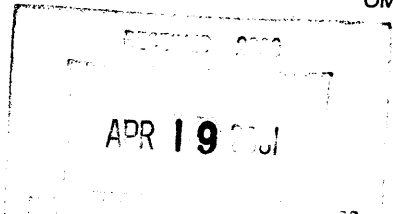


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

526



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 OLD LUCERNE HISTORIC RESIDENTIAL DISTRICT

other names/site number Townsite of Lucerne

2. Location

street & number See district map. N/A not for publication

city or town Lake Worth N/A vicinity

state FLORIDA code FL countv Palm Beach code 099 zip code 33460

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.)

Janet Snyder Matthews 4/5/2001
Signature of certifying official/Title Date

State Historic Preservation Officer, Florida 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 (for)

Date of Action

Harold D. Pope

6/4/01

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	
218	128	buildings
0	0	sites
0	0	structures
0	0	objects
218	128	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

RELIGION/Church

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

RELIGION/Church

7. Description

Architectural Classification

(Enter categories from instructions)

NO STYLE/Frame Vernacular

LATE 19 & 20TH CENTURY REVIVALS/Mission

NO STYLE/Masonry Vernacular

Materials

(Enter categories from instructions)

foundation Masonry Pier

walls Wood

Stucco

roof Asphalt Shingle

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.)

- Property is associated with events that have made a significant contribution to the broad patterns of our history.
Property is associated with the lives of persons significant in our past.
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.
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

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

c. 1913-c. 1951

Significant Dates

c. 1913

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

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

Primary location of additional data:

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

Name of Repository

#

10. Geographical Data

Acreege of Property 54 approx.

UTM References

(Place additional references on a continuation sheet.)

1	1	8	5	9	4	3	4	0	2	9	4	4	9	4	0
	Zone	Easting							Northing						
2	1	8	5	9	4	6	2	0	2	9	4	4	9	2	0

3	1	8	5	9	4	6	0	0	2	9	4	4	0	2	0
	Zone	Easting							Northing						
4	1	8	5	9	4	3	2	0	2	9	4	4	0	4	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 Streelman & Jo-Anne Peck, Architectural Historians/Carl Shiver, Historic Sites Specialist

organization Florida Bureau of Historic Preservation date March 2001

street & number 500 South Bronough Street telephone (850) 487-2333

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 _____

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

OLD LUCERNE HISTORIC RESIDENTIAL DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

SUMMARY PARAGRAPH

The Old Lucerne Historic Residential District is a residential neighborhood located in the city of Lake Worth, Palm Beach County, Florida. The approximately fifty-four acre district is generally bounded by an alleyway between Federal Highway and North O Street on the West, Lucerne Avenue to the South, North Lakeside Drive to the East, and 7th Avenue North on the North. The Old Lucerne Historic Residential District contains approximately 25 blocks. The district includes the following streets: 7th Avenue North, 6th Avenue North, 5th Avenue North, 4th Avenue North, 3rd Avenue North, 2nd Avenue North, Lucerne Avenue, Lake Avenue, North Lakeside Drive, North Palm Way, and North O Street. The district contains a variety of architectural styles including Bungalow, Frame Vernacular, Masonry Vernacular, Mediterranean Revival, Mission, and Minimal Traditional. The district consists of primarily one- and two-story residences, garages, and garage apartments built between c.1913 and c. 1951. Of the 346 buildings in the district, 218 are contributing and 128 are noncontributing, for a ratio of approximately sixty-two percent contributing to thirty-seven percent noncontributing.

SETTING

Located along the Intracoastal Waterway in Downtown Lake Worth, the Old Lucerne Historic Residential District is a residential neighborhood intermingled with several commercial buildings. To the west of the district is Federal Highway, a mixed residential and commercial strip with a combination of historic and non-historic structures that date from the early years of the city. To the north are additional residences that date from the same time period and have approximately the same degree of architectural integrity. At this time, these buildings have not been surveyed; however, in the future, buildings located between 7th Avenue North and 11th Avenue North should be considered for inclusion in the Old Lucerne Historic Residential District. To the east of the northern half of the district is the municipal golf course which was founded in 1925. To the north lies a residential area platted separately from the town site of Lucerne which features a greater percentage of non-historic homes and street configurations that shift from the district's grid. Therefore, this area is visually disconnected from the Old Lucerne Historic Residential District.

The Old Lucerne District was platted in a grid pattern with 40 feet wide numbered streets running east-west and lettered streets running north-south. The district was planned primarily for residential use with two main roads, Lake Avenue and Lucerne Avenue, forming a central east-west commercial strip leading to the Intracoastal Waterway. Residential blocks are laid out with 16 lots per block, each lot being 50 feet x 135 feet. Each block also has a north-south alleyway running down the center for service access. Some residences use these alleyways for rear garage access while others use driveways leading from the main street to access their garages. All streets have 10' sidewalks on both sides of the street. Historically, the commercial strip between Lake Avenue and Lucerne Avenue had 8 lots per block with each lot also 50 feet x 135 feet. Both Lake and Lucerne Avenues have subsequently been widened.

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OLD LUCERNE HISTORIC RESIDENTIAL DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

DESCRIPTION

The Old Lucerne Historic Residential District contains twenty-six whole or partial blocks. Eight east-west streets traverse the district. From the north these are: 7th Avenue North, 6th Avenue North, 5th Avenue North, 4th Avenue North, 3rd Avenue North, 2nd Avenue North, Lucerne Avenue, Lake Avenue, North O Street, North Palmway, and North Lakeside Drive. The Old Lucerne Historic Residential District comprises 346 buildings. These include a combination of single family residences and their associated secondary buildings, multi-residential buildings, and one church.

The buildings in the Old Lucerne Historic Residential District vary in form and style. They represent styles common to South Florida from the early 1920s through the late 1940s and beyond. Out of the 168 primary contributing structures in the district, the architectural styles can be separated into Frame Vernacular forty-three (43); Minimal Traditional, thirty-three (33); Masonry Vernacular, thirty (30); Mission, twenty-one (21); Bungalows, eighteen (18); Colonial Revival, six (6); Split Level, seven (7); Mediterranean Revival, five (5); Moderne, two (2); Tudor, two (2); International, two (2); and Ranch, one (1). In general, the outbuildings reflect the style characteristics of the main building on the property.

Frame Vernacular

The majority of the early twentieth century buildings in the district are one- and two-story Frame Vernacular homes. They exhibit hipped or gable roofs and originally exhibited open or screened front porches. In many cases, such houses in the historic district have had their front porches partially or completely enclosed to accommodate air conditioning. Craftsman influenced details such as knee braces and exposed rafter tails were often incorporated into these early residences. Later Frame Vernacular residences in the district commonly feature Colonial Revival details at windows and doors. The house at 123 North O Street (Photo 1), constructed c. 1915, is an early example of a Frame Vernacular residence in the historic district. This one-story rectangular house has a front facing gable with a separate, lower, front gable enclosed porch. The symmetrical façade features 1/1 wood windows, wood clapboard siding, exposed rafter tails and knee braces at the roof eaves. The building sits on a concrete pier foundation.

The house at 419 North Palmway Street (Photo 2) is a Frame Vernacular residence built in the district in 1924. The one-story residence has a cross-gable roof with exposed rafter tails. The asymmetrical façade features 8-light casement windows, a central 10-light French entry door and wood clapboard siding. The house sits on brick piers with a porch on the south elevation and a brick chimney centered on the north elevation.

Masonry Vernacular

These buildings are similar in layout to their Frame Vernacular counterparts, often with Craftsman or

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CONTINUATION SHEET**

Section number 7 Page 3

OLD LUCERNE HISTORIC RESIDENTIAL DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

Mission elements. Most of these buildings have stuccoed exterior walls, and some Masonry Vernacular houses constructed in the 1930s and 1940s incorporate Mediterranean Revival details into their building designs. The small residence at 431 North Lakeside Drive (Photo 3), constructed c. 1929 has a cross-gable roof, stuccoed exterior walls, and 1/1-light double hung sash windows. The front porch was enclosed at a later date and has metal awning windows and a glass louvered entrance door. The original "half moon" louvered attic vent, however, can still be seen in the front gable wall.

The house at 611 North Palmway Street (Photo 4), constructed c. 1948, is a good example of a late Masonry Vernacular residence, employing few traditional decorative details. The concrete block structure has a hipped roof with narrow eaves and uses a combination of stucco and imitation field stone on its exterior walls. The house features a small integrated entrance porch with a glass louvered door and original metal awning windows.

