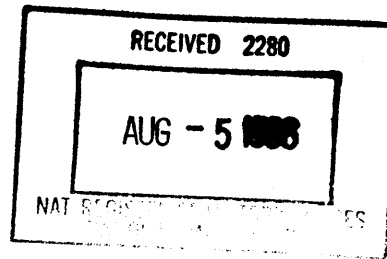


United States Department of the Interior
National Park Service



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 "x" 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 COMEAU BUILDING

other names/site number Site # 8PB00567

2. Location

street & number 319 Clematis Street n/a not for publication

city or town West Palm Beach n/a vicinity

state Florida code FL county Palm Beach code 099 zip code 33401

3. State/Federal Agency Certification

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

Suzanne P. Walker / Deputy SHPO 7/29/96
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:)

Signature of the Keeper

Date of Action

Edson H. Beall

9-6-96

Entered in the
National Register

Comeau Building
Name of Property

Palm Beach Co., Fl.
County and State

015 020719

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>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</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)

COMMERCE/TRADE/ Business

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE/ Business

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS/
Classical Revival

Materials
(Enter categories from instructions)

foundation Concrete
walls Stucco
roof Tar and Gravel
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)

Commerce

Architecture

Period of Significance

1926-1946

Significant Dates

1926

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Harvey, Henry Stephen

Clarke, L. Phillips

Primary location of additional data:

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

Name of repository:

Comeau Building
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
---	---

5	9	4	2	4	0
---	---	---	---	---	---

2	9	5	4	8	7	0
---	---	---	---	---	---	---

Zone Easting Northing

3

--	--

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

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

Zone Easting Northing

4

--	--

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

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

 See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Leslie Divoll/ Sherry Piland, Historic Sites Specialist

organization Bureau of Historic Preservation date July 1996

street & number R.A. Gray Bldg., 500 S. Bronough 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 Register of Historic Places
Continuation Sheet**

**COMEAU BUILDING
PALM BEACH CO., FL.**

Section number 7 Page 1

The Comeau Building, 319 Clematis Street, West Palm Beach, is a ten-story commercial building, designed with a two-story arcade of retail shops, and eight floors of office suites. The rectangular structure has a frontage of 100 feet and a depth of 150 feet. It was constructed of reinforced concrete frame and hollow clay tile. It has no basement and rests on a foundation of concrete pilings. The exterior walls are finished with stucco, scored to appear as stone. The flat area of the truncated hip roof is surfaced with tar and gravel; the hipped portion is surfaced with cement S-tiles.

SETTING

The Comeau Building is located in the heart of West Palm Beach's downtown business area, on Clematis Street (Photo 1). Clematis Street is a major east/west corridor in the business district, extending from Lake Worth to Tamarind Avenue. Other commercial buildings are located to the north, south, east and west.

The Comeau Building, one of the city's first skyscrapers, and the near-by fourteen-story Harvey Building dominated the West Palm Beach skyline until a new wave of high-rise construction began in the early 1980s.

EXTERIOR DESCRIPTION

The main facade of the Comeau Building faces south and is organized in a three-part vertical format (base-shaft-capital), with each segment separated by bold cornices (Photo 2). The two-story base features a monumental arched entrance, seventeen feet wide and twenty-six feet high (Photo 3). The keystone of the arch contains a large cartouche. Two Doric columns within the arch support an entablature carved with the name "Comeau." Above this is a semi-circular fanlight with Art Nouveau-inspired tracery.

On each side of the monumental entry are two storefront windows. Because the architects anticipated equally tall buildings on both sides, they designed the shaft (floors two through ten) twenty feet narrower on each side than the two-story base below, thus insuring twenty-foot light and air shafts on

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****COMEAU BUILDING
PALM BEACH CO., FL.**Section number 7 Page 2

each side of the building. Skylights in the second floor roof directed light into the second floor arcade shops below. The transition from this wide base to the narrower shaft is accomplished with a Baroque scroll stepping down to a lower horizontal cornice, terminating with an urn and sphere finial. When the building's construction was announced, newspapers accounts indicated the first three stories would be faced with stone. In actuality, simulated stone was executed in stucco. The corners of the building are emphasized with stucco quoins extending the full height of the building.

The building shaft (floors three through eight) consists of smooth stucco walls crisply punctured by window openings arranged to emphasize the center section. A cornice between the eighth and ninth floors encircles the building.

