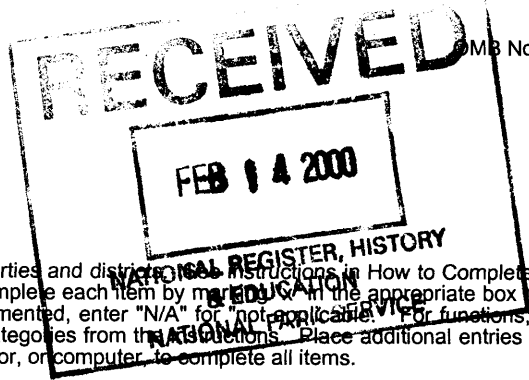


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



This form is for use in nominating or requesting determinations for individual properties and districts 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 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 National Register. 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 COMEAU, ALFRED J. HOUSE

other names/site number /8PB02205

2. Location

street & number 701 Flamingo Drive

N/A not for publication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.)

Janet Snyder Matthews 2/3/2000
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 H. Beall 3/24/00
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	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	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/Garage Apartment

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Garage Apartment

7. Description

Architectural Classification

(Enter categories from instructions)

MEDITERRAEAN REVIVAL

Materials

(Enter categories from instructions)

foundation Concrete

walls Stucco

roof Ceramic Tile

other Tar and Gravel

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.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1924-1949

Significant Dates

1924

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Harvey & Clarke

Blder: Walton, E.B.

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 DataAcreage of Property Less than one acre**UTM References**

(Place additional references on a continuation sheet.)

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

3													
	Zone	Easting	Northing										
4													

 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 Byname/title Janet G. Murphy, Consultant; Gary V. Goodwin, Historic Preservation Plannerorganization Bureau of Historic Preservation date February, 2000street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 487-2333city 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 Alan and Ronni Gerstelstreet & number 701 Flamingo Drive telephone (561) 881-0737city or town West Palm Beach state Florida zip code 33401**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Section number 7 Page 1

**COMEAU, ALFRED J. HOUSE
West Palm Beach, Palm Beach County, Florida**

SUMMARY

The Alfred Comeau House, located at 701 Flamingo Drive, West Palm Beach, Florida, is a two-story, Mediterranean Revival style; single family residence built c.1924. The major identifying features of the house include a rough stucco surface, pecky cypress woodwork, a decorative balcony, a wrought-iron grille, plaster detailing around the doors and windows, and a barrel tile roof all built around an irregular plan.

SETTING

The Comeau House is located in the Flamingo Park neighborhood, an approximately 120 acre residential area located about one mile south of the West Palm Beach business district. The neighborhood mainly occupies a sandy ridge that is the highest natural elevation in the area. East of the area are the Mango Promenade and El Cid National Register historic districts. The Comeau House is situated on the northwest corner of Flamingo Drive and Georgia Avenue. It presents an imposing appearance at the crossroads, with its front door at the center of the L-shaped dwelling facing the intersection. The grade of the lot rises to the west, and a stone path leads up the lawn to the original wood gate. This gate and a waist-high masonry wall enclose a garden and fountain. Tall hedges border the property on the south and east, and a private, landscaped swimming pool area is located northwest of the dwelling. A driveway leading to a noncontributing garage apartment and an adjacent parking area occupy the northeast portion of the property.

Exterior

Central Block

The wood frame Mediterranean Revival style house has textured stucco exterior walls and rests on a continuous concrete foundation. The main facade of the L-shaped house has three major sections, a faceted central block and two wings that embrace the north and west sides of a small garden, in the center of which is a fountain (photos 1-2). The center block is a large rectangle with a clipped end and a flat, tar and gravel roof. The two-bay south wing has a hip roof, while the one-bay east wing has a gable roof. Both roofs are covered with barrel tile and have overhanging eaves with carved, pecky cypress brackets. All of the 6/6-light windows on the second story of the south and east wings are sheltered by striped canvas awnings.

The projecting entrance bay faces southeast and is distinguished by a pecky cypress arched doorway fitted with paneled pecky cypress door. The doorway is framed with a molded stucco surround. Flanking the entryway are six-light single casement windows which stand next to arched

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West Palm Beach, Palm Beach County, Florida

niches with masonry sills. Centered above the door is a cast concrete medallion with a marine motif executed in bas-relief. To either side of the medallion above the niches are barrel tiles set at the wall junctions. The second story of the entrance block has a 6/6-light, double-hung sash window topped by an inset, rectangular panel with iron grille-work.

South Wing

The east facade of the south wing (photos 3-4) features two single leaf French doors followed by a double leaf French door with a fanlight above it. On the second story one finds a pair of French doors with tall louvered blinds that open onto a concrete slab balconette supported by masonry brackets and surrounded by a wrought iron railing. Immediately south of the balcony is a double leaf casement window. The south elevation of the east wing features a French door on the first story and a pair of 6/6-light, double-hung windows on the second story.