Minimal Traditional

Built mainly during the 1930s and 1940s, these homes are generally one-story in height with either side-gable or hipped roofs, usually with a smaller front-facing gable or hipped roof section. Perhaps the best example of Minimal Traditional architecture in the historic district is the one-story brick residence at 425 North Lakeside Drive (Photo 5), constructed c. 1936. The asymmetrical facade features a front facing gable bay at one side of the building that abuts a shed roofed, one bay, arched entrance porch. Large 9/1-light, double hung wood sash windows are found wall surfaces flanking the main entrance. An exterior chimney with a masonry cap is found at the north elevation of the house. The house has no distinctive decorative features, and the roof exhibits the extremely narrow roof eaves typical of Minimal Traditional houses.

Mission Style

Mission was one of the most popular architectural styles in South Florida during the Land Boom years. Mission houses were typically one- and two- stories in height with flat roofs obscured by shaped parapets and/or clay tile roof overhangs, stucco coated walls, and arched openings.

The residence at 626 North Palmway (Photo 6), constructed c. 1925, is an excellent example of a large, two-story Mission style house. Constructed of hollow tile with textured stucco exterior walls, the building features a flat main roof with a shaped parapet which is skirted with a pent roof surfaced in clay tile. The eaves have been boxed. Secondary shed and gable roofs—also surfaced with clay tile—cover extensions on the north elevation of the residence. The centrally located main entrance is located at the rear of a one-bay entrance porch which has arches at the front and sides. The masonry porch structure is surfaced in textured stucco and features a gable roof covered with clay tile. The major fenestration of the building is 3/1-light double hung windows, and the south elevation of the structure features a stuccoed masonry arch that originally must have

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CONTINUATION SHEET**

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OLD LUCERNE HISTORIC RESIDENTIAL DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

been a passageway for an automobile.

The residence at 231 North O Street (Photo 7) is a Mission style home with an asymmetrical façade built about 1925. The rectangular plan building has a flat roof with a shaped parapet and a lower enclosed front porch with wood 8-light casement windows. The windows and door each have shed roof overhangs supported by wood brackets and the walls are coated with rough textured stucco with a cartouche centered above the porch windows.

Mediterranean Revival

Built from the early 1920s until the 1940s, the Mediterranean Revival residences are typically one- and 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 typically possess elaborate applied ornament and detailing. The example at 306 North Lakeside Drive (Photo 8), constructed c. 1935, is a one-story residence with an attached one-bay garage. The house has a side-gable roof surfaced with clay tile, while the garage addition has flat roof surrounded by a shaped parapet. The center of the irregular main facade features an arched entranceway set in sharply projecting pavilion, the south side of which sweeps from the corbelled crest to grade in a grand "S" curve. The exterior walls are surfaced in smooth stucco, and the eaves of the roof are decorated with masonry brackets. The fenestration is wood frame casement windows.

A late example of the Mediterranean Revival style in the district is the house at 215 North Lakeside Drive (Photo 9), constructed c. 1945. The one-story structure exhibits three front facing gables stepping back from the one-bay, arched entrance porch. The south side of the main facade features a low curving wall that encloses a patio that provides access to an enclosed sun porch. The porch section has French doors flanked by fixed sidelights. The major fenestration of the house is metal awning windows, probably a later alteration.

Bungalow

Craftsman houses are typically one or two stories high and feature low-pitched, gabled roofs with wide eaves and exposed roof rafters. Decorative beams or braces are commonly added under the gables, and the porches are supported by tapered columns. Exterior materials can vary among weatherboard, shingles, and stucco. Windows often have a 3/1-light configuration but can also exhibit various multi-light window pane configurations. The house at 214 3rd Avenue North (Photos 10-11), constructed c. 1928, is a distinctive variation of the Craftsman type of house. The one-story residence has a cross-gable roof and wood shingle exterior siding. Unlike the typical bungalow, the building features a small entrance stoop sheltered by a pent roof supported by knee braces instead of the usual front porch. The main roof gables have wide eaves with exposed rafter ends and knee braces. The main original fenestration is 1/1-light double hung sash windows, although some of these have been replaced with glass louver windows. The main facade features multi-light

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OLD LUCERNE HISTORIC RESIDENTIAL DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

wood casement windows. The property also boasts an original two vehicle bay garage. The structure also has a gable roof and wood shingle exterior siding. The original wood and glass garage doors are also still extant.

A more traditional Craftsman bungalow is the one at 105 North O street (Photo 12), constructed c. 1916. The one-story residence features a low-pitched gable roof with exposed rafter ends and knee braces. A portion of the main facade is occupied by a partial-width, one-story porch that also exhibits a gable roof with exposed rafters and knee braces. The exterior walls, including the battered columns at the corners of the porch, are surfaced with asbestos shingles which were probably added sometime in the 1940s. The house rests on masonry piers, and the front porch has been enclosed. This enclosure, however, probably took place at an early date, as its windows are 3/1-light double hung wood sash. The other major fenestration is 1/1-light double hung wood sash. The main entrance is found at the top of a flight of concrete steps flanked by rusticated concrete block side walls. The door to the enclosed porch is wood and glass panel flanked by sidelights. The porch entrance also has a modern aluminum frame screen door.

Colonial Revival

Typical features include side-gabled roofs, symmetrical street facades, front doors with pediments, transoms, fanlights and sidelights, and small entrance porches with classically-inspired columns. The house at 226 North O Street (Photo 13), constructed c. 1925, is a one-story rectangular plan building with a jerkin head roof and two arched eyebrow dormers featuring fanlight windows. The main façade is symmetrical with a front-gable open porch supported by two simple Tuscan columns. The central Craftsman style front door has matching sidelights and paired arched windows are set to either side. The exterior walls are covered in narrow wood siding and a single chimney is found in the center of the residence.

A distinctive example of Dutch Colonial Revival is the house at 624 North Lakeside Drive (Photo 14), constructed c. 1934. The residence features the typical gambrel roof and has gable wall dormers in the second story. The asymmetrical main facade has a recessed doorway set to one side of the elevation and is flanked by a one-bay attached garage and by a latticed bowed window bay. The exterior walls are covered with wide lap siding and there are two stuccoed chimneys at the side elevations.

Moderne

There are two examples of Moderne style houses in the district. The most notable example is the apartment building at 101 Lucerne Avenue (Photo 15), constructed c. 1938. The two-story concrete building has an asymmetrical façade, a flat roof, and stuccoed walls. The walls are articulated with recessed horizontal and vertical bands and circles, decorative vents, and vertical bands of glass block. The aluminum awning windows rise uninterrupted through both stories. A flat circular concrete overhang projects over the main entry door and low thick curved walls flank the entry stairs.

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OLD LUCERNE HISTORIC RESIDENTIAL DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

Split Level

These one- and two-story buildings were typically built during the 1930s and 1940s in an attempt to separate “noisy” daily functions from sleeping areas. Built in 1940, the house at 319 North Lakeside Drive (Photo 16), constructed c. 1940, has a “C” shaped plan with gable roofs, exposed rafter tails, and an asymmetrical façade. The walls are covered with clapboard siding, and the 1/1-light, double hung sash windows are topped with decorative crown moldings.

Tudor Revival

The residence at 621 North Lakeside Drive (Photo 17) is the only example of Tudor Revival architecture in the district. Built in 1920, the one and one-half story building has a steeply pitched side gable main roof and a gable dormer. There is also a gable bay window at one side of the main facade. The main exterior fabric is wood drop siding, but the house also has a porch with irregularly laid ashlar stone supports and a stone covered north wing wall and chimney.

International Style

The district boasts one example of an International style residence. The house at 620 North Lakeside Drive (Photo 18) was constructed c. 1935. The two-story house expresses its International styling by a flat roof, smooth wall surfaces, corner windows with cantilevered overhangs, and an offset entrance. The exterior wall fabric is stucco. The major fenestration consists of awning windows that replace earlier metal casement windows.

Ranch Style

The house at 522 N. Lakeside Drive (Photo 19), constructed c. 1949, is the only example of Ranch style in the historic district. The irregular plan house has a low-pitched hip roof and combines brick veneer and wood exterior siding. The eaves are narrow, and the fenestration is metal awning with decorative shutters. A notable characteristic of the house is its “spread out” plan and its two-bay attached garage.

Typical Alterations to Historic Buildings

Exterior alterations to principal structures in the Old Lucerne Historic Residential District typically involve the replacement of original roofing materials with composition shingles, enclosure of front porch areas with windows and/or louvers, and the replacement of original windows with modern windows. Some buildings have been clad in aluminum or vinyl siding. Changes to outbuildings range from window replacement to the enclosure of garage door openings.

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OLD LUCERNE HISTORIC RESIDENTIAL DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

Noncontributing Buildings

There are 128 noncontributing resources in the Old Lucerne Historic Residential District. The majority of these structures were built after 1951 and do not meet the age requirement for contributing buildings. Many are similar in style and scale to the post-World War II contributing structures.

