding		
813	c. 1925	Residence	Mission	PB2152
814	c. 1924	Residence	Frame Vernacular	PB2153
814A	c. 1924	Outbuilding		
815	c. 1925	Residence	Mission	PB2154
815A	c. 1925	Outbuilding		
819	c. 1925	Residence	Mission	PB2155
828	c. 1924	Residence	Mission	PB2156
828A	c. 1924	Outbuilding		
830	c. 1926	Residence	Mission	PB2157

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FLAMINGO PARK HISTORIC RESIDENTIAL DISTRICT  
PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

Biscayne Drive (cont.)

830A	c. 1926	Outbuilding		
832	c. 1926	Residence	Mission	PB2161
832A	c. 1926	Outbuilding		
833A	c. 1924	Outbuilding		
835	c. 1927	Residence	Mission	PB2162
835A	c. 1927	Outbuilding		
836	c. 1925	Residence	Mission	PB2163
836A	c. 1925	Outbuilding		
840	c. 1925	Residence	Mission	PB2164
840A	c. 1925	Outbuilding		
843	c. 1925	Residence	Mission	PB2165
843A	c. 1925	Outbuilding		

Claremore Drive

522	c. 1925	Residence	Mission	PB2166
523	c. 1925	Residence	Mission	PB2167
523A	c. 1925	Outbuilding		
524	c. 1925	Residence	Mission	PB2168
604	c. 1925	Residence	Mission	PB2169
607	c. 1937	Residence	Frame Vernacular	PB2170
607A	c. 1937	Outbuilding		
615	c. 1925	Residence	Mediterranean Revival	PB2171
616	c. 1924	Residence	Mission	PB2172
617	c. 1924	Residence	Frame Vernacular	PB2173
617A	c. 1924	Outbuilding		
704	c. 1925	Residence	Masonry Vernacular	PB5778
705	c. 1925	Residence	Mediterranean Revival	PB2174
705A	c. 1925	Outbuilding		
710	c. 1925	Residence	Mediterranean Revival	PB2175
710A	c. 1925	Outbuilding		
711	c. 1924	Residence	Mediterranean Revival	PB2176
711A	c. 1924	Outbuilding		
714*	c. 1925	Residence	Mediterranean Revival	PB2177

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PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

Claremore Drive (cont.)

714A	c. 1925	Outbuilding		
717	c. 1924	Residence	Mission	PB2178
717A	c. 1924	Outbuilding		
719	c. 1940	Residence	Monterey	PB2179
719A	c. 1940	Outbuilding		
720	c. 1923	Residence	Mission	PB2180
721	c. 1940	Residence	Monterey	PB2181
721A	c. 1940	Outbuilding		
725	c. 1924	Residence	Mission	PB2182
725A	c. 1924	Outbuilding		
727	c. 1924	Residence	Mission	PB2183
727A	c. 1924	Outbuilding		
728	c. 1946	Residence	Minimal Traditional	N/A
728A	c. 1946	Outbuilding		
736	c. 1924	Residence	Mediterranean Revival	PB2184
745	c. 1937	Residence	Frame Vernacular	PB5779
800	c. 1938	Residence	Minimal Traditional	PB5780
800A	c. 1938	Outbuilding		
808	c. 1925	Residence	Craftsman	N/A
811	c. 1925	Residence	Mission	PB2185
811A	c. 1925	Outbuilding		
814	c. 1925	Residence	Mission	PB2186
814A	c. 1925	Outbuilding		
818A	c. 1925	Outbuilding		
819	c. 1925	Residence	Mission	PB2189
819A	c. 1925	Outbuildings		
824	c. 1926	Residence	Mission	PB2190
825	c. 1925	Residence	Frame Vernacular	PB2191
825A	c. 1925	Outbuilding		
831	c. 1925	Residence	Mission	PB2192
831A	c. 1925	Outbuilding		
836	c. 1940	Residence	Frame Vernacular	PB5782
839	c. 1925	Residence	Craftsman	PB2193
842	c. 1926	Residence	Mission	PB2194



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PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

Claremore Drive (cont.)

842A	c. 1926	Outbuilding		
843	c. 1926	Residence	Mission	PB2195
843A	c. 1926	Outbuilding		

Flamingo Drive

509	c. 1926	Residence	Mission	PB2196
511A	c. 1924	Outbuilding		
525	c. 1927	Residence	Frame Vernacular	PB5783
606	c. 1924	Residence	Mission	PB2199
606A	c. 1924	Outbuilding		
607	c. 1925	Residence	Mission	PB2200
607A	c. 1925	Outbuilding		
611	c. 1924	Residence	Mission	PB2202
611A	c. 1924	Outbuilding		
616	c. 1925	Residence	Mission	PB2203
616A	c. 1925	Outbuilding		
629	c. 1924	Residence	Mediterranean Revival	PB2204
629A	c. 1924	Outbuilding		
700	c. 1940	Residence	Masonry Vernacular	PB5784
701*	c. 1924	Residence	Mediterranean Revival	PB2205
707	c. 1937	Residence	Masonry Vernacular	PB2206
710	c. 1925	Residence	Mission	PB2207
710A	c. 1925	Outbuilding		
716	c. 1936	Residence	Frame Vernacular	PB5786
717	c. 1925	Residence	Mediterranean Revival	PB2208
717A	c. 1925	Outbuilding		
720	c. 1936	Residence	Frame Vernacular	PB5787
726	c. 1941	Residence	Frame Vernacular	PB5788
726A	c. 1941	Outbuilding		
736	c. 1925	Residence	Mission	PB2209
736A	c. 1925	Outbuilding		
739	c. 1925	Residence	Mission	PB2210
739A	c. 1925	Outbuilding		

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DESCRIPTION

Flamingo Drive (cont.)

