

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Name of multiple property listing (if applicable)

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 07000059

Date Listed: February 20, 2007

Property Name: Northboro Park Historic District

County: Palm Beach

State: Florida

N/A
Multiple Name

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

for Daniel J. Vison
Signature of the Keeper

February 20, 2007
Date of Action

Amended Items in Nomination:

Section 5. Classification

Public-local is hereby added as a category of ownership for the property.

[This change was made in consultation with and approved by the National Register staff of the Florida SHPO.]

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

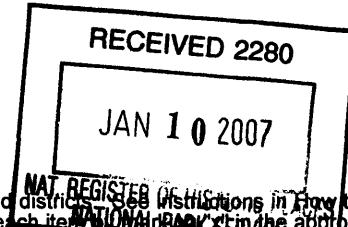
DISTRIBUTION:

- National Register property file**
- Nominating Authority (without nomination attachment)**

59

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item 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 NORTHBORO PARK HISTORIC DISTRICT

other names/site number N/A

2. Location

street & number Bounded by 40th St. (N), Flagler Dr. (E), 36th St. (S) & Broadway (W) N/A not for publication

city or town West Palm Beach N/A vicinity

state FLORIDA code FL countv Palm Beach code 099 zip code 33407

3. State/Federal Agency Certification

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

Barbara C. Mattick / DSHPO 1-5-2007
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

for Daniel J. Vivian 2/20/07
Signature of the Keeper Date of Action

Name of Property

County and State

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	
174	10	buildings
0	1	sites
0	0	structures
0	0	objects
174	11	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
- EDUCATION/School
- RELIGION/Church

Current Functions

(Enter categories from instructions)

- DOMESTIC/Single Dwelling
- DOMESTIC/Multiple Dwelling
- EDUCATION/School
- RELIGION/Church

7. Description

Architectural Classification

(Enter categories from instructions)

See Continuation Sheet Section 10, Page 1

Materials

(Enter categories from instructions)

- foundation Concrete
- walls Wood
- Stucco
- roof Asphalt Shingles
- other _____

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- Criteria A through G with checkboxes and descriptions.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

c. 1923-1956

Significant Dates

c. 1923

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):

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Primary location of additional data:

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

Name of Repository

#

10. Geographical Data

Acreege of Property 30 apprx.

UTM References

(Place additional references on a continuation sheet.)

1	17	593800	2958840
Zone		Easting	Northing
2	17	594200	2958840

3	17	594200	2958400
Zone		Easting	Northing
4	17	593800	2958400

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 Stephen Sunday, Northboro Park Neighborhood Association/Carl Shiver, Historic Preservationist

organization Bureau of Historic Preservation date January 2007

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

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name _____

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

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

SUMMARY PARAGRAPH

The Northboro Park Historic District is located in West Palm Beach, Palm Beach County, Florida. The district encompasses approximately thirty acres and is bounded on the east by North Flagler Drive and Poinsettia Avenue, 40th Street on the north, Broadway on the west, and 36th Street on the south where it abuts the northern boundary of Old Northwood Historic District (NR 1994). The district consists of 185 buildings, 174 (94 percent) of which are contributing properties and 10 (6 percent) of which are noncontributing. The district is made up primarily of one- and two-story vernacular single-family dwellings and apartment buildings. Although vernacular buildings comprise the majority of the contributing resources in the district, there are a significant number Mission Revival and Mediterranean Revival style residences built between 1923 and 1956. Many of the residences have outbuildings, mainly garages. The only non-residential buildings in the district are the Northboro Elementary School (1925) and the Northwood Methodist Church (1925). There is one noncontributing site in the district, the small Northboro Park Butterfly Garden located at 427 38th Street.

SETTING

The city of West Palm Beach is located near the southeast coast of Florida and has a population of approximately 70,000 people. It is the seat of Palm Beach County and lies on the west bank of Lake Worth (a lagoon of the Intracoastal Waterway) opposite Palm Beach, with which it is connected by bridges. It has commercial fishing and is a center for the research and production of aeronautical and electronic equipment. Tourism is important to the city, which underwent a development boom in the 1970s and 1980s and engineered a successful downtown revival in the 1990s. In the city are the Palm Beach Atlantic University, the Norton Museum of Art, a performing arts center, and a science museum and planetarium. Nearby transportation facilities include Palm Beach International Airport and Port Palm Beach.

The Northboro Park Historic District is a residential area near the northern terminus of the City of West Palm Beach. Immediately to the south is the Old Northwood Historic District (NR 1994). A major north/south street, North Flagler Drive defines the eastern boundary. The Intracoastal Waterway is between 300 and 750 feet east of North Flagler Drive (formerly known as North Dixie Highway and Poinsettia Avenue). A north/south alley runs behind the commercial buildings fronting Broadway Avenue and forms the western boundary of the district.

DESCRIPTION

The blocks within the district are bisected by alleys running east/west. Spruce Avenue runs through the middle of the proposed district and provides a cohesive spine to the neighborhood. Most of the lots in the Historic District are fifty feet in width and 120 feet in length. The streets are laid out in a grid pattern modified somewhat by the developmental history of the area. The district has undergone a resurgence of interest in

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

recent years, with a noted increase in the rehabilitation of historic properties after a period of decline. Most properties remain in single-family use with a predominance of owner-occupied dwellings.

The Northboro Park Historic District was originally a natural northern expansion of Old Northwood, a residential area to the south that was listed on the National Register of Historic Places in 1994. Streets and landscaping are generally well maintained. The plats for the area include sections of the original Northwood subdivisions, parts of the Gale Lake Worth Plat, the Tucson Addition, and the Metcalf Subdivision. The architectural styles in the Northboro Park Historic District reflect the styles popular between 1923 and 1956. The majority of the contributing houses in the historic district are vernacular forms (24%) and Mission Revival style (18%).

Vernacular

Vernacular architecture embraces a diversity of folk and mass-produced building forms, crafted without the assistance of a trained architect. Vernacular building forms were transmitted by memory or by pattern books, and designed and constructed by lay builders who drew upon traditional building techniques and contemporary stylistic preferences for their inspiration. Vernacular structures can be amalgams of building traditions and style, or may reflect the personality of the builder. Primary consideration was given to providing functional and comfortable spaces for the owners. Frequently, vernacular buildings reflect a local adaptation to landscape, climate, and cultural patterns. Nineteenth-century industrialism made it possible to standardize and mass-produce building elements and to disseminate them across the country. Thus, decorative features could be applied that might have a stylistic reference, without connoting a style in and of itself.

Frame Vernacular

Examples of Frame Vernacular residences are the houses 413 36th Street (Photo 1), and 3718 Calvin Avenue (Photo 2), both of which were constructed c. 1939. Neither house exhibits any details related to the revival styles or the Modern Movement. Both residences have had their original wood siding covered with aluminum siding, but this alteration has not obscured their basic historic features. The small wooden houses at 7 and 8 Metcalf Court (Photos 3-4), both constructed c. 1925, retain their original appearance and exhibit some bungalow features, such as rafter ends and roof brackets.