The remaining noncontributing buildings were built during the period of significance, but have been substantially altered over time. During the evaluation of the district, each resource's essential physical features were evaluated to see if they were visible enough to convey their significance. If a building endured major and/or multiple incompatible alterations and additions, it was considered to be a noncontributing resource because most of its architectural integrity was lost or obscured. Among the historic buildings that have been insensitively modified include rear garages, garage apartments, and rear apartments.

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CONTINUATION SHEET**

Section number 7 Page 8 OLD LUCERNE HISTORIC RESIDENTIAL DISTRICT
PALM BEACH COUNTY, FLORIDA
BUILDING LIST

CONTRIBUTING BUILDINGS

<u>Address</u>	<u>Use</u>	<u>Style</u>	<u>Date</u>	<u>Site File #</u>
<u>2nd Avenue North</u>				
310	Residence	Frame Vernacular	c. 1920	—
<u>3rd Avenue North</u>				
214	Residence	Bungalow	c. 1928	—
214-R	Outbuilding	N/A	c. 1928	—
220	Residence	Bungalow	c. 1928	—
<u>5th Avenue North</u>				
208-210	Residence	Mission	c. 1925	8PB7480
309	Residence	Frame Vernacular	c. 1923	8PB7309
<u>7th Avenue North</u>				
211	Residence	Mission	c. 1925	—
<u>Lake Avenue</u>				
108	Apartment	Masonry Vernacular	c. 1950	—
112	Apartment	International Style	c. 1935	8PB1709
<u>North Lakeside Drive</u>				
11	Apartment	Frame Vernacular	c. 1923	8PB7338
11-R	Outbuilding	N/A	c. 1923	—
125	Residence	Frame Vernacular	c. 1925	8PB7340
125-R	Outbuilding	N/A	c. 1925	—
128-A	Apartment	Masonry Vernacular	c. 1925	8PB7341
130	Residence	Bungalow	c. 1926	8PB7343
131	Residence	Moderne	c. 1935	8PB7342
131-R	Outbuilding	N/A	c. 1935	—

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Section number 7 Page 9 OLD LUCERNE HISTORIC RESIDENTIAL DISTRICT
PALM BEACH COUNTY, FLORIDA
BUILDING LIST

North Lakeside Drive (cont.)

210	Residence	Split Level	c. 1949	8PB7344
215	Residence	Mediterranean Revival	c. 1945	8PB7347
216	Residence	Colonial Revival	c. 1939	8PB7345
216-R	Outbuilding	N/A	c. 1939	—
222	Residence	Frame Vernacular	c. 1935	8PB7346
223	Residence	Frame Vernacular	c. 1922	8PB7348
223-R	Outbuilding	N/A	c. 1924	—
227	Residence	Mission	c. 1923	8PB7349
230	Residence	Frame Vernacular	c. 1918	8PB7350
231	Residence	Frame Vernacular	c. 1920	8PB7351
303	Residence	Bungalow	c. 1925	8PB7352
303-R	Outbuilding	N/A	c. 1925	—
305-R	Outbuilding	N/A	c. 1935	—
306	Residence	Mediterranean Revival	c. 1935	8PB7353
310	Residence	Mission	c. 1923	8PB7354
311	Residence	Bungalow	c. 1923	8PB7355
315	Residence	Mission	c. 1930	8PB7356
319	Residence	Split Level	c. 1940	8PB7357
320	Residence	Mission	c. 1935	8PB7358
327	Residence	Frame Vernacular	c. 1925	8PB7359
329	Residence	Frame Vernacular	c. 1927	—
329-R	Outbuilding	N/A	c. 1927	—
401	Residence	Mission	c. 1925	8PB7360
401-R	Outbuilding	N/A	c. 1925	—
405	Residence	Frame Vernacular	c. 1935	8PB7361
412	Residence	Minimal Traditional	c. 1935	8PB7362
416	Residence	Masonry Vernacular	c. 1940	—
422	Residence	Mission	c. 1930	—
425	Residence	Minimal Traditional	c. 1936	—
431	Residence	Masonry Vernacular	c. 1929	—
501	Residence	Mission	c. 1925	8PB7506
501-R	Outbuilding	N/A	c. 1925	—
502	Residence	Minimal Traditional	c. 1950	—
506	Residence	Frame Vernacular	c. 1923	8PB7505
514	Residence	Masonry Vernacular	c. 1949	—
515	Residence	Minimal Traditional	c. 1951	—

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CONTINUATION SHEET**

Section number 7 Page 10

OLD LUCERNE HISTORIC RESIDENTIAL DISTRICT
PALM BEACH COUNTY, FLORIDA
BUILDING LIST

North Lakeside Drive (cont.)

519	Residence	Minimal Traditional	c. 1935	8PB7503
522	Residence	Ranch	c. 1949	—
525	Residence	Bungalow	c. 1925	8PB7502
526	Residence	Minimal Traditional	c. 1940	8PB7501
530	Residence	Masonry Vernacular	c. 1947	—
531	Residence	Mediterranean Revival	c. 1925	8PB7499
531-R	Outbuilding	N/A	c. 1923	—
602	Residence	Mission	c. 1935	8PB7498
604	Residence	Masonry Vernacular	c. 1935	8PB7497
605	Residence	Frame Vernacular	c. 1925	8PB7496
611	Apartment	Frame Vernacular	c. 1925	—
620	Residence	International Style	c. 1935	8PB7495
621	Residence	Tudor	c. 1920	8PB7493
621-R	Outbuilding	N/A	c. 1920	—
624	Residence	Dutch Colonial Revival	c. 1935	8PB7492
629	Residence	Bungalow	c. 1923	8PB7491

Lucerne Avenue

101	Residence	Moderne	c. 1938	8PB7339
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North O Street

9	Residence	Bungalow	c. 1914	8PB7299
9-R	Outbuilding	N/A	c. 1914	—
15	Apartment Building	Masonry Vernacular	c. 1935	8PB7278
15-R	Outbuilding	N/A	c. 1935	—
105	Residence	Bungalow	c. 1916	8PB7279
106	Residence	Frame Vernacular	c. 1925	—
113	Residence	Mission	c. 1925	8PB7280
114-116	Apartment Building	Masonry Vernacular	c. 1935	8PB7286
117	Residence	Bungalow	c. 1915	8PB7282
117-R	Outbuilding	N/A	c. 1915	—
123	Residence	Bungalow	c. 1915	8PB7283
123-R	Outbuilding	N/A	c. 1915	—
125	Residence	Bungalow	c. 1915	8PB7284

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PALM BEACH COUNTY, FLORIDA
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North O Street (cont.)

125-R	Outbuilding	N/A	c. 1915	—
128	Residence	Minimal Traditional	c. 1935	8PB7287
130	Residence	Bungalow	c. 1917	8PB7288
205	Residence	Masonry Vernacular	c. 1913	8PB7290
206	Residence	Frame Vernacular	c. 1925	8PB7289
216	Residence	Minimal Traditional	c. 1935	8PB7292
217	Residence	Bungalow	c. 1925	8PB7294
217-R	Outbuilding	N/A	c. 1923	—
218	Residence	Frame Vernacular	c. 1923	8PB7293
221	Residence	Mission	c. 1925	8PB7295
226	Residence	Colonial Revival	c. 1925	8PB7296
231	Residence	Mission	c. 1925	8PB7297
231-R	Outbuilding	N/A	c. 1925	—
301-R	Outbuilding	N/A	c. 1945	—
310	Residence	Frame Vernacular	c. 1925	8PB7299
315	Residence	Frame Vernacular	c. 1931	—
316	Residence	Frame Vernacular	c. 1928	—
316-R	Outbuilding	N/A	c. 1928	—
318	Residence	Minimal Traditional	c. 1935	8PB7300
319	Residence	Bungalow	c. 1923	8PB7301
319-R	Outbuilding	N/A	c. 1923	—
406	Residence	Frame Vernacular	c. 1940	—
407	Residence	Mission	c. 1928	8PB7303
410	Residence	Masonry Vernacular	c. 1950	—
414	Residence	Masonry Vernacular	c. 1925	8PB7304
414-R	Outbuilding	N/A	c. 1929	—
415	Residence	Frame Vernacular	c. 1935	8PB7305
418	Residence	Frame Vernacular	c. 1938	—
419	Residence	Minimal Traditional	c. 1935	8PB7306
421	Residence	Minimal Traditional	c. 1939	—
421-R	Outbuilding	N/A	c. 1939	—
426	Residence	Minimal Traditional	c. 1935	8PB7307
430	Residence	Masonry Vernacular	c. 1935	8PB7308
501	Residence	Frame Vernacular	c. 1926	—
501-R	Outbuilding	N/A	c. 1926	—
502	Residence	Frame Vernacular	c. 1938	—

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PALM BEACH COUNTY, FLORIDA
BUILDING LIST

North O Street (cont.)