740	c. 1949	Residence	Masonry Vernacular	N/A
741	c. 1924	Residence	Mission	PB2211
741A	c. 1924	Outbuilding		
745	c. 1930	Residence	Frame Vernacular	PB5789
804	c. 1925	Residence	Mission	PB2212
804A	c. 1925	Outbuilding		
806	c. 1925	Residence	Mission	PB2213
807	c. 1927	Residence	Mission	PB2214
810	c. 1924	Residence	Mission	PB2215
812	c. 1925	Residence	Mission	PB2216
812A	c. 1925	Outbuilding		
815	c. 1925	Residence	Mission	PB2217
819	c. 1924	Residence	Mission	PB2218
819A	c. 1924	Outbuilding		
821	c. 1924	Residence	Masonry Vernacular	PB2219
821A	c. 1924	Outbuilding		
822	c. 1924	Residence	Mission	PB2220
829	c. 1924	Residence	Mission	PB2221
830	c. 1925	Residence	Mission	PB2222
835	c. 1925	Residence	Mission	PB2223
835A	c. 1925	Outbuilding		
845	c. 1946	Residence	Minimal Traditional	N/A
845A	c. 1946	Outbuilding		

Florida Avenue

1800	c. 1925	Residence	Mission	PB1705
1805	c. 1925	Residence	Mission	PB5790
1814	c. 1940	Residence	Frame Vernacular	N/A
1818	c. 1924	Residence	Mission	PB2225
1900	c. 1924	Residence	Mission	PB2227
1901	c. 1925	Residence		
1901A	c. 1925	Outbuilding		
2000	c. 1936	Residence	Minimal Traditional	PB5791

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FLAMINGO PARK HISTORIC RESIDENTIAL DISTRICT  
PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

Florida Avenue (cont.)

2001	c. 1924	Residence	Mission	PB2228
2006	c. 1925	Residence	Mission	PB2229
2011	c. 1924	Residence	Mission	PB2230
2011A	c. 1924	Outbuilding		
2018	c. 1925	Residence	Mission	PB2231
2019	c. 1925	Residence	Mediterranean Revival	PB2232
2019A	c. 1925	Outbuilding		
2100	c. 1925	Residence	Mission	PB2223
2100A	c. 1925	Outbuilding		
2118	c. 1924	Residence	Mission	PB2234
2118A	c. 1924	Outbuilding		
2119	c. 1925	Residence	Mediterranean Revival	PB2235
2119A	c. 1925	Outbuilding		
2200	c. 1925	Residence	Mission	PB2236

Georgia Avenue

2100	c. 1937	Residence	Frame Vernacular	PB5792
2100A	c. 1925	Outbuilding		
2101	c. 1924	Residence	Mediterranean Revival	PB2238
2101A	c. 1924	Outbuilding		
2101B	c. 1924	Outbuilding		
2121	c. 1924	Residence	Mission	PB2239
2121A	c. 1924	Outbuilding		
2201	c. 1937	Residence	Frame Vernacular	Pb5793
2215	c. 1941	Residence	Frame Vernacular	PB5794
2319	c. 1937	Residence	Frame Vernacular	PB5795
2507	c. 1949	Residence	Masonry Vernacular	N/A

Kanuga Drive

515	c. 1924	Residence	Mission	PB2240
515A	c. 1924	Outbuilding		

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PALM BEACH COUNTY, FLORIDA  
DESCRIPTIONKanuga Drive (cont.)

516A	c. 1947	Outbuilding		
517	c. 1947	Residence	Frame Vernacular	N/A
517A	c. 1947	Outbuilding		
519	c. 1948	Residence	Frame Vernacular	N/A
520	c. 1946	Residence	Masonry Vernacular	N/A
520A	c. 1946	Outbuilding		
521	c. 1925	Residence	Frame Vernacular	PB2241
521A	c. 1925	Outbuilding		
606	c. 1925	Residence	Mission	PB2242
615	c. 1924	Residence	Mission	PB2243
616	c. 1923	Residence	Frame Vernacular	PB2244
616A	c. 1923	Outbuilding		
618	c. 1924	Residence	Mission	PB2245
618A	c. 1924	Outbuilding		
621	c. 1935	Residence	Frame Vernacular	PB5796
621A	c. 1935	Outbuilding		
701	c. 1921	Residence	Frame Vernacular	PB2246
701A	c. 1921	Outbuilding		
706	c. 1924	Residence	Frame Vernacular	PB2247
706A	c. 1924	Outbuilding		
707	c. 1923	Residence	Frame Vernacular	PB2248
708	c. 1925	Residence	Frame Vernacular	PB2249
708A	c. 1925	Outbuilding		
709	c. 1924	Residence	Frame Vernacular	PB2250
709A	c. 1924	Outbuilding		
712	c. 1935	Residence	Mission	PB2251
712A	c. 1935	Outbuilding		
718	c. 1924	Residence	Mission	PB2252
721	c. 1946	Residence	Frame Vernacular	N/A
727	c. 1925	Residence	Mission	PB2253
727A	c. 1925	Outbuilding		
730	c. 1940	Residence	Masonry Vernacular	PB5797
731	c. 1924	Residence	Mission	PB2254
736	c. 1923	Residence	Mission	PB2257

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PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

Kanuga Drive (cont.)