Masonry Vernacular

Like Frame Vernacular buildings, Masonry Vernacular buildings exhibit few, if any, stylistic details. Contributing residences of this type were constructed in the historic district from the 1930s to the 1950s. Two examples are the houses 511 39th Street (Photo 5), constructed c. 1946 and 505 37th Street (Photo 6), constructed c. 1951. Both house are constructed of stuccoed concrete block, have rectangular ground plans, and

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

hip roofs. The older house, however, has a porch that extends the full width of the main facade, whereas, the other house features only an entrance stoop sheltered by a cantilevered canopy. The house at 511 39th Street exhibits 3/1-light double hung wood sash windows—unusual for its date of construction—while the residence at 505 37th Street metal casement windows.

Minimal Traditional

A number of the residences in the historic district can be classified as Minimal Traditional. Basically, these are vernacular houses that exhibit ground plans, bay arrangements, and vestigial decorative details borrowed from revival styles, particularly Colonial Revival. These houses gained popularity during the 1930s and continued to be constructed into the 1950s. They were attractive to homebuyers of modest means who wanted a home that was economically priced but were more attractive than the bare bones frame or masonry vernacular constructions. Two notable examples of the style found in the historic district are the residence at 4001 Spruce Avenue, constructed c. 1939 (Photo 7), and the house at 434 37th Street, (Photo 8), constructed c. 1940. Both are one-story, wood frame construction buildings sheathed in horizontal wood siding. The bay arrangements and roof forms are vaguely reminiscent of the Colonial Revival style, particularly 4001 Spruce Avenue, which features a front-facing gabled bay with a simple pediment and 6/6-light double hung, wood sash windows. The balanced front-facing gabled bays at both ends of the house at 434 37th Street frames a central incised porch, again somewhat recalling the Colonial Revival.

Mission Revival

More than thirty houses in the historic district are classified as Mission Revival in style, all of them constructed between 1923 and 1926. They range in appearance from the largely vernacular 515 37th Street (Photo 9), constructed c. 1926 to the more complex 539 37th Street (Photo 10), constructed c. 1925. The “Mission” elements of the residence at 515 37th Street are mainly the shaped parapet at the front of the enclosed main porch, the textured stucco exterior walls, and the clay tile covering its hipped main roof. The 1/1-light, double hung wood sash windows are more fitting to a Foursquare style residence, which is basically what the house is. A much better example is the house at 539 37th Street, which features an irregular ground plan, multi-level roofs surfaced with clay tile, a flat main roof surrounded by a heavy shaped parapet, a sham arched bell tower, and a stuccoed chimney. The awning windows are modern replacements for what was probably wooden or metal casements. A small but attractive version of the Mission Style is the house 433 37th Street (Photo 11), constructed c. 1925. The residence exhibits features similar to the house at 539 37th Street, but on a smaller scale. These include textured stucco on the exterior walls, a shaped parapet with tiled pent roofs surrounding the flat roof on one wing of the house, the use of clay tile roofing, and a stuccoed chimney. The main entrance consist of a low concrete stoop, which provides access to an arched doorway decorated with arched motif comprising quoins and radiating voussoirs. The houses at 502 37th Street (Photo 12) and 531 36th Street (Photo 13) nearly defy classification. The 502 37th Street example provides only stucco on the exterior walls

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 4

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

and a plain roof parapet, and the house at 531 36th Street offers only stuccoed walls, an arched entranceway and clay tile on the roof. Clearly, historical references to style were of little importance to whoever designed or built these homes.

Mediterranean Revival

The term “Mediterranean Revival” embraces a variety of types that may include Spanish Colonial, Italian Renaissance, Moorish, and Byzantine. Basically, it includes numerous types and subtypes native to the countries bordering the Mediterranean Sea that developed between A.D. 1400-1600 before the Classical Revival began—in Europe and the United States at least—in the seventeenth and eighteenth centuries. One of the more elaborate examples of the Mediterranean Revival style in the Northboro Park Historic District is the house at 431 37th Street (Photo 14), constructed c. 1925. The style of this house could be more properly described as Spanish Revival or Spanish Colonial. Its salient features are its asymmetrical ground plan; the multi-plane roofs combining gable, shed, and flat; tile roofing; arched doorways and windows; stuccoed walls and chimney, and minor details such as canales (scuppers) to drain rainwater from the roof. The residence at 545 37th Street (Photo 15), constructed c. 1929, clearly has antecedents that are more Italian than Spanish. The two-story residence is rather boxy in plan and has an upper story that appears somewhat shorter than the one below.

The smooth stucco on the exterior walls and the hipped roof surfaced with clay tile is typical of Italian country villas dating from the 15th and 16th centuries that were built in Tuscany and other parts of central Italy. The casement windows vary in size, and a single pair of French doors open onto a small wrought iron balcony sheltered with a canopy on the second story of the main facade. It is the dominant arched main entranceway framed by a rusticated Roman arch that also gives this house its Italian flavor. Less easy to classify is the house at 502 38th Street (Photo 16), constructed c. 1925, but it is similar to 545 37th Street in its boxy plan, the different height of the two stories, and its dominant main entrance; however, the triple-arch windows found on the ground story of the main facade does not follow the typical arrangement of Italian Renaissance Revival architecture.

The largest Mediterranean Revival style building in the historic district is the Northboro Park Elementary School (Photo 17), constructed c. 1925; however, the stylistic elements are restricted generally to the main entranceway, which consists of a large segmental arch framed by a frontispiece consisting of a classical entablature surmounted by finials at each end.

Romanesque Revival

The sole example of a Romanesque Revival style building in the Northboro Park Historic District is the Northwood Methodist Church (Photo 18), constructed c. 1925. The appearance of the church derives from

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 5

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

examples constructed in much of western Europe in the 11th and 12th centuries rather the more elaborate buildings designed by Henry Hobson Richardson (1838-1886) that gained popularity in the 1870s. The Methodist church exhibits the broad, plain areas of exterior wall pierced by rather small round-arched windows and heavy buttressing that was typical of many of the early religious buildings of the early Middle Ages. Both the main sanctuary and the entrance pavilion of the church feature steeply pitched roofs with heavily buttressed gabled end walls. Three small narrow arched windows illuminate the sanctuary at the gable of the east wall, and the arched entranceway is flanked by wall buttresses and solid balustrade walls leading to the concrete stoop.

Other Styles

There are other buildings in the Northboro Park Historic District that defy easy stylistic classification. One of these is the house at 428 37th Street (Photo 19), constructed c. 1940. Categorized as Masonry Vernacular, the residence exhibits a few characteristics of the Prairie School or Style, i.e., the strong horizontal lines, smooth wall surfaces, low-pitched roof, broad overhanging eaves, and the small horizontal decorative band located just beneath the eaves of one of the wings of the house. Another oddity is the residence at 442 37th Street (Photo 20), also constructed c. 1940. Listed as Minimal Traditional in the Florida Master Site File, the building evades classification. It has an ell-shaped site plan, clay tile roof, smooth stucco walls, and exhibits a curiously large multi-light window surrounded by a quoin motif and flanked by two stringcourse bands on the main facade.

