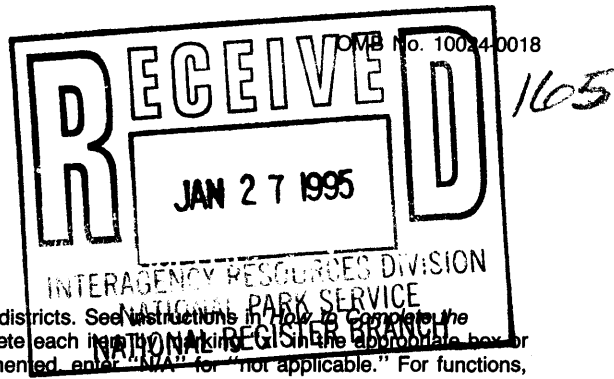


United States Department of the Interior
National Park Service

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 by marking in the appropriate box or by entering the information requested. If an 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 LAVENDER HOUSE

other names/site number von Holst, Herman, House; Site # 8PB113

2. Location

street & number 875 Alamanda Street not for publication

city or town Boca Raton vicinity

state Florida code FL county Palm Beach code 099 zip code 33486

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.)

Suzanne P. Walker / Deputy SHPO 1/23/95
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources
State of 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.
 - removed from the National Register.
 - other, (explain:)

for
Signature of the Keeper Edison H. Beall Date of Action 2/24/95
Entered in the National Register

Lavender House
Name of Property

Palm Beach Co., Fl.
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)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>2</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>2</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>2</u>	Total

Name of related multiple property listing
(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
Secondary Structure

Current Functions
(Enter categories from instructions)

DOMESTIC/ Single Dwelling
Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/
Mission/Spanish Colonial Revival

Materials
(Enter categories from instructions)

foundation concrete
walls stucco
roof ceramic tile
other _____

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 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 # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

Period of Significance

1925-1945

Significant Dates

1925

1929

Significant Person

(Complete if Criterion B is marked above)

Herman von Holst

Cultural Affiliation

N/A

Architect/Builder

Arch: Addison Mizner (House); Herman von Holst (Garage)

Blder: Dwight P. Robinson Co.

Primary location of additional data:

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

Name of repository:

Lavender House
Name of Property

Palm Beach Co., Fl.
County and State

10. Geographical Data

Acreeage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	7
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5	8	9	4	0	0
---	---	---	---	---	---

2	9	1	4	7	0	0
---	---	---	---	---	---	---

Zone Easting Northing

3

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--	--	--	--	--	--	--

Zone Easting Northing

4

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

 See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Suzy and Ewald Wiberg/ Sherry Piland, Historic Sites Specialist

organization Bureau of Historic Preservation date January 1995

street & number R.A.Gray Bldg., 500 S. Bronough St telephone (904)487-2333

city or town Tallahassee state Fl. 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 to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service

**National Register of Historic Places
Continuation Sheet**

LAVENDER HOUSE, BOCA RATON,
PALM BEACH CO., FL.

Section number 7 Page 1

SUMMARY

The Lavender House, 875 Alamanda Street, Boca Raton, Florida is a two-story, Mediterranean Revival style residence constructed in 1925 (photo 1). The masonry house, with an irregular plan, rests on a foundation of concrete footings. The exterior walls are stucco. The low pitch hip roof is covered with clay barrel-tiles.

SETTING

The Lavender House is located in the Floresta addition of Boca Raton, one of the more modest residential areas developed in Boca Raton by the Mizner Development Corporation. A total of twenty-nine residences were constructed in the subdivision by the end of 1927. The collapse of the Florida Land Boom, followed by the Great Depression and World War II precluded any major development in the subdivision for the next twenty years. However, since World War II, seventy additional houses, representing a wide range of architectural styles, have been built in the neighborhood.

The Lavender House sits back 42 feet from the curb line and is bordered on all sides by other residences. The rear, east, and west sides of the property are marked by a wood fence. Ornamental cast stone fencing across the front is connected by six stuccoed concrete piers with brick caps (Photo 2). The wrought iron gate opens on the same axis as main entrance to house. Well maintained tropical landscaping provides additional privacy. A cement and brick driveway runs parallel to the front of the house and is approached from the street by both a southeast and a southwest entrance .