The first story of the south elevation of the south wing (photos 5-6) has two sets of French doors with fanlights, while the second story has two casement windows. The west elevation features one set of French doors with a fanlight followed by two sets of wood French doors all beneath a set of casement windows and a pair of 6/6-light, double-hung sash windows. West of the French doors is a patio area with a one-story frame loggia (photo 9) covered with rough stucco extending at a right angle from the dwelling. The loggia features turned posts (photo 10) adjacent to the dwelling, a Corinthian column attached to carved brackets in the center, and a barrel tile shed roof with exposed rafters and carved brackets. An exterior masonry chimney (photo 11) projects from the wall between the wood French doors with the stack continuing to approximately the height of the roof of the main block.

The west and north (rear) elevations of the center block (photos 5-6) are fenestrated with 6/6-light, double-hung sash windows, one jalousie window and a single wood door. Three louvered attic vents are inset just below the roofline. Slightly north and west of the house is a landscaped patio, deck and swimming pool. Proceeding east is the north elevation of the east wing that consists of two 6/6-light, double-hung sash windows on the first and second stories. The east elevation of this wing features a ribbon of three, 6/6-light, double-hung sash windows on the first story and a pair of 6/6-light, double-hung sash windows on the projecting second story. Beneath the slight wall overhang are carved wood brackets and above the pair of windows is a round louvered vent.

Interior

The interior of the Alfred Comeau house features many elements characteristic of Mediterranean and Spanish Revival-style dwellings built in South Florida during the 1920s land boom.

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COMEAU, ALFRED J. HOUSE
West Palm Beach, Palm Beach County, Florida

A number of these identifying elements include iron rails, chandeliers and sconces, pecky cypress woodwork, arched openings, wood and tile flooring, rough-textured wall surfaces, and an irregular plan.

The primary entrance leads into a multilevel foyer with Cuban tile flooring and scored stucco walls. Straight-ahead is a winding stairway with concrete stairs and closet with a pecky cypress door at the landing (photos 13-15). The foyer incorporates another closet with a pecky cypress door just north of the stairway. A Spanish-style iron chandelier adorns the foyer and is likely original to the dwelling (photo 16). The foyer also has two arched openings, one leading northeast into the dining room and the other leading southwest into the living room.

The living room features four sets of French doors, providing an abundance of natural light into the room. The main focus of the living room is the wide fireplace with a neoclassical mantelpiece centered against the west wall (photo 17). The fireplace also features a marbleized masonry surround and tile flooring at the base. Above the mantelpiece is an ornate piece of Isinglass depicting a classical equestrian scene (photo 18). It is currently set within a decorative picture frame. The south wall of the living room opens into the enclosed sun room which features a pecky cypress ceiling and broken Cuban tile flooring with a decorative band of inlaid tile (photos 19-20). This inlaid band matches the tile at the base of the living room fireplace. The remainder of the first floor consists of a dining room, butler's pantry (photo 21), back hall with rear entrance, and a bathroom. Notable features of these rooms include an iron chandelier in the dining room, built-in cabinets in the butler's pantry and iron sconces in most of the rooms.

The winding staircase leads to the second floor. This less elaborate floor consists of a master bedroom with an adjoining office, two additional bedrooms with a connecting full bath, and another full bath adjacent to the master bedroom. The hall is quite wide and currently accommodates furniture for a sitting area (photo 22). Iron sconces decorate the second-floor rooms and hall, and the master bedroom contains French doors behind louvered panels that lead to the balcony (photo 23).

GARAGE APARTMENT

A noncontributing, one-story garage apartment (photo 12) is located north of the dwelling. The frame building is covered with rough stucco to resemble the house, but it has been significantly altered since its construction in 1924.

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Section number 7 Page 4

**COMEAU, ALFRED J. HOUSE
West Palm Beach, Palm Beach County, Florida**

ALTERATIONS/ADDITIONS

A number of windows have been replaced with vinyl clad windows, and a swimming pool was added in the 1980s. Barrel tile formerly covered the masonry stack on the northeast section of the center roof. The garage apartment was originally a two-car garage and maid's quarters. The garage portion featured hinged, wood garage doors with upper panels of eight lights that swung outward when opened. The building now has a modern, overhead garage door, single entrance doors and modern windows to accommodate an apartment, an office, and a one-car garage.

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Section number 8 Page 1

**COMEAU, ALFRED J. HOUSE
West Palm Beach, Palm Beach County, Florida**

SUMMARY

The Alfred J. Comeau House is significant under Criterion C in the area of Architecture for being a locally significant example of a Mediterranean Revival style residence. It was designed by the prominent architectural firm of Harvey and Clarke, which also provided plans for one of the commercial buildings that Comeau owned in West Palm Beach. The Comeau House is the only known architect-designed private dwelling in Flamingo Park, an historic residential section of West Palm Beach. The dwelling's L-shape design, barrel tile roof, arched openings, balcony, pecky cypress and tile detailing, and lush landscaping identify it as a noteworthy example of the Mediterranean Revival style.