The pair of apartment buildings 3801 Poinsettia Avenue (Photo 21), constructed c. 1950, are plain concrete block construction, except for their east facade walls, whose arched parapets and paneled spandrels hint at the modernistic Streamline style. Tradition and modernism appear to clash in the house at 502 38th Street (Photo 22), constructed c. 1950. The stuccoed exterior wall and circular gable vents appear to hint at the Mission Revival style of the 1920s, but the overall shape of the house clearly modern and vernacular. The shed porch and attached carport are supported by masonry pillars, and windows are metal casements that are unlike those found houses dating from the 1920s. A curiosity among the houses in the district is the residence at 534 37th Street (Photo 23); constructed c. 1952, whose liberal use of artificial fieldstone on the main facade makes it stand out from its more sedate vernacular neighbors. The curved metal window awnings and elaborate metal grill door on the main entrance oddly complement the plain metal awning windows that provide natural light and air for the residence.

Alterations

Alterations to contributing properties consist primarily in the replacement of windows as in the case of the house at 539 37th Street (Photo 10) where the historic wood frame windows were replaced with metal awning ones. Some buildings have enclosed porches and additions visible from the street. Most of the buildings

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 6

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

contributing to the district remain structurally intact with good integrity. Both the Northboro Elementary School and the Northwood Methodist Church retain much of their original integrity.

NONCONTRIBUTING RESOURCES

None of the historic buildings in the Northboro Park Historic District was counted as noncontributing because of later alterations. The three noncontributing residences on Metcalf Court, like number 4 (Photo 24), were all wood frame buildings constructed c. 1960. The other noncontributing houses, school buildings, and the fellowship hall of the Northwood Methodist Church were constructed between c. 1960 and c. 1994. There is one noncontributing site, the small Northboro Park Butterfly Garden established in 2004 which is located at the intersection of Calvin Avenue and 38th Street.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 7 NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
LIST OF RESOURCES

LIST OF CONTRIBUTING AND NONCONTRIBUTING RESOURCES

CONTRIBUTING RESOURCES

<u>Historic Name</u>	<u>Address</u>	<u>Use</u>	<u>Style</u>	<u>Date</u>	<u>Site File #</u>
<u>36th Street</u>					
—	411	Residence	Minimal Traditional	c. 1939	8PB05546
—	411 A	Garage	Frame Vernacular	c. 1939	
—	413	Residence	Minimal Traditional	c. 1939	8PB05547
—	413 A	Shed	Frame Vernacular	c. 1939	
—	414	Residence	Masonry Vernacular	c. 1941	8PB13222
—	414 A	Shed	Frame Vernacular	c. 1946	
—	415	Residence	Frame Vernacular	c. 1940	8PB05548
—	415 A	Shed	Frame Vernacular	c. 1940	
—	416	Residence	Vernacular	c. 1946	8PB13223
—	416 A	Outbuilding	Unspecified	c. 1946	
McIntosh House	418	Residence	Mission	c. 1923	8PB04959
—	418 A	Garage	Vernacular	c. 1940	
—	419	Residence	Minimal Traditional	c. 1938	8PB05549
—	419 A	Garage Apartment	Vernacular	c. 1938	
—	433	Residence	Vernacular	c. 1940	8PB13224
—	433 A	Outbuilding	Unspecified	c. 1940	
—	436	Residence	Vernacular	c. 1940	8PB05550
—	436A	Garage	Unspecified	c. 1940	
—	437	Residence	Vernacular	c. 1940	8PB05551
—	437 A	Outbuilding	Unspecified	c. 1940	
—	438	Residence	Mission	c. 1925	8PB04960
—	438 A	Outbuilding	Unspecified	c. 1925	
—	442	Residence	Mission	C. 1925	8PB04961
—	443	Residence	Modern Movement	c. 1954	8PB13225
—	447	Residence	Modern Movement	c. 1952	8PB13226
—	501	Residence	Vernacular	c. 1948	8PB13227
—	504	Residence	Vernacular	c. 1950	Pending
—	504 A	Outbuilding	Vernacular	c. 1951	
Crosby House	505	Residence	Vernacular	c. 1925	8PB04962
—	505 A	Outbuilding	Unspecified	c. 1925	
—	511	Residence	Masonry Vernacular	c. 1955	Pending
—	512	Residence	Minimal Traditional	c. 1938	8PB05552
Chace House	515	Residence	Mission	c. 1925	8PB04963
—	515 A	Outbuilding	Unspecified	c. 1925	
—	516	Residence	Vernacular	c. 1950	8PB13228
—	517	Residence	Mission	c. 1924	8PB04964
—	517 A	Outbuilding	Unspecified	c. 1924	

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 8

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
LIST OF RESOURCES

36th Street (cont.)

—	520	Residence	Vernacular	c. 1952	8PB13229
—	521	Residence	Mission	c. 1925	8PB04965
—	521A	Outbuilding	Unspecified	c. 1925	
Bensel House	527	Residence	Mission	c. 1924	8PB04966
—	527 A	Outbuilding	Unspecified	c. 1924	
Blount House	531	Residence	Mission	c. 1925	8PB04967
—	531 A	Outbuilding	Unspecified	c. 1925	
—	534	Residence	Mission	c. 1926	8PB04968
—	534 A	Outbuilding	Unspecified	c. 1926	
—	535	Residence	Mission	c. 1925	8PB04969

37th Street

—	427	Residence	Vernacular	c. 1940	8PB05560
—	428	Residence	Vernacular	c. 1940	8PB05561
Youngblood House	431	Residence	Mediterranean Revival	c. 1925	8PB04982
—	431 A	Outbuilding	Unspecified	c. 1925	
Langford House	433	Residence	Mission	c. 1925	8PB04983
—	433 A	Outbuilding	Unspecified	c. 1925	
—	434	Residence	Minimal Traditional	c. 1940	8PB05562
—	434 A	Outbuilding	Garage	c. 1940	
—	441	Residence	Vernacular	c. 1941	8PB05563
—	441 A	Outbuilding	Unspecified	c. 1941	
—	442	Residence	Minimal Traditional	c. 1940	8PB05564
—	442 A	Garage Apartment	Unspecified	c. 1940	
—	446	Residence	Vernacular	c. 1940	8PB05565
—	446 A	Garage Apartment	Unspecified	c. 1946	
Seelman House	502	Residence	Mission	c. 1925	8PB04984
—	502 A	Garage Apartment	Unspecified	c. 1925	
—	505	Residence	Masonry Vernacular	c. 1951	8PB13230
—	510	Residence	Mission	c. 1926	8PB04985
—	510 A	Outbuilding	Unspecified	c. 1926	
—	511	Residence	Vernacular	c. 1956	Pending
—	515	Residence	Vernacular	c. 1926	8PB04986
—	515 A	Unspecified	Unspecified	c. 1926	
—	516	Residence	Vernacular	c. 1947	8PB13231
—	517	Residence	Vernacular	c. 1953	8PB13232
—	520	Residence	Vernacular	c. 1951	8PB13233
—	520 A	Outbuilding	Unspecified	c. 1951	
—	521	Residence	Vernacular	c. 1955	Pending
—	524	Residence	Vernacular	c. 1949	8PB13234
—	528	Residence	Vernacular	c. 1954	8PB13235
—	528 A	Outbuilding	Unspecified	c. 1954	

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 9

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
LIST OF RESOURCES

37th Street (cont.)

