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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 any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name MARINA HISTORIC DISTRICT

other names/site number N/A; FMSF#PB14875

2. Location

street & number Bounded by E. Atlantic Av, MarineWay, SE 3rd St, SE 7th St. N/A  not for publication

city or town Delray Beach N/A  vicinity

state FLORIDA code FL county Palm Beach code 099 zip code 33483

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.)

Glissa Stone 4/11/14  
Signature of certifying official/Title Date

Dep

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

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

E. Fox  
Edson H. Beall  
Signature of the Keeper

6-2-14  
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
60	29	buildings
0	0	sites
0	0	structures
0	0	objects
60	29	total

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

- DOMESTIC/Single Dwelling
- DOMESTIC/Multiple Dwelling
- DOMESTIC/Secondary Structure
- COMMERCE/Business
- RELIGION/Church
- RECREATION/Municipal Marina

Current Functions

(Enter categories from instructions)

- DOMESTIC/Single Dwelling
- DOMESTIC/Multiple Dwelling
- DOMESTIC/Secondary Structure
- COMMERCE/Business
- RELIGION/Church
- RECREATION/Municipal Marina

7. Description

Architectural Classification

(Enter categories from instructions)

- Frame Vernacular
- Masonry Vernacular
- See Continuation Sheet Section 7, Page 1

Materials

(Enter categories from instructions)

- foundation Concrete
- walls Wood
- Stucco
- roof Asphalt 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.)

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

Areas of Significance

(Enter categories from instructions)

- ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT
COMMERCE

Period of Significance

1924-1949

Significant Dates

1924

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Maas, Gustav

Blder: Unknown

Criteria Considerations

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

Property is:

- Criteria A through G with checkboxes and descriptions.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of Repository

#

10. Geographical Data

Acreage of Property 24 apprx.

UTM References

(Place additional references on a continuation sheet.)

1	17	593040	2926946
Zone	Easting	Northing	
2	17	593048	2926942

3	17	593096	2926915
Zone	Easting	Northing	
4	17	593083	2927148

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 Amy E. Alvarez, Historic Preservation Planner/Carl Shiver, Historic Preservationist

organization Florida Bureau of Historic Preservation date April, 2014

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

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name Multiple

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

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

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MARINA HISTORIC DISTRICT  
PALM BEACH COUNTY, FLORIDA  
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**ARCHITECTURAL CLASSIFICATION**

Frame Vernacular, Masonry Vernacular  
LATE 19TH AND 20TH CENTURY REVIVALS/Mission Revival  
LATE 19TH AND 20TH CENTURY REVIVALS/Mediterranean Revival  
LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman  
LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/Monterey  
LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/Minimal Traditional  
MODERN MOVEMENT/Ranch  
MODERN MOVEMENT/Moderne

Architects

Maass, Gustav  
Ogren, Sr., Samuel  
Pope, Henry

**SUMMARY**

The Marina Historic District in Delray Beach is an eight-block waterfront neighborhood bounded by East Atlantic Avenue on the north, the Intracoastal Waterway on the east, S.E. 3rd Street between the Intracoastal Waterway and a north/south alley between S.E. 6th Avenue and S.E. 7th Avenue running north to S.E. 1st Street, then east to S.E. 7th Avenue, then north along the west curb line of S.E. 7th Avenue back to Atlantic Avenue. The district is primarily residential and consists of mainly one- and two-story single-family homes, some of which have garages and/or apartments, and some multi-family dwellings. There are also six commercial buildings and one church. Of the 89 buildings contained within the district, 60 (67 percent) are contributing and 29 (33 percent) are noncontributing. The Marina Historic District displays a variety of architectural styles. Frame and Masonry Vernacular styles predominate, but the styles include Mediterranean and Mission Revival, Monterey, Minimal Traditional, and Art Moderne. The subdivision has maintained its historic physical integrity and the street layout, which follows a modified grid pattern that has not changed since it was originally platted in 1924. The district's period of significance is from 1924 to 1949.

**SETTING**

The city of Delray Beach is located in the southeast of Florida, along the Atlantic Ocean coastline, and roughly 50 miles north of Miami. According to the 2010 U.S. Census Bureau, the city of Delray Beach has a population

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of approximately 64,700.<sup>1</sup> Delray Beach's location in South Palm Beach County is in the middle of Florida's Southeast Economic Region. The city has four miles of beach along the Atlantic Ocean. The city lies directly north of Boca Raton and south of Boynton Beach. The town of Highland Beach also borders it to the south on the same barrier island east of the Intracoastal Waterway. The town of Gulf Stream borders it to the north, east of U.S. Route 1 and on the barrier island. Delray Beach has an urbanized area immediately west of the city limits, in unincorporated Palm Beach County, which includes numerous gated communities. Many residences and businesses within this area use a Delray Beach postal address. The area is often referred to informally as "West Delray."

**DESCRIPTION**

The district's eastern boundary is the Intracoastal Waterway, formerly known as the Florida East Coast Canal. Completed in 1895, the waterway was dug by the Florida East Coast Line Canal and Transportation Company to connect Lake Worth and Biscayne Bay. Atlantic Avenue, which is the northern boundary of the district, is centrally located within the municipality and has long served as both the primary commercial corridor and main artery connecting developments on both sides of the Intracoastal Waterway.

Atlantic Avenue is a four lane thoroughfare with parallel parking on both sides. Evenly spaced royal palm trees are found on both side of the road. Vseteran's Park, formerly known as City Park, is located north of Atlantic Avenue and comprises approximately 3.5 acres along the Intracoastal Waterway. The park features the Adult Recreation Center, lawn bowling and shuffleboard courts, picnic tables and grills, as well as a gazebo that is frequently used for outdoor concerts. Adjacent to Veterans Park is the Gulf Atlantic Plaza shopping center.

A small commercial area on the south side of Atlantic Avenue between the Intracoastal Waterway and S.E. 7th Avenue includes contributing historic buildings that date from the 1920s to the 1940s. The city-owned Municipal Marina (Photos 1-2), built in 1936, occupies a narrow swath of land along Marine Way between S.E. 1st Street and S.E. 2nd Street. All of the streets in the historic district are paved, but sidewalks and curbs are not found on all sections of the streets and relate to dates of construction of the buildings found along the streets. Landscaping also varies from street to street. The majority of building lots in the district are 50 feet wide with some as wide as 75 feet. The average building setback is 30 feet. The location of driveways alongside the principle residence is the primary development pattern for parking, the exception being multi-family residences, which feature parking, either parallel to the street or angled in front of the property.

Marine Way (formerly Canal Street), which runs parallel to the Intracoastal Waterway, extends approximately two blocks between East Atlantic Avenue and S.E. 2nd Street with residences located on the west side of the street. In 2001, the City of Delray Beach shifted the road west to create a small park along the Municipal

<sup>1</sup> U.S. Census, twenty-third census, population, April 1, 2010.