HISTORICAL CONTEXT

The City of West Palm Beach was developed during the 1890s by railroad magnate Henry Flagler as a commercial and residential area to service the needs of Palm Beach. Palm Beach was the exclusive seaside winter resort area that in 1893 could be reached by the southern expansion of Flagler's Florida East Coast Railway. The railroad brought building supplies, tourists, workers, and settlers to the island paradise that lay between the Atlantic Ocean to the east and Lake Worth to the west. Flagler purchased land on the west bank of Lake Worth so he could establish West Palm Beach. The first lots were sold in February of 1894, and the town was incorporated in November of that year.

During the first decades of the 20th century, West Palm Beach experienced extreme population swings. Between 1895 and 1900, the city's planning department recorded a drop in population from 1192 to 564. This substantial decrease is attributed to a decline in construction activity in Palm Beach, the freeze of 1894-95, which destroyed much of the state's citrus industry, and a nationwide recession in the last few years of the decade. Despite these changes in fortune, the city was able to install a sewer system, a water pumping station, and electrical and phone service.

By 1920, the population of West Palm Beach had grown to 8,659. The city was well established as the center for commercial activity in Palm Beach County and as a tourist spot for the middle class. The completion of the Palm Beach Canal in 1917, which provided access to inland farming areas as far west as Lake Okeechobee, made West Palm Beach the shipping center for the county's agricultural products by both rail and water.

In April 1921, West Palm Beach businessman M. E. Gruber purchased the tract of land now known as Flamingo Park for \$240,000. He was a civic leader who also served as a city councilman and mayor. Gruber proposed a new development to be called "High Ridge Park." One month later, Gruber sold the property for \$360,000 to a Miami-based consortium called Royal Palm Realty

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COMEAU, ALFRED J. HOUSE
West Palm Beach, Palm Beach County, Florida

Company. The name of the proposed development was changed to "Flamingo Park." The Flamingo Park plat was filed May 17, 1921. Gruber, however, grew impatient with the slow pace of growth in the new Flamingo Park, and in December of 1921 he repurchased all of the remaining unsold lots.

Gruber planned the subdivision for the more prominent members of the newly arrived business class in the West Palm Beach area. Deed restrictions assured white and de facto male ownership, based on a codicil to the deed in which the wife surrendered her ownership to her husband. A minimum value of \$5,000 was placed on homes built in the subdivision; however, newspaper advertisements from the period suggest that the average price for a home was \$10,000. Most of the historic homes in the Flamingo Park plat were built between 1924 and 1926.

The Florida land boom peaked in the winter of 1924-25, after which the speculative bubble burst and land prices began to drop dramatically. West Palm Beach was not immune from the decline in land values. Four major factors contributed to the subsequent failure of the Florida real estate market. First, rumors of dishonest Florida real estate deals widely publicized in northern newspapers caused many investors to cancel all their Florida real estate transactions. Second, the Florida East Coast Railway placed an embargo in August 1925 on all but perishable goods being shipped to South Florida, making many necessary building materials unavailable to real estate developers. Third, two devastating hurricanes hit South Florida in quick succession. The first, in 1926, devastated Miami Beach, the center of land development during the boom. A second storm swept across Palm Beach County on Sunday, September 16, 1928, destroying nearly everything in its path. The hurricane left more than 2,500 families homeless. Hundreds of commercial buildings were leveled. Property damage was estimated at \$13,000,000. Fourth, speculators had pushed land prices so high that no buyers could be found. The crash of the New York Stock Market in October 1929 crushed any hope that the economy of South Florida would soon recover. The growth of the once-bustling community of West Palm Beach did not significantly recover until the years following World War II.

STATEMENT OF SIGNIFICANCE

Alfred J. Comeau, a native of Nova Scotia, arrived in the West Palm Beach area in 1911. His first business venture was a general store. He eventually acquired several properties in the city, and in 1916, he built a restaurant on property he owned on Clematis Street. He called it "Comeau's Café."

In 1919, Comeau opened another restaurant, this one in Palm Beach, called simply the Palm Beach Restaurant. Comeau's successful ventures in the restaurant business eventually evolved into real estate development. An article in the Palm Beach Post dated April 5, 1925, announced that Comeau planned to erect a ten-story office building, an "ultra-modern business edifice" whose estimated cost would be \$750,000. The site of Comeau's cafeteria at 317 Clematis Street was selected

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**COMEAU, ALFRED J. HOUSE
West Palm Beach, Palm Beach County, Florida**

as the site of the new Comeau Building, which still bears his name. The architectural firm of Harvey and Clarke designed the building. The building was completed in 1926 and was one of the city's first "skyscrapers." It was also among the buildings in the downtown West Palm Beach business district that remained standing after the disastrous Hurricane of 1928.

In 1924, Comeau purchased several lots in the Flamingo Park subdivision. Among the parcels he acquired was the plot on which his house was constructed. The building department issued a permit for construction to begin on his residence on June 10, 1924. Comeau enlisted the locally prominent architectural firm of Harvey and Clarke to design his house and one of the area's foremost builders, Ernest Benjamin Walton, Sr., to construct it. Henry Stephen Harvey and L. Phillips Clarke had gained a reputation in West Palm Beach for their exceptional architectural designs since their arrival in the city in 1921.