736A	c. 1923	Outbuilding		
740	c. 1948	Residence	Frame Vernacular	N/A
740A	c. 1948	Outbuilding		
741	c. 1946	Residence	Minimal Traditional	N/A
745	c. 1936	Residence	Masonry Vernacular	PB5798
800	c. 1935	Residence	Frame Vernacular	PB2258
803	c. 1939	Residence	Frame Vernacular	PB5799
805	c. 1924	Residence	Mission	PB2259
807	c. 1926	Residence	Frame Vernacular	PB2260
807A	c. 1926	Outbuilding		
808	c. 1926	Residence	Frame Vernacular	PB2261
809	c. 1925	Residence	Mission	PB2262
810	c. 1925	Residence	Mission	PB2263
812	c. 1948	Residence	Frame Vernacular	N/A
813	c. 1926	Residence	Mission	PB2265
813A	c. 1926	Outbuilding		
814	c. 1924	Residence	Frame Vernacular	PB2266
814A	c. 1924	Outbuilding		
815	c. 1924	Residence	Masonry Vernacular	PB2267
815A	c. 1924	Outbuilding		
817	c. 1925	Residence	Mission	PB2269
818A	c. 1934	Outbuilding		
819	c. 1925	Residence	Frame Vernacular	PB2273
819A	c. 1925	Outbuilding		
840	c. 1946	Residence	Masonry Vernacular	PB2274
840A	c. 1946	Outbuilding		
844	c. 1946	Residence	Minimal Traditional	N/A
844A	c. 1946			

Lake Avenue

1800	c. 1947	Residence	Minimal Traditional	N/A
1815	c. 1946	Residence	Masonry Vernacular	N/A
1914	c. 1938	Residence	Frame Vernacular	PB5800

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DESCRIPTION

Lake Avenue (cont.)

1915	c. 1949	Residence	Masonry Vernacular	N/A
2001	c. 1949	Residence	Masonry Vernacular	N/A
2015	c. 1925	Residence	Mission	PB2275
2015A	c. 1925	Outbuilding		
2319	c. 1941	Residence	Frame Vernacular	PB5801
2319A	c. 1941	Outbuilding		
2417	c. 1938	Residence	Frame Vernacular	PB5802

Park Place

514	c. 1925	Residence	Mission	PB1693
514A	c. 1925	Outbuilding		
516	c. 1925	Residence	Mission	PB1694
516A	c. 1925	Outbuilding		
600	c. 1948	Residence	Masonry Vernacular	N/A
610	c. 1926	Residence	Mission	PB1695
610A	c. 1926	Outbuilding		
612	c. 1925	Residence	Mission	PB1696
612A	c. 1925	Outbuilding		
614	c. 1947	Residence	Minimal Traditional	N/A
716	c. 1940	Residence	Frame Vernacular	PB1697
716A	c. 1940	Outbuilding		
724	c. 1947	Residence	Minimal Traditional	N/A
732	c. 1937	Residence	Frame Vernacular	PB5803
732A	c. 1937	Outbuilding		
800	c. 1947	Residence	Minimal Traditional	N/A
806	c. 1934	Residence	Mission	PB1629
806A	c. 1934	Outbuilding		
808	c. 1925	Residence	Mediterranean Revival	PB1700
812	c. 1925	Residence	Mission	PB1701
812A	c. 1925	Outbuilding		
814	c. 1946	Residence	Frame Vernacular	PB1702
816	c. 1925	Residence	Mission	PB1703
822	c. 1925	Residence	Mission	PB1704

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FLAMINGO PARK HISTORIC RESIDENTIAL DISTRICT  
PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

Sunset Road

703	c. 1925	Residence	Mission	PB2294
703A	c. 1925	Outbuilding		
709	c. 1926	Residence	Mission	PB2296
710	c. 1925	Residence	Mission	PB2297
713	c. 1926	Residence	Mediterranean Revival	PB2298
713A	c. 1926	Outbuilding		
714	c. 1925	Residence	Mission	PB2299
714A	c. 1925	Outbuilding		
716	c. 1925	Residence	Mission	PB2300
716A	c. 1925	Outbuilding		
722	c. 1925	Residence	Mission	PB2301
722A	c. 1925	Outbuilding		
723A	c. 1926	Outbuilding		
726	c. 1949	Residence	Minimal Traditional	N/A
726A	c. 1949	Outbuilding		
727	c. 1925	Residence	Masonry Vernacular	PB2203
727A	c. 1925	Outbuilding		
736	c. 1925	Residence	Mediterranean Revival	PB2304
736A	c. 1925	Outbuilding		
733	c. 1948	Residence	Masonry Vernacular	N/A
739	c. 1926	Residence	Mediterranean Revival	PB2305
739A	c. 1926	Outbuilding		
741	c. 1925	Residence	Frame Vernacular	PB2306
741A	c. 1925	Outbuilding		
744	c. 1937	Residence	Frame Vernacular	PB5811
747	c. 1925	Residence	Frame Vernacular	PB2307
800	c. 1947	Residence	Minimal Traditional	N/A
806	c. 1925	Residence	Mission	PB2309
806A	c. 1925	Outbuilding		
816	c. 1935	Residence	Masonry Vernacular	PB5812
816A	c. 1940	Outbuilding		
826	c. 1947	Residence	Masonry Vernacular	N/A
826A	c. 1947	Outbuilding		
831	c. 1925	Residence	Mission	PB2311

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PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

Sunset Road (cont.)