—	534	Residence	Vernacular	c. 1952	8PB13236
Wellesley House	539	Residence	Mission	c. 1925	8PB04987
—	539 A	Outbuilding	Unspecified	c. 1925	
Nora House	545	Residence	Mediterranean Revival	c. 1929	8PB04988
—	545 A	Outbuilding	Unspecified	c. 1929	

38th Street

—	434	Residence	Minimal Traditional	c. 1938	8PB13237
—	434 A	Outbuilding	Unspecified	c. 1938	
—	436	Residence	Vernacular	c. 1941	8PB05567
—	436 A	Garage	Unspecified	c. 1941	
—	438	Residence	Minimal Traditional	c. 1946	8PB13238
—	442	Residence	Vernacular	c. 1940	8PB05567
—	444	Residence	Minimal Traditional	c. 1941	8PB05568
—	444 A	Garage	Unspecified	c. 1941	
Foster House	501	Residence	Mission	c. 1925	8PB05016
Booth House	502	Residence	Mediterranean Revival	c. 1925	8PB05017
—	502A	Garage	Unspecified	c. 1925	
—	505	Residence	Vernacular	c. 1953	8PB13239
—	506	Residence	Mission	c. 1924	8PB05018
—	506 A	Outbuilding	Garage	c. 1924	
—	509	Residence	Vernacular	c. 1942	8PB13240
—	510	Residence	Mission	c. 1926	8PB05019
—	510 A	Garage Apartment	Unspecified	c. 1926	
—	512	Residence	Vernacular	c. 1950	8PB13241
—	513	Residence	Mission	c. 1947	8PB13242
—	516	Residence	Minimal Traditional	c. 1950	8PB13243
—	517	Residence	Mission	c. 1925	8PB05020
—	521	Residence	Mission	c. 1925	8PB05021
—	521 A	Outbuilding	Unspecified	c. 1925	
—	525	Residence	Mission	c. 1925	8PB05022
—	525 A	Garage	Unspecified	c. 1925	
Talladay House	526	Residence	Bungalow	c. 1925	8PB05023
—	526 A	Outbuilding	Unspecified	c. 1925	
—	529	Residence	Unspecified	c. 1945	8PB13244
—	530	Residence	Modern Movement	c. 1951	8PB13245
—	532	Residence	Modern Movement	c. 1951	8PB13246
—	532 A	Garage	Unspecified	c. 1951	
—	533	Residence	Vernacular	c. 1946	8PB13247

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 10

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
LIST OF RESOURCES

39th Street

—	502	Residence	Minimal Traditional	c. 1939	8PB05572
—	502 A	Outbuilding	Unspecified	c. 1939	
—	504	Residence	Masonry Vernacular	c. 1930	8PB05573
—	504 A	Apartment	Masonry Vernacular	c. 1930	
—	510	Residence	Minimal Traditional	c. 1948	8PB13248
—	511	Residence	Masonry Vernacular	c. 1946	8PB13249
—	511 A	Garage	Unspecified	c. 1946	
—	515	Residence	Bungalow	c. 1933	8PB05075
—	517	Residence	Vernacular	c. 1937	8PB13250
—	517 A	Garage	Unspecified	c. 1937	
—	518	Residence	Minimal Traditional	c. 1946	8PB13251
—	520	Residence	Minimal Traditional	c. 1946	8PB13252
—	520 A	Outbuilding	Unspecified	c. 1946	
—	521	Residence	Mission	c. 1925	8PB05076
—	521 A	Outbuilding	Frame Vernacular	c. 1925	
—	526	Residence	Mission	c. 1935	8PB05077
—	527	Residence	Mission	c. 1925	8PB05078
—	527 A	Apartment	Mission	c. 1925	
—	529	Residence	Vernacular	c. 1945	8PB13244
—	530	Residence	Mission	c. 1925	8PB05081
—	530 A	Residence	Masonry Vernacular	c. 1949	
—	533	Residence	Mission	c. 1925	8PB05082
—	533 A	Garage	Unspecified	c. 1925	
Union Baptist School	534	School	Masonry Vernacular	c. 1949	8PB01571

40th Street

Northboro Park Elementary School	400	School	Mediterranean Revival	c. 1925	8PB05108
School Building	400A	School	Mission	c. 1925	8PB05080

Calvin Avenue

—	3712	Residence	Minimal Traditional	c. 1939	8PB05467
—	3718	Residence	Frame Vernacular	c. 1939	8PB05468
—	3718 A	Outbuilding	Storage	c. 1939	

Metcalf Court

—	1	Duplex	Frame Vernacular	c. 1950	8PB13214
—	2	Duplex	Frame Vernacular	c. 1951	8PB13215
—	6	Residence	Vernacular	c. 1951	Pending
—	7	Residence	Bungalow	c. 1924	8PB04533
—	8	Residence	Bungalow	c. 1924	8PB04534
—	9	Residence	Bungalow	c. 1924	8PB04535

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 11

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
LIST OF RESOURCES

Metcalf Court (cont.)

—	10	Residence	Bungalow	c. 1924	8PB04536
—	11	Residence	Frame Vernacular	c. 1924	8PB04537
—	12	Residence	Frame Vernacular	c. 1924	8PB04538

North Flagler Drive

—	3703	Residence	Frame Vernacular	c. 1939	8PB05472
—	3703 A	Garage	Frame Vernacular	c. 1939	
—	3709	Residence	Minimal Traditional	c. 1939	8PB05473
—	3713	Residence	Frame Vernacular	c. 1939	8PB05474
—	3719	Residence	Frame Vernacular	c. 1939	8PB05475
—	3801 A	Apartments	Masonry Vernacular	c. 1950	8PB13218
—	3801 B	Apartments	Masonry Vernacular	c. 1950	

North Poinsettia Avenue

—	3615	Residence	Masonry Vernacular	c. 1951	8PB13216
—	3615 A	Unspecified	Unspecified	c. 1951	
—	3617	Residence	Masonry Vernacular	c. 1951	8PB13217

Spruce Avenue

—	3618	Residence	Mission	c. 1925	8PPO4961
—	3619	Residence	Vernacular	c. 1948	8PB13220
—	3619 A	Garage	Vernacular	c. 1948	
—	3719	Residence	Mission	c. 1925	8PB04590
—	3719 A	Outbuilding	Unspecified	c. 1925	
—	3801	Residence	Ranch	c. 1940	8PB13221
—	3801 A	Outbuilding	Unspecified	c. 1940	
—	4001	Residence	Minimal Traditional	c. 1939	8PB04591
—	4001 A	Garage	Frame Vernacular	c. 1939	
Northwood Methodist Church	4015	Church	Romanesque Revival	c. 1925	8PB04592
Church Assembly Hall	4015 A	Meeting Hall	Masonry Vernacular	c. 1950	
Church Rectory	4015 B	Residence	Frame Vernacular	c. 1940	

NONCONTRIBUTING RESOURCES

<u>Historic Name</u>	<u>Address</u>	<u>Use</u>	<u>Style</u>	<u>Date</u>	<u>Site File #</u>
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36th Street

—	530	Residence	Masonry Vernacular	c. 1994	
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United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 12

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
LIST OF RESOURCES

38th Street

Northboro Butterfly Garden 427 Site N/A c. 2004

40th Street

Northboro Elementary School 400 B Classroom Bldg. Vernacular c. 1992
— 400 C Classroom Bldg. Vernacular c. 1992
— 400 D Accessory Bldg. Vernacular c. 1960