EXTERIOR DESCRIPTION

The main facade, facing south, has a centrally located entrance door approached by a low flight of brick steps (photo 3). The pecky cypress entry door is slightly recessed and is currently sheltered by a vinyl awning. All of the windows of the main facade are deeply recessed, revealing the thickness of the facade wall (photo 4). A thick facade wall was characteristic of houses in the Old Floresta subdivision, providing protection from

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Continuation Sheet**

Section number 7 Page 2

LAVENDER HOUSE, BOCA RATON,
PALM BEACH CO., FL.

the sun's glare and an interesting play of light and shadow. The entrance is flanked by paired casement windows with shutters. Over the entrance, on the second floor, is a small casement window. A larger casement window is at the east end of the second floor. The west end of the second floor originally was an open sleeping porch, defined by two arched openings. The openings have been glazed, although the original wrought iron railing remains in place.

Casement windows fenestrate the west facade. The only major change to the house occurred at the northwest corner (photo 5). In 1983, a first floor loggia with arched openings was enlarged eleven feet to the west and enclosed. The addition is fenestrated with casement windows set in arched openings that replicate those of the original loggia. At the same time, a large balcony opening off the master bedroom on the second floor (approximately 15 feet by 6 feet), was enclosed and converted into a dressing room. A bathroom addition was placed over the first floor addition. Small rectangular casement windows are used on the second floor addition.

The rear (north) elevation overlooks a irregularly shaped swimming pool (photo 6). The east end of the north elevation is one story in height and is covered with a shed roof. This originally contained a small service porch and pantry, now incorporated into the kitchen. The date of this alteration is unknown. This area is fenestrated with triple paned casement windows set in arched openings surmounted by fanlights. Three doors are located on the north elevation. One leads out from the center hall and is covered by a small vinyl awning; a French door, set in an arched opening, opens off the dining room; and a door opens onto a screened patio area at the east end of this elevation. The second floor windows of the north elevation are casements.

The east elevation is also fenestrated with casement windows (photo 6) In 1983 a small laundry room addition was constructed at the north end of this elevation. A green vinyl awning extends between the utility room and the adjacent detached garage.

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Continuation Sheet**

Section number 7 Page 3

LAVENDER HOUSE, BOCA RATON,
PALM BEACH CO., FL.

INTERIOR DESCRIPTION

The main entrance, on the south elevation, leads into a barrel vaulted hallway extending the length of the house (photo 8). The hallway provides access to the main living areas of the house and to the staircase leading to the second floor. The first floor is divided into a living room, study, sitting room, kitchen. The primary rooms have pecky cypress ceilings and pine floors (photo 9). The living room has a cast stone fireplace manufactured by Mizner Industries.

The second floor contains a master bedroom with bath and dressing room. The bath and dressing room are built over the former loggia and balcony. Two other bedrooms on the second floor are connected by a shared bathroom. A bathroom, originally shared by the master bedroom and the bedroom at the southeast corner of this floor, has been converted into storage space.

GARAGE

A two-car garage, designed by Von Holst, was built in 1929 (photo 10). The one-story structure is finished with stucco, to match the exterior of the house. It has a half-bath and a utility room in the rear. The two overhead garage doors are wood. Triple casement windows fenestrate the sides and rear of the structure. The flat roof of the garage is trimmed with barrel-tile coping.

ALTERATIONS

The major alteration to the house, the 1985 addition at the northwest corner, provided a sunroom, with access from both the dining room and the living room (photo 11). The area that was formerly a loggia is now the dining room. The original dining room, at the southeast corner of the first floor, is now a study. A small hallway connects the study to the kitchen. A small dinette area was originally to the east of this hallway. At an unknown date the dinette was converted into a bathroom.

In 1980, an in-ground swimming pool was added to the rear of the property. A tennis court was built west of the house in 1984.

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Continuation SheetLAVENDER HOUSE, BOCA RATON,
PALM BEACH CO., FL.Section number 8 Page 1**SUMMARY**

The Lavender House, 875 Alamanda Street, is significant at the local level under Criterion A for its associations with the historical development of Boca Raton, Florida. The Floresta subdivision in which the home is located, was started by the Mizner Development Company in 1925. It is significant under Criterion B for its association with architect and civic leader, Herman von Holst. Von Holst completed the development of the Floresta subdivision and lived there, in the residence at 875 Alamanda Street, from 1932 to 1955. The Lavender House is also significant under Criterion C as a fine example of a Mediterranean Revival style residence designed by Addison Mizner.

