

United States Department of the Interior National Park Service

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National Register of Historic Places Registration Form

FEB 08 1988

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Delray Beach Schools
other names/site number OldySchool S uare

2. Location

street & number All of Block No. 68
city, town Delray Beach
state Florida code Fl county Palm Beach code 099 zip code 33444

3. Classification

Ownership of Property: private, public-local (checked), public-State, public-Federal
Category of Property: building(s) (checked), district, site, structure, object
Number of Resources within Property: Contributing 3, Noncontributing 0 buildings, sites, structures, objects, Total

Name of related multiple property listing: None
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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 (checked) does not meet the National Register criteria. See continuation sheet.
Signature of certifying official: [Signature]
Date: 2/2/88
State Historic Preservation Officer

In my opinion, the property meets (checked) does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official
Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
Entered in the National Register. (checked)
determined eligible for the National Register.
determined not eligible for the National Register.
removed from the National Register.
other, (explain:)
Entered in the National Register 3-10-88
Signature of the Keeper
Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
Education, School

Current Functions (enter categories from instructions)
Education, School

7. Description

Architectural Classification
(enter categories from instructions)

Materials (enter categories from instructions)

Building #1 Other
Building #2 & #3 Mediterranean Revival

foundation concrete (#1, #2, #3)
walls concrete block (#1) terra cotta block
(#2) & (#3)
roof terra cotta tile (#2) asphalt shingle (#1)
other & (#3)

Describe present and historic physical appearance.

Summary

Block No. 68 in Delray Beach, Florida is presently occupied by three detached buildings. The first, a two-story public school building, was built in 1913 and is relatively unaltered from the original vernacular design. The second building, the High School, is a two-story Mediterranean Revival style building that was built in 1926 and enlarged in 1937 in the same architectural style by the same architect. The third building, the Gymnasium, is a two-story Mediterranean Revival style building that was also built in 1926 and is unaltered.

The sparsely landscaped block is covered with an asphalt parking lot, an asphalt playground and a grassy area with playground equipment. The rectangular block is surrounded with a chain link fence and a standard concrete sidewalk on all four sides. The physical condition and architectural integrity of all three historic building is good. (See Site Plan).

Building One

Exterior

In 1913, a two-story building was constructed in the vernacular style at the south end of the block facing East Atlantic Avenue. The building is H-shaped (approximately 60' x 80') and is constructed of ornamental concrete block. The exterior of the block was covered with stucco in either 1926 or 1937. The roof was originally parallel-hip shaped featuring a flat deck and a wooden balcony at the top. The entire roof is covered with asbestos shingle roofing material. The decorative wooden balcony was removed, possibly during a hurricane.

The two concrete porches, on the south and north elevations, are identical in design and materials and are topped with a wood frame gable roof and composition shingle roofing material. Through the porch entrances are two arched openings that lead into an open corridor. Floor to ceiling partitions with modern double doors were built just within the entrance to create a closed interior space in 1937. The original 2/2 wood frame sash windows have been removed and replaced with steel frame awning type windows. Eight window openings have modern air conditioning units. The two steel frame fire-escapes, in accordance with fire codes, on the east and west elevations, were added in 1937 and are accessible from the corner doors of all rooms on the second floor.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Delray Beach Schools

Interior

The first floor has four classrooms, all identical in size. (See floor plan). The classrooms each have two doors that open into the central corridor. There are also two restrooms on this floor. Two sets of wooden stairs, at opposite ends of the central corridor, lead to the second floor. The second floor repeats the first floor pattern. The interior spaces on both floors exhibit the original features: pine floors, plaster walls and ceilings, as well as original slate blackboards in each classroom.

Building Two

Exterior

In 1926, a two-story Mediterranean Revival style building was constructed at the west end of the block to face North Swinton Avenue. The High School building is constructed of terra cotta block (1926) and concrete block (1937 addition) and is covered with stucco. The building exhibits the classic elements of the Mediterranean Revival style in South Florida: stucco exterior, terra cotta tile roof, decorative cornices, brackets under the eaves and an elaborate main entrance on the west elevation. The main entrance is two-story featuring a Roman arch flanked with cast concrete columns with Corinthian capitals and cast cement ornamentation. Two original lampposts, on either side of the entrance, have been removed. The main entrance has a cross-hipped roof style topped with a small octagonal bell tower.

The building is essentially rectangular (120' x 60') with a formal entrance extending 10' on the west elevation and an Auditorium extending 30' on the east elevation. In 1937, a two-story addition was constructed on the south elevation and the cafeteria was extended on the first floor. The additions employed the same design, materials, workmanship, feeling and association as the original Mediterranean Revival style design. The main roof is hipped, covered with terra cotta tiles. There is a gable roof, covered with composition shingle roofing material, and a flat roof, covered with built up roofing material, that extend over the two-story Auditorium. The steel frame awning style windows are original. Fifteen window openings have modern air-conditioning units. There are steel frame fire escapes on both the north and south elevations. These are accessible from the second floor central corridor and were added in 1937.

Interior

Through the main entrance is a corridor that leads into the central corridor. Two stairways lead from the entrance corridor to the second floor.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 3

Delray Beach Schools

The first floor originally contained two offices, two locker rooms, two bathrooms and four classrooms. The locker rooms have been converted into modern offices. The original transom windows in all classrooms are blocked in. The 1937 addition contains a kitchen and a cafeteria.

Off the central corridor are two double doors that lead to the Auditorium. The Auditorium is the building's finest architectural feature and is remarkably unaltered. The Auditorium (60' x 40') has the 350 original steel frame and wooden theater chairs on the first floor and the 60 original chairs in the balcony. The balcony is accessible from the second floor and is supported on two concrete columns with Corinthian capitals. The ceiling exhibits three boxed-in steel roof trusses and two original skylights. At the east end of the Auditorium is the stage (30' x 15') with pinewood flooring and two small dressing rooms that are all in original condition. The balcony, with its movie projection room, is accessible through two double doors from the central corridor on the second floor.

The second floor originally had six classrooms; two additional classrooms were added in 1937. The interior spaces on both floors exhibit the original features: pine floors, plaster walls and ceilings, as well as original slate blackboards in each classroom. The second floor central corridor has been carpeted. Doors at both the north and south ends of the corridor have replaced the original window openings.