506	Residence	Frame Vernacular	c. 1923	8PB7479
509	Residence	Frame Vernacular	c. 1949	—
510	Residence	Minimal Traditional	c. 1935	8PB7477
514	Residence	Minimal Traditional	c. 1942	—
518	Residence	Frame Vernacular	c. 1948	—
519	Residence	Minimal Traditional	c. 1935	—
521	Residence	Minimal Traditional	c. 1945	8PB7476
531	Residence	Frame Vernacular	c. 1923	8PB7475
531-R	Outbuilding	N/A	c. 1923	—
532	Residence	Minimal Traditional	c. 1949	—
601	Residence	Masonry Vernacular	c. 1935	8PB7473
604	Residence	Minimal Traditional	c. 1935	8PB7474
610	Residence	Masonry Vernacular	c. 1950	—
611	Residence	Minimal Traditional	c. 1935	—
615	Residence	Minimal Traditional	c. 1940	8PB7472
616	Residence	Bungalow	c. 1925	8PB7471
618	Residence	Split Level	c. 1935	8PB7470
619	Residence	Split Level	c. 1940	—
623	Residence	Minimal Traditional	c. 1935	8PB7469
624	Residence	Minimal Traditional	c. 1950	—
628	Residence	Mediterranean Revival	c. 1935	8PB7468
632	Residence	Mediterranean Revival	c. 1925	8PB7467
632-R	Outbuilding	N/A	c. 1925	—

North Palmway Street

100	Church	Mission	c. 1928	—
109	Residence	Frame Vernacular	c. 1925	—
119	Residence	Mission	c. 1925	—
120	Residence	Colonial Revival	c. 1935	8PB7333
120-R	Outbuilding	N/A	c. 1935	—
123	Residence	Masonry Vernacular	c. 1935	8PB7335
124	Apartment	Masonry Vernacular	c. 1935	8PB7332
126	Residence	Masonry Vernacular	c. 1925	8PB7331
127	Residence	Split Level	c. 1935	8PB7334
201	Residence	Masonry Vernacular	c. 1949	—

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PALM BEACH COUNTY, FLORIDA
BUILDING LIST

North Palmway Street (cont.)

206	Residence	Frame Vernacular	c. 1925	—
207	Residence	Masonry Vernacular	c. 1935	8PB7330
211	Residence	Mission	c. 1928	—
211-R	Outbuilding	N/A	c. 1928	—
214	Residence	Minimal Traditional	c. 1935	8PB7326
215	Residence	Frame Vernacular	c. 1935	8PB7328
218	Residence	Mission	c. 1925	8PB7325
221	Residence	Masonry Vernacular	c. 1935	8PB7327
222	Residence	Bungalow	c. 1923	8PB7324
222-R	Outbuilding	N/A	c. 1923	—
224	Residence	Frame Vernacular	c. 1920	8PB7323
224-R	Outbuilding	N/A	c. 1920	—
229	Residence	Frame Vernacular	c. 1926	—
230-R	Outbuilding	N/A	c. 1940	—
302	Residence	Minimal Traditional	c. 1947	—
302-R	Outbuilding	N/A	c. 1947	—
311-R	Outbuilding	N/A	c. 1925	—
313	Residence	Frame Vernacular	c. 1935	8PB7321
314	Residence	Masonry Vernacular	c. 1935	8PB7322
315	Residence	Minimal Traditional	c. 1940	8PB7320
321	Residence	Frame Vernacular	c. 1935	—
325	Residence	Frame Vernacular	c. 1935	8PB7318
326-R	Outbuilding	N/A	c. 1947	—
329	Residence	Colonial Revival	c. 1936	8PB7317
329-R	Outbuilding	N/A	c. 1936	—
330	Residence	Masonry Vernacular	c. 1940	8PB7319
330-R	Outbuilding	N/A	c. 1940	—
401	Residence	Masonry Vernacular	c. 1937	8PB7316
401-R	Outbuilding	N/A	c. 1937	—
405	Residence	Split Level	c. 1935	8PB7315
410	Residence	Minimal Traditional	c. 1940	8PB7313
411	Residence	Masonry Vernacular	c. 1935	8PB7314
415	Residence	Colonial Revival	c. 1928	—
416	Residence	Minimal Traditional	c. 1939	8PB7312
416-R	Outbuilding	N/A	c. 1939	—
419	Residence	Frame Vernacular	c. 1924	8PB7311

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PALM BEACH COUNTY, FLORIDA
BUILDING LIST

North Palmway Street (cont.)

419-R	Outbuilding	N/A	c. 1924	—
422	Residence	Mission	c. 1939	—
423	Residence	Frame Vernacular	c. 1939	—
428	Residence	Minimal Traditional	c. 1935	8PB7310
502	Residence	Frame Vernacular	c. 1929	—
507	Residence	Bungalow	c. 1915	8PB7481
507-R	Outbuilding	N/A	c. 1915	—
509	Residence	Frame Vernacular	c. 1938	—
509-R	Outbuilding	N/A	c. 1938	—
519	Residence	Frame Vernacular	c. 1934	—
519-A	Outbuilding	N/A	c. 1934	—
519-B	Outbuilding	N/A	c. 1934	—
520	Residence	Minimal Traditional	c. 1941	—
524	Residence	Minimal Traditional	c. 1944	—
525	Residence	Minimal Traditional	c. 1926	8PB7482
527	Residence	Minimal Traditional	c. 1939	8PB7483
531	Residence	Split Level	c. 1938	8PB7484
601	Residence	Minimal Traditional	c. 1935	8PB7485
605	Residence	Frame Vernacular	c. 1935	8PB7486
606	Residence	Mission	c. 1923	8PB7487
611	Residence	Masonry Vernacular	c. 1948	—
612-R	Outbuilding	N/A	c. 1944	—
615	Residence	Minimal Traditional	c. 1940	—
615-R	Outbuilding	N/A	c. 1940	—
621	Residence	Masonry Vernacular	c. 1935	8PB7488
621-R	Outbuilding	N/A	c. 1935	—
626	Residence	Mission	c. 1925	8PB7489
627	Residence	Masonry Vernacular	c. 1947	—
631	Residence	Masonry Vernacular	c. 1925	8PB7490
631-R	Outbuilding	N/A	c. 1925	—

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OLD LUCERNE HISTORIC RESIDENTIAL DISTRICT
PALM BEACH COUNTY, FLORIDA
BUILDING LIST

NONCONTRIBUTING BUILDINGS

Address

Date

2nd Avenue North

209 c. 1939 ✓
214 c. 1924 ✓

3rd Avenue North

309 c. 1939 ✓

4th Avenue North

309 c. 1928 ✓

5th Avenue North

206 c. 1925 ✓
212 c. 1924 ✓

North Lakeside Drive

5-7 c. 1955
128 c. 1925
128-B c. 1925 ✓
204 c. 1978
205 c. 1955
211 c. 1992
219 c. 1930 ✓
224 c. 1961
230-R c. 1980
305 c. 1935 ✓
311-R c. 1925 ✓
314 c. 1968
321 c. 1925 ✓
327-R c. 1930 ✓

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PALM BEACH COUNTY, FLORIDA
BUILDING LIST

North Lakeside Drive (cont.)

328	c. 1954
402	c. 1953
411	c. 1955
415	c. 1988
419	c. 1990
421	c. 1991
428	c. 1952
431-R	c. 1929
432	c. 1968
507	c. 1974
507-R	c. 1974
509	c. 1970
527	c. 1923
527-R	c. 1923
601	c. 1957
610	c. 1954
615	c. 1955
615-R	c. 1955
625	c. 1979
629-R	c. 1923

Lucerne Avenue

101-R	c. 1960
115	c. 1955
302	c. 1973

North O Street

105-R	c. 1920
106-R	c. 1925
115	c. 1925
115-R	c. 1925
120-122	c. 1952
124	c. 1919
131	c. 1925

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PALM BEACH COUNTY, FLORIDA
BUILDING LIST

North O Street (cont.)