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Marina and to allow parallel parking on both sides of the street. In the area between S.E. 1st Street and S.E. 2nd Street, Marine Way features sidewalks and evenly spaced royal palms. Additional palm trees are used as landscaping within Municipal Marina Park. A small utility building for the marina is located near the terminus of Marine Way at S.E. 2nd Street. The noncontributing three-story Marina Way Townhomes, which are centrally located along Marine Way, differ significantly from the smaller scaled nearby contributing resources.

Revival styles comprise the majority of contributing buildings in the historic district. The north end of Marine Way terminates in a dead end. Sanborn Maps of Delray Beach ranging from 1926-1963 indicate the street once continued across East Atlantic Avenue and through Veteran's Park. This portion of the street does not have sidewalks. There are royal palm trees, mature shade trees, and a low hedge of mangroves along the waterfront that conceal private docks for the homes located across the street.

The main thoroughfare of Marina Historic District is S.E. 7th Avenue, which starts at East Atlantic Avenue and continues south past the southern boundary of the district. The resources along S.E. 7th Avenue include a mix of single-family and multi-family residences, and one restaurant which has been adaptively reused from a 1925 single family residence. The area along S.E. 7th Avenue south of S.E. 2nd Street contains only single-family residences.

Traffic calming measures were constructed along S.E. 7th Avenue around the same time as the improvements took place on Marine Way. A traffic circle was added at the intersection of S.E. 7th Avenue and S.E. 2nd Street, giving greater prominence to the historic First Church of Christ Scientist located on the southwest corner. Sidewalks were also added on the east side of the street. The sidewalks do not continue south of the traffic circle at S.E. 2nd Street; curb extensions to narrow the roadway were added as part of the traffic calming measures.

Palm Square, which runs from East Atlantic Avenue to S.E. 1st Street, has been redesigned twice since 1895. Originally known as Gleason Street, the name was changed to S.E. 8th Avenue before attaining its current name. The residential resources on Palm Square are separated from commercial resources on East Atlantic Avenue by parking lots on both sides of the street. There are no sidewalks after the parking lots and curbs exist only on the eastern side of the road. Palm Square was originally finished with a shell rock surface and divided by a landscaped median containing cabbage palms and coconut palms accented by hibiscus bushes.

S.E. 1st, 2nd, and 3rd streets are secondary arteries found in the historic district. Six properties front these streets, resulting in a different streetscape aesthetic from the rest of the district. There are fewer trees yet more hedges planted to conceal side yards.

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**PHYSICAL DESCRIPTION**

**Contributing Residences**

This list includes a selection of the 62 contributing and 32 noncontributing resources found in the historic district. Many of the residences in the district were difficult, or even impossible to photograph, because the properties were surrounded by privacy wood fences and concrete walls bordered by a wide variety of subtropical trees and other plantings that obscured views of the buildings.

30 Marine Way

The earliest surviving contributing buildings in the Marina Historic District date from the 1920s. The majority of these are Mediterranean Revival and Mission Revival style single family dwellings constructed between 1924 and 1928. The small Mission Revival style residence at 30 Marine Way (Photo 3) was constructed in 1925. It is one-story in height, has an L-shaped ground plan, and a flat roof with a low parapet. The concrete block building has exterior walls surfaced with stucco and a concrete exterior chimney also surfaced with stucco. Above the central main entrance is a bas-relief arched sunburst panel and bas-relief medallions with palm tree images in the center are found at both ends of the main facade frieze. The main entrance is flanked by large picture windows with awning windows at the sides. Although unusual for a residence constructed in the 1920s, the windows appear to be an original historic feature. There is a small, wood frame residence also dating from c. 1925, located at the rear of the property.

46 Marine Way

The two-story Mediterranean Revival style residence at 46 Marine Way (Photo 4), constructed in 1926, exhibits a simplified form of the style. The stucco-covered concrete block building rests directly on a continuous concrete block foundation and has a two-level roof surfaced with barrel tile. A stucco covered concrete block chimney rests in the center of the lower level of the roof. A wood and glass panel door found in the center of the main facade is flanked by two 1/1-light double-hung wood sash windows. The second story features six double-hung wood sash windows; however, the ones on the left side of the facade have 6/6-lights, whereas those on the right side of the facade have 1/1-lights. At the rear of the house is a Mediterranean Revival style garage.

60 Palm Avenue

The elaborate one-story Mediterranean Revival style residence at 60 Palm Square (Photos 5-6) locally called "Casa Marina," was constructed in 1928. The complex consists of three buildings and a noncontributing swimming pool. Constructed of stucco over wood frame and hollow tile, the main residence has a flat roof and



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rests a continuous concrete block foundation. A one-story, flat-roofed secondary residence, also constructed in 1926, is found at the rear of the property. Yet another secondary one-story residence, constructed in 1990, is also found on the property. The main facade of the primary residence features an arched wood and strap iron main door. The door is flanked by two narrow arched windows that are themselves flanked by large windows that have arched transom lights and rectangular picture windows framed by wood casement windows. This motif is repeated on the elevation that faces the courtyard. The flat roofs are bordered by balustrades that extend between massive pillars. The paved courtyard is bordered on the driveway side of the property by a large stucco-covered concrete block wall which has a metal gate that accessed the steps that lead to the raised courtyard.

131 S.E. 7th Avenue

The simple one-story Bungalow style residence at 131 S.E. 7th Avenue (Photo 7) features a two-level low-pitched front gabled roof with a wide eaves overhang, and exposed rafters, and decorative braces. Constructed in 1925, of wood frame and hollow tile exterior walls surfaced in stucco, the residence rests on a continuous concrete wall foundation. It has an original enclosed porch with a French door side entrance. The original 3/1-light double-hung wood sash windows were replaced with aluminum 1/1-light sash windows in the 1970s. There is a contributing one-story wood frame garage located at the rear of the property.

50 Palm Square

The Minimal Traditional style residence at 50 Palm Square (Photo 8), dating from 1929, is constructed of stucco covered wood and clay tile walls and rests on a continuous concrete wall foundation. It consists of two major units, a one-story front-facing gable section, behind which is a two-story hip roof section. Both roofs are surfaced with asphalt shingles. A stucco-covered concrete chimney rises above the front slope of the second story roof. The main fenestration is 6/6-light double-hung wood sash windows, that have been fitted with decorative wood blinds. The centrally located main entrance is accessed via a brick stoop that is bordered by a wrought iron balustrade with metal railings flanking the steps. The doorway has a wood panel door flanked by sidelights. A screen door covers the main door. A narrow flight of stairs on the north elevation of the house leads to a second story apartment. At the top of the stairs is a small landing and a narrow wood and glass panel door sheltered by a small console. The south elevation of the residence A flat-roofed screened porch is found on the south elevation of the house. There are no outbuildings on the site

110 Marine Way

The Mediterranean Revival Marine Villas complex at 110 Marine Way (Photos 9-10), constructed in 1938, was designed by local architect Sam Ogren, Sr. Consisting of five single family homes, Marine Villas has been immaculately maintained with the original detailing preserved. The residences are approximately 885 square

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feet in size. They are all constructed of stucco covered concrete block and rest on a continuous concrete wall foundations. In most cases the original wood casement windows have been replaced with aluminum awning windows. The gable roofs are surfaced with barrel tile. The residences have stucco covered concrete chimneys.