Building ThreeExterior

In 1926, a two-story Mediterranean Revival style building, the Gymnasium, was constructed at the north end of the block to face N. E. First Street. The Gymnasium is remarkably unaltered from its original design. The building (60' x 75') is constructed of concrete block and is covered with stucco. The building exhibits classic elements of the Mediterranean Revival style in South Florida: stucco exterior and an elaborate main entrance on the north elevation. The main entrance is a Roman arch flanked by two sets of cast concrete columns with Corinthian capitals and topped with a scalloped cornice. The two windows on the north elevation are capped with decorative relief. The steel frame awning style windows are original. The roof is gable, covered with composition shingle roofing material, that is contained within the parapet walls all around the building.

Interior

The most interesting architectural feature of the Gymnasium is the large open space. The Gymnasium has the original hardwood flooring which is painted with a basketball court design. The heavy timber roof trusses, rafters and tongue and groove sheathing are exposed. The first floor has a small office with a bathroom and two

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

Delray Beach Schools

locker rooms with original fixtures. Along the entire east wall are four raised platforms that function as bleacher seats. From the entrance hall, a flight of wooden stairs leads to the balcony that extends the entire length of the west wall. There are 40 original steel frame and wooden theatre chairs in the balcony. A doorway at the south end of the balcony, that led to an exterior staircase, is blocked in.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Education
Architecture

Period of Significance

1913-1926

Significant Dates

1913, 1926

Cultural Affiliation

None

Significant Person None

Architect/Builder

#1) Cromer, J.M., Architect; Brophy,
#2 & #3) Ogren, Samuel Sr., J.H. Co, Builder
Sinks, Irwin J., builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Summary

The Delray Beach schools, three historic buildings all located on Block No. 68, are significant under criteria "A" and "C" in the National Register Criteria. The buildings represent a distinctive style of architecture and are also significant in the historic context of local education. The original 1896 one room schoolhouse was constructed in a wood-frame vernacular style that was typical of the pioneer period in South Florida. The 1896 school was removed in 1913 when a two-story school house was constructed in an ornamental-concrete block vernacular style that was typical of the second phase of architectural development in Delray Beach and the surrounding communities. In 1926, another two-story school and a gymnasium were constructed, on the north end of the block, in the popular Mediterranean Revival style that was the prevailing architectural style of the 1920s in South Florida. The 1913 building and both 1926 buildings are relatively unaltered from the Mediterranean Revival style. Block No. 68 has been the focus of public education in Delray Beach from 1896 until the present.

Historic Context

In 1895, civil engineer E. Burslem Thomson surveyed a vast and sparsely populated tropical wilderness in south Florida north of present day Dade County. This included the property on which the Orange Grover House of Refuge No. 3 was constructed; the first building constructed in the area by the U. S. Treasury Department in 1876. Thomson prepared a plat map for the proposed Town of Linton in the sale of the land from Henry M. Flagler's Model Land Company to William S. Linton, a Michigan congressman. A Florida East Coast Railroad passenger train headed south from West Palm Beach to Miami and arrived in Linton in April, 1896. On July 25, 1896, the plat was recorded in the Dade County records for the proposed Town of Linton and the southern half of Block No. 68 was specifically identified as the "school" block. This began the pioneer period of development with houses, stores and hotels constructed in a local wood frame vernacular style. Several houses from this period have survived in the vicinity of the school block. (see Appendix B)

See continuation sheet

9. Major Bibliographical References

BIBLIOGRAPHY

I. Primary Sources

A. MAPS

1. Brockway, Owen & Anderson, Engineers Inc. Atlas of Delray Beach, Florida. Sheet No. 4-A, Block No. 68, no date.
2. Sanborn Fire Insurance Map of Delray Beach, Florida, 1926-1949.
3. Thompson, E. Burslem, C.E. Map of the Town of Linton, Florida (1895) Palm Beach County Abstract Department, Plat Book 1, p. 3.
4. USGS 7.5 minute topographic, DELRAY BEACH QUADRANGLE, FLORIDA 1962, photo revised 1983.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) 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

Specify repository:

Historic Palm Beach County
Preservation Board.

10. Geographical Data

Acreage of property 4 acres.

UTM References

A

1	7
Zone	

5	9	2	4	5	0
Easting					

2	9	2	7	0	7	5
Northing						

C

Zone	

Easting					

Northing							

B

Zone	

Easting					

Northing							

D

Zone	

Easting					

Northing							

See continuation sheet

Verbal Boundary Description

All of Block No. 68, City of Delray Beach, Florida.

See continuation sheet

Boundary Justification

The south half of Block No. 68 on the original 1895 plat of the Town of Linton (later renamed Delray Beach) was designated as the "school" block. The north half of Block No. 68 was acquired in 1917 by the Board of Education of Palm Beach County. The entire block with three buildings, playground and parking lot, has been used for public education till the present.

See continuation sheet

11. Form Prepared By

name/title John P. Johnson/Vicki L. Welcher, Historic Sites Specialist
 organization Bureau of Historic Preservation date February 2, 1988
 street & number 500 South Bronough Street telephone (904) 487-2333
 city or town Tallahassee state Florida zip code 32399-0250

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 2

Delray Beach Schools

As early as January, 1896 the School Board minutes of the Board of Education for Dade County recorded that the citizens of Linton were pressing their claims for a public schoolhouse. In the spring of 1896, William S. Linton, the town founder, donated \$50 and the School Board granted \$250 for material to build the first school. The Linton School, the seventeenth school constructed in Dade County, opened in April, 1896. The single-story wood-frame building had a large classroom, a front porch and a small bell tower. The School Boards's Census of Youth, for students between the ages of 6 and 21, listed the names of 33 white children at the Linton School in June, 1896.

The Linton School also served this pioneer community as a town meeting hall, recreation hall and a non-denominational church. In November, 1898, the settlers renamed their small village and post office, Delray, because many of the early settlers were from Delray, Michigan. By 1900, the village population numbered 150.

In 1909, Palm Beach County was formed from Dade County and, in 1911, the Town of Delray was incorporated. In the early 1920s, Delray began to prosper and the second phase of architectural development featured ornamental concrete block vernacular style commercial buildings. In 1910, J.M. Cromer constructed the town's first concrete block commercial building on East Atlantic Avenue, the town's main commercial street. The Cathcart Building, constructed in 1912 on East Atlantic Avenue, is the best surviving example of this period of architectural development in Delray. In 1912 J.M. Cromer was selected to design a large two-story concrete school building that would face East Atlantic Avenue. J.H. Brophy & Co. was the general contractor of record.

The Delray High School, constructed at a cost of \$12,000, opened on November 28, 1913. The entire town was in attendance at the official opening ceremony that was one of the most important events in the history of the town. The original exterior of the school was ornamental concrete block and was unpainted. The second floor featured four classrooms for the high school grades and the first floor had four classrooms for the elementary grades. The 1896 schoolhouse was removed from the block. The new school building was a great source of community pride to John S. Sundry, Delray's first Mayor, and local School Board Trustee.