HISTORIC CONTEXTBoca Raton

The development of a small agricultural community in the Boca Raton area began in the late 1880s. A town site was platted by Thomas M. Richards in 1896 at the request of Henry Flagler, who was extending his Florida East Coast Railroad south from St. Augustine. A freight depot was in operation by the following year and was important in getting the local citrus and vegetable crops to market. In 1899, a post office was established. The community had grown very little by the turn of the century, with only six or seven families calling Boca Raton home. A school was built in 1908. By 1915, the community had grown large enough to organize a Board of Trade, and in 1917, the Boca Raton Water and Light Company was organized. Real growth became possible in 1923 with the completion of the Dixie Highway down the east coast of Florida. In 1924, the population of Boca Raton had grown to 65, and the town was incorporated. The impact of the Florida Land Boom (ca. 1924-1926) became apparent the following year when the population jumped to over 600.

In April of 1925, prominent Palm Beach architect, Addison Mizner announced his plans for a development that would forever change Boca Raton. The Mizner Development Corporation, consisting of Mizner, his brother Wilson, and a group of Palm Beach associates, had acquired 1,600 acres of land, including two miles of beach front, near the Boca Raton Inlet. Their plan to develop "the world's most architecturally beautiful playground"

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Continuation SheetLAVENDER HOUSE, BOCA RATON,
PALM BEACH CO., FL.Section number 8 Page 2

quickly captured national attention. The large size of the development (one of the largest during the Boom period), and the presumed social prestige and financial backing placed it immediately in the forefront of Florida land schemes. The land was subdivided by the Mizner organization and various projects were started, including the development of residential areas and the construction of a large ocean front hotel, the Ritz-Carlton Cloister Inn.

Mizner's earlier transformation of Palm Beach had taken place with the framework of the existing town. Boca Raton provided him with the opportunity to create his vision on an essentially "clean slate." Here Mizner had the opportunity to create an entire resort city, to supervise town planning, to veto buildings he found unpleasing, and to design the important structures himself. For six months, real estate in Boca Raton sold well. Unfortunately, the boom peaked in 1926. By April of 1926, several suits had been filed in Palm Beach Circuit Court seeking resolution of liens against the Mizner properties. In the late 1920s, the Mizner Development Corporation's holdings in Boca Raton were sold to various businessmen who continued to develop the area as a seasonal resort for the wealthy. By 1937, the Mizner Development Corporation was forced into bankruptcy. The permanent population of Boca Raton was only five hundred people in 1940. However, each year they were joined by several thousand winter residents. The local economic base was broadened with the construction of a large army training facility during World War II. After the war, large-scale real estate development continued, transforming the small resort town into a sprawling urban area with a population of over 62,000.

Floresta

In 1925, the Mizner Development Corporation purchased a 255-acre tract in Boca Raton for a residential development. The land, north of Palmetto Park Road and west of the downtown area, was purchased from five Chicago real estate partners, one of whom was Herman von Holst. By the spring of 1925, 29 houses, including the Lavender House, were being constructed in this area by the Dwight P. Robinson Company, a New York City construction firm. Mizner had designed ten different plans for this project, and planned their siting so that no street had more than one house of the same plan. These fairly modest homes followed the

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Continuation Sheet

LAVENDER HOUSE, BOCA RATON,
PALM BEACH CO., FL.

Section number 8 Page 3

same design principles of Mizner's larger, more ornate resort homes designed for the wealthy. Large rooms, high ceilings, French doors, and multiple opening were incorporated to take full advantage of natural breezes.

By the spring of 1927, the Mizner Development Company could no longer make the mortgage payments on the property, and the original Chicago investors filed to foreclose. They eventually recovered ownership of the property at a sale on the courthouse steps. Only two of the original investors chose to remain invested in the project, Von Holst and Fred C. Aiken. They struggled to complete the houses that had been started and to see the subdivision's streets opened and paved. In November 1927, they filed a new plat for 39.7 of the 255 original acres and named the tract "Floresta," which Von Holst said meant "a delightful country place." The new east-west street names were derived from plants and flowers, such as Alamanda, Hibiscus, and Oleander. The two north-south streets were called Cardinal and Paloma [Spanish for dove]. Prior to the assignment of street addresses, each house was named for the flower or plant which predominated in its garden, so that the gardener, Denver Brittain, could easily identify each house.

ARCHITECTURAL CONTEXT

Herman von Holst (1874-1955)

Both Herman von Holst and Fred C. Aiken (Aiken House, NR 1992) came to Florida to care for their investment. Von Holst took charge of completing the unfinished houses. Planning to rent the unoccupied houses to tourists, he prepared a brochure showing Floresta as being located conveniently close to everything; and pointing out the town's amenities such as the Boca Raton Club, the train station, and beach pavilion.