208	c. 1920
211	c. 1925
211-R	c. 1925
224	c. 1920
227	c. 1962
301	c. 1953
307	c. 1928
311	c. 1935
311-R	c. 1935
324	c. 1936
325	c. 1935
326	c. 1925
326-R	c. 1925
330	c. 1969
401	c. 1968
407-R	c. 1935
411	c. 1925
411-R	c. 1925
424	c. 1936
427	c. 1962
430-R	c. 1935
505	c. 1926
513	c. 1928
518-R	c. 1948
524	c. 1945
524-R	c. 1945
526	c. 1934
526-R	c. 1934
527	c. 1945
601 R	c. 1935
602	c. 1952
611-R	c. 1935
621	c. 1935
628-R	c. 1935

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OLD LUCERNE HISTORIC RESIDENTIAL DISTRICT
PALM BEACH COUNTY, FLORIDA
BUILDING LIST

North Palmway Street

10-12	c. 1948
115	c. 1960
119-R	c. 1925
124-R	c. 1935
130	c. 1955
202	c. 1978
212	c. 1977
215-R	c. 1940
217	c. 1977
225	c. 1920
229-A	c. 1930
229-B	c. 1930
230	c. 1940
301	c. 1956
306	c. 1955
311	c. 1925
312	c. 1942
318	c. 1997
321-R	c. 1935
325-R	c. 1935
326	c. 1929
402	c. 1955
402-R	c. 1955
415-R	c. 1928
418	c. 1963
418-R	c. 1963
421	c. 1923
421-A	c. 1985
430	c. 1955
431	c. 1951
506	c. 1944
512	c. 1955
514	c. 1941
515	c. 1930
528	c. 1941
532	c. 1971

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PALM BEACH COUNTY, FLORIDA
BUILDING LIST

North Palmway Street (cont.)

602	c. 1979
606-R	c. 1923
612	c. 1944
614	c. 1942
618	c. 1958
622	c. 1956
630	c. 1978
630-R	c. 1980

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OLD LUCERNE HISTORIC RESIDENTIAL DISTRICT
PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

STATEMENT OF SIGNIFICANCE

SUMMARY

The Old Lucerne Historic Residential District is significant at the local level under criteria A and C in the areas of Community Planning and Development and Architecture. The district is significant under Community Planning and Development for its association with the early development of Lake Worth. Platted in 1912 by the Palm Beach Farms Company, the town was originally named Lucerne but its name was soon changed to Lake Worth. The historic district developed as the one of the city's original residential sections. In the area of Architecture, the buildings in the historic district reflect the stylistic development of one of the first residential areas of Lake Worth between c. 1913 and c. 1951, the period from the second decade of the twentieth century through the World War II and post-war era.

HISTORICAL CONTEXT

During Florida's Colonial (1513-1820) and Territorial (1821-1844) periods, the area of Lake Worth remained largely unsettled. In 1845, Florida was admitted into the Union as a slave state. Between 1844 and 1845, twenty-four new counties had been carved from the territory's original two. By 1860, the number of counties had climbed to thirty-seven. Although much of the State's development occurred in the panhandle, portions of the peninsula also experienced significant growth. In 1844, St. Lucia County, which then included the Lake Worth area, was created out of Mosquito County. In the mid- 1850s, St. Lucia County was replaced by portions of Orange, Volusia, and Brevard Counties, the latter including Lake Worth. In 1874, the political re-division of South Florida brought the Lake Worth area into Dade County. Finally, in 1909, Palm Beach County was created out of the northern portion of Dade County that contained Lake Worth.

Throughout the Civil War, this area of Florida's southeast coast remained sparsely settled, consisting primarily of subsistence farmers, fishermen, and a few remaining Seminole Indians. However, the settlement pattern began to change in 1870 when the first permanent community was established along the eastern shore of Lake Worth, currently the site of the city of Palm Beach.¹ Other isolated homesteads were found throughout the region in the areas now making up the cities of West Palm Beach and Lake Worth. Noticeable settlement of the Lake Worth area was evident by 1880, when postal service was established in the area.

The late 1800s saw a large increase in travel along water routes such as the Inland Waterway and the coastal areas of the Atlantic Ocean. Construction of a canal connecting the Lake Worth area with Pablo Creek, near Jacksonville, was proposed in 1881. At this time, the canal engineer, James Kreamer, reported various

¹ Donald W. Curl, Palm Beach County: An Illustrated History, (Northridge, California: Windsor Publications, 1986) p. 13-17.

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OLD LUCERNE HISTORIC RESIDENTIAL DISTRICT
PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

vegetables and fruits were being produced in the region. By 1886, there were approximately 200 residents living in the area.²

Water routes were used as the primary means of transportation until the 1880s when railroads began to gain ascendancy. In 1888, the Jupiter and Lake Worth Railway, an offshoot of the Jacksonville, Tampa, and Key West Railway, extended from Jupiter to the north end of Lake Worth. Called the Celestial Railway, this rail line provided service for the area until Henry Flagler's Florida East Coast Railway absorbed it in 1896. Upon the arrival of the F.E.C. Railway in West Palm Beach in 1894, much of the surrounding areas began to grow rapidly. However, the early years of the new railroad had little influence on the growth of what would become the Town of Lake Worth. Flagler continued the extension of the F.E.C. railroad line south to Miami, completing it in 1896.³

Following the completion of the railroad from Daytona to Miami, the larger region along the east coast gradually grew more civilized as the permanent population increased and the masses of winter tourists began to arrive.⁴ The F.E.C. became the primary mode of transportation for tourists traveling south to Florida, and crops and goods traveling to northern markets. Although the railroad encouraged significant development in the surrounding towns of West Palm Beach, Boynton Beach, Delray Beach, and Boca Raton, Lake Worth remained a small agricultural community during the 1890s and first decade of the twentieth century.

In 1912, a significant event in the development of Lake Worth took place during an ambitious program of land reclamation initiated during the term of Florida governor Napoleon Bonaparte Broward (1905-1909). Consisting of a series of massive dredging projects, the reclamation program created new areas for settlement and agricultural land out of portions of the Everglades. Area citrus growers and truck farmers profited greatly from land reclamation and a general population and building boom ensued in southeast Florida.

As a result of Broward's program, development in the Lake Worth area was accelerated. The Palm Beach Farms Company platted Lucerne, now known as the City of Lake Worth, and developed this town site as a new agricultural community.⁵ While its main focus was placed on agricultural development, the company did much to promote settlement in Lake Worth. In 1912, the company hired an engineer to plat a town site on land that encompassed an area much larger than the original Lake Worth settlement. Soon after the platting of the town site, settlement's name was changed from Lucerne to Lake Worth so it would not be confused with another Florida town with the same name.⁶

² Historic Properties Associates, Inc., "Historic Properties Survey of the City of Lake Worth, Florida Phase II," 1991, p. 1.

³ George W. Pettengill, "The Story of Florida Railroads, 1834-1903," *Railroad and Locomotive Historical Society*, July 1952, p. 106.

⁴ Donald W. Curl, *Palm Beach County: An Illustrated History*, (Northridge, California: Windsor Publications, 1986) p. 21.

⁵ "Town of Lake Worth Growing Fast," *Florida East Coast Homeseeker*, October 1913, pp. 367-98.

⁶ *Lake Worth Herald*, February 28, 1963.

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OLD LUCERNE HISTORIC RESIDENTIAL DISTRICT
PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

According to the Lake Worth Herald, the Town contained 308 residents and seventy-seven buildings. Construction of another forty-eight buildings had begun by 1913, the same year the Town of Lake Worth was incorporated. By 1914, a small commercial district had emerged around Lake Avenue and Dixie Highway and Addition No. 1, a tract of land equal in size to the original town plat, had been platted along the town's southern boundary.⁷ At this time, the Lake Worth Water, Light, and Ice Company was providing electric power and water to the 600 residents.

During the years of America's involvement in World War I, development in Lake Worth slowed considerably as local residents joined the rest of the country in assisting the war effort. Despite the redirection of the nation's economy, one infrastructure project that would have a profound effect on the development of Lake Worth as a resort town was the construction of a wooden draw bridge across Lake Worth, connecting the town with the barrier island.

Between 1920 and 1926, Lake Worth, as well as the entire state, experienced tremendous development and growth as a result of the Florida Land Boom. The 6,000 miles of railroad track and 1,600 miles of roadway that had been completed during this period literally paved the way for a massive population increase, and subsequent real estate and building boom.⁸ As the rush for land in Florida intensified, the population of Lake Worth soared. The population increased from 1,106 residents in the early 1920s to 6,000 by 1930. The town limits were extended several times during the boom, and, in 1925, the town was reincorporated as a city. Building kept up with the rapid population explosion, as many homes and commercial buildings were built during this time. Commercial and industrial activity was largely contained between Dixie Highway and the F.E.C. railroad tracks. Residential neighborhoods, first developing west from the train tracks to A Street, included Lake Worth Heights in early-1924 and College Park in December of the same year. This rapid pace of growth and development continued unabated as the Land Boom reached its peak in the winter of 1925.⁹

Several factors contributed to the failure of Florida's real estate market. In the spring of 1925, many investors began to cancel all Florida real estate transactions as they became panicked by news of bogus real estate ventures. Also, in August of 1925, the F.E.C. railroad refused to ship anything but perishable goods, halting building construction in the area.⁹ Two hurricanes struck South Florida in 1926 and 1928. The latter storm entered the peninsula at Palm Beach on September 16, 1928; a portion of the eye passed directly over Lake Worth. Few buildings in Lake Worth escaped unharmed as some 8,000 homes and hundreds of commercial buildings were destroyed countywide. Much of Lake Worth flooded and numerous buildings were swept from their foundations. The storm killed thousands of people in the Lake Okeechobee area and constituted a decline in the real estate boom in Lake Worth.¹⁰ Real estate speculators pushing up land prices

⁷ Lake Worth Herald, February 20, November 5, 1914.