Calvin Avenue

— 3800 Residence Vernacular c. 1977
— 3804 Residence Vernacular c. 1977

Metcalf Court

— 3 Residence Vernacular c. 1960
— 4 Residence Vernacular c. 1960
— 5 Residence Vernacular c. 1960

Spruce Avenue

— 3800 Residence Ranch c. 1960

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

SUMMARY PARAGRAPH

The Northboro Park Historic District is significant at the local level under National Register Criteria A and C in the areas of Community Planning and Development and Architecture. The district contains a number of residences that reflect the Florida Boom era of the 1920s, particularly the Mission Revival and Mediterranean Revival styles. Other styles represented are Frame and Masonry Vernacular, and Minimal Traditional. The district is also had significance for its role in community development in West Palm Beach, representing a neighborhood's evolution from the Boom Period through its Post-World War II development. The period of significance for the district is c. 1923 to 1956 and it is notable for the ratio of contributing to noncontributing resources. The district maintains the integrity of setting, design, materials and scale that reflect its initial development during the Florida Land Boom era of the mid-1920s, and subsequent development into the 1950s.

HISTORICAL CONTEXT

At the conclusion of the Civil War in 1865, southeastern Florida was still a wilderness. The area remained largely unsettled until the 1870s, when the first permanent community was established in present day Palm Beach County. Most settled on the eastern shore of Lake Worth, now the site of the Town of Palm Beach. These early settlers established farms on both sides of Lake Worth and cultivated primarily pineapples. Benjamin Lanehart, whose homestead included most of what is now the Mango Promenade Historic District (N.R. 1999), was one of the early pineapple growers. Vegetables for northern shipment quickly became more profitable and replaced pineapples as the major produce grown in the area.¹

Between 1880 and 1893, the shores of Lake Worth accumulated more settlers. The permanent population increased and the first winter tourists arrived.² At first, the area was known as Lake Worth; however, when a post office was established in 1887, area residents selected the name Palm Beach.³ In 1892, Henry M. Flagler visited the area, investigating a route to Miami in an effort to expand his Jacksonville, St. Augustine, and Indian River Railroad. The beauty of the area and the warm tropical climate inspired Flagler to create an exclusive resort community on the island of Palm Beach. Flagler envisioned the resort as a paradise, an escape from the overcrowded northern cities and urban development. To accommodate commercial activity Flagler purchased property on the west shore of the island from Captain O.S. Porter and Louis Hillhouse. On this property Flagler established a town that would serve as the business district of Palm Beach.⁴

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

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

² Curl, p. 21.

³ Ibid., p. 23.

⁴ Curl, p. 37.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

Fern on the south.⁵ The avenues ran alphabetically from Lantana on the east to Water on the west. Flagler's Florida East Coast Railroad reached West Palm Beach the same year, bringing building materials, tourists, workers, and settlers. The first lots in the Town of West Palm Beach were sold in February 1894 and construction was soon underway. On November 5, 1894, the new community voted to incorporate as a town.⁶

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

By 1900, West Palm Beach had electricity, a sewer system, and a water pumping station, paved streets, and telephone service.⁷ Despite the advances, the town's population dropped to 564 residents. This decrease in population was attributed to the decline in construction activity, the freeze of 1894-1895, which destroyed the citrus industry, and also nationwide recessions.

In 1903, the Town Council petitioned the Florida Legislature for a city charter, which was granted soon after. Phenomenal population growth along the east coast of south Florida resulted in the creation of Palm Beach County from Dade County in 1909, and West Palm Beach was named the county seat.⁸ The completion of the West Palm Beach Canal in 1917, providing access to inland farming areas, made West Palm Beach the shipping point for the county's agricultural products both by rail and by water.⁹ By 1920, the population had risen to 8,659 residents and West Palm Beach was now well established as Palm Beach County's commercial hub, as well as a popular tourist spot for the middle class.¹⁰ The growing population needed homes outside of the city. This need was temporarily satisfied by the early development of neighborhoods such as Grandview Heights (N.R. district, 1999).

During the 1920s, West Palm Beach experienced widespread development and growth due to the Florida Land Boom. The population more than doubled over the decade, rising from 8,659 in 1920 to 26,610 in 1930.¹¹ Many homes, including most of the residences the Flamingo Park Historic District, were built during this time. Major office and commercial projects were erected in the downtown area, including the city's first "skyscrapers" such as the Guaranty Building, 120 South Olive Avenue, 1922 (N.R. 1998); the Citizens

⁵ Dade County Deeds, on file, Palm Beach County Courthouse.

⁶ Curl, p. 49.

⁷ Curl, pp. 46-48.

⁸ City of West Palm Beach Planning Department; Curl p. 48.

⁹ Curl, p. 90.

¹⁰ City of West Palm Beach Planning Department.

¹¹ City of West Palm Beach Planning Department.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

Building, 105 South Narcissus, 1923; the Dixie Court Hotel, 301 North Dixie Highway, 1925 (N.R. 1986); the Comeau Building, 319 Clematis Street, 1925 (N.R. 1996); and the Harvey Building, 226 Datura Street, 1927. The Land Boom peaked in the winter of 1924-1925.¹² By 1927, the entire city east of Australian Avenue had been platted; however, little building had taken place north of 36th Street or south of Southern Boulevard.

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

Any hope that the boom might be rekindled had definitely evaporated when a hurricane struck the east coast of Florida near Miami Beach in September of 1926. Hundreds of persons were killed and thousands injured in South Florida. Photographs and descriptions of the disaster were published throughout the nation. The impression left on the general public was that Florida was particularly susceptible to disastrous and deadly tropical storms, dashing all hopes of immediate economic recovery from the collapse of the real estate market or future financial investment in the state. To make matters worse for West Palm Beach, on September 16, 1928, a hurricane swept right through Palm Beach County, destroying nearly 8,000 homes and hundreds of commercial buildings. Real estate speculators pushing up land prices also had a negative effect on the economy. When the Stock Market crashed in October 1929, the Florida real estate market was valueless.¹⁴

Between 1930 and 1960, West Palm Beach grew moderately, increasing by one quarter to one-third each decade.¹⁵ Following World War II, new residents erected homes in the neighborhoods that had been platted but

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

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

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

¹⁵ City of West Palm Beach Planning Department.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 4

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

not developed during the Land Boom.¹⁶ During the 1960s, housing and commercial developments constructed west of Australian Avenue caused a shift in the population and the economic base began to leave downtown and move into the suburbs. Within the last few years, residents living within West Palm Beach's older neighborhoods have made efforts to revitalize the city's historic areas. This National Register nomination reflects the continuing efforts of local citizens to preserve their architectural and other historic resources.