Von Holst was born in Germany in 1874. He came to the United States in 1891, when his father received an appointment as the first professor of history at the newly established University of Chicago. The younger Von Holst graduated from the University of Chicago and from the architecture program of the Massachusetts Institute of Technology. He established an architectural office in Chicago in 1904 and taught architectural design at the Art Institute. When Frank Lloyd Wright went to

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LAVENDER HOUSE, BOCA RATON,
PALM BEACH CO., FL.

Section number 8 Page 4

Europe in 1909 to prepare his drawings and photographs for a German publication, he turned over six uncompleted or still-to-be designed commissions to Von Holst. Von Holst, in turn, passed five of the commissions on to another architect, Marian Mahoney. This, perhaps, is an indication that his own practice was well-established and that he did not need the additional work at that time. Von Holst is best known for his industrial work, which included the designs for a number of power plants for the Public Service Company of Northern Illinois and the Commonwealth Edison Company.

In 1932, Von Holst moved into the Lavender House and resided there until 1955. He served as a Boca Raton councilman from 1934-1949. He became chairman of the town planning board in 1940, and served until 1953, when he was made an honorary life member. In the 1930s he designed the beach pavilion at the oceanfront and the Palmetto Park Road, which was destroyed by a hurricane in the 1950s.

Addison Mizner (1872-1933)

Before entering the San Francisco architectural office of Willis Polk in 1893, Addison Mizner had attended the University of Salamanca in Spain. For the next four years, Mizner learned the fundamentals of his profession and then embarked on an extensive tour of the Pacific, Central America, and Europe. In 1904 he decided to become a New York society architect in the mold of his idol, Stanford White. Between 1904 and 1917, he completed numerous northern projects, including several Spanish-influenced houses. His reputation as a society architect, however, was solidified by the flamboyant Mediterranean Revival style villas he designed in Palm Beach in the 1920s.

Mizner went to Palm Beach in 1918, expecting to stay only a few months, and remained until his death in 1933. He had been commissioned by Paris Singer, the sewing machine heir, to design a convalescent hospital that could serve as a private social club following the war. The war ended before construction was completed, so the building never saw use as a hospital. It opened in January 1919 as the Everglades Club and immediately became the exclusive center of Palm Beach Resort life. Soon Mizner received the commission for a great oceanfront villa from

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Continuation Sheet**

**LAVENDER HOUSE, BOCA RATON,
PALM BEACH CO., FL.**

Section number 8 Page 5

Mrs. Edward T. Stotesbury, the undisputed leader of Palm Beach Society.

Between 1919 and 1925, Mizner designed several commercial buildings and nearly forty large villas for the leading society figures of Palm Beach. Mizner's architectural vocabulary swept the resort. Almost all construction for the next six years, no matter who the architect, followed Mizner's design concepts. His Mediterranean Revival architecture incorporated broad terraces, private patios, secluded courts, rambling plans, and rough stucco walls topped by red tile roofs. Capitalizing on Florida's ideal climate, the houses were designed so that every major room had quick and easy access to the out-of-doors. Unable to purchase enough barrel tiles and other decorative items needed for his buildings, he established Mizner Industries to manufacture roof tiles, floor tiles, pottery, case stone door and window surrounds, decorative wrought-iron work, lighting fixtures, and furniture.

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Continuation Sheet

LAVENDER HOUSE, BOCA RATON,
PALM BEACH CO., FL.

Section number 9 Page 1

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Continuation Sheet**

LAVENDER HOUSE, BOCA RATON,
PALM BEACH CO., FL.

Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

Floresta Addition to Boca Raton, E 46 feet of Lot 1 and Lot 2, less E 15 feet, Block 4.

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with the Lavender House.

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Continuation Sheet**

LAVENDER HOUSE, BOCA RATON,
PALM BEACH CO., FL.