C.H. Lander, a graduate of Harvard University and the University of Michigan, was the new school's first principal. Lander introduced a chemistry class, a manual training class for boys and an applied arts class for girls. The Delray High School was the first school in Palm Beach County to offer these studies and one of only three in the State of Florida. These pioneer programs in public instruction were accredited by the State Department of Education and permitted graduates to enter the University of Florida by Certificate without examination. At this time the school's modern construction and educational facilities met the highest standards of public education in Florida.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 3

Delray Beach Schools

In 1915 Delray High School proudly presented its first graduating class of four students: Lauren C. Hand, Benjamin F. Sundy, Georgia Ferguson and William B. Sperry. In 1917 all eight lots in the north half of Block No. 68 were purchased by the School Board for future expansion and the site was used for outdoor recreation.

After a ten year leave, C.H. Landers returned to Delray in September, 1925 to become principal for the second time of the now very overcrowded building. The monthly school newspaper, The Ocean Breeze, was the literary voice of teachers and students that recorded 466 students in attendance that year. Three small one-room frame buildings and a class in the Methodist Church were used to relieve the overcrowding.

Samuel Ogren, Sr., Delray Beach's first registered architect, was selected to design a new school for the town. Ogren's sketch of a new Mediterranean Revival style high school appeared in The Delray News. Among Ogren's architectural achievements were the Arcade Building, the Marine Villas, and numerous revival style houses throughout Delray Beach. Ogren is credited, along with noted Palm Beach architects, in creating resort style houses and cottages in the 1930s in Delray Beach and Gulfstream.

The town voted to finance a school bond and Delray Beach general contractor Irwin J. Sinks was selected to supervise construction of the two new buildings on the north half of the block. Sinks was also responsible for construction of the Sterling Block, Masonic Building, Casa del Ray Hotel and the Arcade Building in Delray Beach. In the 1920s, the Mediterranean Revival style was the prevailing architectural style in South Florida. Ogren selected this style for the new High School and Gymnasium. (See architectural description). At this time, the original exterior of the 1913 building was covered with stucco to match the exterior architectural treatment characteristic of the Mediterranean Revival style of the new High School and Gymnasium. Two years later the Cromer Block was also stuccoed to reflect the prevailing style.

By June, 1926, the \$100,000 High School and the \$25,000 Gymnasium were largely completed. The graduation ceremonies that year were held in the new Gymnasium. The hurricanes of July 27, and September 18, 1926, delayed the fall opening of the new High School. The second hurricane caused the greatest loss to the recently constructed buildings. The students and citizens of Delray combined efforts to clean up the school yard of debris left by the storm. Irwin J. Sinks repaired the structural damage to the buildings.

The new Delray High School finally was able to open on October 15, 1926 for the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

Delray Beach Schools

seventh through twelfth grades. The first floor of the high school featured two offices, two locker rooms, a manual training room, a domestic science room, a commercial room and a science laboratory. A large 350 seat Auditorium featured a performance stage, two dressing rooms and a movie projection room in the balcony. The second floor featured four classrooms, a recreation room, a library and two teachers' preparation rooms. The Gymnasium featured an office, two locker rooms, a large basketball court as well as bleacher and balcony seating. In 1927, the new building was renamed the Delray Beach High School after the incorporation of the Town of Delray and the Town of Delray Beach (1923) into the City of Delray Beach (1927).

In 1937, a two-story addition was constructed on the south elevation of the High School building. Great care was taken to design all the features exactly like those of the 1926 building. The same architect, Samuel Ogren, is responsible for the addition. Two classrooms were built on the second floor and a modern kitchen and cafeteria were built on the first floor. This addition complements the original architecture and adds to the architectural significance of the building.

Properties that most closely resemble the historic schools in Delray Beach are the schools in Boynton Beach, the town immediately to the north. Boynton Beach also experienced the transitions from one room schoolhouse in the frame vernacular style, to ornamental concrete block vernacular style to Mediterranean Revival style. The 1898 school was removed, the 1913 building retains its original exterior. The 1927 school is an unaltered example of the Mediterranean Revival style of architecture.

The 1949 class was the last high school class to graduate from the Delray Beach High School and all successive classes graduated from Seacrest (renamed Atlantic High School in 1970) in Delray Beach. Students from the neighboring towns of Boynton Beach and Boca Raton also attended the Seacrest High School until the construction of Boca Raton High School in 1963.

Since 1949, this property, with the three buildings, has been referred to by the School Board as the Delray Elementary School. Portable school buildings have occupied the block, but they were removed during the summer of 1987. The City of Delray Beach has contracted to acquire the site from the Palm Beach County School Board in July, 1988. The Old School Square Foundation, a private non-profit corporation, has launched a campaign to restore all three historic buildings and rehabilitate them into a community-oriented cultural and arts facility.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 2

Delray Beach Schools

B. DRAWINGS

Ogren, Samuel. "High School Building, Delray, Florida" Job No. 6, Sheets 1-5, June 27, 1925.

...."Gymnasium Building" Job No. 30. No date.

...."Alteration and Repairing to Delray Public School Building" Job No. 17, Sheets 1 & 2, August 20, 1937.

Abell, Jan "Existing Site Plan for Old School Square Project" Sheet No. 1, August 20, 1987.

.... "Existing Floor Plan of 1913 School Building" Sheets 2 & 3.

.... "Existing Floor Plan of 1926 School Building" Sheets 4 & 5.

.... "Existing Floor Plan of 1926 School Gymnasium" Sheet 6.

.... "West Elevation of 19226 School Building" Sheet 7.

C. MINUTES

Dade County School Board Minutes, 1896-1900.
Copy at Historical Society of Palm Beach County, West Palm Beach, Florida.

Palm Beach County School Board Minutes, 1909-1915. Originals at Palm Beach County School Board, Administrative Offices, West Palm Beach, Florida.

II. SECONDARY SOURCES

Britt, Lora Sinks. My Gold Coast: South Florida in Earlier Years. Palatka, Fl: Brittany House, 1984.

"Delray School Job Completed" Palm Beach Post-Times, July 25, 1926.

Farrar, Margoann, "Incomparable Delray Beach: Its School-Part I, November 5, 1980; Part II, November 30, 1980; Part III, January 18, 1981. Sun Sentinel: Fort Lauderdale, Florida.