HISTORIC SIGNIFICANCE

Criterion A: Community Planning and Development

Nortwood Park Subdivisions

The Northboro Park Historic District is composed of portions of the Northwood Subdivision (Northwood Plats No. 3 and No. 6), part of the Gale Lake Worth Plat, the Tucson Addition, and the Metcalf Subdivision. All these subdivisions developed as a result of the land boom of the early 1920s. The Gale Lake Worth Addition was originally platted by Elbridge Gale in 1892. Because of insufficient "measurements and definitions" it was revised by George Gale in 1914. The original plat did not include streets, but did provide a "school house" parcel. An eight-room school was erected on this parcel in 1925. The Metcalf Subdivision was platted in December 1923, by Charles P. Metcalf (1872-1955). Metcalf was born in Niles, Ohio, and moved with his parents to West Palm Beach in 1897. His father was Criminal Court Judge W. I. Metcalf. Charles Metcalf was a carpenter and probably built the houses on Metcalf Court as rental properties.¹⁷

Northwood Subdivision was one of the largest Land Boom period developments of the early 1920s. The first three Northwood plats (extending roughly from 26th to 39th Streets, between Broadway and North Dixie Highway) were filed between November 1921 and April 1923. All of the Northwood plats and additions to those plats were developed by the Pinewood Development Company (later known as the Northwood Investment Company). G. W. Bingham was president of the company. Other principals in the firm were David F. Dunkle and Orrin Randolph. These three men significantly influenced the development of the northern end of West Palm Beach.

G. W. Bingham, an Alabama native, studied law at Georgetown and Columbia Universities. After serving six years as secretary to Alabama Congressman W. F. Aldrich, Bingham spent two years in the Indian Territory as a member of the Commission to the Five Civilized Lands. The following four years he practiced law in Oklahoma. Bingham came to West Palm Beach in 1903. While residing in West Palm Beach, Bingham concentrated on developing real estate for town sites and subdivisions. He served as president of Pinewood

¹⁶ West Palm Beach Building Permits.

¹⁷ "C. Metcalf, Lake Park, Dies at 81." Palm Beach Post, 27 December 1953.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 5 NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

Development Company and the Northwood Bank and Trust Company. He was also president of the Golden Gate Development Company, developing Golden Gate, south of Stuart.

Orrin Randolph earned a degree in civil engineering in Colorado in 1906, and worked on engineering projects for railroads and on irrigation and land reclamation projects in Colorado and New Mexico. He came to Florida in 1912 to carry out a drainage and agricultural development project for the Palm Beach Farms Company. He also became the chief engineer for the Lake Worth Drainage District and was involved in its land reclamation projects. Randolph became president of the Palm Beach Bank and Trust Company and president of the Bank of Lake Worth. He organized the Northwood Development Company, and between 1923 and 1926 served as vice president of the Pinewood Development Company. Randolph also served on the West Palm Beach City Planning Board.

David Forrest Dunkle was born in Pennsylvania in 1888. In 1914, after obtaining a law degree at Stetson University, he opened a law office in West Palm Beach. His career was interrupted by military service in 1917, but he returned to West Palm Beach in 1919. The following year he was elected to a two-year term as Mayor of West Palm Beach. His career took a different turn in 1920, when he founded the Palm Beach Guaranty Company, an organization that financed building projects. The company erected the Guaranty Building at 120 South Olive Avenue in 1922. Dunkle was also one of the organizers of the American National Bank and a director of the First American Bank and Trust Company. As secretary-treasurer of the Pinewood Development Company, he became actively involved in real estate development. He did not fare well when the bottom dropped out of the Florida real estate market. In 1928, Dunkle was charged and convicted of embezzlement of Palm Beach Guaranty Company funds. The Florida Supreme Court overturned his conviction in 1929.¹⁸

The 400 acres for the Northwood subdivision were purchased in early 1921 from a Colorado corporation, the Lake Worth Realty Company, by the Pinewood Development Company. The Lake Worth Realty Company had acquired the land in 1914 at a cost of about \$75 per acre. The Pinewood Development Company noted that the land had increased in value by 850% since 1914. Clearing of the land began in September of 1921 and the first lots were offered for sale. The subdivision was highly advertised in local papers. Its main selling points were its cast concrete curbing, sidewalks, city water and gas mains, electric lights, and its street surfaces. George Fryhoefer was hired as the general sales manager and auctioneer. Frederick Morrison was the assistant sales manager. The property was advertised, buses transported prospective buyers to a tent erected on the property and the first sales were held. Sales were held every two weeks, attracting crowds of 300-600 people. Fryhoefer distributed \$1 bills and boxes of candy with every sale.¹⁹ The company anticipated that it would take ten years to develop and sell the property; however, every lot had sold within three years, all by auction.

¹⁸ Book of Florida, p. 183.

¹⁹ "Northwood Adopts Novel Method of Advising Clients." Palm Beach Post, 8 April 1926.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 6 NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

After the initial Northwood development was sold, the Pinewood Development Company created a new subdivision, Northwood Terminals. This industrial development was desirably located near both the Florida East Coast and Seaboard Airline railroad facilities. The entire plat of Northwood Terminals sold in five months. The third development undertaken by the Pinewood Development Company was Northwood Hills. In its entirety, Northwood was one of the largest developments in West Palm Beach. The first three Northwood plats were filed between November 1921 and April 1923. All eleven Northwood additions to these plats were developed by the Pinewood Development Company (later known as the Northwood Investment Company) made up of David F. Dunkle, Orrin Randolph, and G. W. Bingham. The last subdivision in the formation of the Northboro Park Historic District, the Tucson Addition, was created in June 1939, by the Tucson Corporation. The plat lists Harry Wells as President of the Tucson Corporation.

Evolution of the District

Construction activity in the Northboro Park Historic District followed national trends. Thirty-five of the primary contributing properties in the district were constructed between 1923 and 1925, during the Land Boom period. However, a decline in the real estate market was evident by August of 1925, and brought this brief, but most active period of development to an end. In 1926, the Pinewood Development Company was reformed as the Northwood Investment Company, with Dunkle as President. As the City began to feel the effects of the decline in the Florida real estate market, there was little new construction in the area of the Northboro Historic District. Only four of the contributing properties were built between 1927 and 1937. A new surge in building activity occurred between 1938 and 1940 as the nation began to recover from the Great Depression and began a transition to a wartime economy. The construction of twenty-seven properties was undertaken during this period.²⁰

Among the most active builders in the Historic District were the following: DaCamara and Chace, active in the 1920s; the Tucson Corporation, active in the 1930s; and D. Castiglioni, active in the 1940s. William H. DaCamara, Jr., known as "Harley," founded the DaCamara-Chace Construction Company in October 1924. DaCamara and Clyde Chace had been classmates at the University of Cincinnati. Both graduated in 1915 and embarked on careers. DaCamara worked for the American Bridge Company, designing and supervising the erection of bridges and causeways. Around 1922, he became a construction supervisor for the Ruggles Engineering Company. Clyde Chace became a well-known builder in the Los Angeles area. The DaCamara-Chace Construction Company was active in West Palm Beach from 1924 to 1937. The company was responsible for the construction of a number of houses in the neighborhood and also built the c. 1925 Northboro Park Elementary School (Photo 17). The popularity of the residential area is evidenced by the growth of Northboro School. The construction of a private school of eight classrooms was undertaken by the Northwood

²⁰ "Building Progress Uninterrupted by War Conditions." Palm Beach Post, 10, June 1937.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 7 NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

Company in 1925.²¹ Because of the growth in the surrounding area, the school had to be enlarged in 1926 and 1927, with additional classrooms and a cafeteria to accommodate a student population of 600.