60 Marine Way

This two-story multi-family residence known as The Anchorage at 60 Marine Way (Photos 11-12), constructed in 1941, is the only example of the Monterey Revival style in the historic district. Constructed of stucco covered concrete block and wood frame, the building has an irregular ground plan and a combination of gable and flat roofs. The main (south) facade features a cantilevered second-story balcony with narrow wooden columns that extend to the ground. A flat-roofed veranda is found on the eastern extension of the residence. It features a concrete knee wall balustrade and is accessed by doors on both sides of the ell. The second floor of the extension is accessed by enclosed concrete stairs found on the main facade of the building. Another concrete block extension is found on the west side of the building. It is two stories in height and has a high straight parapet. Two doors provide access to the first floor of the central core of the building. The west block has its own entranceway, and the east ell has two first floor doorways. The fenestration of the residence consists of irregularly placed 6/6-light wood sash windows, metal awning windows, and multi-light French doors. Canvas awnings shelter the windows and part of the eastern veranda

36 Palm Square

Like several other small houses in the historic district, the residence at 36 Palm Square (Photo 13) is a variation of the Masonry Vernacular style. Built in 1928, this one-story house is constructed of stucco covered wood frame and hollow tile walls. It has a nearly regular ground plan and rests on a continuous poured concrete foundation. It has a flat roof with a high plain parapet, therefore avoiding being called Mission Revival. There are narrow pilasters at the corners of the house. The main facade features a small hip roof enclosed porch that appears to be original. The main entrance the building is found at the side of the porch or day room. There is a screened porch at the rear of the house. Entry to the house is gained by a low concrete stoop that is flanked by concrete knee walls. The entrance has screened and wood and glass paneled doors. The front wall of the porch exhibits a pair of fixed 12-light windows. The other fenestration appears to be wood casement windows.

42 Palm Square

This Minimal Traditional residence at 42 Palm Square (Photo 14), constructed in 1930, is one-story in height and has wood frame construction with weatherboard siding. The building features an intersecting front facing and side gable roof and rests on a continuous concrete block foundation. The residence has an asymmetrical facade and Bahama-style wooden blinds over the windows. Fabric awnings and wood gable vents are featured. The porch was enclosed with single light windows. Entrance to the house is accessed by a low one-step

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concrete stoop in front of a wood and glass panel door. There is a one-story wood frame garage at the rear of the property.

102-102A S.E. 7th Avenue

The property at 102 S.E. 7th Avenue (Photos 15-16) consists of a pair of two-story Masonry Vernacular apartment buildings constructed in 1936 and 1939. The building at 102 S.E. 7th Avenue is found at the southwest corner of 7th Avenue and 1st Street. The second building is found immediately to the west on the same plot of land. The property is bordered by wood picket fence and is entered via a security gate consisting of doors framed by classical concrete columns that support a wooden pediment. Both buildings are constructed of stucco covered concrete block and rest on a continuous concrete wall foundation. Both buildings feature intersecting gable roofs sheathed with sheet metal. Both apartment buildings have large unpainted concrete chimneys on their main facades and exterior concrete stairs leading to the second floor. The fenestration is mainly 6/6-light double-hung wood sash windows. Both building also feature second story porches with a front-facing gable roof supported by Composite order classical columns and a solid knee wall balustrade. Each also has a one-bay recessed porch on the ground story one corner of which is also supported by a Composite order classical column.

106 S.E. 7th Avenue

The small Mission Revival style residence at 106 S.E. 7th Avenue (Photo 17), constructed in 1928, is one-story in height, has an irregular ground plan, and a flat roof with a low parapet. The house has an asymmetrical facade. The concrete block building has exterior walls surfaced with stucco and a concrete exterior chimney also surfaced with stucco. The house features a one-bay gable porch roofed with Spanish tile and an arched entranceway. To the left of the entrance is an original wooden pergola. The front of the building is bounded by a stucco covered concrete wall with a wrought iron gate that opens onto a brick serpentine walkway. The residence has undergone some alterations such as the replacement of the original wood sash windows with aluminum awning windows.

54 Marine Way

The one-story residence at 54 Marine Way (Photo 18), constructed in 1940, is a good example of the Minimal Traditional style. The wood frame house rests on a low continuous brick foundation and has wood drop siding exterior walls. The side gable roof is surfaced with asphalt shingles and has narrow eaves. The main fenestration is 1/1-light double-hung wood sash windows, but the main (east) facade features a three-sided bow window with 9/9-light windows and a plate glass picture window. The main entrance is a wood panel door found a the top of low concrete stoop flanked by wrought iron railings. A one-story wood frame garage is

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found at the rear of the property. Minimal Traditional houses were popular at the beginning of World War II and continued in popularity through the 1950s.

702 S.E. 2nd Street

Very few Ranch style single family dwellings were constructed in the Marina Historic District during the late 1940s and early 1950s. The most distinctive of these is the large two-story residence at 702 S.E. 2nd Avenue (Photo 19), constructed in 1948, is the most distinctive of them. It has a horizontal orientation and a side-gable main roof; however, it also a smaller intersecting gable-roofed upper story similar to a "camel back" bungalow. The fenestration features a combination 6-light wood casement windows and 4/4-light, paired double-hung sash windows. Both major roof sections are surfaced with clay tile. The yard is bordered by a low wood picket fence which is entered by a small wooden gate crowned by an arched pergola. The main entrance is found in a one-story, single-bay recessed porch whose stoop is accessed by brick steps.

**Contributing Commercial Buildings**

Presidential Building, 700-708 East Atlantic Avenue

The commercial resources are located along East Atlantic Avenue with two prominent Art Moderne buildings located on each corner of the district boundaries. Each was built within a year of the other and designed by prominent local architects. Together, the two presented this section of Atlantic Avenue as the most modern area of the city. The Presidential Building at 700-708 East Atlantic (Photo 20) was designed for R.C. Lawson by architect Henry Pope in 1940. Pope was a prominent architect with the local firm Pope & Blake. Five bays front East Atlantic Avenue creating five storefronts with six apartments above. The flat roof, horizontal fluting and balustrades on the balconies are all features typical of the style. The original six-over-six double-hung sash wood-frame windows remain as the building has seen few alterations to its exterior.

812-814 East Atlantic Avenue

This 3-bay 1931 Mission-style building at 812-814 East Atlantic Avenue (Photo 21), constructed in 1931, features a symmetrical facade and a central gable-shaped parapet with barrel tile coping and fixed transom below flanked by two shed-roofed canopies also sheathed in barrel tile. Located on Delray Beaches main thoroughfare, the building is representative of the area's historic commercial architecture.

Boyd Building, 816-840 East Atlantic Avenue

The Boyd Building, located at 816-840 E Atlantic Avenue (Photo 22), was designed by architect Gustav Maass. Built in 1939 during the city's heyday as a winter colony for artists and writers, retail spaces were located on

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the ground floor with studios above. True to the Art Moderne style, the third-story setback resembles the superstructure of a ship and houses Delray Beach's first penthouse apartment. The horizontal banding and balustrades on the third floor are also hallmarks of the style while the symmetrical facade and vertical banding provide variation from the textbook definition. With the exception of a dining deck constructed on the east elevation in 1993, the building is largely intact and the original upper-story metal-frame casement windows remain.