Farrar, Cecil W. and Margoann. Incomparable Delray Beach: Its Early Life and Lore. Boynton Beach, Fl: Star Publishing, 1874.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

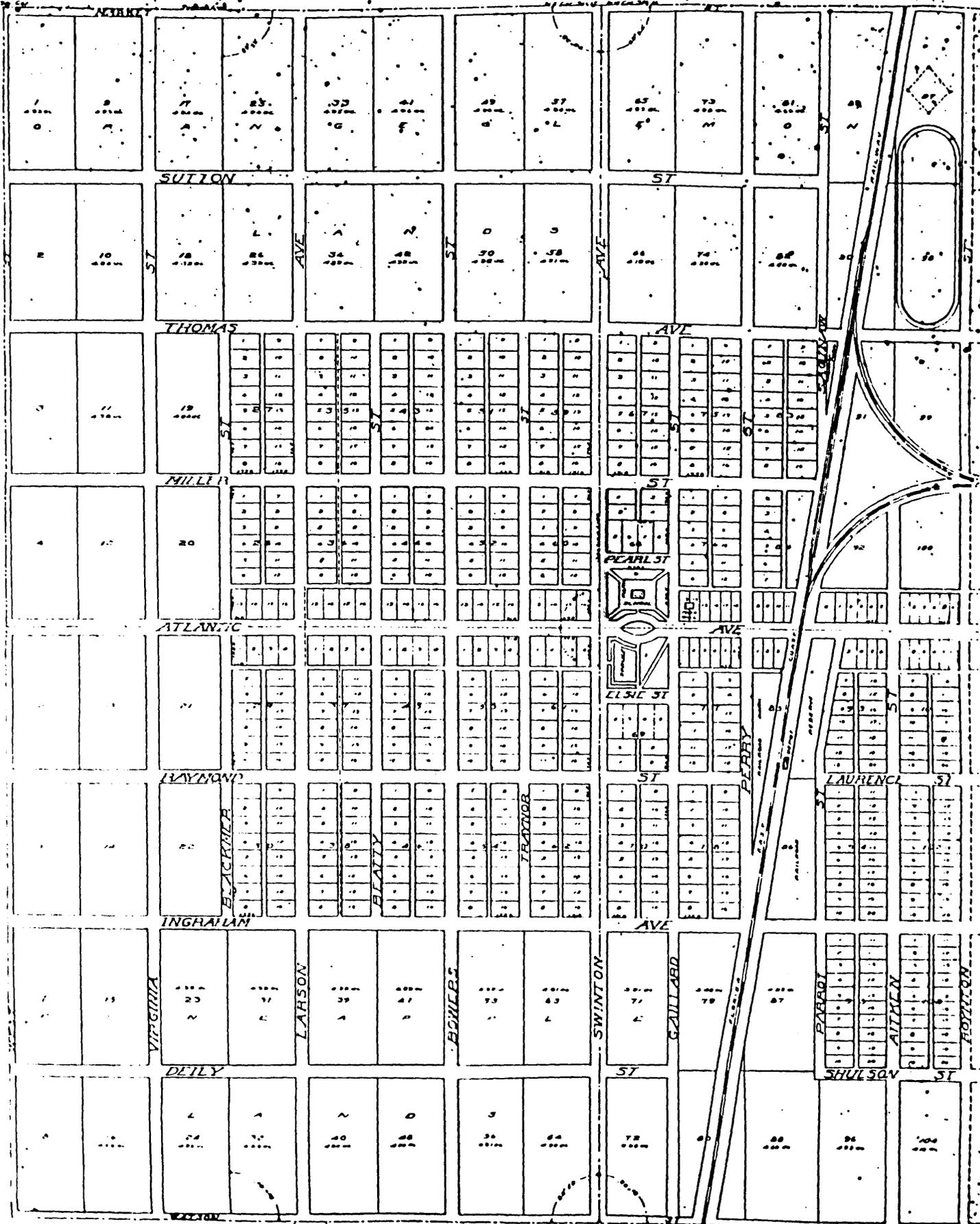
Section number 9 Page 3

Delray Beach Schools

- G. Delray Beach Schools, 18 captioned photographs of exterior and interior, photos by John P. Johnson, August 1987. (6 pages).
- H. 1. Photograph of Delray School (First Building). Original (1913) photograph courtesy of Delray Beach Historical Society.
2. Photograph of Delray High School and Gymnasium. Original (1926) photograph courtesy of Delray Beach Historical Society.
3. Photograph of Block No. 68. Original (c. 1930) photograph courtesy of Delray Beach Historical Society.
- I. First Building, Existing Floor Plan, August 1987.
- J. Second Building, Existing Floor Plan, August 1987.
- K. Third Building, Existing Floor Plan, August 1987.