831A	c. 1925	Outbuilding		
833	c. 1926	Residence	Mission	PB2312
833A	c. 1926	Outbuilding		
834	c. 1927	Residence	Mission	PB2313
834A	c. 1927	Outbuilding		
836	c. 1925	Residence	Mission	PB2314
836A	c. 1925	Outbuilding		
844	c. 1949	Residence	Minimal Traditional	N/A
844A	c. 1949	Outbuilding		
846	c. 1947	Residence	Minimal Traditional	N/A

Upland Road

700	c. 1925	Residence	Mission	PB2334
700A	c. 1925	Outbuilding		
705	c. 1924	Residence	Mission	PB2335
710	c. 1925	Residence	Mediterranean Revival	PB2336
710A	c. 1925	Outbuilding		
711	c. 1938	Residence	Frame Vernacular	PB5974
711A	c. 1938	Outbuilding		
712	c. 1937	Residence	Masonry Vernacular	PB 2337
712A	c. 1937	Outbuilding		
714	c. 1926	Residence	Mission	PB2338
714A	c. 1926	Outbuilding		
721	c. 1926	Residence	Mediterranean Revival	PB2339
721A	c. 1926	Outbuilding		
727	c. 1926	Residence	Mediterranean Revival	PB2340
727A	c. 1926	Outbuilding		
735	c. 1925	Residence	Mediterranean Revival	PB2341
735A	c. 1925	Outbuilding		
737	c. 1926	Residence	Mediterranean Revival	PB2342
737A	c. 1926	Outbuilding		
746	c. 1925	Residence	Mediterranean Revival	PB2343
802	c. 1925	Residence	Mediterranean Revival	PB2344



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Upland Road (cont.)

802A	c. 1925	Outbuilding		
806	c. 1925	Residence	Mission	PB2345
806A	c. 1925	Outbuilding		
808	c. 1925	Residence	Mission	PB2346
808A	c. 1925	Outbuilding		
810	c. 1925	Residence	Mission	PB2347
811	c. 1928	Residence	Mission	PB2348
812	c. 1925	Residence	Mission	PB2349
812A	c. 1925	Outbuilding		
814	c. 1925	Residence	Mission	PB2350
815	c. 1926	Residence	Mediterranean Revival	PB2351
824 (834)	c. 1925	Residence	Mission	PB2352
836	c. 1925	Residence	Mission	PB2353
836A	c. 1925	Outbuilding		
838	c. 1925	Residence	Mission	PB2354
838A	c. 1925	Outbuilding		
840	c. 1925	Residence	Mission	PB2355
841	c. 1926	Residence	Mission	PB2356
841A	c. 1926	Outbuilding		
843	c. 1940	Residence	Mission	PB2357
843A	c. 1940	Outbuilding		

Noncontributing Buildings

Address                      Date Built

Ardmore Road

704A	c. 1961
705A	c. 1925
711A	c. 1937
712	c. 1967
712A	c. 1967
717	c. 1955

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PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

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Ardmore Road

718	c. 1955
720	c. 1925
723	c. 1954
730A	c. 1925
734A	c. 1925
747A	c. 1948
800	c. 1980
801	c. 1950
807A	c. 1925
811A	c. 1924
815	c. 1950
815A	c. 1950
822	c. 1946
822A	c. 1946
833	c. 1939
833A	c. 1939
837	c. 1940
849A	c. 1937

Avon Road

705	c. 1925
706	c. 1926
724	c. 1924
740A	c. 1928
747	c. 1967
801	c. 1960
810A	c. 1925
812A	c. 1925
813A	c. 1925
816	c. 1950
819	c. 1955
821	c. 1954
833	c. 1939

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PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

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Avon Road (cont.)

838	c. 1948
838A	c. 1948
841A	c. 1925

Biscayne Drive

516A	c. 1925
600A	c. 1924
715A	c. 1925
717A	c. 1926
720	c. 1962
724A	c. 1925
729	c. 1950
729A	c. 1950
735	c. 1956
743A	c. 1926
806	c. 1954
807	c. 1955
813A	c. 1925
827	c. 1953
831	c. 1953
833	c. 1924

Claremore Drive

522A	c. 1925
525	c. 1986
604A	c. 1925
609	c. 1950
610	c. 1955
616A	c. 1924
616B	c. 1924
704A	c. 1925
722	c. 1954

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PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

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Claremore Drive (cont.)