⁸ Historic Properties Associates, Inc., "Historic Properties Survey of the City of Lake Worth, Florida Phase II," 1991, p. 5.

⁹ Curl, p.88.

¹⁰ Ibid.

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PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

also had a negative effect on the economy. When the Stock Market crashed in October 1929, Florida real estate was virtually worthless.¹¹

Following the 1928 hurricane, most construction in Lake Worth was associated with repairing damaged structures. However, a limited amount of new construction was undertaken, including several New Deal construction, conservation, and recreation projects. These federally assisted projects gave way to accelerated growth in the late-1930s as the city began to recover from the most severe effects of the Great Depression. This modest growth continued into the 1940s and gained momentum with the military build-up that accompanied the country's entrance into World War II. While there were no military installations constructed in Lake Worth, the area experienced significant population growth attributed largely to Southeast Florida's role as a host for training bases and industry associated with the war effort. During the war, the city's population rose from 7,406 in 1940 to 10,615 by 1945. Following the war, the number of residents continued to increase as the economy prospered. These new residents erected homes in the neighborhoods that had been platted but not developed during the Land Boom.

More recently, Lake Worth's population has continued to rise with the influx of new residents. In 1980, the population reached 27,048, and leveled off during the 1990s to 30,424 in 1998. The growth and development that has accompanied the population increase has, in turn, caused many people in the community to take notice of the changes occurring around them. Residents have recognized the importance of identifying and preserving historic resources for continued use in the community. This National Register district nomination represents the city's and citizens' desire to preserve and utilize local historic and cultural resources.

CRITERION A: COMMUNITY PLANNING AND DEVELOPMENT

In the 1890s, the land that now encompasses Old Lucerne Historic Residential District was occupied by Mr. and Mrs. James, former slaves, who homesteaded the area known today as Lake Worth.¹² At the time, the Intracoastal Waterway, a single rock road (later to become Dixie Highway), and Henry Morrison Flagler's Florida East Coast Railway provided the only access to the region. In 1892, the James's land, along with surrounding property was sold to the Palm Beach Farms Company, a corporation based in Colorado Springs, Colorado. In 1910, additional acreage was bought by the company which established the original limits of the property that would eventually evolve into the city of Lake Worth.¹³

¹¹ Curl, pp. 93-94.

¹² "Notes on Lake Worth, Fla., Preliminary to incorporation from information gathered from the files of the Lake Worth Herald and interviews", Typewritten Report, Palm Beach County Historical Society, Lake Worth Box 1, Papers Folder.

¹³ "Homestead Grantees of the Lands Incorporated in the Original Town of Lake Worth, From the Records in the Office of the Circuit Clerk of Palm Beach County, Fla.", Typewritten Report, Palm Beach County Historical Society, Lake Worth Box 1, Papers Folder.

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OLD LUCERNE HISTORIC RESIDENTIAL DISTRICT
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Motivated by Governor Napoleon Bonaparte Broward's early twentieth century land reclamation program, the principals in Palm Beach Farms Company, Harold J. Bryant, Frederick E. Bryant, Percy Hagerman, and William Greenwood, formed an earlier enterprise, the Florida Everglades Land Company and bought acreage on the west side of the Fort Lauderdale Canal. On this land, they proposed a town called Okeelanta and began to sell lots. Based on the initial success of their venture, the men then established the Palm Beach Farms Company and planned to create agricultural, residential, and commercial developments out of the newly dredged land located north of Okeelanta.¹⁴

Subsequent to the construction of new roads crossing over the marshy lands on the western edge of their property, the Palm Beach Farms Company hired Orrin Randolph, a local engineer, to plat a town site. The plat for the Townsite of Lucerne was formally submitted on April 24, 1912.¹⁵ The Town site included 1,200 acres and was laid out in a grid system with 300 blocks consisting of approximately 7,000 lots. The town plan consisted of numbered avenues going east and west, and lettered streets from A to R running from north to south. Two main east-west streets, Lake Avenue and Lucerne Avenue, were set aside between 11th and 12th Avenues for commercial development.¹⁶ The streets were paved with shell rock mined in the nearby Town of Lantana. Space within the Town site was also set aside for churches, a woman's club, schools, and a one-and-one-half mile park along the shores of the Intracoastal Waterway. Residential blocks were divided into 16 lots, each 50' x 135', and business blocks between Lake and Lucerne Avenues were divided into 8 lots.

The company divided 49,000 acres of land into 7,000 farming tracts and offered them for sale to the public. Each tract was to be between five and forty acres, divided depending on the quality of the land, to make each roughly equal in farming worth. The tracts were offered for \$250 to be paid in \$10 monthly installments. In addition to each tract of farming land, the purchaser received one bonus lot in the town site to build a home. Lot locations were to be determined by lottery.

Two officers of the Palm Beach Farms Company, Harold J. Bryant and William Greenwood, were involved in an additional company, Bryant and Greenwood Realty. With offices in Chicago, Boston, and Lake Worth, Bryant and Greenwood vigorously promoted the new Lake Worth agricultural settlement throughout the United States and Canada. The promotions claimed that the area was ideal for raising a variety of vegetables and citrus. Ostrich farming was also suggested as a profitable venture. Possible profits were touted as being up to \$1,000 per acre. Produce was to be shipped primarily via the F.E.C. Railway and Intracoastal Waterway. To further tout the benefits of buying their land, the cost was compared favorably to the price of similar citrus farm areas in California. A demonstration farm was set up in Boynton where prospective buyers were able to visit where they were treated to meals prepared from items raised at the farm. Additional selling points emphasized

¹⁴ Jonathan W. Koontz, ed., Lake Worth-Jewel of the Gold Coast, 1997, p. 78.

¹⁵ Palm Beach County Plat Book 2, p. 40. Attached as Figures.

¹⁶ Palm Beach County Plat Book 2, pp. 30, 32, 34, 36, 38. Attached as Figures.

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the health benefits of South Florida's climate and Lucerne's proximity to other Florida cities such as Boynton, Delray, and West Palm Beach, where a new school had recently been constructed.¹⁷

Following the platting of Lucerne, the community applied to the federal government for a post office. At this time, it was discovered the town name of Lucerne had already been taken by another Florida community, so it was changed to Lake Worth. In 1912, the Lake Worth Herald was started by the Palm Beach Farms Company; the publication was devoted to promoting the Palm Beach Farm Company's endeavors. Additionally, the Company constructed a clubhouse at Dixie Highway and Lake and Lucerne Avenues as a location for the Chamber of Commerce to further promote the Town and a center for social gatherings. Financed by H. J. Bryant, a moving picture intended to promote Lake Worth was developed as well.¹⁸

In 1913, the F.E.C. Railway built a local railroad station and a Southern Express Company office opened in the Town, providing full shipping capabilities for new settlers and farmers. In addition, the Lake Worth Light, Water and Ice Company and the first bank were established in 1913. By August of 1913, the Town was reported to have ten and-one-half miles of packed roads, eighteen acres of parks, a school house, a moving picture theater, two bakeries, two hotels, an artificial stone factory and two lumber yards. Phone service was established for the Town in 1914.

According to Bryant and Greenwood, homes could be built in the Town for \$100 a room and reports listed residences being built at costs between \$400 and \$4,000.¹⁹ The December 1912 census showed 308 permanent residents, 77 completed buildings, and 48 more structures under construction. By 1913, approximately 150 buildings had been built, including 205 North O Street for H. P. Dudley.²⁰ Early builders in the area included Ben Wold, A. E. Dobbs, W. J. Helmick, K. L. Hifner, J. M. Stears (Steers), James M. Love, L. S. McGill, and W. Farlow.²¹

In 1915, Bryant and Greenwood advertised 10 "cozy" bungalows "ready for you to move in today." The "modern" bungalows were reportedly available for "less than you would pay rent in Palm Beach or West Palm Beach;" they featured "ample porches; fireplace; up-to-date bathroom with the best of plumbing; electric light and city water."²² Plans for similar small-scale wood frame bungalows were drawn by G. Sherman Childs, local architect and town engineer, who moved to the area in 1911. Regularly published in the Lake Worth Herald,

¹⁷ "The Palm Beach Farms Company", Brochure, c. 1912, issued by Bryant and Greenwood, Lake Worth Historical Museum, Bryant and Greenwood Brochures File.

¹⁸ "An Editor's View of the Early Years," Lake Worth Herald, 1964.