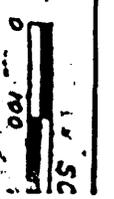
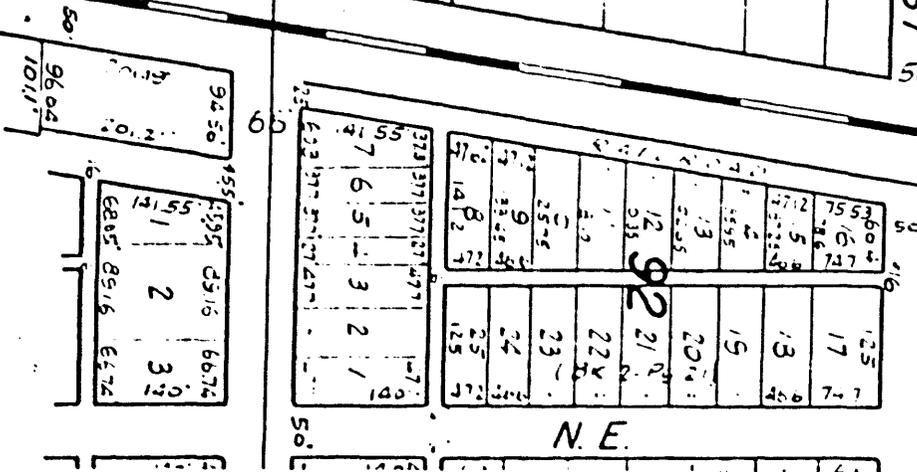
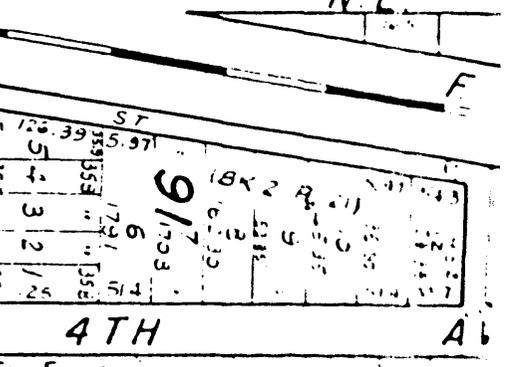
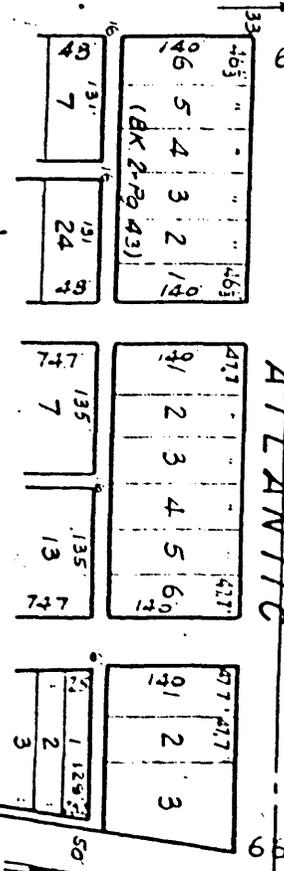
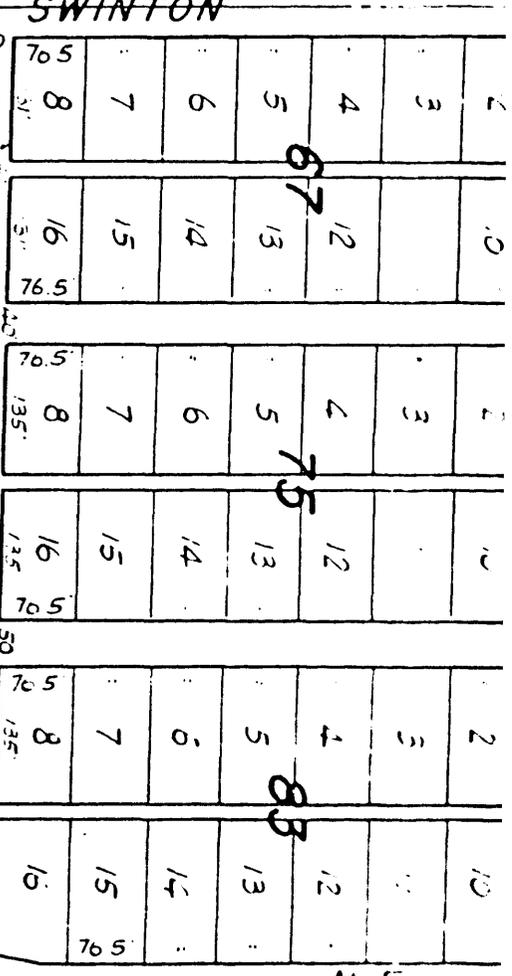
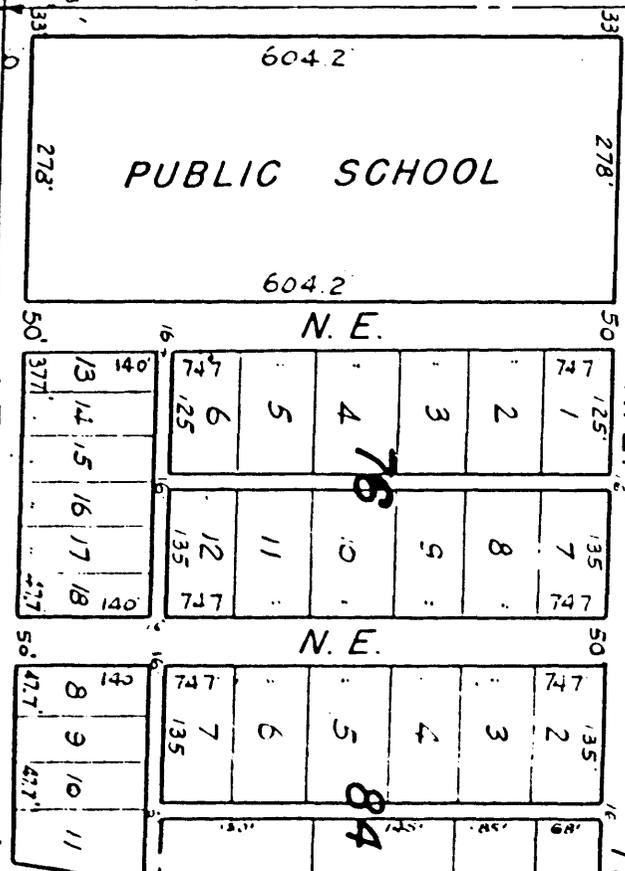
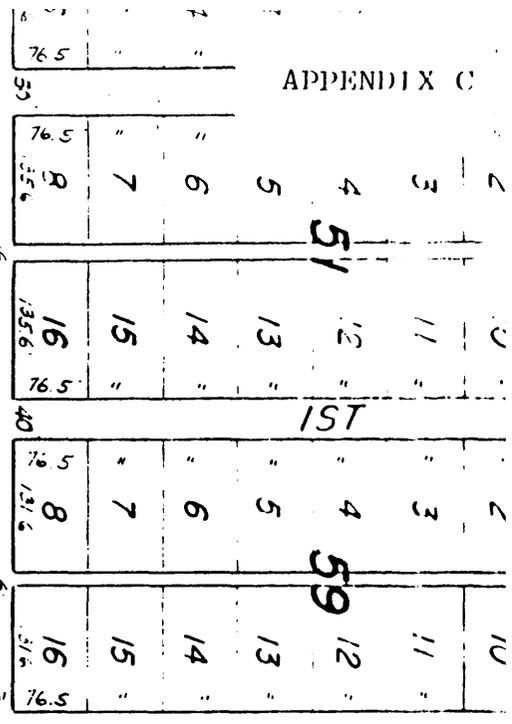
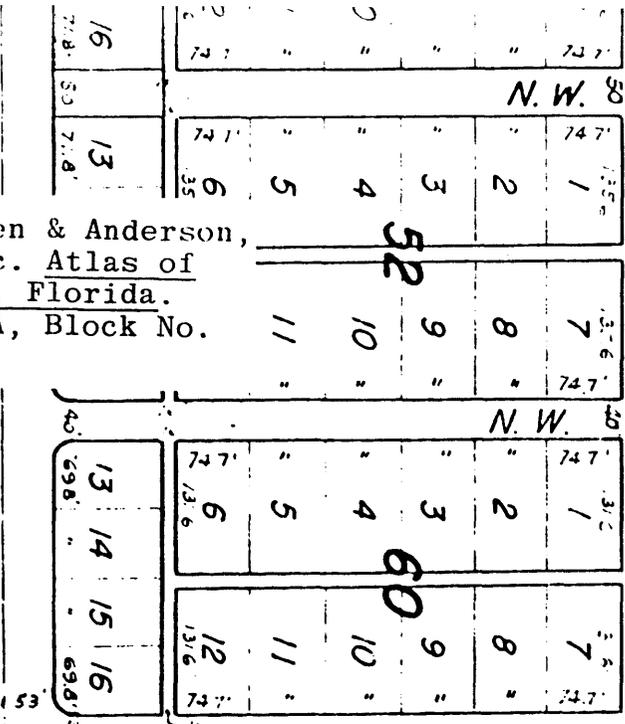
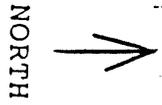
Johnson, John P. Delray Beach Historic Sites Survey. Historic Palm Beach County Preservation Board, 1987.