Institutional Resources

The First Church of Christ Scientist (Photo 23) at 200 S.E. 7th Avenue, constructed in 1942, is the only institutional resource located within the district. Originally constructed as an army chapel at the Boca Raton Air Field, the structure was moved to its current location in 1949. Architect Samuel Ogren, Sr., designed a portico and belfry in the Colonial Revival style for the main facade, transforming the building from a utilitarian structure into an imposing Colonial Revival style church. The contractor for the project was James I. Sink. The symmetrical facade, portico supported by Doric columns, pediment and double-hung sash windows are all hallmarks of the style. Enlarged window openings and a coat of white paint further transformed the formerly unadorned weatherboard-clad building, imparting an ethereal feeling. The adjoining Sunday School was completed in 1951. The bay window on this addition is in keeping with the Colonial Revival style and the circular vent in the gable end mimics the one found on the church.

Noncontributing Resources

9 S.E. 7th Avenue

The 1925 building at 9 S.E. Seventh Avenue (Photo 24) was once a single-family residence which fronted East Atlantic Avenue. In 1940 the structure was relocated to the south in order to accommodate new construction. In the 1990s, the residence was converted to commercial use on the first story, and two apartments on the second story. The entire building presently operates as a restaurant. The building is one of two Bungalow/Craftsman style examples in the district and is notable for its asymmetrical facade with cross-gable, shed and flat rooflines. A gabled dormer highlights the front entrance on the north elevation. Orientation of this primary elevation facing East Atlantic Avenue allows these rooflines to be accentuated along S.E. Seventh Avenue. The wood shingle exterior offers an interesting contrast to the smooth stucco walls of most buildings in the district. The changes made to the building have rendered it a noncontributing resource.

Northern Trust Bank, 770 East Atlantic Avenue

The Northern Trust Bank located at 770 East Atlantic Avenue (Photo 25), constructed in 1996, is a modern interpretation of the Mediterranean Revival style which has undergone a resurgence of popularity in South

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Florida. It features a variety of roof forms, an arcade on the ground floor, a domed tower, arched and casement windows. The building houses the Northern Trust Bank and commercial offices. The building does not contribute to historic character of the Marina Historic District.

Blue Anchor Pub, 800-804 East Atlantic Avenue

The classic English pub-style facade of the Blue Anchor (1951) located at 804 East Atlantic Avenue (Photo 26). This facade was removed from a building in London, England and reassembled in Delray Beach. Although this significant alteration has rendered the resource noncontributing, the wood paneling and leaded glass contribute to the interesting juxtaposition of architectural styles on the block.

Marine Way Townhomes 126-136 Marine Way

This large 3-story gated enclave of eight townhouses and two condominiums at 126-136 Marine Way (Photo 27) was constructed in 2002. Its size and scale is totally inappropriate to the historic character of historic district, despite its attempt to mimic a Victorian style hotel with its balustrades, spindle bands and wooden posts with brackets. Each townhome has a private gated enclave with two-car garage and direct Intracoastal views. A swimming pool is available to all residents. A gated driveway leading to the rear of the complex is found in the center of the massive building. An elevator provides access to the second and third floor hallways. French doors open to the waterside balconies and covered/open patios.

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**CONTRIBUTING RESOURCES**

<u>Address</u>	<u>Use</u>	<u>Style</u>	<u>Date</u>	<u>Site File #</u>
<u>S.E. 7th Avenue</u>				
55	Residence	Frame Vernacular	1939	PB10288
102	Multi-Family	Masonry Vernacular	1937	PB00465
102A	Multi-Family	Masonry Vernacular	1937	PB00465
106	Residence	Mission Revival	1925	PB10287
118	Residence	Frame Vernacular	1935	PB10286
118½	Residence	Frame Vernacular	1935	PB13906
122	Residence	Frame Vernacular	1935	PB10285
126	Residence	Moderne	1949	PB10283
129	Residence	Mediterranean Revival	1925	PB00466
130	Residence	Minimal Traditional	1939	PB10281
130A	Garage	Minimal Traditional	1939	PB10281
131	Residence	Craftsman/Bungalow	1925	PB10282
131A	Garage	Frame Vernacular	1925	PB10282
134	Residence	Minimal Traditional	1940	PB10279
138	Residence	Frame Vernacular	1947	PB10277
138A	Apartment	Frame Vernacular	1947	PB10277
139	Residence	Mission Revival	1925	PB10278
143	Multi-Family	Frame Vernacular	1924	PB13909
200	Church	Colonial Revival	1942	PB10275
209	Residence	Masonry Vernacular	1948	PB13912
214	Residence	Minimal Traditional	1935	PB13914
222	Residence	Frame Vernacular	1930	PB10274
228	Residence	Minimal Traditional	1935	PB10272
228A	Guest Cottage	Minimal Traditional	1935	PB10272
232	Residence	Frame Vernacular	1935	PB10271
238	Residence	Frame Vernacular	1935	PB10270

S.E. 1st Street

701	Multi-Family	Frame Vernacular	1925	PB00374
707	Residence	Mediterranean Revival	1925	PB00375

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S.E. 2nd Street

702	Residence	Ranch	1948	PB10276
705-707	Multi-Family	Masonry Vernacular	1949	PB13903

East Atlantic Avenue

700-708	Commercial	Art Moderne	1940	PB00244
812-814	Commercial	Mission	1931	PB1015
816-836	Commercial	Art Moderne	1939	PB00245

Marine Way

30	Residence	Mediterranean Revival	1925	PB00264
30 A	Apartment	Mediterranean Revival	1925	PB00264
46	Residence	Mediterranean Revival	1926	PB13902
46A	Garage	Frame Vernacular	1926	PB13902
48	Residence	Mediterranean Revival	1925	PB00265
54	Residence	Mediterranean Revival	1940	PB00266
5				
4A	Garage/Apt.	Mediterranean Revival	1940	PB00266
60	Apartments	Monterey	1941	PB10290
110A	Apartment	Mediterranean Revival	1937	PB00267
110B	Apartment	Mediterranean Revival	1937	PB00267
110C	Apartment	Mediterranean Revival	1937	PB00267
110D	Apartment	Mediterranean Revival	1937	PB00267
110E	Garage/Apt.	Mediterranean Revival	1937	PB00267
160	Residence	Minimal Traditional	1940	PB00269

Palm Square

29	Residence	Minimal Traditional	1938	PB00298
29A	Apartment		1938	PB00298
33	Residence	Minimal Traditional	1938	PB10295
33A	Apartment	Masonry Vernacular	1938	PB10295
36	Residence	Masonry Vernacular	1937	PB10296
42	Residence	Minimal Traditional	1938	PB10294
42A	Garage	Frame Vernacular	1938	PB10294