¹⁹ "The Palm Beach Farms Company", Brochure, c. 1912, issued by Bryant and Greenwood, Lake Worth Historical Museum, Bryant and Greenwood Brochures File; "The Office of Bryant and Greenwood Bulletin", December 1912.

²⁰ "Lake Worth: The New City in Palm Beach County, Florida", Brochure, 1913, Palm Beach County Historical Society, City of Lake Worth Box 1, Newspaper Articles 1900-1950 Folder; "These Early Lake Worth Houses Are Still in Use", Lake Worth Herald, October 29, 1970.

²¹ "Building New Home on N Street", Lake Worth Herald, April 1, 1920.

²² Newspaper clipping, February 17, 1915, Palm Beach County Historical Society, City of Lake Worth Box 1, Photographs 1920s Folder.

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Childs' plans were often used by speculative builders and builder/homeowners. Childs, who also served as a draftsman and chief engineer for the influential South Florida architect Addison Mizner, designed many of the early homes and other notable buildings found throughout Lake Worth, including the Old Lake Worth City Hall, now the City Hall Annex and Museum (NR 1989).²³

Although construction activity slowed during the World War I years, in 1919, a wooden drawbridge across the Intracoastal Waterway to the barrier island of Palm Beach was completed. This structure greatly influenced the numbers of tourists traveling to the Lake Worth area during the upcoming winter seasons. In response, local real estate men worried about providing enough housing for the winter visitors and encouraged an increase in speculative ventures by local builders and contractors. During this year, J.C. Wagen started the Lake Worth Building Association, whose objective was to construct rental units for incoming visitors. In support of the construction effort, the Lake Worth Herald proclaimed "Buy, Build, Boost, or Beat It."²⁴

As the Florida Land Boom era of the early 1920s ensued, the Town of Lake Worth grew at an even faster pace. The "Wonder City" prepared for the winter residents and buildings quickly went up.²⁵ In 1922, 250 new residences and 15 new commercial buildings were constructed. Many of these buildings reflected more elaborate and inventive architectural styles such as Mediterranean Revival, Craftsman, and Mission rather than the simple Frame Vernacular buildings of the 1910s. By 1924, due to the growing winter population, the demand for small cottages and apartments reached the point where tourists had to be turned away.²⁶ In response, building in the city's central core again surged and more permits were issued in the first five months of 1924 than in all of 1923.²⁷

By 1925—the height of the Land Boom—various amenities were proposed in the city in order to continue attracting residents and visitors to the area. During this period, the Municipal Golf Course was started by dredging and infilling 400,000 cubic yards between Lake Avenue and 23rd Avenue (now 13th Ave. N). The area was also to include room for a playground and picnicking. Lake Avenue had become Lake Worth's principal business thoroughfare; therefore, it was proposed the street be widened from 40 feet with 10 foot sidewalks to 54 feet with 13 foot sidewalks from A Street to the Lake and new street lights be added.²⁸ Shortly after, street lights were to be installed at each street corner and at the middle of each block throughout the city.²⁹

²³ Historic Property Associates, "Historic Property Survey of the City of Lake Worth Phase II," Unpublished survey on file at the City of Lake Worth City Hall.

²⁴ "Lake Worth Plans for Great Season Needs More Homes", Palm Beach Post, August 4, 1919.

²⁵ "Wonder City Preparing for Winter Visitors," Palm Beach Post, October 6, 1920.

²⁶ "Lake Worth Building is Unusually Active", Palm Beach Post, October 10, 1924.

²⁷ "Building Goes Over \$250,000", Palm Beach Post, May 16, 1924.

²⁸ "Lake Worth Plans \$50,000 for Street", Palm Beach Post, May 31, 1925.

²⁹ "Lake Worth Plans New Whiteway", Palm Beach Times, July 18, 1926.

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The decline of the Land Boom became evident throughout Florida in the latter portion of 1925. The economic bust and subsequent hurricanes of 1926 and 1928 resulted in a decrease in building activity. In addition, delays in construction were intensified by a shortage of building materials and an overburdened transportation system which could not efficiently accommodate the movement of supplies. This situation was further exacerbated by the Florida East Coast Railroad's embargo on freight shipments. However, a short-lived resurgence occurred in response to the hurricane damage and sparked the hopes of area residents for a return to the prosperity of the early 1920s.³⁰

Building during the 1930s was slow but steady within the central downtown neighborhoods. Numerous two- and three-story apartment buildings were built in the Art Moderne style and designed by notable local architects such as G. Sherman Childs, Edgar S. Wortman, and Arthur L. Weeks. These new buildings included the efficiency apartments at 101 Lucerne, which were touted as the city's most modernistic apartments with the only air-conditioning in the county.³¹

Demand for housing during and after World War II created another surge of construction in the 1940s.³² Previously unbuilt lots in the district were well suited for the small-scale simple Minimal Traditional and Masonry Vernacular homes desired by returning veterans. This construction boom tapered off in the district during the mid-1950s. A series of demolitions during the 1960s and 1970s, particularly along the Lake Avenue and Lucerne corridors allowed for the construction of several large scale apartment and condominium complexes and commercial structures, as well as new residences.

With its steady growth from the early days of the founding of Lucerne through the Florida Land Boom-era, Great Depression, and World War II and post-war years, the development of the Old Lucerne Historic Residential District unfolds as a history of the city of Lake Worth. Significant historic resources from each of these eras remain as tangible links to the city's past. As such, the Old Lucerne Historic Residential District remains an important resource associated with the developmental history of the city of Lake Worth.

CRITERION C: ARCHITECTURE

The Old Lucerne Historic Residential District is architecturally significant for its various examples of residential architecture dating from c. 1913 to c. 1951. The district possesses a high concentration of Mediterranean Revival, Masonry Vernacular, and Mission style houses. The district possesses a high concentration of Frame Vernacular, Masonry Vernacular, Minimal Traditional, Mission, Mediterranean Revival, and Craftsman residential buildings as well as a few examples of Split Level, Colonial Revival, Tudor

³⁰ "Over Quarter-Million in Building Permits", Palm Beach Post, November 24, 1928.

³¹ "Rediscovering Art Deco", Lake Worth Herald, December 21, 1989, pp. 3,6; "City's Most Modernistic Apartments", clipping, c. 1938, Lake Worth Historical Museum, City Landmarks Folder.

³² "Lake Worth's \$1,000,000 in New Construction Amazes 7,256 Residents of a Racketed-Pace City", Miami Herald, August 18, 1940.

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Revival, and Ranch style residences. The district also possesses a number of intact apartments, garages, and garage apartments designed to compliment the main buildings. Most of the buildings within the district maintain good integrity and several are potentially eligible for individual listing in the National Register of Historic Places for their architectural significance. The buildings within the district represent a continuous period of development from the founding of the Town site of Lucerne to the present-day. Because of the overall architectural and contextual cohesiveness of the district, the district retains a distinguishable appearance and character easily differentiated from other neighborhoods within Lake Worth.

Frame Vernacular Style

The affordable Frame Vernacular houses were constructed in response to the need for practical and reasonably priced living facilities; therefore, Frame Vernacular residences are the predominant house type in the district. These modest wood buildings, designed and constructed by local craftsman and builders from readily available materials, are one of Lake Worth's earliest building types. Typically, the wood framing rests on masonry piers, and the exterior sheathing is horizontal wood siding or shingles. Many of the Frame Vernacular features are meant to accommodate the hot, tropical climate of South Florida. The overhanging roof eaves provide shade for the sides of the house, dormers supply additional air circulation, and front entrance porches are cool, outdoor spaces. The houses have hip or gable roofs and decorative features are usually limited to shingles and slat porch balusters. In the 1920s, the Craftsman style significantly influenced vernacular house designs; therefore, many Frame Vernacular houses in the district often exhibit Craftsman elements such as knee braces, exposed rafter tails, and cross gable roofs.

Masonry Vernacular Style

Like Frame Vernacular houses, Masonry Vernacular residences were simple and inexpensive to construct. In the 1920s and 1930s, hollow tile and brick were widely used for construction, but since World War II, concrete block has been the most common building material found in South Florida's residential areas. In most cases, the masonry materials were covered with stucco and then painted. Like Frame Vernacular houses, the masonry examples feature simple gable or hip roofs and a minimum of decorative elements. The 1940s buildings feature stuccoed exterior walls with ornamentation scored into the stucco, decorative brick window sills and door surrounds, and attic vents exhibiting various motifs.