Thompson, E. Burslem, C.E. Map
of the Town of Linton, Florida
(1895) Palm Beach County Abstract
Department, Plat Book 1, P. 3.

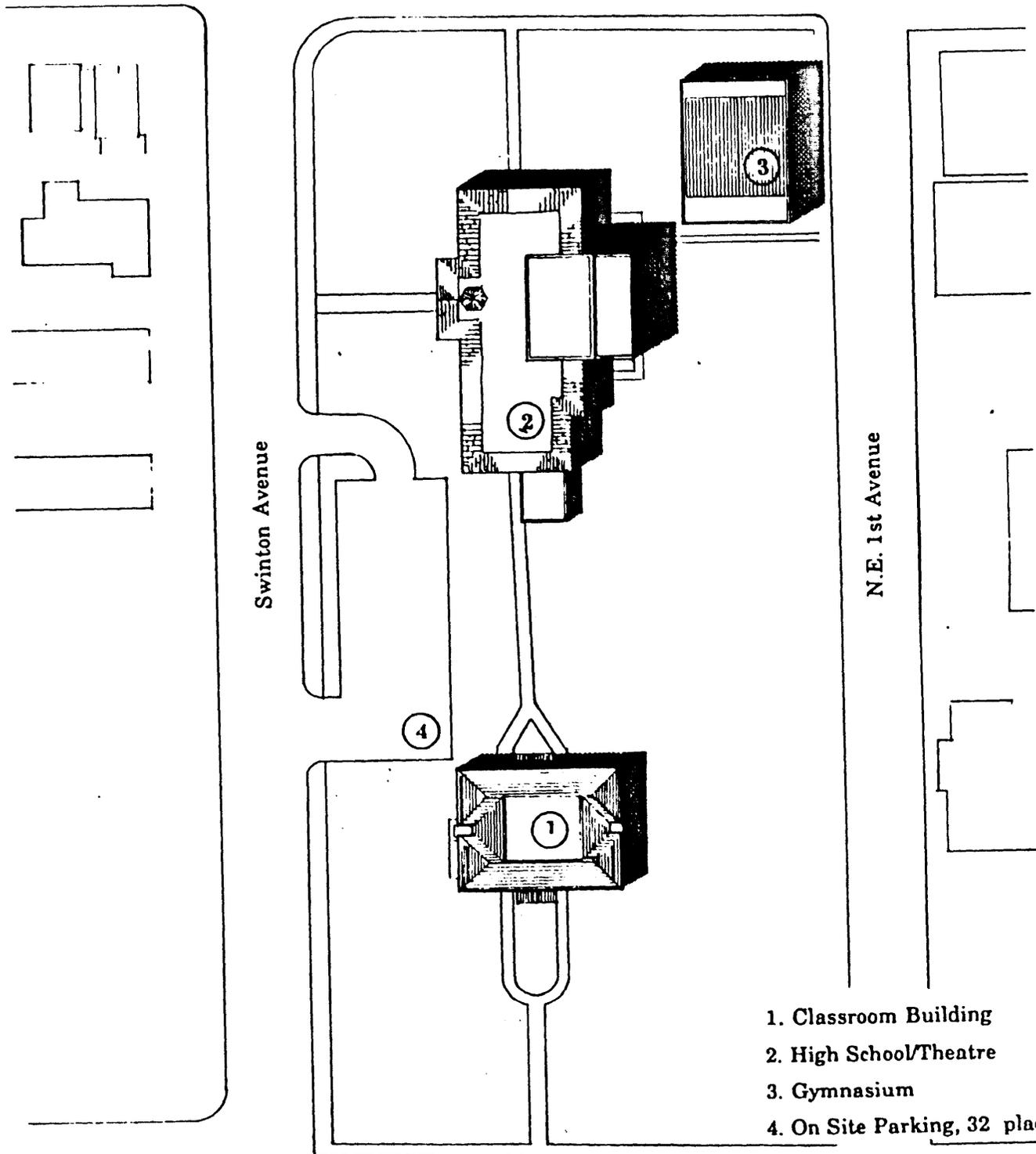


Brockeay, Owen & Anderson,
Engineers Inc. Atlas of
Delray Beach, Florida.
Sheet No. 4-A, Block No.
68, no date

ATLAS
BROCKWAY, OWEN & ANDERSON,
ENGINEERS INCORPORATED



N.E. 1st Street



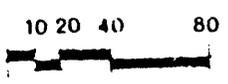
Swinton Avenue

N.E. 1st Avenue

Atlantic Avenue

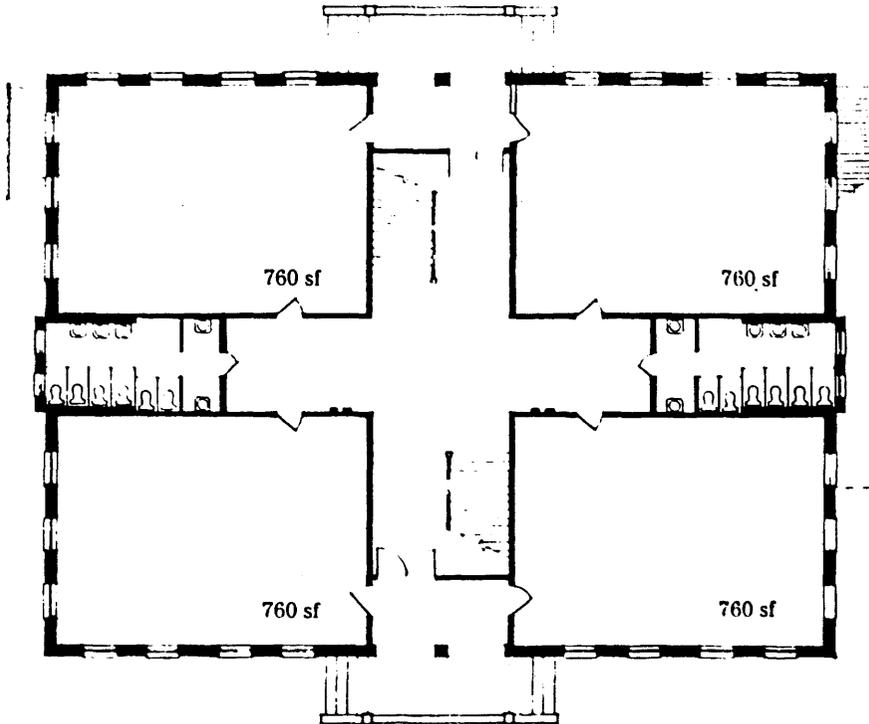
- 1. Classroom Building
- 2. High School/Theatre
- 3. Gymnasium
- 4. On Site Parking, 32 places