Both Henry Stephen Harvey and L. Phillips Clarke, attended the University of Philadelphia. Harvey was already a licensed architect in Philadelphia when he met Clarke, who was working as an assistant to another Philadelphia architect, but did not have enough job experience to secure a license. Clarke wanted to return to his family's seasonal home in Palm Beach to establish a firm there, but did not have the professional credentials to do so. Harvey was intrigued by the promise of the Florida boom and agreed to train Clarke so that he could pass the Florida architectural examination. Association with the young, wealthy, and socially well connected Clarke was mutually beneficial. Clarke apparently financed the young firm, putting up \$1,000 or \$2,000 to get them started. Their partnership began in 1921, and commissions came quickly. Harvey reminisced, "I got off the train on a Thursday in May, and the next Saturday morning I had a commission for \$100,000."

Between 1921 and 1925, Harvey and Clarke claimed responsibility for \$7,000,000 worth of new construction in South Florida. The business thrived during the mid-1920s, and designs were produced for single and multi-family residences, churches, and commercial buildings. Some of their important commercial structures included the Comeau Building (N.R. 1996), the American National Bank Building (N.R. 1997), the Guaranty Building (N.R. 1998), and the Dixie Court Hotel (N.R. 1986, demolished). The collapse of the Florida land boom and the Great Depression caused the firm of Harvey and Clarke to fail. Harvey abandoned the practice of architecture, but Clarke remained in West Palm Beach and continued to work as an architect.

Ernest Benjamin Walton, Sr., attended Lehigh University, graduating in 1901 with a degree in Civil Engineering. Walton and his wife, Julia, made their first trip to Florida in the winter of 1916-1917. Convinced of the possibilities of growing development on Florida's east coast, Walton decided upon the Palm Beach area as a source of winter work. World War I postponed the family's move, but by the 1920s Walton began his long and successful career in South Florida with the construction of

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COMEAU, ALFRED J. HOUSE
West Palm Beach, Palm Beach County, Florida

houses in West Palm Beach's El Cid neighborhood, just a few blocks east of Flamingo Park. In the height of the Land Boom, Walton was actively involved in the development of the Flamingo Park neighborhood. He purchased and resold lots, built homes, and often took back mortgages from his clients. His construction of the Comeau House established his relationship with Harvey and Clarke.

Alfred J. Comeau's good fortune did not last. He had built a house and a prestigious office building just as the Florida Land Boom went bust in 1925 and 1926. Then came the Great Depression of the 1930s. Comeau could not maintain the mortgage payments on the expensive Comeau Building. On March 7, 1932, the Palm Beach Post reported that the Comeau Building had been offered for sale.

For the next several years, Comeau tried to keep himself financially afloat. Although he still owned the house at 701 Flamingo Drive, the West Palm Beach City Directory indicates that other residents occupied the home. In 1935, Philip D. Drane is listed as primary resident, and in 1936 and 1937, it was John C. Borden. Meanwhile, Alfred Comeau had opened a restaurant at 418 Datura Street in West Palm Beach. He lived at 418 ½ Datura Street. The restaurant venture, however, was not successful, and on March 31, 1938, Comeau declared bankruptcy.

ARCHITECTURAL CONTEXT

From the early part of the twentieth century, building design in South Florida has been strongly influenced by Mediterranean architecture. Various influences were linked to the area's Mediterranean derived architecture, including Spanish, Spanish Colonial, Moorish, and Italian Renaissance. Architect Addison Mizner designed buildings in an eclectic Spanish style, particularly in Palm Beach and Boca Raton. The first examples of the style were applied to large and ornate residences. Not until the 1920s did Mediterranean architecture become widely popular.

West Palm Beach's semitropical climate encouraged the use of Mediterranean designs. During the great Florida land boom of the 1920s, architects and builders applied Spanish, Spanish Colonial Revival, Mission, and other Mediterranean-influenced designs to a wide spectrum of buildings. Developers attached Spanish and Italian names to towns, subdivisions and streets and created whole communities around Mediterranean themes. Although the term "Mediterranean Revival" is often indiscriminately applied to all buildings with features derived from Mediterranean architecture, many buildings designed by academically trained architects were consciously modeled on formal styles. Some general characteristics of Mediterranean-influenced architecture include barrel clay tile roofs, stucco walls, arched entrances and windows, iron window grilles and balconies, arcades, ceramic tile decoration, and ornate, low relief carvings highlighting arches, columns, window surrounds, cornices, and parapets. Other identifying features include arcade wings, multi-light casement and double-hung sash windows, and French doors. The style proved an excellent marketing device for West Palm

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COMEAU, ALFRED J. HOUSE
West Palm Beach, Palm Beach County, Florida

Beach and other Florida resort communities, conveying the exotic beauty of the area while also drawing upon a remote link to the Spanish Colonial Heritage.