The ninth and tenth floors, the symbolic capital of the building, feature a central, two-story portico dominated by two Doric columns (Photo 2). This open-air porch provides panoramic views of Lake Worth and the ocean.

The east and west elevations are unadorned and consist of equally spaced window openings. Centrally located on the rear (north) elevation is a recessed, open fire stair (Photo 4). Each landing is railed, forming a series of open-air balconies. This stairway terminates in an arched pavilion with a tile, hip roof. Rising behind this pavilion is a short, hip roofed tower containing the rooftop elevator equipment.

INTERIOR DESCRIPTION.

The interior of the building is designed to accommodate both retail and office space. Retail shops front onto the open, two-story central space that extends from the street to the alley (Photo 5). This retail arcade is divided into bays by Corinthian pilasters that extend from the floor and support the second floor ceiling. A series of arches with keystones defines the store fronts. An awning is placed within each arch. The arcade has a handmade tile floor and a fountain is placed near the rear of the space.

The second level of the arcade features a wrought iron openwork guardrail, interspersed with columns set between the

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

**National Register of Historic Places
Continuation Sheet**

**COMEAU BUILDING
PALM BEACH CO., FL.**

Section number 7 Page 3

gigantic pilasters. These columns support an elaborate entablature. Large light fixtures are suspended from the ceiling. A door on the west side of the arcade, near the front of the building, leads to an emergency steel, switch-back stairway.

The upper office floors retain their original arrangement in double-loaded corridor format, with one central hallway. However, suite sizes varied and have been re-configured over time to meet the changing needs of office tenants. The concrete frame construction allowed large open areas, and flexibility for changing the non-supporting, interior walls. The central corridor is entered from the elevators near the rear of the building. Each floor has a pair of rest rooms at the northwest corner, adjacent to the elevators.

ALTERATIONS/ADDITIONS

Overall, the Comeau Building retains its integrity of design and materials. However, changes have occurred over the years to modernize and upgrade the building and to render it better able to withstand hurricane force winds. One of the most notable changes to the building was the enclosure of the formerly open arcade entrance (Photo 6) with glass to permit the addition of air conditioning in 1970. This led additionally to lowered ceilings within both the arcade and office spaces (originally the first floor had fifteen-foot ceilings and the second floor had eleven-foot ceilings). Twenty skylights were located in the second floor roof at the extreme north and south edges, placed in each column bay. They remain in place but are concealed by the drop ceilings.

In 1970, the original wood knee wall and glass corridor partitions on the upper floors, like those still remaining in the first and second floors, were replaced with fire rated partitions made of steel studs and painted drywall. At the same time, the original dark-painted steel double-hung sash were replaced with dark colored anodized aluminum framed, tinted glazed, inoperable windows placed within existing openings.

Probably around 1976, the grotesque Roman face or mask which decorated each keystone of the facade storefronts was removed. Cosmetic changes in 1985 restored the arcade fountain, put

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**National Register of Historic Places
Continuation Sheet**

**COMEAU BUILDING
PALM BEACH CO., FL.**

Section number 7 Page 4

Mexican tile over the original marble flooring of the first floor, and added green awnings within the arcade to "mute the overpowering effect of columns and marble." All rest rooms have also been remodeled.

The present roofing material replaces the original barrel tile Ludowici roofing which was badly damaged by the 1928 hurricane. Although roof repairs and partial replacement were made through the years, no comprehensive roof maintenance program was undertaken until 1995, when the patchwork of original and replacement tiles was replaced.

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Continuation Sheet**

**COMEAU BUILDING
PALM BEACH CO., FL.**

Section number 8 Page 1

The Comeau Building, 319 Clematis Street, West Palm Beach, Florida, meets National Register Criteria A and C in the areas of Commerce and Architecture. It was only the second multi-story office building constructed in West Palm Beach during the boom years of the 1920s and remains one of the most architecturally significant commercial buildings in the downtown area. The building, designed by the prominent West Palm Beach architectural firm of Harvey and Clarke in 1926, was an integral part of the commercial history of West Palm Beach. It serves as a strong visual representation of the Florida Boom Years.