North

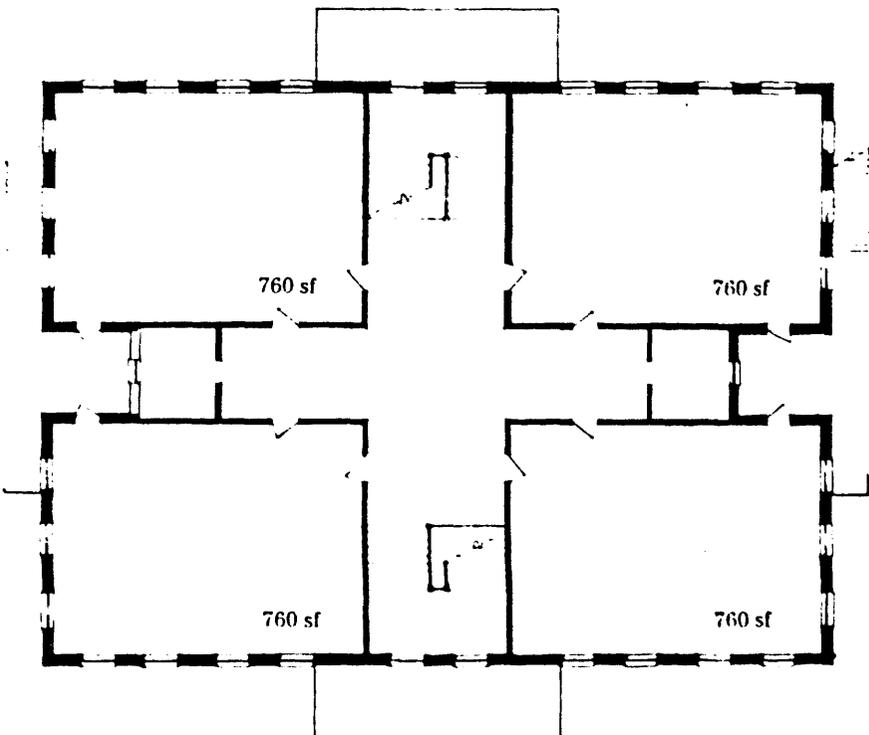
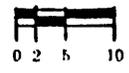