Section number Photo Page 1

1. Lavender House, 875 Alamanda Street
2. Boca Raton, Palm Beach County, Florida
3. David Lehner
4. April 1994
5. 200 E. Boca Raton Road, Boca Raton, Fl. 33432
6. Aerial view, looking to the northeast.
7. Photo 1 of 11

Numbers 1-5 are the same for the remaining photographs

6. Main (south) facade, view looking north
7. Photo 2 of 11

6. Detail, entrance door, main (south) facade; view looking north
7. Photo 3 of 11

6. Main (south) facade; view looking northeast
7. Photo 4 of 11

6. West elevation on right, north (rear) elevation on left; view looking southeast
7. Photo 5 of 11

6. North (rear) elevation; view looking south
7. Photo 6 of 11


6. East elevation, view looking northwest
7. Photo 7 of 11

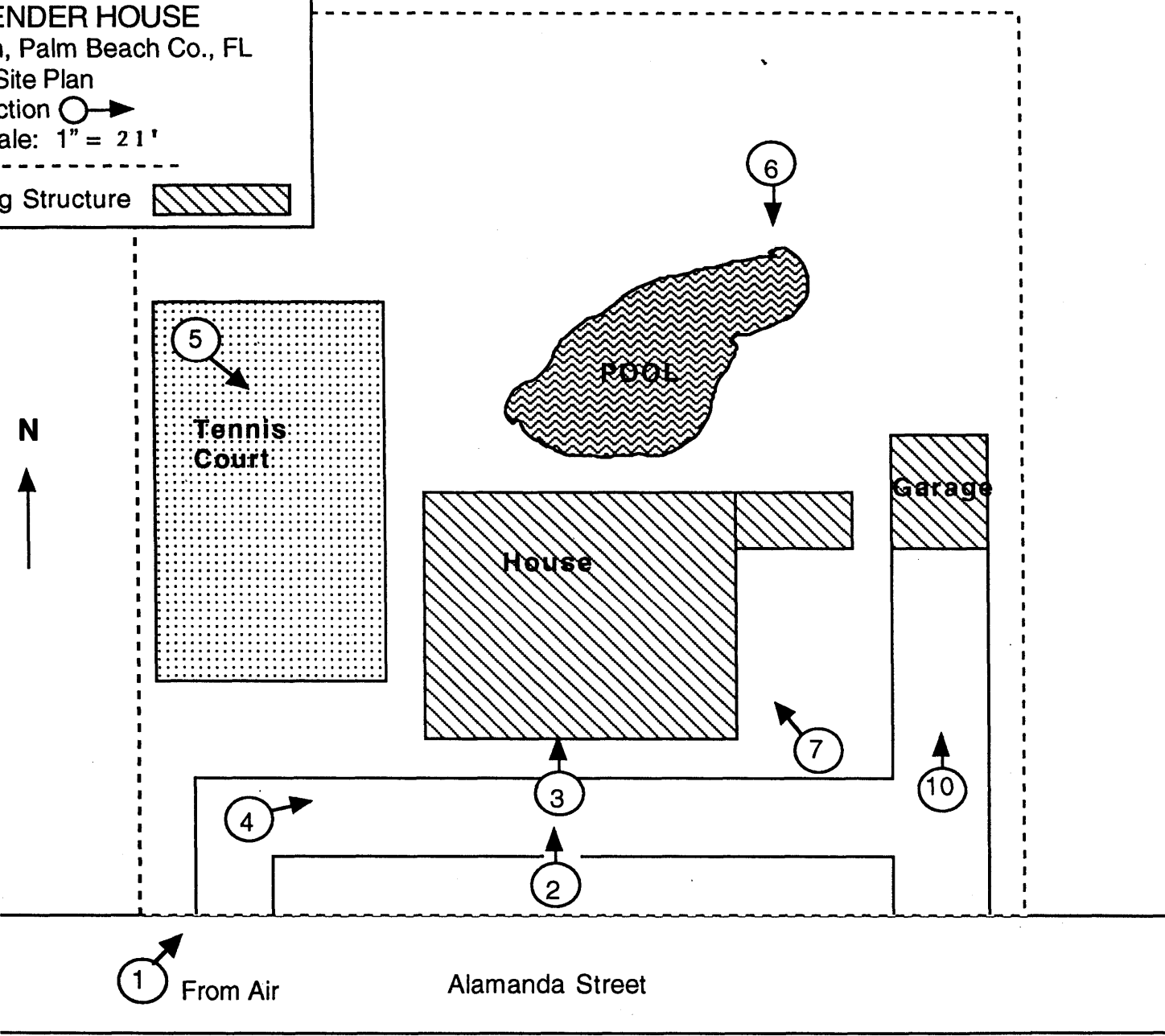
6. Interior detail, looking north from entrance door, down center hallway
7. Photo 8 of 11