HISTORIC CONTEXT

West Palm Beach was developed by Henry Flagler as the commercial area to serve the needs of Palm Beach, the deluxe winter resort he began developing in the 1890s on the island between Lake Worth and the Atlantic Ocean. Although West Palm Beach was the home to those who served and supplied the elegant resort community, by 1911 it had developed into a self-sufficient city. It provided support to the surrounding agricultural areas and became a major year-round center for shipping produce. A mild winter climate, outstanding rail and automobile access, overall national prosperity, and the promise of the Florida legislature never to pass State income or inheritance taxes made Florida the promised land for investors. Palm Beach, with its ready supply of wealthy speculators and flamboyant land developers, was an active participant in the Land Boom of the 1920s. Concurrently, West Palm Beach developed a substantial building supply and architectural specialties market, obtaining materials from around the world for distribution throughout Florida.

However, the real estate boom began to decline in 1926, and plunged the state into financial panic. A banking crisis ensued, caused by bankers who looted the assets "they pledged to protect. They tried to get rich by wildly speculating with depositors' money, and when their schemes failed, so did their banks . . . more than 90 percent of the banks that failed in Florida during the 1920s involved abuse or fraud by insiders." The bank failures crippled commercial enterprises and land speculation. Construction, the backbone of West Palm Beach's boomtime economy, declined dramatically.

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Continuation Sheet**

**COMEAU BUILDING
PALM BEACH CO., FL.**

Section number 8 Page 2

These financial problems were exacerbated by major hotel fires in Palm Beach and back-to-back hurricanes which devastated the tourism industry. The stock market crash of 1929 was a final blow to the declining economy. The growth of this once bustling community did not significantly recover until the years following World War II.

HISTORIC SIGNIFICANCE

The commercial downtown area of West Palm Beach expanded greatly during the early 1920s as the city felt the impact of Florida's real estate boom. The Comeau Building typifies the confidence and sophistication of the new Florida that was emerging during the building boom, and it was cited at the time of its construction as being the "largest and most beautiful office building" in West Palm Beach. Its Neo-Cassical Revival style reflected the commercial aspirations and growing sophistication of the community.

The building bears the name of its original owner, A. J. Comeau. Comeau, a native of Nova Scotia, was educated in New England at Dartmouth College. He arrived in the West Palm Beach area in 1911, and his first business venture in West Palm Beach was a general store. Eventually he acquired several properties in the city. In 1916, he built a restaurant on property he owned on Clematis Street. The restaurant evolved into a cafeteria and eventually, the site of the cafeteria was selected for his new project, the Comeau Building. By the time he inaugurated the project, Comeau was hailed for his leadership in commercial development and was credited with "setting the commercial development of this city ahead in radical fashion." The building permit for the Comeau Building was issued in June 1925. Work began on the building that month and it was completed in 1926. Cost of the building was variously reported as \$515,500 and \$750,000.

ARCHITECTURAL CONTEXT

The building boom in West Palm Beach was little different from that in the rest of the State in the 1920s except, perhaps, that there was a ready supply of investors and millionaires available to finance various projects. As a result, West Palm

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National Register of Historic Places Continuation Sheet

Section number 8 Page 3

COMEAU BUILDING
PALM BEACH CO., FL.

Beach's image was transformed by the simultaneous construction of West Palm Beach's first "skyscrapers", the 10-story Comeau Building and the nearby Harvey Building. Together, they dominated the skyline until the next wave of high-rise construction in the early 1980s. The Harvey Building and the Comeau Building remain today, in their original uses and substantially unchanged.

The 100,000 square foot Comeau Building became the prestige office building of the downtown business district, a reputation it did not relinquish until the first of the new glass towers was built in the early 1980s. By then, however, the nearby suburban office buildings had sapped the Comeau Building of its premium tenants. The property was sold in 1978, and again in 1984 for \$10 million. The new owner launched a cosmetic renovation of the lobby, concealed mechanical systems, and made improvements to the remote parking lots. He claimed to have spent \$400-\$500,000 on renovations.

ARCHITECTURAL SIGNIFICANCE

The Comeau Building derives its architectural significance from its architectural style, its high-rise construction, and its emphasis on modernity. It is further significant as an important work of the prominent West Palm Beach architectural firm of Harvey and Clarke.

The skyscraper, or tall commercial building, was made possible by the technological advances of the steel frame, reinforced concrete, and the elevator. The Comeau Building follows the traditional tripartite formula of skyscraper design with a base, shaft, and capital composed of groupings of stories. The exterior could then be clothed by using a variety of historic styles. The use of historic architectural features imbued the novel building form with an element of the traditional and familiar. The Comeau Building features Neo-Classical Revival style exterior features. This style complemented the solidity, harmonious proportions, and monumentality of the building.