723	c. 1981
730	c. 1950
740	c. 1950
744	c. 1952
744A	c. 1952
801	c. 1953
817	c. 1925
817A	c. 1925
818	c. 1925
823	c. 1948
824A	c. 1926
830	c. 1970
835	c. 1924
839A	c. 1925

Flamingo Drive

509A	c. 1926
511	c. 1924
700A	c. 1942
701A	c. 1924
711	c. 1936
712	c. 1961
725	c. 1955
728	c. 1950
729	c. 1954
732	c. 1956
733	c. 1982
746	c. 1953
806A	c. 1925
808	c. 1937
808A	c. 1937
811	c. 1953
815A	c. 1925

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FLAMINGO PARK HISTORIC RESIDENTIAL DISTRICT  
PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

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Flamingo Drive (cont.)

828	c. 1951
829A	c. 1924
830A	c. 1925
841	c. 1955

Florida Avenue

1805A	c. 1925
1815	c. 1976
1915	c. 1954
1916-1918	c. 1961
1919	c. 1954
2200A	c. 1925

Georgia Avenue

1918	c. 1924
2301	c. 1972

Kanuga Drive

516	c. 1947
519A	c. 1948
605	c. 1956
605A	c. 1956
608	c. 1959
612	c. 1956
615A	c. 1924
700	c. 1955
720	c. 1956
724	c. 1957
735	c. 1925
737	c. 1961
800A	c. 1935

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FLAMINGO PARK HISTORIC RESIDENTIAL DISTRICT  
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Kanuga Drive (cont.)

810A	c. 1925
811	c. 1925
811A	c. 1925
817A	c. 1925
818	c. 1934

Lake Avenue

1814	c. 1937
2100	c. 1956
2213	c. 1950
2301	c. 1980
2330	c. 1952
2401	c. 1954

Park Place

614A	c. 1947
700	c. 1959
700A	c. 1959
704	c. 1957
712	c. 1946
712A	c. 1946
720	c. 1926
720A	c. 1926
730	c. 1936
734 (736)	c. 1946
808A	c. 1925
810NE	c. 1978
810SE	c. 1978
810NW	c. 1978
810SW	c. 1978

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Sunset Road

706	c. 1925
723	c. 1926
744A	c. 1937
747A	c. 1925
802	c. 1955
805	c. 1926
805A	c. 1926
811	c. 1955
817	c. 1966
820	c. 1930
820A	c. 1930
821	c. 1966
825	c. 1971
830	c. 1966

Upland Road

717	c. 1964
730	c. 1950
730A	c. 1950
734	c. 1955
736	c. 1955
741	c. 1951
746A	c. 1925
809	c. 1953
814A	c. 1925
827	c. 1961
831	c. 1949
834A	c. 1925
839	c. 1972
840A	c. 1925

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**ARCHITECTURAL STYLES**

LATE 19TH AND 20TH CENTURY REVIVALS

Mission Revival  
Mediterranean Revival  
Monterey

NO STYLE

Frame Vernacular

MODERN

Minimal Traditional



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**SUMMARY PARAGRAPH**

The Flamingo Park Historic Residential District is significant at the local level under criteria A and C in the areas of architecture and community planning and development. The district is significant for its association with the early residential suburban development of the city of West Palm Beach. The district developed as one of the early middle class suburbs outside the city's central downtown core. Consisting primarily of residential buildings and auxiliary buildings built mid-1920s, the historic district reflects the architectural development of West Palm Beach during the Florida Land Boom. The district also contains a number buildings constructed between 1930 and 1949 that are characteristic of architectural developments following the Land Boom years. The district is architecturally notable for its large number of Mission Revival style residences, which comprise about 70 percent of the historic buildings in the historic district.

**HISTORICAL 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 settlement of Europeans was established in present day Palm Beach County. Most settled 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. Benjamin Lanehart, whose homestead included most of the Mango Promenade Historic District (N.R. 1999), was one of the early pineapple growers. Vegetables for northern shipment quickly became more profitable and replaced pineapples as the major produce grown in the area.<sup>1</sup>

Between 1880 and 1893, the shores of Lake Worth gradually grew more civilized. The permanent population increased and the first winter tourists arrived.<sup>2</sup> At first, the area was known as Lake Worth; however, when a post office was established in 1887, area residents selected the name Palm Beach.<sup>3</sup> 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. Flagler envisioned the resort as a paradise, an escape from the overcrowded northern cities and urban development. To accommodate commercial activity Flagler purchased property on the west shore of the island from Captain O.S. Porter and Louis Hillhouse. On this property Flagler established a town that would serve as the business district of Palm Beach.<sup>4</sup>

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<sup>1</sup> Donald W. Curl, Palm Beach County: An Illustrated History, Northridge, (California: Windsor Publications, 1986), pp. 13-17, 26-27; J. Wadsworth Travers, History of Beautiful Palm Beach, 1929, p.37.

<sup>2</sup> Curl, p. 21.

<sup>3</sup> Ibid., p. 23.

<sup>4</sup> Curl, p. 37.

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In November 1893, Flagler filed the original plat for the Town of West Palm Beach. The town extended from Lake Worth to Clear Lake. The streets were laid out in alphabetical order from Althea on the north to Fern on the south.<sup>5</sup> 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.<sup>6</sup>

Taken in 1895, the first census recorded 1,192 persons living in the town and listed the property value at \$133,926. In 1896, two fires in the downtown commercial area prompted the Town Council to enact a new building code. The new code required all buildings in the downtown area to be constructed of brick or stone or have a brick or stone veneer. As a result, West Palm Beach's downtown soon had many masonry and masonry-veneered commercial buildings.