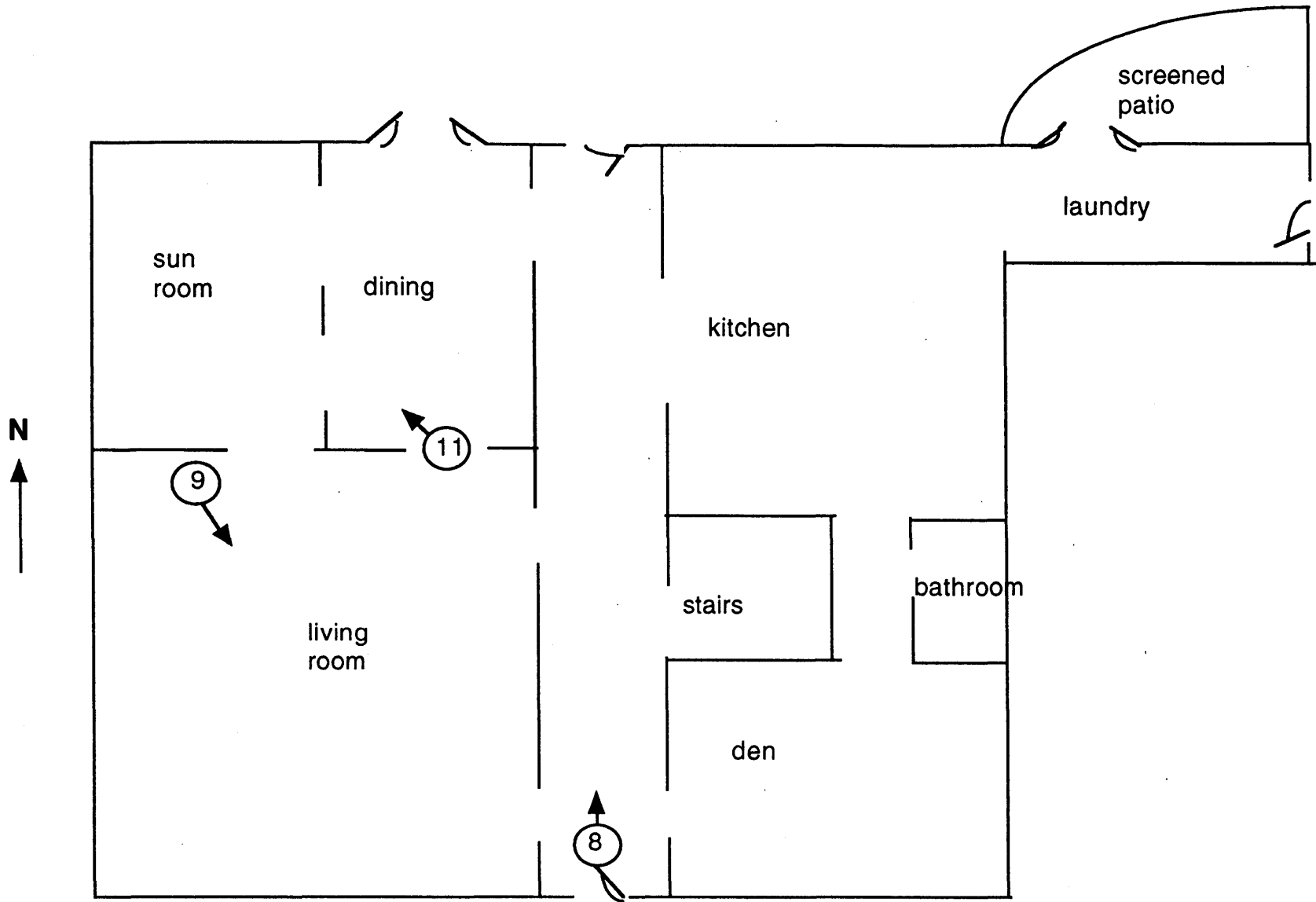
6. Interior detail, view of living room, first floor; view looking southeast
7. Photo 9 of 11

6. Main (south) facade of garage; view looking north
7. Photo 10 of 11


6. Interior detail, view of dining room (with pecky cypress ceiling) and of sunroom addition (on left); view looking north
7. Photo 11 of 11

LAVENDER HOUSE
Boca Raton, Palm Beach Co., FL
Site Plan
Photo Direction ○ →
Approx. Scale: 1" = 21'
Boundary - - - - -
Contributing Structure 





LAVENDER HOUSE
 Boca Raton, Palm Beach Co., FL
 First Floor

Photo Direction 
 Approx. Scale: 1" = 7'