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49	Residence	Minimal Traditional	1940	PB10293
<u>Palm Square (cont.)</u>				
50	Residence	Masonry Vernacular	1939	PB00299
53	Residence	Minimal Traditional	1940	PB10292
60	Residence	Mediterranean Revival	1928	PB0300
60B	Guest Cottage	Mediterranean Revival	1928	PB0300
65	Residence	Minimal Traditional	1940	PB10289

**NONCONTRIBUTING RESOURCES**

S.E. 7th Avenue

9	Restaurant	Craftsman/Bungalow	1925	PB10297 (altered)
35	Apartments	Masonry Vernacular	1958	
45-49	Apartments	Masonry Vernacular	1965	
101	Multi-Family	Moderne	1950	PB13904
106A	Office/Garage	Modern/Mission	1995	
111	Duplex	Masonry Vernacular	1968	
112	Condominium	Masonry Vernacular	1996	
114	Condominium	Masonry Vernacular	1996	
122A	Residence	Masonry Vernacular	1968	PB10285
123	Residence	Ranch	1953	PB13907
127	Apartments	Masonry Vernacular	1950	PB10284
139A	Residence	Frame Vernacular	1960	PB10278
143A	Multi-Family	Masonry Vernacular	1960	PB13909
203	Residence	Masonry Vernacular	1954	PB13911
213	Residence	Ranch	1960	PB13913
218	Residence	Minimal Traditional	1950	PB13915
219	Residence	Colonial Revival	1950	PB10273
219A	Pool House	Masonry Vernacular	1982	PB10273
238A	Garage/Cottage	Masonry Vernacular	1970	

S.E. 2nd Street

704	Residence	Masonry Vernacular	2010	
706	Residence	Mediterranean Revival	2010	

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East Atlantic Avenue (cont.)

800-804	Commercial	Masonry Vernacular	1951	PB10154
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Marine Way

24-26	Duplex	Frame Vernacular	1960	PB13901
116	Residence	Frame Vernacular	1975	
126-140	Residence	Masonry Vernacular	2002	
142	Condominium	Masonry Vernacular	2002	
150	Residence	Frame Vernacular	1996	

Palm Square

60A	Guest Cottage	Masonry Vernacular	1990	
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**SUMMARY**

The Marina Historic District fulfills criteria A and C at the local level for listing in the National Register of Historic Places in the areas of Community Planning & Development and Architecture. The district possesses significance as the first planned residential area in Delray Beach. It contains a distinctive collection of buildings in the heart of the waterfront section of the community. Most buildings historically served as winter homes for vacationers from the northern and Midwestern states, starting in the Florida Land Boom era of the 1920s. From the 1930s to the 1940s, many of the newcomers to the neighborhood became permanent residents. The period of significance is from 1924 to 1949. The district is also significant for its architecture. The Marina Historic District displays a variety of architectural styles, including Mediterranean and Mission Revival, Monterey, Minimal Traditional, Frame Vernacular and Art Moderne. The Marina Historic District has maintained a high level of integrity. A number of the distinctive buildings in the district were designed by the prominent local architects Gustav Maass, Samuel Ogren, Sr., and Henry Pope. The City of Delray Beach officially designated the Marina neighborhood as a historic district in 1988.

**HISTORIC CONTEXT**

When Florida became a state in 1845, Section 16 in each township (one square mile) was for the use of the township to support public schools. The Zion Post Office was constructed near present-day Delray Beach in 1885, and it served as a stop for the Barefoot Mailman, who would make an overnight stop on his route between Juno Beach and Lemon City, located just north of Miami.<sup>2</sup> In 1871 the east half of section 16 was conveyed for \$1.25 an acre to William H. Hunt and Sara G. Gleason, the wife of William Gleason, who served as Florida Lieutenant Governor from December 1920 – December 1921.<sup>3</sup> The U.S. Life Saving Service built the Orange Grove House of Refuge No. 3, one of five constructed on Florida's southeast coast, in 1876.<sup>4</sup> At that time between Lake Worth and Biscayne Bay were sixty miles of nearly uninhabited tropical wilderness. Anticipating settlers, the Gleason family advertised the land for \$25 an acre. In 1894, U.S. Congressman William S. Linton, a postmaster from Saginaw, Michigan, traveled to south Florida with his friend David Swinton. While in West Palm Beach, they became aware of a land sale being held near the House of Refuge and traveled down the East Coast Canal by barge to see the land.

Ultimately, Linton and Swinton purchased 160 acres of land from Captain George Gleason of Jacksonville, who originally purchased the land in 1868 under the provisions of the Homestead Exemption Act.<sup>5</sup> Linton, in turn, platted a town in his name on this land. He returned to Michigan and began an advertising campaign to promote his investment and to draw settlers to his new town. The 1895 Plat for the Town of Linton laid out a central

<sup>2</sup> Janus Research, Historic Resources Survey Phase II-City of Delray Beach (Coral Gables, FL 2002), 10.

<sup>3</sup> Early History of Delray Beach, <http://www.delraybeach.com/history>.

<sup>4</sup> Ibid.

<sup>5</sup> Cecil Farrar. Incomparable Delray Beach-Its Early Life and Lore (Boynton Beach, FL 1974), 12.

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business district, residential lots, a school lot, and a race track. When the Linton party arrived with a civil engineer, a railroad clerk, a railroad supply agent, and about five farmers, a few families of African descent were already settled west of the canal, now known as the Intracoastal Waterway. They were working as farmers and fishermen. Many of early residents built houses on Atlantic Avenue and on Swinton Avenue west of the beach area, on the higher land of the old coastal ridge. When Henry Morrison Flagler's Florida East Coast (FEC) Railway began laying track along the southeast Florida coast, speculators took note.<sup>6</sup> The people in Linton held high financial hopes for the sale of winter crops to be sent north on the Florida East Coast Railway, completed through the Linton area in the spring of 1896.<sup>7</sup>

With the arrival of the railroad in 1896, subdivisions were platted and the Town of Linton was officially recorded, in a partnership between Linton and Flagler's Model Land Company. Many of the new local residents went to work for Flagler, clearing and grading the railroad route and laying rails.<sup>8</sup> Black families from northern Florida also began to arrive and settled west of and near the Town of Linton, in an area known as the Sands, which got its name from its sandy soil. This area is known today as the West Settler's Historic District. Many of these new families found the area suitable for settlement and opportunity, and in turn, they encouraged relatives and friends to relocate to the area.<sup>9</sup>

The new settlers to Linton, however, would quickly find themselves tested by circumstances they had not anticipated. Clearing the deep palmetto roots from the land and enduring the heat and stinging insect was difficult, dirty work. No power machines were available, and there were only a few horses and mules to help with the work. Moreover, the high hopes were smashed when the hard-won first crop was killed by a freeze and a hurricane that brought devastation to their property. Some of the settlers left amid financial ruin. William Linton defaulted on his land payments, and those who stayed had to pay for their land again. W.W. Blackmer, a former railroad clerk, brought townspeople together in the schoolhouse and proposed a new beginning and a new name. "Delray" was chosen because Blackmer, a Detroit native, liked the name of a section near his old city called Del Rey, later changed to Delray for the name of the town.<sup>10</sup>

At the turn of the 20th century, the railroad spurred growth in the town, and the population expanded. Regular freight and passenger services were offered, and construction began to increase, including completion of two schools, a general store and commissary, and multiple churches.<sup>11</sup> The early 20th century witnessed steady growth in Delray. During the first decade of the 1900s, the town continued its transformation from a small

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<sup>6</sup> Early History of Delray Beach, <http://www.delraybeach.com/history>.