By 1900, West Palm Beach had electricity, a sewer system, a water pumping station, paved streets, and telephone service.<sup>7</sup> 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 also nationwide recessions.

In 1903, the Town Council petitioned the Florida Legislature for a city charter, which was granted soon after. 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.<sup>8</sup> The completion of the West Palm Beach Canal in 1917, providing access to inland farming areas, made West Palm Beach the shipping point for the county's agricultural products both by rail and by water.<sup>9</sup> 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.<sup>10</sup> The growing population needed homes outside of the city. This need was temporarily satisfied by the early development of neighborhoods such as Grandview Heights (N.R. district, 1999).

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<sup>5</sup> Dade County Deeds, on file, Palm Beach County Courthouse.

<sup>6</sup> Curl, p. 49.

<sup>7</sup> Curl, pp. 46-48.

<sup>8</sup> City of West Palm Beach Planning Department; Curl p. 48.

<sup>9</sup> Curl, p. 90.

<sup>10</sup> City of West Palm Beach Planning Department.

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During the 1920s, West Palm Beach experienced widespread development and growth due to the Florida Land Boom. The population more than doubled over the decade, rising from 8,659 in 1920 to 26,610 in 1930.<sup>11</sup> Many homes, including most of the residences the Flamingo Park 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 Guaranty Building, 120 South Olive Avenue, 1922 (N.R. 1998); the Citizens Building, 105 South Narcissus, 1923; the Dixie Court Hotel, 301 North Dixie Highway, 1925 (N.R. 1986); the Comeau Building, 319 Clematis Street, 1925 (N.R. 1996); and the Harvey Building, 226 Datura Street, 1927. The Land Boom peaked in the winter of 1924-1925.<sup>12</sup> By 1927, the entire city east of Australian Avenue had been platted; however, little building had taken place north of 36<sup>th</sup> Street or south of Southern Boulevard.

By the mid-1920s, the real estate market in Florida became unstable and faced collapse in 1926. Several factors contributed to the failure of the Florida real estate market. In the spring of 1925, many investors had begun to cancel all Florida real estate transactions when they became panicked by news of widespread fraud in land dealings. At its most feverish heights, the demand for construction materials caused a major disruption in transportation services. Long delays in unloading freight cars—particularly in Miami—caused the Florida East Coast Railway to suffer a shortage of rolling stock in Florida, prompting the company to impose a statewide embargo of all shipments to the state, except for perishable materials, livestock, and petroleum products. Freight cars were being used as *de facto* warehouses, and at one point more than 800 carloads of freight were standing unloaded on Miami sidetracks. A similar situation existed all along the main rail line for cars unable to reach their destination because there was nowhere to put them. Steamship docking facilities at Miami were inadequate to relieve the bottleneck hindering the shipment of materials by rail, and the situation was made worse in January of 1926 when a vessel capsized in the harbor, blocking access to the port. Miami's problems had a chilling effect on confidence in the real estate market throughout the rest of Florida, and building construction began to fall off sharply everywhere.<sup>13</sup>

Any hope that the boom might be rekindled had definitely evaporated when a hurricane struck the east coast of Florida near Miami Beach in September of 1926. Hundreds of persons were killed and thousands injured in South Florida. Photographs and descriptions of the disaster were published throughout the nation. The impression left on the general public was that Florida was particularly susceptible to disastrous and deadly tropical storms, dashing all hopes of immediate economic recovery from the collapse of the real estate market or future financial investment in the state. To make matters worse for West Palm Beach, on September 16, 1928, a hurricane swept right through Palm Beach County, destroying nearly 8,000 homes and hundreds of commercial

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<sup>11</sup> City of West Palm Beach Planning Department.

<sup>12</sup> Curl, p. 88; Palm Beach County Plats; West Palm Beach Building Permits, on file Building Department, City of West Palm Beach City Hall.

<sup>13</sup> Charlton W. Tebeau, *A History of Florida* (Coral Gables: University of Miami Press, 1980). pp 385-386.

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buildings. Real estate speculators pushing up land prices also had a negative effect on the economy. When the Stock Market crashed in October 1929, the Florida real estate market was valueless.<sup>14</sup>

Between 1930 and 1960, West Palm Beach grew moderately, increasing by one quarter to one-third each decade.<sup>15</sup> Following World War II, new residents erected homes in the neighborhoods that had been platted but not developed during the Land Boom.<sup>16</sup> During the 1960s, housing and commercial developments constructed west of Australian Avenue caused a shift in the population and the economic base began to leave downtown and move into the suburbs. Within the last few years, residents living within West Palm Beach's older neighborhoods have made efforts to revitalize the city's historic areas. This National Register nomination reflects the citizens' desires to preserve their architectural and historic resources.