ARCHITECTURAL SIGNIFICANCE

The Alfred J. Comeau House is architecturally significant at the local level as a skillful example of the Mediterranean Revival-style. The dwelling's L-shape design, barrel tile roof, arched openings, balcony, pecky cypress and tile detailing, and lush landscape identify it as a noteworthy example of the South Florida Mediterranean Revival style. Since the Comeau House is the only known architect-designed private dwelling in Flamingo Park, these choices appear to indicate that Comeau was a prosperous man interested in obtaining a stylish, well-constructed house, distinguished from that of his neighbors.

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COMEAU, ALFRED J. HOUSE
West Palm Beach, Palm Beach County, Florida

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West Palm Beach City Directories, 1924-1969. Florida Room, West Palm Beach Public Library.

“Work on \$515,000 Building is Begun.” Palm Beach Post. 18 June 1925.

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

**NATIONAL REGISTER OF HISTORIC PLACES
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Section number 10 Page 1

**COMEAU, ALFRED J. HOUSE
West Palm Beach, Palm Beach County, Florida**

Verbal Boundary Description

Flamingo Park, Lot 13 and the eastern half of Lot 14, Block 7

Boundary Justification

The nominated property includes the entire parcel historically associated with the Alfred J. Comeau House.

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

**NATIONAL REGISTER OF HISTORIC PLACES
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Section number PHOTOS Page 1

**COMEAU, ALFRED J. HOUSE
West Palm Beach, Palm Beach County, Florida**

List of Photographs

1. Alfred Comeau House, 701 Flamingo Drive
2. West Palm Beach, Palm Beach County, Florida
3. Janet G. Murphy, Photographer
4. September 1998
5. 218 Almeria Road, West Palm Beach, Florida
6. South and East Facades, Looking Northwest
7. Photo 1 of 23

Items 1-5 are the same for the remaining photographs unless otherwise noted.