<sup>7</sup> Synopsis of Delray Beach History 1895-1970, [http://www.delraybeachhistory.org/delray\\_beach\\_history.aspx](http://www.delraybeachhistory.org/delray_beach_history.aspx).

<sup>8</sup> Mae E. Nielander, *The Birth of Linton: A Study of Pioneer Life in South Florida* (Unpublished Manuscript on file at the Delray Beach Historical Society, Cornell Museum, Delray Beach, FL, 1995), 7.

<sup>9</sup> Janus Research, *Delray Beach Historic Preservation Guidelines* (Coral Gables, FL 2003), 2.

<sup>10</sup> Synopsis of Delray Beach History 1895-1970, [http://www.delraybeachhistory.org/delray\\_beach\\_history.aspx](http://www.delraybeachhistory.org/delray_beach_history.aspx).

<sup>11</sup> Janus Research 2002: 12.

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farming community to a destination favored by new residents and winter visitors. Atlantic Avenue grew as the commercial center of the town, and construction of hotels and commercial buildings occurred along this improved road, which was covered in stones from Swinton Avenue to the East Coast Canal. Communications in Delray were also improved at this time, as the West Palm Beach Telephone Company provided telephone service to the town.<sup>12</sup> In 1909, Palm Beach County was created when it was carved out of the northern portion of Dade County

A look at the 1910 census shows a town of 904 citizens. In 1911, the Town of Delray was incorporated. Delray continued to progress in the 1910s, through improvements such as the construction of the first bridge across the East Coast Canal at Atlantic Avenue, organization of the first bank, founding of the first newspaper, and construction of the first electric plant, in 1914.<sup>13</sup> The movie theater Bijou, was constructed in 1917. By 1920, the population census noted 1,051 residents.<sup>14</sup>

**Florida Land Boom (and Bust) in Delray Beach**

Following the end of World War I, a period of prosperity began in the area and throughout Florida. Many people were drawn to Florida's mild climate, and the proliferation of automobiles and road improvements brought many settlers to the Delray area. Known as Ocean City, the prime location and wealth of available land made Delray a top attraction for new residents.<sup>15</sup> By 1923, the increased settlement prompted incorporation of the Town of Delray Beach, located between the East Coast Canal and the Atlantic Ocean. In 1925, in response to a housing shortage to fill the new residential subdivisions in the town, the Delray Realty Board initiated the "Build-a-Home" program. Moderately-priced homes were constructed to accommodate the increased demand for housing. Many of these homes were built in the popular Spanish-influenced Mediterranean Revival and Mission styles and the Frame Vernacular and Bungalow style. In 1927, the Town of Delray and Delray Beach merged, and were incorporated as the City of Delray Beach.<sup>16</sup>

At its height, the land boom came to a jarring halt. By the end of 1925, many real estate investors began to cancel transactions, as they became panicked by the news of bogus Florida real estate ventures. Prices and demand for Florida real estate had become so exaggerated that there was little basis for the inflated market. By August of 1926, the FEC Railroad stopped shipment of construction materials, severely hampering construction.<sup>17</sup> The downfall was further exacerbated by two devastating hurricanes which passed through

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<sup>12</sup> Janus Research 2002: 12.

<sup>13</sup> Addie Sundy, Early Delray (Unpublished Manuscript on File at the Delray Beach Historical Society, Cornell Museum, Delray Beach, 1963), 2.

<sup>14</sup> Janus Research 2002: 13.

<sup>15</sup> Janus Research 2003: 3.

<sup>16</sup> Janus Research 2002: 18.

<sup>17</sup> Donald Curl, My Gold Coast—South Florida in Earlier Years (Palatka, FL: Brittany House, 1987), 94.

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Palm Beach County in 1926 and 1928. The 1928 hurricane was particularly damaging to Delray Beach, as more than 227 houses were destroyed in the storm.<sup>18</sup> By the end of the 1920s, along with the crash of the stock market, Florida's real estate was rendered virtually worthless.

### **The Great Depression and World War II**

Despite the economic ravages of the Great Depression, Delray Beach maintained its status as a resort community during the 1930s. The city became a popular destination for cartoonists and writers during this period, as many maintained offices or studios in the Arcade Building on Atlantic Avenue (Britt 1984: 159). Construction projects on Ocean Boulevard and the Intracoastal Waterway also began to increase during this period, and subdivisions such as Ocean Breeze Estates and Seabreeze Park were platted and developed. Local architects began to design homes in lighter and simpler forms, providing a more stylish and practical response to those homes constructed during the Land Boom period.<sup>19</sup>

By the end of the 1930s, daily life in south Florida was being shaped by the looming threat of war. Florida was to become one of the military's major training grounds, and new training facilities were located on Yamato land. Families were evicted from their homes, and Delray Beach became a refuge for Japanese families escaping forced internment. Tourism, which had long been the state's major industry, was curtailed as hotels were converted for use as military housing. The influx of servicemen and their families necessitated an increase in industrial and agricultural production. Delray Beach was at the center of military involvement in Florida, as local men enlisted in the armed forces while women ran businesses and participated in war-related volunteer activities. Blackouts were common during evening hours, as German submarines patrolled off the east coast of Florida.<sup>20</sup>

The proximity of Delray Beach to a number of military installations in the area resulted in many military personnel and their families living in the city during the war. These families were taken by the atmosphere and climate of the area, and many decided to remain after the war.<sup>21</sup>

### **Aftermath of World War II to Present**

Following World War II, communities in Florida began to grow at a rapid rate. Many of the World War II veterans who were stationed in Florida returned to establish permanent or seasonal residency. Since these new residents were faced with a housing shortage, many homes, including prefabricated homes, were quickly and

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<sup>18</sup> Farrar 1974: 66.

<sup>19</sup> Amy Groover, John L. Vold, Architect: A Study of His Works in the Palm Beaches (Master's Thesis, University of Georgia, Athens, Georgia, 1998), 70.

<sup>20</sup> Curl 1987: 109.

<sup>21</sup> Janus Research 2003: 4.

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efficiently constructed using the latest in building technology. In addition to the rapid growth of permanent and seasonal residents, the tourist population increased dramatically, reaching prewar levels (Janus Research 2002: 20).

By the 1950s, architects began designing homes in Delray Beach that capitalized on ease of construction and suitability to the local climate. Many homes in the Palm Trail and Chevy Chase neighborhoods were constructed with 2-car garages, metal frame jalousie or awning windows, and low-pitched roofs. These architects also used a U-shaped plan to include a rear patio space, which was a good response to indoor/outdoor living in a temperate climate and which promoted natural air circulation.<sup>22</sup>

### **History and Development of the Marina Historic District**

The historic architectural fabric in the Marina Historic District dates from 1924 to 1949. Frame and Masonry Vernacular, Minimal Traditional, and Mediterranean Revival style buildings represent the common styles from this period. There are also examples of Monterey, Mission, Art Moderne, Ranch, Colonial Revival, and Craftsman Bungalow. While the predominant use within the district is residential, there is one church located at 200 S.E. 7th Avenue and six commercial properties on East Atlantic Avenue.