**HISTORICAL SIGNIFICANCE**

In April of 1921, West Palm Beach businessman M.E. Gruber purchased for \$240,000 a 120 acre tract of land in what would become the Flamingo Park Subdivision development. Fifteen days later he resold the property to the Royal Palm Realty Company for \$400,000. The Palm Beach Post announced on April 18, 1921 that the area was being platted under the name of Flamingo Park. Full-page advertisements proclaiming Flamingo Park to be "the most attractive place to live year round" and "soon to become the highest priced property in the South" began to appear in the local newspapers.<sup>17</sup> On April 22nd, the first building lots were offered for sale, and within the first five hours, \$54,000 worth of property had changed hands.<sup>18</sup> Second day sales surpassed the first, with land purchases totaling \$63,000.<sup>19</sup> Initially, the new subdivision was not included within the city limits of West Palm Beach, but by August of 1921, the area had been annexed to become part of the municipality. Construction activity in Flamingo Park did not originally proceed with the frenzied activity that marked other new residential areas of West Palm Beach. During 1921, only six building permits were issued for the new subdivision, and only one primary building, the house at 701 Kanuga Drive dates from the year 1921.

Despite this poor showing, the Royal Palm Realty Company persistently advertised the continuing improvements being made to the development.<sup>20</sup> By March of 1922, only thirteen lots had been sold in Flamingo Park, but the Palm Beach Post assured readers that there was not too much property being offered on the market. New developments, such as El Cid, Sunshine Park, and Flamingo Park were hailed as substantial

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<sup>14</sup> Curl, pp. 93-94; files of the Historical Society of Palm Beach County.

<sup>15</sup> City of West Palm Beach Planning Department.

<sup>16</sup> West Palm Beach Building Permits.

<sup>17</sup> Advertisement, Palm Beach Post, April 20, 1921.

<sup>18</sup> Advertisement, Palm Beach Post, April 22, 1921.

<sup>19</sup> Advertisement, Palm Beach Post, April 23, 1921.

<sup>20</sup> Advertisements, Palm Beach Post, January 8-9, 1922.

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additions to the property values of the city.<sup>21</sup> Despite this optimistic view of the potential for the real estate market expressed by the Post, by the latter part of 1922, the Royal Palm Realty Company deeded all of its unsold lots back to M.E. Gruber and the bank.<sup>22</sup> Development in Flamingo Park remained stagnant, and no houses in the neighborhood are documented as having been constructed in 1922.

Once Flamingo Park was back in Gruber's control, the developer worked diligently to make his investment profitable. On January 25, 1923, an auction of Flamingo Park property was declared a success by the Palm Beach Post. Free transportation from the city park to the area was provided, and a large crowd of potential buyers attended the event. Lots were sold for between \$25 and \$30 a front foot to West Palm Beach real estate brokers who were purchasing the property on a speculative basis.<sup>23</sup> Seventy-six building permits were issued for construction in Flamingo Park during 1923, but only six houses in the historic district date from that year. Still, Gruber's diligence began to pay off. Over forty houses were constructed in 1924, and approximately three times that number were erected in 1925. The collapse of the Florida Land Boom in 1926 prompted a sharp decline in construction in Flamingo Park, so that only about thirty houses date from that year. When the Land Boom ended in 1926, the neighborhood had been largely built up, indicating that construction had taken place at a dramatic rate in a period of just over two years. Despite the harmful effects that the Great Depression had on the economy of Florida as a whole, residential construction continued slowly in Flamingo Park throughout the 1930s. No houses were constructed between 1930 and 1933, and only about 20 houses were built between 1934 and 1936. In 1937, however, the neighborhood saw the construction of 25 houses, after which the rate of construction fell off again until 1940 when 15 houses were built. Eight houses were erected in 1941, but no houses were constructed during the World War II years of 1942-1945. The post-war years saw a renewal of house building activity, with 1946 seeing the largest number (21) of houses built during the remaining years of the decade.

#### ARCHITECTURAL SIGNIFICANCE

The historic district is significant for its large number of Mission and other Mediterranean Revival style homes, which was the dominant visual theme of the Florida Land Boom in all types of private and public construction during the 1920s. Although, there are a few examples of other stylistic types, such as Colonial Revival and Craftsman/Bungalow, found in the district, the only other building types represented in substantial numbers are wood frame vernacular and masonry vernacular houses. More than 160 examples of the Mission style houses are found in Flamingo Park. The style originated around the beginning of the 20th century in

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<sup>21</sup> "Real Estate Men Camp all Night for First Chance at El Cid Lots; Subdivisions Net a Large Sum," Palm Beach Post, March 22, 1922.

<sup>22</sup> W. Dale Waters, "Flamingo Park Historic District West Palm Beach Register of Historic Places Form," 1993.

<sup>23</sup> "Auction at Flamingo Park Huge Success," Palm Beach Post, January 26, 1923.

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California and arose from a romantic interest in the mission churches built by the Spanish missionary padres during the late 18th and early 19th centuries. By the 1920s, variations of the style became particularly popular in the American southwest, but it also took root—to a lesser degree—in Florida during the early 1920s. The residential subdivisions of West Palm Beach that were established during the Land Boom are particularly notable for their use of Mission style houses, whereas elsewhere in Florida the elaborate and decorative Spanish Colonial house types were often more prominent.