6. South and East Facades, Looking Northwest
7. Photo 2 of 23

6. East Facade, Looking West
7. Photo 3 of 23

6. East Facade, Looking West
7. Photo 4 of 23

6. North Elevation, Looking Southwest
7. Photo 5 of 23

6. North and West Elevations and Swimming Pool Area, Looking Southeast
7. Photo 6 of 23

6. South and West Elevations and Rear Patio, Looking Northeast
7. Photo 7 of 23

6. South Elevation of South Wing, Looking Northeast
7. Photo 8 of 23

6. South Elevation of Loggia, Looking Northwest
7. Photo 9 of 23

6. West Elevation, Rear Patio, Looking East
7. Photo 10 of 23

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number PHOTOS Page 2

**COMEAU, ALFRED J. HOUSE
West Palm Beach, Palm Beach County, Florida**

6. West Elevation, Chimney, Looking East

7. Photo 11 of 23

6. East Elevation of Garage Apartment, Looking West

7. Photo 12 of 23

6. Interior, First Floor, Front Door and Foyer, Looking Southeast

7. Photo 13 of 23

6. Interior, First Floor, Foyer and Stair, Looking West

7. Photo 14 of 23

6. Interior, First Floor, Foyer Floor

7. Photo 15 of 23

6. Interior, First Floor, Foyer Looking into Living Room, Looking Southwest

7. Photo 16 of 23

6. Interior, First Floor, Living Room Fireplace, Looking West

7. Photo 17 of 23

6. Interior, First Floor, Living Room, Isinglass Detail, Looking West

7. Photo 18 of 23

6. Interior, First Floor, Enclosed Sun Room Floor

7. Photo 19 of 23

6. Interior, First Floor, Enclosed Sun Room Pecky Cypress Ceiling

7. Photo 20 of 23

6. Interior, First Floor, Butler's Pantry, Looking Southwest

7. Photo 21 of 23

6. Interior, Second Floor, Hall, Looking Southwest

7. Photo 22 of 23

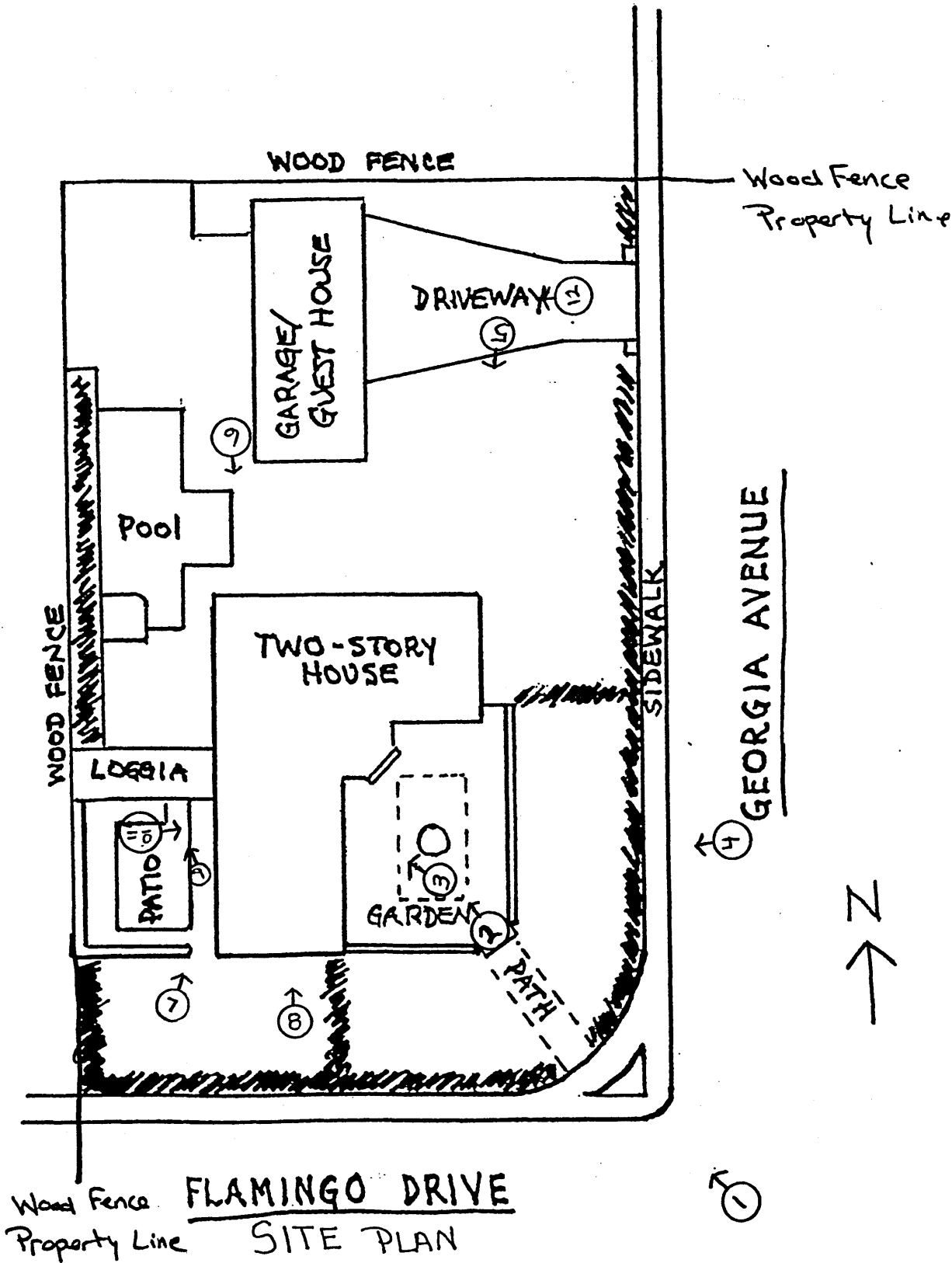
6. Interior, Second Floor, Master Bedroom French Doors, Looking Southeast