Although Delray Beach grew in population every decade during the 20th century, because the town was so small in the beginning, it was 1980 before the population passed the 30,000 mark. During the 1970s, the city started to spread west. Land used for farming, ranching, and hunting was being developed for housing, and the city experienced what some newspaper accounts called "the second boom."

There has been a significant amount of recent construction outside the boundaries of the historic district. Much of this new development consists of large, out of scale homes along the Intracoastal Waterway. The properties on the west side of the 300 block of S.E. 7th Avenue are also negatively impacted by the new four-story townhouses built to their rear. The townhouses are subject to different zoning regulations and dominate the small one-story homes in the district.

### **ARCHITECTURAL CONTEXT**

#### **Architectural Styles in the Marina Historic District**

Vernacular buildings were typically designed and constructed by lay builders who utilized traditional building techniques. When America transformed from an agrarian to an industrial nation in the late nineteenth century, mass production was more widely practiced, leading to the standardization of building elements. Decorative

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<sup>22</sup> Janus Research 2002, 21.

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features often were derived from other historical styles that may result in a classification of Vernacular with elements that are tied to a specific architectural style. For example, residential buildings in Delray Beach are frequently a vernacular type, but have recognizable features associated with Mediterranean Revival, Mission, or Classical styles.

Frame Vernacular

Frame Vernacular houses were built in the Marina Historic District beginning in the mid-1920s and remained prevalent into the 1940s. Common features include hipped or gable roofs, a gable-end facade, open or screened front porches with a hipped or gable roof, and a central entrance. Exposed rafter tails, gable-end vents, shutters, simple porch columns and chimneys are also prevalent. This type of building is usually clad in weatherboard or novelty siding, occasionally trimmed with contrasting corner boards.

Masonry Vernacular

This style of building shares many similarities to its frame counterpart. Both are simple in design, incorporate local materials and tend to lack ornamentation. These homes were built in the district from 1928-1957 and include both one- and two-story single and multi-family examples. Roofs may be hipped, gable or flat with walls finished in stucco. Features include exposed rafter tails, gable vents, shutters, brick veneer and detailing, decorative metal trellises, and chimneys. Window types include double-hung sash, jalousie, and awning.

Mission Revival

This style was inspired by the Spanish missions constructed in California during the 1700s and serves as a precursor to the Spanish Eclectic style, known as Mediterranean Revival in Florida. In Delray Beach, the style reached its pinnacle during the Florida Land Boom. This style features one- or two-stories, smooth- or rough-textured stucco walls, a Mission-shaped parapet or dormer, clay tile shed roofs over windows and doors, Craftsman-style windows, exposed drain spouts, and arched openings.

Mediterranean Revival

The Mediterranean Revival style is an amalgamation of traditional Spanish, Italian, and Moorish architectural styles. Championed by National Register architect Addison Mizner, the style was commonly used for the design of winter residences on the resort island of Palm Beach. Mizner Industries mass produced stylistic architectural elements that enabled its widespread use in residential and commercial projects of all sizes. The fourteen Mediterranean Revival resources within the district date from the mid-1920s-late 1930s and typically have smooth or textured stucco walls, clay tile roofs, varying parapets, arched windows, and decorative iron grillwork.



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Craftsman-style Bungalow

Inspired by the work of the Greene brothers, Charles Sumner and Henry Mather, in California at the turn-of-the-century, this style's popularity prompted the mass production of pattern books enabling its widespread use throughout the country. Craftsman-style bungalows were especially popular in Florida from the early-1900s into the 1930s. The focus on materials rather than ornamentation is the hallmark of this style which many South Florida residents found accessible and conducive to the environment. Characteristics of the style include a low-pitched gabled roof with a wide eave overhang and exposed rafters, weatherboard siding and decorative beams or braces, and full- or partial-width porches supported by tapered square columns that often extend to the ground. Most buildings in this style are one story in height; one-and-a-half story versions may also be found.

Monterey Style

This style is derived from the Spanish Colonial residences in Northern California that utilized pitched roof, massed plan English shapes with Spanish details. Popular in Florida beginning in the 1930s, buildings of this style are typically two stories with a low-pitched gable roof and second-story cantilevered balcony. The first and second stories are often contrasted by varied types of wall cladding such as stucco, brick, or wood. Balconies have simple wooden columns and balustrades with full-length windows.

Minimal Traditional

As a response to the austerity of the Depression and new building technologies that allowed for prefabrication and mass production, this style follows the form of earlier revival styles, specifically the Tudor style, with a low roof line and absence of detailing. Other elements borrowed from the Tudor style include a front-facing gables and large chimney. Similar to the Monterey style, wall cladding materials were often mixed and include wood, stone, brick, and stucco. Minimal Traditional buildings are typically one story in height and have close eaves and rake. The style was popular at the beginning of World War II through the 1950s; 20 resources in this style remain in the district.

Ranch

The Ranch style, which also originated in California, was popular from the 1930s-1970s. The widespread use of the automobile gave Americans the freedom to live further from the workplace where land was cheaper and homeowners could afford larger lots. The proportions of a typical single-family home were enlarged to accommodate this significant change. The Ranch house has a maximized facade width which is often further enhanced by a built-in garage. Characteristics include an asymmetrical facade with a low-pitched hip, cross-gabled or side-gabled roof. Eave overhangs are moderate to wide, often extending over the primary entrance to shelter a porch, with or without exposed rafters. Wall cladding materials include stucco, wood, and brick.

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Ribbon or large picture windows are common in living areas on front facades. Colonial details may be used such as wooden or decorative iron porch supports.

Condition and Integrity

Alterations to contributing resources include the replacement of wood-frame windows with metal-frame windows, enclosure of porches and carports, and the addition of vinyl siding. Some resources have additions which are visible from the street. Some recent out-of-scale new development has had a negative impact on the resources in the district. Specifically, new construction along the district boundaries overpowers contributing resources.

**SIGNIFICANCE—COMMUNITY PLANNING AND DEVELOPMENT**

The Marina Historic District represents the development of the first residential area of the City of Delray Beach that was established from the 1920s to the 1940s. The buildings outside the historic district boundaries date mainly from the 1970s to the beginning of the 21st century and are mainly multi-family condominium complexes or are parcels of vacant land. The contributing buildings in the historic district are low-rise single-family dwellings exhibiting a variety of early 20th century styles and are constructed of materials typical of the era.