OLD SCHOOL SQUARE
EXISTING SITE PLAN

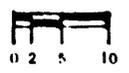
AUGUST 1987



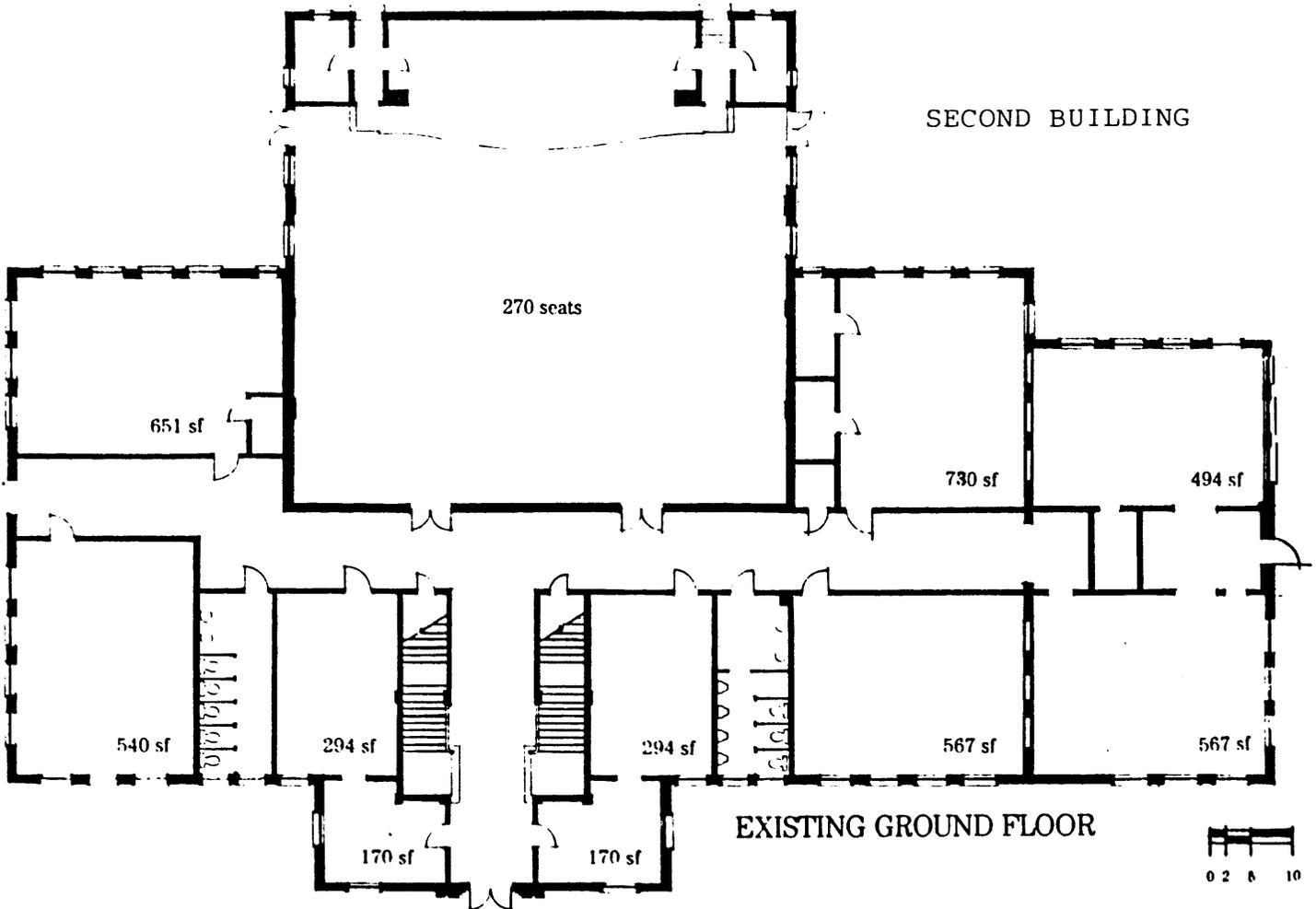
FIRST BUILDING
EXISTING GROUND FLOOR



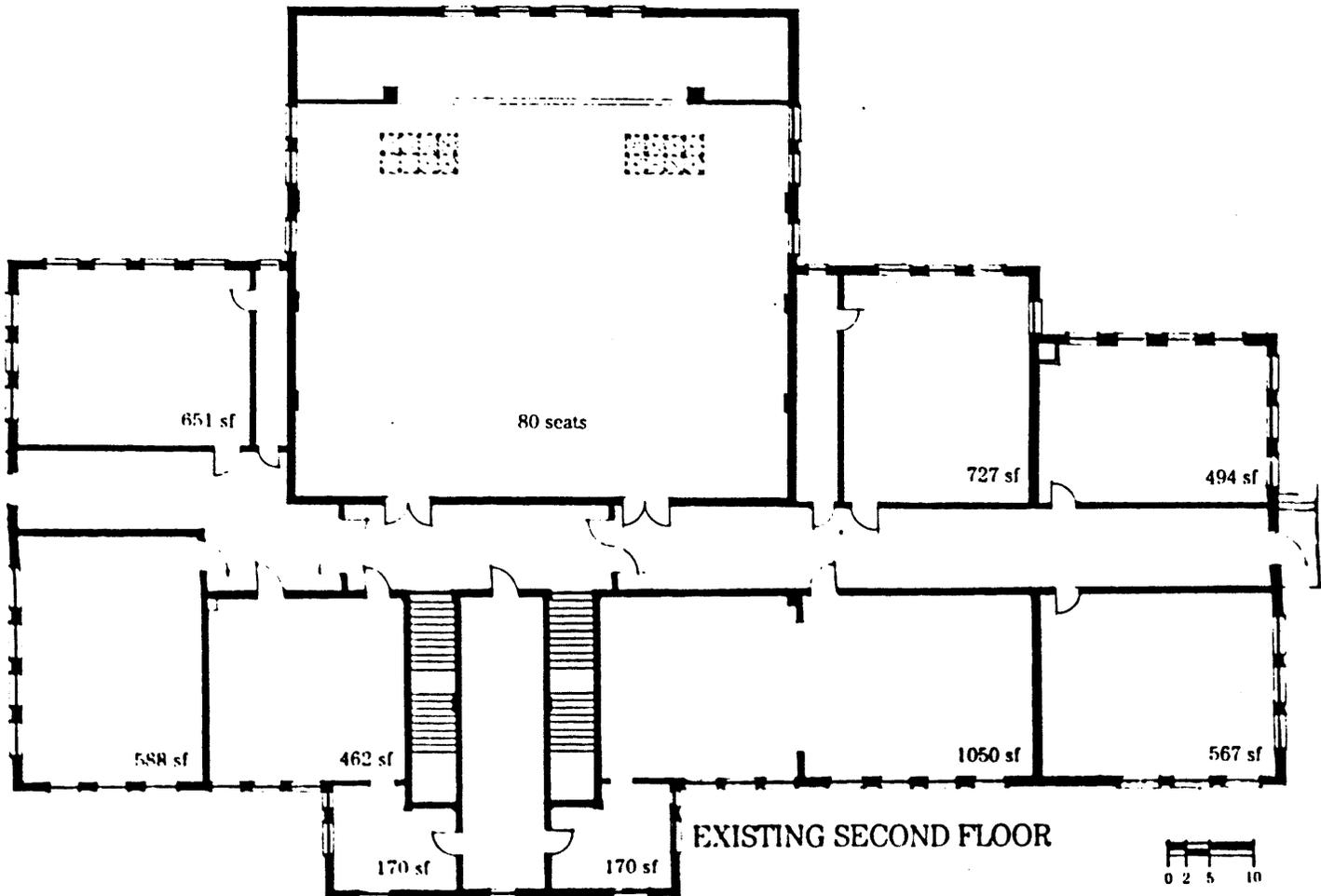
EXISTING SECOND FLOOR



SECOND BUILDING

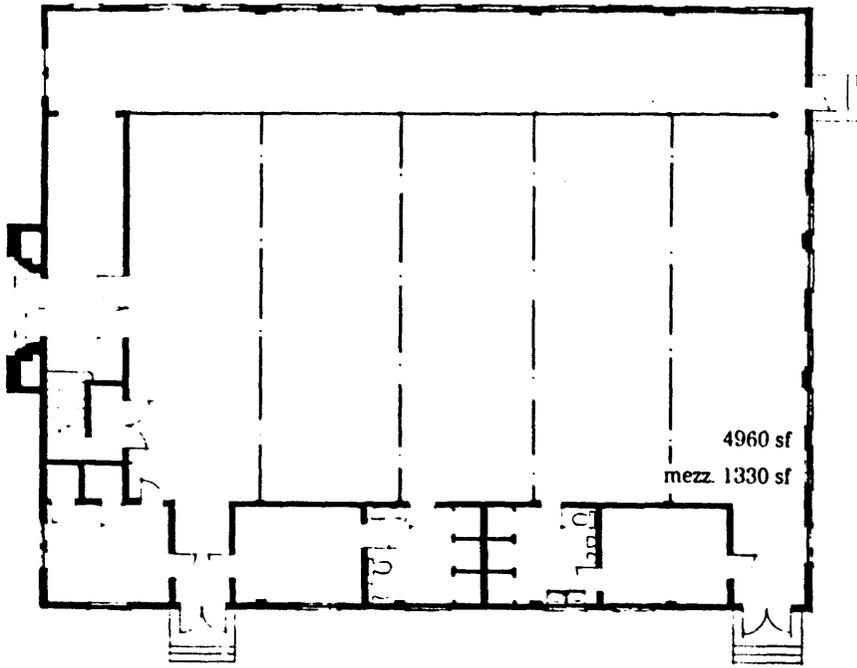


EXISTING GROUND FLOOR



EXISTING SECOND FLOOR





THIRD BUILDING
GYMNASIUM
EXISTING GROUND FLOOR