The small Tucson subdivision consisted of only eight lots. The houses on these eight lots (3703, 3709, 3113 and 3719 North Flagler Drive; 411 and 413 36th Street; and 3712 and 3718 Calvin Avenue) were constructed in 1939. Several members of the Castiglioni family were active in the building trades in West Palm Beach between 1929 and the mid-1960s. Spartaco Castiglioni was listed in city directories as a plasterer and as a building contractor. By 1948, he was president of Distinctive Homes, Inc., a firm that advertised as the builder of "the most beautiful homes in Northwood." Didler Castiglioni was also listed in city directories as a plasterer and building contractor and was associated with Distinctive Homes, Inc. Didler Castiglioni built nine houses in the Northboro Park Historic District between 1940 and 1941, including 427 37th Street and 444 38th Street.

Northboro Park developed as a middle-class neighborhood of skilled workers and professionals. They were drawn to the area in part because of the relationship of Northboro Park to the Northwood Subdivision, and because of its proximity to the Intracoastal waterfront and the Broadway commercial corridor. The oldest residence in the Northboro Park Historic District is located at 418 36th Street was constructed in 1923 for Dr. Daniel McIntosh and his wife Elizabeth. They lived in the house until 1968. Dr. McIntosh was a chiropractor. John Nora, a plasterer and contractor, resided with his wife at 545 37th Street from 1931 to 1995. Floyd and Hattie Crosby resided at 505 36th Street from 1925 to 1942. Mr. Crosby was a florist. Clyde and Marian Chace lived at 515 36th Street between 1926 and 1930. Chace was a partner in the DaCamara and Chace Construction Company, which built several homes in the Northboro Park Historic District. John and Ethel Youngblood, both educators, resided at 431 37th Street from 1927 to 1955. Mr. Youngblood was the superintendent of the Palm Beach County Board of Education in 1926-27 and the County's Superintendent of Public Instruction from 1929 to 1935. Dr. Judson Foster, a physician, lived at 501 38th Street between 1927 and 1940. Confectioner and restaurateur Oaks Booth and his wife, Josephine, lived at 502 38th Street from 1927 to 1932.²²

Criterion C: Architectural Development and Significance

The architecture of the Northboro Park Historic District reflects the styles popular in the United States between 1923 and 1956. Vernacular forms and Mission Revival architectural styles were widely favored during Northboro Park's early development. Generally the houses in the Northboro Park are modest in scale. Approximately 24 percent of the contributing properties in the Historic District are vernacular forms, and 18 percent are examples of the Mission Revival architectural style. Most of the buildings in Northboro Park were probably designed and built by contractors rather than professional architects. The only residence in the district

²¹ "New School Building." Palm Beach Post, 28 April 1926.

²² Information on residents obtained from West Palm Beach City Directories.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 8

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

known to have been architect-designed is the John Nora residence at 545 37th Street. The home was designed by Frederick Seelman²³ in 1929.

Frame Vernacular Houses—413 36th Street (Photo 1), and 3718 Calvin Avenue (Photo 2) and 7-8 Metcalf Court (Photos 3-4)

Frame Vernacular houses in the district are usually simple in plan and exhibit an absence of decorative details. They were generally constructed by builders and contractors from generalized plans, rather than being designed by a professional architect. They usually have simple gable or hipped roof forms, although many houses have front or rear ells that may feature a roof type different from the primary portion of the building. Front and side gabled houses are common and the exterior fabric is usually weatherboard or drop siding. Porches are usually one story in height and are mainly supported by simple wooden posts, rather than columns or turned posts. Window and bay divisions may be regular or irregular, and the window types may vary according to the period of construction. Frame Vernacular houses constructed between c. 1920 and 1950 often have double hung, wood sash windows with various light arrangements, but 1/1, 4/4, and 6/6-light sashes are common. Some houses constructed in Florida during the late 1910s and the 1920s may feature 3/1-lights, which were typically used in bungalows. Residences may rest on masonry piers, continuous brick, or concrete foundations. Houses constructed before the 1950s seldom have slab foundations. Roof vents and dormers are not common to either one- or two-story examples of Wood Frame Vernacular residences. In many cases, older houses have had original windows replaced with metal sash or metal awning types, and the covering of original wood siding with aluminum or vinyl is a common alteration. In some cases, porches have been enclosed to increase the interior space of the domicile and to allow the space to be air-conditioned.

Masonry Vernacular Houses—511 39th Street (Photo 5) and 505 37th Street (Photo 6)

Masonry Vernacular residences share many of the same characteristics common to Wood Frame Vernacular houses, except that the structural walls are constructed of masonry—usually brick or concrete block—rather than wood. The use of hollow tile for construction was common in Florida, and some “masonry” houses may actually be brick veneer over a wood frame. Most of the Masonry Vernacular houses in the Northboro Park Historic District were constructed of concrete blocks, which have been covered, with a layer of stucco. Earlier houses may have porches, but by the 1950s the use of a simple concrete stoop had become more common. Windows also vary in type according to the period of construction, earlier houses having wood sash windows and later ones metal awning windows.

²³ A Palm Beach architect noted for designing Mediterranean Revival style houses during the 1920s.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 9 NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

Minimal Traditional—4001 Spruce Avenue, constructed c. 1939 (Photo 7), and the house at 434 37th Street, (Photo 8)

During the 1930s, home styles evolved to include what is now called the Minimal Traditional style. It remained a prevalent style until about 1950. The Minimal Traditional incorporates Colonial and Tudor forms with the Modern and International preference for as little ornamentation as possible. House building was largely curtailed during World War II, but this remained a dominant residential form in the district in the years immediately following the war. Minimal Traditional houses are usually one story in height and may be constructed of wood or masonry, but are usually simple in ground plan. They are most often side-gabled, but may also feature a front-facing gabled ell. Some examples have hip roofs but these are not common. Roof eaves are often narrow to the point of being non-existent, and the exterior siding may be either weatherboard or stucco. Bay arrangements are generally asymmetrical with the front entrance off center. As an eclectic style, elements of contemporaneous Tudor, Colonial Revival, or Spanish Revival are often found. Garages may be entirely detached or attached to the main house, but if attached the garage is usually a subordinate element unlike later homes where the garage became more prominent.

Mission Revival—515 37th Street (Photo 9), 539 37th Street (Photo 10), 433 37th Street (Photo 11), 502 37th Street (Photo 12) and 531 36th Street (Photo 13)

Mission Revival style—also called California Mission or simply Mission—was part of the Art & Crafts movement in the early part of the 20th century. Taking its character from the Spanish Franciscan mission churches of the Southwestern U.S., it was especially well adapted to warm climate areas like California, the desert Southwest and Florida. Its popularity was fueled by the success of Arthur Page Brown's California State Building shown at the 1893 World's Columbian Exposition. The style was popular from about 1900 to 1940. The style diffused from West to East and makes its appearance in Florida in the early twentieth prior Florida Boom of the 1920s; however, its use spread dramatically with the other "Mediterranean" styles that became the rage in South Florida during the 1920s. The style is often quite simple, with covered archways and half-rounded windows, smooth stucco walls that mimic the adobe walls of the Spanish missions, and flat or shallow sloped tile roofs. Towers and roof parapets are often found. Extended roofs may form covered arcades with large square pillars or columns—a feature that allows building interiors to remain relatively cool in hot climates. As the Mission style evolved there was significant borrowing from both the Craftsman Bungalow and Prairie School styles.