Use of the Neo-Classical Revival style reflects the prevailing vogue for classical forms in the first decades of the twentieth century. Characteristics of the style include monumental proportions finished with a smooth or polished stone

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COMEAU BUILDING
PALM BEACH CO., FL.

surface, often combined with rusticated masonry laid with deep joints; the use of arched openings; and Classically-inspired pilasters, columns, cornices, and moldings.

At the time of its construction, newspaper accounts called the Comeau Building "ultra modern" and pointed out its "unusual" construction features. These features included the provision of daylight and natural ventilation in every suite; a profusion of outlets for electric lights and fans; telephone outlets in each office; conduits for electric and telegraphic wires; a circulating ice water system with drinking fountains on each floor; mail chutes on each floor; a complete building directory; a steam heating system; and "modern type" elevators. The height of the building made it possible to incorporate the unique feature of observation galleries on the ninth and tenth floors, providing a commanding view of the tropical panorama for many miles.

An additional significant feature of the Comeau Building is the incorporation of a shopping arcade. An arcade was a covered walk, often lighted from the top with skylights, and lined with shops or offices on one or more levels. Arcades were popular features in Florida architecture of the 1920s and 1930s. Prior to the common use of air-conditioning, an arcade provided a comfortable, shaded shopping street. Most arcades in Florida are found in one and two story buildings. The Comeau Building was designed to contain twenty-five shops on the ground floor and an additional twenty-four on the upper arcade level. The remaining eight floors of the building provided space for 200 office suites.

The Comeau Building is also significant as a major work by the West Palm Beach architectural firm of Harvey and Clarke. Both partners in the firm, Henry Stephen Harvey and L. Phillips Clarke, attended the University of Philadelphia. Harvey was already a licensed architect in Philadelphia when he met Clarke, who was working as an assistant to another Philadelphia architect, but did not yet have enough job experience to secure a license. Clarke wanted to return to his family's seasonal home in Palm Beach to establish a firm there, but did not have the professional credentials to do so. Harvey was intrigued by the promise of the Florida boom and agreed to train Clarke so that he could pass the Florida architectural examination. Association with the young, wealthy, and socially well-connected Clarke was

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Continuation SheetSection number 8 Page 5COMEAU BUILDING
PALM BEACH CO., FL.

mutually beneficial. Clarke apparently financed the young firm, putting up \$1,000 or \$2,000 to get them started. Their partnership began in 1921, and commissions came quickly. Harvey reminisced, "I got off the train on a Thursday in May, and the next Saturday morning I had a commission for \$100,000."

For several years, the design work was shouldered by Harvey as he trained Clarke for his license exams. In one of his last interviews, Harvey stated that his own Florida license was #179, "now #1 or #2 in age and in length of service." Between 1921 and 1925, Harvey and Clarke claimed responsibility for \$7 million dollars worth of new construction in South Florida. The business thrived during the mid-1920s, and designs were produced for single and multi-family residences, churches, and commercial buildings. They also offered small house plans, available by catalogue for those who could not afford the luxury of a personal architectural consultant. By mid-decade, the firm also operated a branch office in Homestead, Florida. At its peak, the combined operation consisted of at least 25 people. Over two hundred commercial and residential buildings designed by Harvey and Clarke were constructed between 1921 and 1926, an indication of the boom time energy and the financial investments of the period. They designed 50 railroad depots for the Seaboard Coastline Railroad alone, establishing Harvey and Clarke as one of the premier Florida architectural firms of the 1920s.

As one of the rising new business leaders of West Palm Beach, Harvey was nominated and ran successfully for mayor, and served in that capacity from 1924 until 1926, the year of the banking crash. He was also a charter member of the prestigious Tusawilla Club which pledged to help the Seaboard Railroad buy the necessary right-of-way to extend its line to Miami. Harvey cited numerous projects in West Palm Beach as solely his work: Holy Trinity Episcopal Church, Palm Beach Town Hall, the Comeau Building, the Pennsylvania Hotel, and the 50 Seaboard Railway Stations for the entire new extension in Florida, including the West Palm Beach station (NR 1973). Among the other projects by the firm are the Palm Beach Town Hall, Pennsylvania Hotel (demolished), and the Dixie Court Hotel (NR 1986, demolished 1989).