7. Photo 23 of 23

A.J. COMEAU HOUSE

701 FLAMINGO DR.

WEST PALM BEACH, PALM BEACH COUNTY



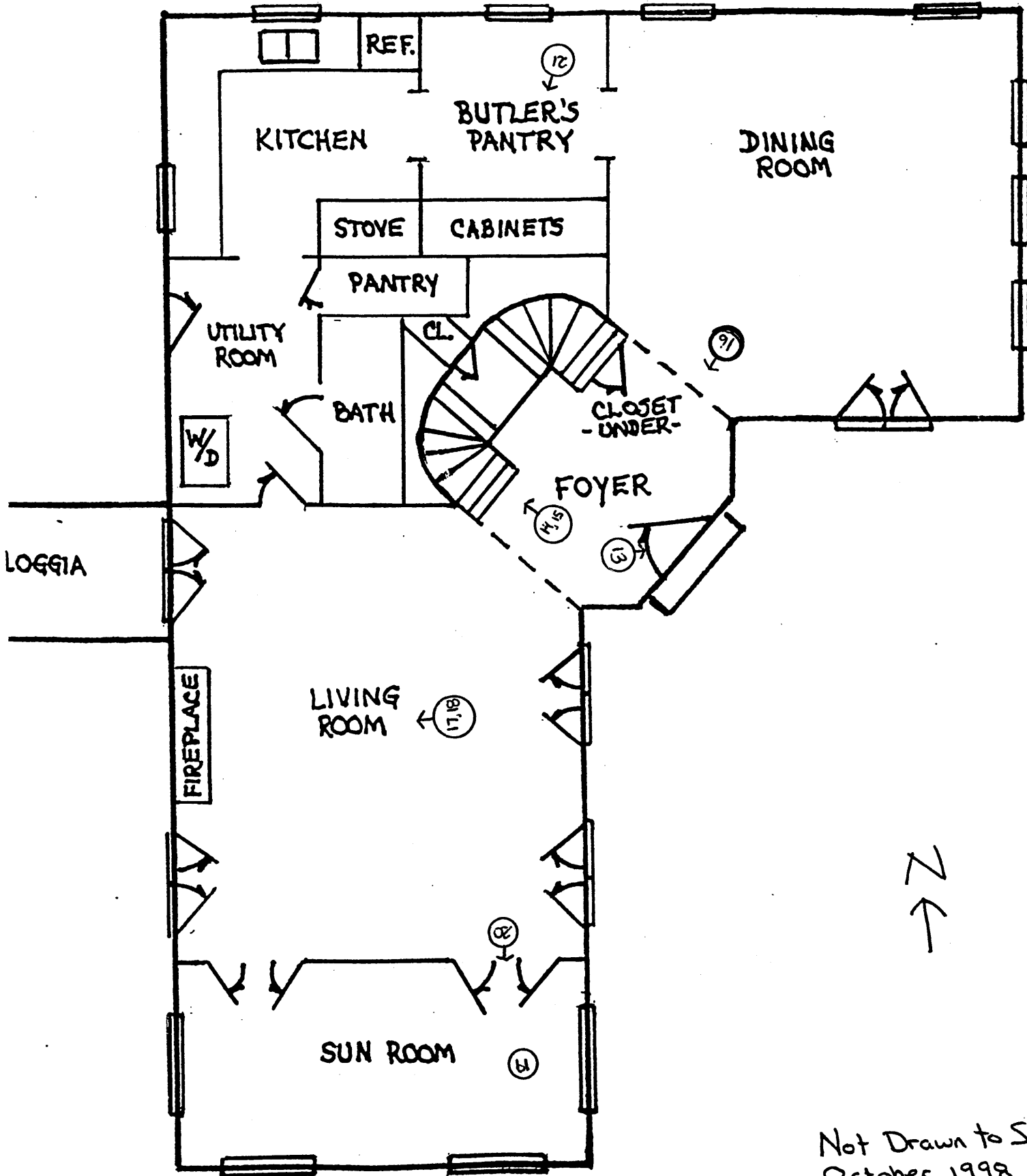
Not Drawn to Scale

A J COMEAU HOUSE

GROUND FLOOR

(FIRST FLOOR PLAN)