Mediterranean Revival—431 37th Street (Photo 14), 545 37th Street (Photo 15), 502 38th Street (Photo 16), Northboro Park Elementary School, 400 40th Street (Photo 17)

What was known in the 1920s as the "Spanish boom" included stylistic features of Spanish, Colonial, Byzantine, Moorish, Mission, and Italianate styles. Today this is most commonly called Mediterranean

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 10 NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

Revival. This was the most popular style for residential architecture in Florida during the 1920s, and was also used for other building types, such as schools. The eclectic style incorporated architectural elements derived from the area around the Mediterranean Sea, especially Italy and Spain. The style is found most frequently in states, which have a Spanish Colonial heritage, but its use gained national popularity. The Pan-American Exhibition, held in San Diego in 1915, popularized the style. Most of the Exposition buildings were designed in the New York office of architect Bertram Grosvenor Goodhue. The publicity generated by the Exposition encouraged architects to look directly to the Mediterranean basin for inspiration. The style was further popularized when it was adopted by railroad companies for stations and resort hotels. In Florida, the style proved a perfect marketing device for resort communities, conveying the exotic beauty of the area, while drawing upon a remote link to the Spanish Colonial heritage. The popularity of the style soared in the 1920s and remained a pervasive influence on building design until World War II. General characteristics of the style include textured stucco walls; arched entrances and windows; porches; balconies; patios; complex rooflines and barrel tile roofing; use of wrought iron; ceramic tile decorations; and arcaded wings. Multi-light casement and double-hung sash windows were often deeply set in the walls or in arched openings. The John Nora House at 545 37th Street (Photo 3) is a good example of the style.

Romanesque Revival—Northwood Methodist Church, 4015 Spruce Avenue (Photo 18)

Romanesque Revival (or Neo-Romanesque) is a style of building in the late 19th century (roughly 1840 through 1900) inspired by the 11th and 12th century Romanesque style of architecture. Popular features of these revival buildings are round arches, semi-circular arches on windows, and belt courses. Unlike the classical Romanesque style, however, Romanesque Revival buildings tended to feature more simplified arches and windows than their historic counterparts. The style was quite popular for courthouses, and other public buildings, as well as churches.

Prairie Style—428 37th Street (Photo 19)

Prairie style architecture evolved from the handcrafted, meticulous design and construction prevalent during the earliest years of the 20th century. It is virtually synonymous with Frank Lloyd Wright though many other architects, many of whom were familiar with the work of Wright and architect Louis Sullivan, explored variations of this style. This is a uniquely indigenous American style that remained popular until the 1920s when it largely faded from the architectural scene. With its clean lines and strong presence, the Prairie style was a reaction to the ornate overblown Victorian architecture of the late 19th century. Like the Craftsman homes of the same period, the Prairie style was long and low with broad, overhanging eaves, exposed rafters, knee braces, and broad covered porches. Other distinctive elements include strong horizontally oriented facades with open, flowing interior space. Ribbons of windows, often with well-defined vertical detail add to the horizontal orientation. Many houses are essentially symmetrical, but with subordinate wings or porches; however, asymmetrical designs are also common.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 2

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PALM BEACH COUNTY, FLORIDA
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United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
GEOGRAPHICAL DATA

Verbal Boundary Description

The boundary of the Northboro Park Historic District is shown as a dashed line on the accompanying map entitled "Northboro Park Historic District."

Boundary Justification

The boundary represents the extent of historic buildings built within the period of significance in the Northboro Park Historic District. The southern boundary coincides with the northern boundary of the Old Northwood National Register Historic District (NR April 14, 1994). The northern boundary coincides with the northernmost Northwood subdivision plat. The alley to the east of a major commercial thoroughfare, Broadway, forms a visual western terminus of the district. Another major thoroughfare, North Flagler Drive (formerly known as North Dixie Highway and as Poinsettia), forms a visual eastern terminus.

Architectural Classification

NO STYLE/Wood Frame Vernacular

NO STYLE/Masonry Vernacular

LATE 19TH AND 20TH CENTURY REVIVALS/Mission

LATE 19TH AND 20TH CENTURY REVIVALS/Mediterranean Revival

LATE 19TH AND 20TH CENTURY REVIVALS/Romanesque Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Minimal Traditional

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 1

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
PHOTOGRAPHS

LIST OF PHOTOGRAPHS

1. 413 36th Street
2. Northboro Park Historic District, West Palm Beach (Palm Beach County), Florida
3. Stephen Sunday
4. 2005
5. Northboro Park Neighborhood Association
6. Main (South) Facade, Looking North
7. Photo 1 of 24 (1)

Items 2-5 are the same for the remaining photographs.

1. 3718 Calvin Avenue
6. Main (West) Facade, Looking East
7. Photo 2 of 24

1. 7 Metcalf Court
6. Main (North) Facade, Looking Southwest
7. Photo 3 of 24

1. 8 Metcalf Court
6. Main (South) Facade, Looking Northeast
7. Photo 4 of 24

1. 511 39th Street
6. Main (South) Facade, Looking North
7. Photo 5 of 24

1. 505 37th Street
6. Main (South) Facade, Looking North
7. Photo 6 of 24

1. 4001 Spruce Avenue
6. Main (East) Facade, Looking West
7. Photo 7 of 24

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 2

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
PHOTOGRAPHS

1. 434 37th Street
6. Main (North) Facade, Looking South
7. Photo 8 of 24

1. 515 37th Street
6. Main (South) Facade, Looking North
7. Photo 9 of 24

1. 539 37th Street
6. Main (South) Facade, Looking Northeast
7. Photo 10 of 24

1. 433 37th Street
6. Main (South) Facade, Looking North
7. Photo 11 of 24

1. 502 37th Street
6. Main (North) Facade, Looking South
7. Photo 12 of 24

1. 531 36th Street
6. Main (South) Facade, Looking North
7. Photo 13 of 24

1. 431 37th Street
6. Main (South) Facade and West Elevation, Looking Northeast
7. Photo 14 of 24

1. 545 37th Street
6. Main (South) Facade, Looking North
7. Photo 15 of 24

1. 502 38th Street
6. Main (North) Facade, Looking South
7. Photo 16 of 24

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 3

NORTHBORO PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
PHOTOGRAPHS

- 1. Northboro Elementary School, 400 40th Street
- 6. Main (East) Facade, Looking Southwest
- 7. Photo 17 of 24

- 1. Northwood Methodist Church, 4015 Spruce Avenue
- 6. Main (East) Facade and South Elevation, Looking Northwest
- 7. Photo 18 of 24

- 1. 428 37th Street
- 6. Main (North) Facade, Looking Southwest
- 7. Photo 19 of 24

- 1. 442 37th Street
- 6. Main (North) Facade, Looking South
- 7. Photo 20 of 24

- 1. 3801 North Flagler Avenue
- 6. Main (East) Facade, Looking Northwest
- 7. Photo 21 of 24

- 1. 512 38th Street
- 6. Main (North) Facade, Looking South
- 7. Photo 22 of 24

- 1. 534 37th Street
- 6. Main (North) Facade, Looking North
- 7. Photo 23 of 24

- 1. 4 Metcalf Court
- 6. Main (South) Facade, Looking North
- 7. Photo 24 of 24