Unfortunately, the economic crisis brought on by the collapse of the Florida land boom and the Great Depression caused the firm of Harvey and Clarke to fail. Harvey left Florida and

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**National Register of Historic Places
Continuation Sheet**

**COMEAU BUILDING
PALM BEACH CO., FL.**

Section number 8 Page 6

returned to his home town, Birmingham, Alabama. He returned to Florida in 1933, and opened a hardware business selling items placed with him on consignment by a Mr. Horst of Miami Beach, who sent \$25 weekly for six months to keep Harvey afloat.

Clarke remained in West Palm Beach and, perhaps with financial assistance from his family, continued to work as an architect. In October 1928, following the devastating hurricane that struck the area in September, Clarke was appointed to supervise the plans for all new hotel and rooming house construction. Public projects made up a large part of Clarke's subsequent work which included the design of a school auditorium for Belle Glade (1932), and a new City Hall for West Palm Beach (1947, in association with William Manly King and Henderson and Votaw). Just after the collapse of the Florida land boom, Clarke summarized his philosophy on building in Florida, "West Palm Beach must get out of the way of putting up temporary structures and build more for permanency. . . . It is folly to put up one building and then tear it down to replace it with another. . . . Just what is the work of an architect? It is to give to his clients just what they want, and to render it beautiful."

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Continuation Sheet**

Section number 9 Page 1

COMEAU BUILDING
PALM BEACH CO., FL.

"Blaze Hits Historic Office Building -- Flames Light Up West Palm Beach." Miami Herald, 15 November 1986.

"Comeau Building Sold." Palm Beacher, 11 October 1978.

"Completing Comeau Skyscraper." Palm Beach Post, 1 May 1926.

Curl, Donald W. Palm Beach County, An Illustrated History. Northridge, California: Windsor Publications, 1986.

Cutler, Harry. History of Florida. Chicago: Lewis Publishing Company, 1923.

Florida Editors Association. The Book of Florida. n.p.: James O. Jones Company, 1925.

Harvey, Henry Steven. "This is How I Came to Florida." Unpublished typescript in "Harvey and Clarke" vertical file, Historical Society of Palm Beach County, West Palm Beach, Florida, n.d.

Johnson, John P. Lecture presented at the Fourth Mizner Symposium, Historic Palm Beach County Preservation Board, 28 April 1990.

"Local Architects Will Furnish Plan of Small Residences." 16 April 1926, Palm Beach Post.

"L. Philips Clarke Named to Pass on All Hotel Drawings." 3 October 1928, Palm Beach Post.

Vickers, Raymond B. Panic in Paradise: Florida's Banking Crash of 1926. Tuscaloosa: University of Alabama Press, 1994.

"Work on \$515,500 Building is Begun." Palm Beach Post, 18 June 1925.

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National Register of Historic Places Continuation Sheet

Section number 10 Page 1

**COMEAU BUILDING
PALM BEACH CO., FL.**

VERBAL BOUNDARY DESCRIPTION

Town of West Palm Beach, Block 13, Lots 15 and 16.

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with the Comeau Building.

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Continuation Sheet

Section number Photo Page 1

COMEAU BUILDING
PALM BEACH CO., FL.

1. Comeau Building, 319 Clematis Street, West Palm Beach
2. Palm Beach County, Florida
3. C. J. Walker, 717 Flamingo Drive, West Palm Beach, Fl.,
33401
4. October 1995
5. 717 Flamingo Drive, West Palm Beach, Fl. 33401
6. Streetscape, looking west along north side of Clematis
Street
7. Photo 1 of 6

Unless otherwise noted, numbers 1-5 are the same for the
remaining photographs.

6. Main (south) facade on left, east elevation on right; view
looking northwest
7. Photo 2 of 6
6. Detail of entrance, main (south) facade; view looking
north
7. Photo 3 of 6
6. North (rear) elevation on left, west elevation on right;
view looking southeast
7. Photo 4 of 6
6. Interior view of arcade, from rear to front entrance; view
looking southeast
7. Photo 5 of 6
3. Unknown
4. ca. 1927
5. Historical Society of Palm Beach County, West Palm Beach,
Florida
6. Historic view, main (south) facade entrance; view looking
northeast
7. Photo 6 of 6