The other notable style in the district, Mediterranean Revival, borrows from a wide variety of models other than California mission churches, deriving its visual vocabulary—as the name implies—from the nations and cultures bordering on the Mediterranean Sea. The main influences come from Spain and Italy but may also reflect the Islamic heritage of North Africa and the Near East and the Christian traditions of the Byzantine Greco-Roman world. Like the Mission style house, Mediterranean Revival displays a preference for stuccoed exterior walls and clay tile roofs. There is, however, a greater preference for decorative details, particularly glazed tile and terra-cotta. More attention is given to window and door surrounds, combining archways with columns and pilasters. Low and high relief sculptural forms are also fairly common. Mediterranean Revival house, because they are generally larger and more expensive, are chiefly associated with middle and upper class residents.

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FLAMINGO PARK HISTORIC RESIDENTIAL DISTRICT  
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GEOGRAPHICAL DATA

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Verbal Boundary Description

The boundary of the Flamingo Park Historic Residential District is shown as a dotted line on the accompanying map entitled "Flamingo Park Historic Residential District."

Boundary Justification

The area of the Flamingo Park residential neighborhood encompassed by the district boundaries represents the best concentration of historic architectural resources constructed between c. 1921 and c. 1949.

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PHOTOGRAPHS

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**PHOTOGRAPHS**

\* = individually listed in National Register

1. 714 Claremore Drive, Flamingo Park Historic Residential District\*
2. West Palm Beach (Palm Beach County), Florida
3. Jo-Anne Peck
4. 1998
5. Jo-Anne Peck
6. Looking South
7. Photo 1 of 36

**Sections 2 through 5 are the same for all of the remaining photos.**

1. 701 Flamingo Drive\*
6. Looking Northwest
7. Photo 2 of 38

1. 1900 Florida Avenue
6. Looking Southeast
7. Photo 3 of 38

1. 829 Flamingo Drive
6. Looking North
7. Photo 4 of 38

1. 736 Claremore Drive
6. Looking Southeast
7. Photo 5 of 38

1. 615 Claremore Drive
6. Looking North
7. Photo 6 of 38

1. 736 Sunset Road
6. Looking South
7. Photo 7 of 38

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- 1. 2101 Georgia Avenue
- 6. Looking Southwest
- 7. Photo 8 of 38

- 1. 800 Claremore Drive
- 6. Looking Southwest
- 7. Photo 9 of 38

- 1. 616 Kanuga Drive
- 6. Looking Southeast
- 7. Photo 10 of 38

- 1. 521 Kanuga Drive
- 6. Looking North
- 7. Photo 11 of 36

- 1. 521A Kanuga Drive
- 6. Looking North
- 7. Photo 12 of 38

- 1. 719 Claremore Drive
- 6. Looking North
- 7. Photo 13 of 38

- 1. 720 Biscayne Drive
- 6. Looking South
- 7. Photo 14 of 38

- 1. 629 Flamingo Drive
- 6. Looking Northwest
- 7. Photo 15 of 38

- 1. 716 Flamingo Drive
- 6. Looking Southeast
- 7. Photo 16 of 38

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FLAMINGO PARK RESIDENTIAL HISTORIC DISTRICT  
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- 1. 618A Kanuga Drive
- 6. Looking East
- 7. Photo 17 of 38

- 1. 708 Kanuga Drive
- 6. Looking South
- 7. Photo 18 of 38

- 1. 707 Flamingo Drive
- 6. Looking North
- 7. Photo 19 of 38

- 1. 717 Biscayne Drive
- 6. Looking Northeast
- 7. Photo 20 of 38

- 1. 721 Biscayne Drive
- 6. Looking North
- 7. Photo 21 of 38

- 1. 714 Biscayne Drive
- 6. Looking South
- 7. Photo 22 of 38

- 1. 711 Claremore Drive
- 6. Looking North
- 7. Photo 23 of 38

- 1. 711 Ardmore Road
- 6. Looking North
- 7. Photo 24 of 38

- 1. Flamingo Drive from Lake Avenue
- 6. Looking East
- 7. Photo 25 of 38

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FLAMINGO PARK RESIDENTIAL HISTORIC DISTRICT  
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PHOTOGRAPHS

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- 1. 746 Upland Road
- 6. Looking Southeast
- 7. Photo 26 of 38

- 1. Flamingo Drive from Parker Avenue
- 6. Looking East
- 7. Photo 27 of 38

- 1. 821 Flamingo Drive
- 6. Looking Northeast
- 7. Photo 28 of 38

- 1. 810 Flamingo Drive
- 6. Looking Southeast
- 7. Photo 29 of 38

- 1. 830 Biscayne Drive
- 6. Looking South
- 7. Photo 30 of 38

- 1. 828 Biscayne Drive
- 6. Looking South
- 7. Photo 31 of 38

- 1. Biscayne Drive from Parker Avenue
- 6. Looking East
- 7. Photo 32 of 38

- 1. 816 Ardmore Road
- 6. Looking Southwest
- 7. Photo 33 of 38

- 1. 814 Claremore Drive
- 6. Looking Southeast
- 7. Photo 34 of 38

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FLAMINGO PARK RESIDENTIAL HISTORIC DISTRICT  
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PHOTOGRAPHS

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1. Claremore Drive from Lake Avenue
6. Looking East
7. Photo 35 of 38

1. 617 Claremore Drive
6. Looking Northeast
7. Photo 36 of 38

1. 617A Claremore Drive
6. Looking Northeast
7. Photo 37 of 38

1. 727 Upland Road
6. Looking Northwest
7. Photo 38 of 38