Craftsman Bungalow

Craftsman houses are among the more numerous in the district. Inspired by the construction techniques of the English Arts and Crafts movement, Craftsman architecture was first popularized in America by the work of Greene and Greene, brothers and architects from California. During the first three decades of the 20th century, Craftsman bungalows became the favorite house type throughout the country. Craftsman houses are

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typically one or two stories high and feature low-pitched, gabled roofs with wide eaves and exposed roof rafters. Decorative beams or braces are commonly added under the gables, and the porches are supported by tapered columns. Exterior materials can vary among weatherboard, shingles, and stucco. Windows often have a 3/1-light configuration but can also exhibit various multi-light window pane configurations.

Mission Style

The Mission style originated in California during the 1880s and 1890s in response to its Spanish heritage and the romantic Franciscan mission churches found along the state's coastline. In keeping with Florida's Spanish roots, the Mission style also became popular in the State during the Land Boom years. Mission houses are simple in design and were inexpensive to build. The district features one- and two-story versions of the Mission style which often display flat roofs obscured by a shaped parapet and/or red barrel-tile roof overhangs, stucco wall surfaces, and arched openings. Since the defining characteristic of the Mission style is simplicity, texture and substance are the most important features of this style.

Mediterranean Revival Style

The Mediterranean Revival and Mission style houses have stucco exteriors and clay tile roofs. Mediterranean Revival style residences often feature a variety of details including twisted columns, shaped parapets, arches, and plaster ornamentation. The Mediterranean Revival style flourished in Florida during the 1920s and 1930s, capturing the picturesque resort image the State was promoting to its winter visitors and new residents. Mediterranean Revival domestic buildings are chiefly associated with middle- and upper-class suburban housing developments. The style was also applied to commercial, hotel, club, and school buildings. Although architects looked to the romantic heritage of the Spanish colonial settlement of Florida for inspiration, there was little interest in historic accuracy which resulted in a mixture of architectural features and forms. Therefore, characteristics of Spanish, Italian, Moroccan, Renaissance, Rococo, and Baroque architecture were then adapted for comfortable and modern family home designs.

Minimal Traditional

This composite style reflects the form of traditional eclectic houses but lacks much of its decorative detailing. Roof pitches are low or intermediate, and eaves and rakes have little overhang. The type is often built of wood, brick, or stone, or—most often—combinations of these wall cladding materials. In the more inexpensive examples, the use of concrete block construction is common. The wall surfaces may also be embellished with areas of scored stucco or limited areas of artificial stone. Small entrance patios, surfaced with brick or clay tile veneer, and bordered by metal railings are a common feature. Although most Minimal Traditional houses dating from the middle to the late 1940s are small, one-story structures, one occasionally sees two-story examples. These affordable houses were a response to the tight economic times of the

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Depression in the mid-1930s. During the years preceding and following World War II, Minimal Traditional houses were constructed in large numbers. Minimal Traditional homes are strongly representative of the area's 1940s architecture. Typically, Minimal Traditional houses have little ornament and low roof pitches with one front facing gable. Tudor or Colonial Revival influences are sometimes evident in the entrances.

Colonial Revival

The Colonial Revival style embodies the massing and details of the early English and Dutch houses built in America during the seventeenth and eighteenth centuries. The Dutch Colonial Revival's most recognizable feature is the gambrel roof. Although based primarily on the eighteenth century classical Georgian and Adam styles, details are generally applied in an eclectic manner without reference to a particular period or formal style. Colonial Revival style houses were popular in the United States in early twentieth century from the 1910s to the 1930s, then had a resurgence during the post-World War II years. Typical features include side-gabled roofs, symmetrical street facades, front doors with pediments, transoms, fanlights and sidelights, and small entrance porches with classically-inspired columns.

Tudor Revival Style

Tudor Revival style houses (also called the English Romantic Revival style) have distinctive characteristics, such as steeply pitched roofs with front and side gables or cross gables, tall narrow windows, arched doorways, asymmetrical front facades, and massive chimneys that are often integrated into the main street facade. Construction materials include wood frame, brick and stucco. The elements in the Tudor Revival style are loosely derived from a variety of late Medieval English prototypes that persisted into the 16th century in Great Britain.

Moderne Style

Moderne is one of two related architectural styles that emerged in the 1920s; the other is Art Deco. Moderne is often the less decorative of the two, featuring smooth stuccoed wall surfaces, flat roofs, and minimal decoration—generally geometric in design concentrated around window and door openings and roof lines. Moderne generally emphasized the horizontality of the building, with continuous grooves or raised bands. The style was influenced by “modern” movements in architecture, such as the Bauhaus in Germany and the “streamlining” influences of designs for airplanes, automobiles, train locomotives. The style was more popular for designing commercial buildings, hotels, and apartment buildings than private residences. There are three examples in the historic district. All are modest size, one-story, single family residences.

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International Style

The International style was used infrequently in residential architecture in the United States prior to 1949. It originated in Europe, particularly Germany and France in the 1920. Although conceived of as a "modern and efficient" design for multi-residential worker housing among politically radical architects, it found its expression in the hands of master architects in the design of houses for wealthy clients. All traditional ornamentation was shunned and structural elements were exposed to produce a starkly functional design. The style was introduced to the United States at an exhibit at the Museum of Modern Art in New York City in 1932. In Florida, International style buildings are found in communities that continued to grow despite the collapse of the speculative land boom in 1926

Ranch Style

The style originated in California in the mid-1930s but did not begin to gain currency throughout the United States until after World War II. The style is supposedly based on Spanish Colonial precedents of the American southwest, but its stylistic features, when present, are usually borrowed from American Colonial Revival and the vocabulary of modernism. The houses are one-story in height and sprawl over larger lots, usually having one distinctively long elevation with a much shorter ell that projects toward the street front. Two-car garages, usually attached at one end of the main facade, are common. Porches are shallow and often integrated into the eaves of the main roof. Window types vary widely and may be traditional Colonial Revival sashes, metal casements, or metal awning. Window groupings usually feature decorative louvered blinds at the sides. Exterior wall materials may include wood, brick, field stone, stucco, or combinations of several materials.

Split Level Style

This style rose to popularity during the 1930s and 1940s as a multistory modification of the Ranch style house. The house may be one or two stories in height, but its major characteristic is a break in the first floor level to accommodate a natural change in grade of the lot on which the residence was constructed. In two-story houses, this makes three levels of interior space. This type of plan also separated noisy living and quiet sleeping places. The style often shows a wide variety of wall cladding and window types, and its stylistic inspiration is often vaguely American Colonial style.

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GEOGRAPHICAL DATA

Verbal Boundary Description

Boundary Description

The boundary of the Old Lucerne Historic Residential District is shown as a dashed line on accompanying map entitled "Old Lucerne Historic Residential District."

Boundary Justification

The boundaries of the historic district have been drawn to generally include historic residential resources constructed between c. 1913 and c. 1951 that are located in the original Town site of Lucerne platted in 1912. Excluded from the district are portions of the original platted area, which now consist of small contiguous concentrations of non-historic buildings.

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PHOTOGRAPHS

PHOTOGRAPHS

1. 123 North O Street, Old Lucerne Historic Residential District
2. Lake Worth (Palm Beach County), Florida
3. Lake Worth, Palm Beach County, Florida
4. Jo-Anne Peck, 1999-2000
5. Janus Research, St. Petersburg, Florida
6. Main (East) Facade, Looking West
7. Photo 1 of 59

Items 2-5 are the same for the remaining photographs except as noted otherwise.

1. 419 North Palmway Street
6. Main (East) Facade, Looking West
7. Photo 2 of 59

1. 431 North Lakeside Drive
6. Main (East) Facade and South Elevation, Looking Northwest
7. Photo 3 of 59

1. 611 North Palmway Street
6. Main (East) Facade, Looking Northwest
7. Photo 4 of 59

1. 425 North Lakeside Drive
6. Main (East) Facade, Looking West
7. Photo 5 of 59

1. 626 North Palmway Drive
6. Main (West) Facade, Looking East
7. Photo 6 of 59

1. 231 North O Street
6. Main (East) Facade, Looking West
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- 1. 306 North Lakeside Drive
- 6. Main (West) Facade, Looking East
- 7. Photo 8 of 59

- 1. 215 North Lakeside Drive
- 6. Main (East) Facade, Looking West
- 7. Photo 9 of 59

- 1. 214 3rd Avenue, North
- 6. Main (South) Facade and West Elevation, Looking Northwest
- 7. Photo 10 of 59

- 1. 214-R 3rd Avenue, North
- 6. Main (South) Facade and West Elevation, Looking Northwest
- 7. Photo 11 of 59

- 1. 105 North O Street
- 6. Main (East) Facade, Looking West
- 7. Photo 12 of 59

- 1. 226 North O Street
- 6. Main (West) Facade, Looking East
- 7. Photo 13 of 59

- 1. 624 North Lakeside Drive
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- 1. 101 Lucerne Avenue
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1. 211 North 7th Avenue
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1. 206 North Palmway Street
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1. 230 North Palmway Street (Noncontributing)
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