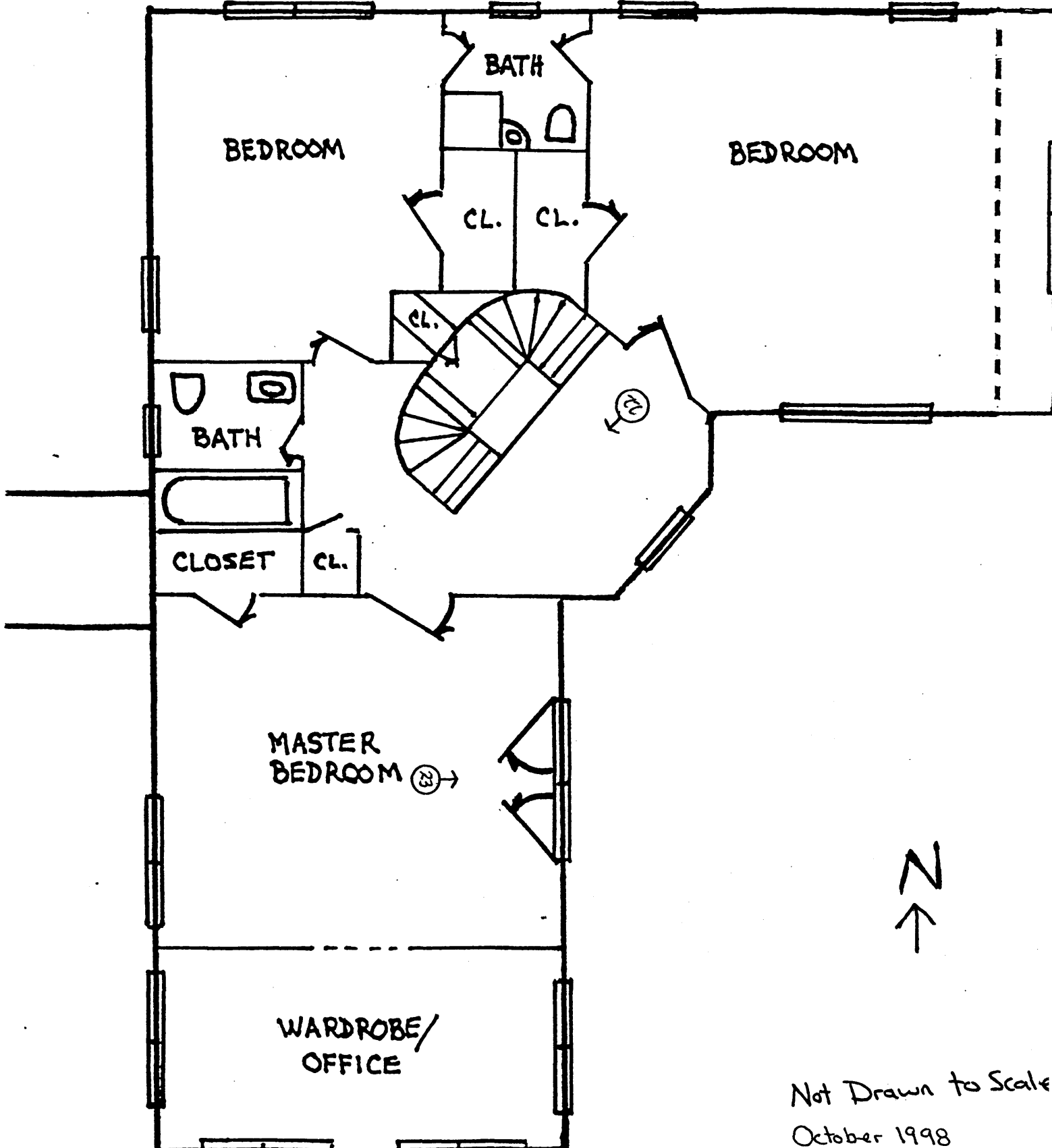
WEST PALM BEACH
PALM BEACH COUNTY



Not Drawn to Scale
October 1998

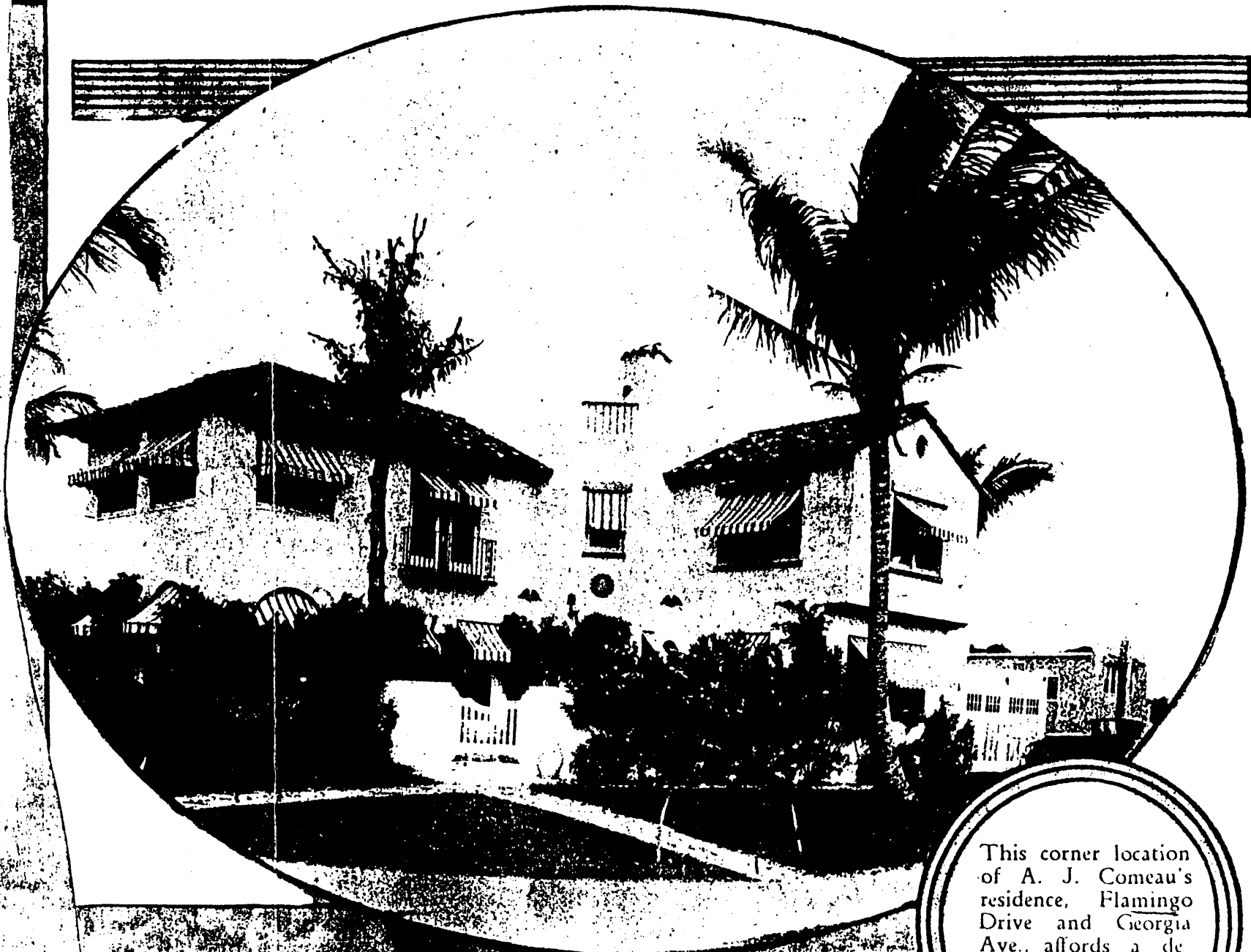
AJ COMEAU HOUSE SECOND FLOOR

WEST PALM BEACH, PALM BEACH COUNTY



Not Drawn to Scale
October 1998

SUNDAY, DECEMBER 6, 1925



This corner location
of A. J. Comeau's
residence, Flamingo
Drive and Georgia
Ave., affords a de-
lightful garden en-
trance. POST

12-6-25