**SIGNIFICANCE—ARCHITECTURE**

The Marina Historic District displays a variety of architectural styles. Frame and Masonry Vernacular styles predominate but the styles include Mediterranean and Mission Revival, Monterey, Minimal Traditional, and Art Moderne. The subdivision has maintained its historic physical integrity and the street layout which follows a modified grid pattern that has not changed since it was originally platted. The district's period of significance is from 1924 to 1949. Only a handful of the contributing residences exhibit high, fully examples of the styles, but there is a consistency in size, massing, and setback. The most fully developed buildings stylistically are the contributing commercial buildings on East Atlantic Avenue. For the most part, large noncontributing buildings are absent from the district, except the three-story Marine Way townhouses on Marine Way. Although a number the historic resources exhibit some non-conforming alterations, only a few buildings have been altered to the point of becoming noncontributing.

United States Department of the Interior  
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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 9 Page 1

MARINA HISTORIC DISTRICT  
PALM BEACH COUNTY, FLORIDA  
MAJOR BIBLIOGRAPHICAL REFERENCE

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

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CONTINUATION SHEET**

Section number   9   Page   2   MARINA HISTORIC DISTRICT  
PALM BEACH COUNTY, FLORIDA  
MAJOR BIBLIOGRAPHICAL REFERENCE

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 10 Page 1

MARINA HISTORIC DISTRICT  
PALM BEACH COUNTY, FLORIDA  
GEOGRAPHICAL DATA

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**Verbal Boundary Description**

The Marina Historic District is an eight-block waterfront neighborhood adjacent to Atlantic Avenue. The district is bounded by East Atlantic Avenue on the north, the Intracoastal Waterway on the east, S.E. 3rd Street between the Intracoastal Waterway and a north/south alley between S.E. 6th Avenue and S.E. 7th Avenue running north to S.E. 1st Street, then east to S.E. 7th Avenue, then north along the west curb line of S.E. 7th Avenue back to Atlantic Avenue. The boundary of the Marina Historic District is shown as a dashed line on the accompanying map.

**Boundary Justification**

The boundary represents the extent of historic buildings built within the 1924-1949 period of significance in the Marina Historic District. Buildings shown outside this boundary line were constructed at a much later date and other parcels shown are vacant land.

**UTM References (cont.)**

	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
5.	17	593272	2927138
6.	17	593215	2926759

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

**NATIONAL REGISTER OF HISTORIC PLACES  
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Section number PHOTOS Page 1 MARINA HISTORIC DISTRICT  
PALM BEACH COUNTY, FLORIDA  
LIST OF PHOTOGRAPHS

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**LIST OF PHOTOGRAPHS**

1. Marina Historic District
2. Delray Beach (Palm Beach County), Florida
3. Amy E, Alvarez, Historic Preservation Planner
4. April 2013
5. City of Delray Beach
6. Municipal Marina, Looking Northeast toward Boat Slips
7. Photo 1 of 37

**Items 1-5 are the same for the following photographs unless otherwise indicated.**

6. Municipal Marina Park, Looking Southeast toward Marine Way
7. Photo 2 of 37
  
6. 30 Marine Way, Main (East) Facade, Looking Northwest
7. Photo 3 of 37
  
6. 46 Marine Way, Main (East) Facade, Looking West
7. Photo 4 of 37
  
6. 60 Palm Square, View of Property, Looking West
7. Photo 5 of 37
  
6. 60 Palm Square, Main (South) Facade and East Elevation, Looking Northwest
7. Photo 6 of 37
  
6. 131 S.E. 7th Avenue, Main (West) Facade, Looking Northeast
7. Photo 7 of 37
  
6. 50 Palm Square, Main (East) Facade, Looking West
7. Photo 8 of 37
  
6. 110 Marine Way, View of Property, Looking Northwest
7. Photo 9 of 37
  
6. 110 Marine Way, View of Property, Looking West
7. Photo 10 of 37

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National Park Service**

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Section number PHOTOS Page 2 MARINA HISTORIC DISTRICT  
PALM BEACH COUNTY, FLORIDA  
LIST OF PHOTOGRAPHS

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- 6. 60 Marine Way, Southeast Facade, Looking Northwest
- 7. Photo 11 of 37
  
- 6. 60 Marine Way, East Elevation, Looking West
- 7. Photo 12 of 37
  
- 6. 36 Palm Square, Main (East) Facade, Looking Northwest
- 7. Photo 13 of 37
  
- 6. 42 Palm Square, Main (East) Facade, Looking West
- 7. Photo 14 of 37
  
- 6. 102 S.E. 7th Avenue, Main (North) Facade, Looking South
- 7. Photo 15 of 37
  
- 6. 102A S.E. 7th Avenue, Main (North) Facade, Looking South
- 7. Photo 16 of 37
  
- 6. 106 S.E. 7th Avenue, Main (East) Facade, Looking West
- 7. Photo 17 of 37
  
- 6. 54 Marine Way, Main (East) Facade, Looking West
- 7. Photo 18 of 37
  
- 6. 702 S.E. 2nd Street, Main (North) Facade, Looking Southeast
- 7. Photo 19 of 37
  
- 6. 700-708 East Atlantic Avenue, Main (North) Facade, Looking Southeast
- 7. Photo 20 of 37
  
- 6. 812-814 East Atlantic Avenue, Main (North) Facade, Looking South
- 7. Photo 21 of 37
  
- 6. 816-840 East Atlantic Avenue, Main (North) Facade, Looking Southeast
- 7. Photo 22 of 37
  
- 6. 200 S.E. 7th Avenue, Main (East) Facade and North Elevation, Looking Southwest
- 7. Photo 23 of 37

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National Park Service**

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CONTINUATION SHEET**

Section number PHOTOS Page 3 MARINA HISTORIC DISTRICT  
PALM BEACH COUNTY, FLORIDA  
LIST OF PHOTOGRAPHS

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6. 9 S.E. 7th Avenue, Main (North) Facade and West Elevation, Looking Southeast (Noncontributing)

7. Photo 24 of 37

6. 770 East Atlantic Avenue, Main (North) Facade and East Elevation, Looking Southwest (Noncontributing)

7. Photo 25 of 37

6. 800-804 East Atlantic Avenue, Main (North) Facade, Looking South (Noncontributing)

7. Photo 26 of 37

6. Marine Way Townhomes, 126-140 Marine Way, Looking Southwest (Noncontributing)

7. Photo 27 of 37

**Additional Contributing Resources**

6. 707 S.E. 1st Street, Main (South) Facade, Looking Northeast

7. Photo 28 of 37

6. 65 Palm Square, Main (West) Facade, Looking East

7. Photo 29 of 37

6. 126 S.E. 7th Avenue, Main (East) Facade, Looking West

7. Photo 30 of 37

6. 214 S.E. 7th Ave, (Main) East Facade, Looking Southwest

7. Photo 31 of 37

6. 139-143 S.E. 7th Avenue, Looking East at Property

7. Photo 32 of 37

**Additional Noncontributing Resources**

6. 35 S.E. 7th Avenue, Main (West) Facade, Looking Southeast

7. Photo 33 of 37

6. 24-26 Marine Way, Main (East) Facade, Looking West

7. Photo 34 of 37



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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
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Section number PHOTOS Page 4 MARINA HISTORIC DISTRICT  
PALM BEACH COUNTY, FLORIDA  
LIST OF PHOTOGRAPHS

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6. 127 S.E. 7th Avenue, Main (West) Facade, Looking East

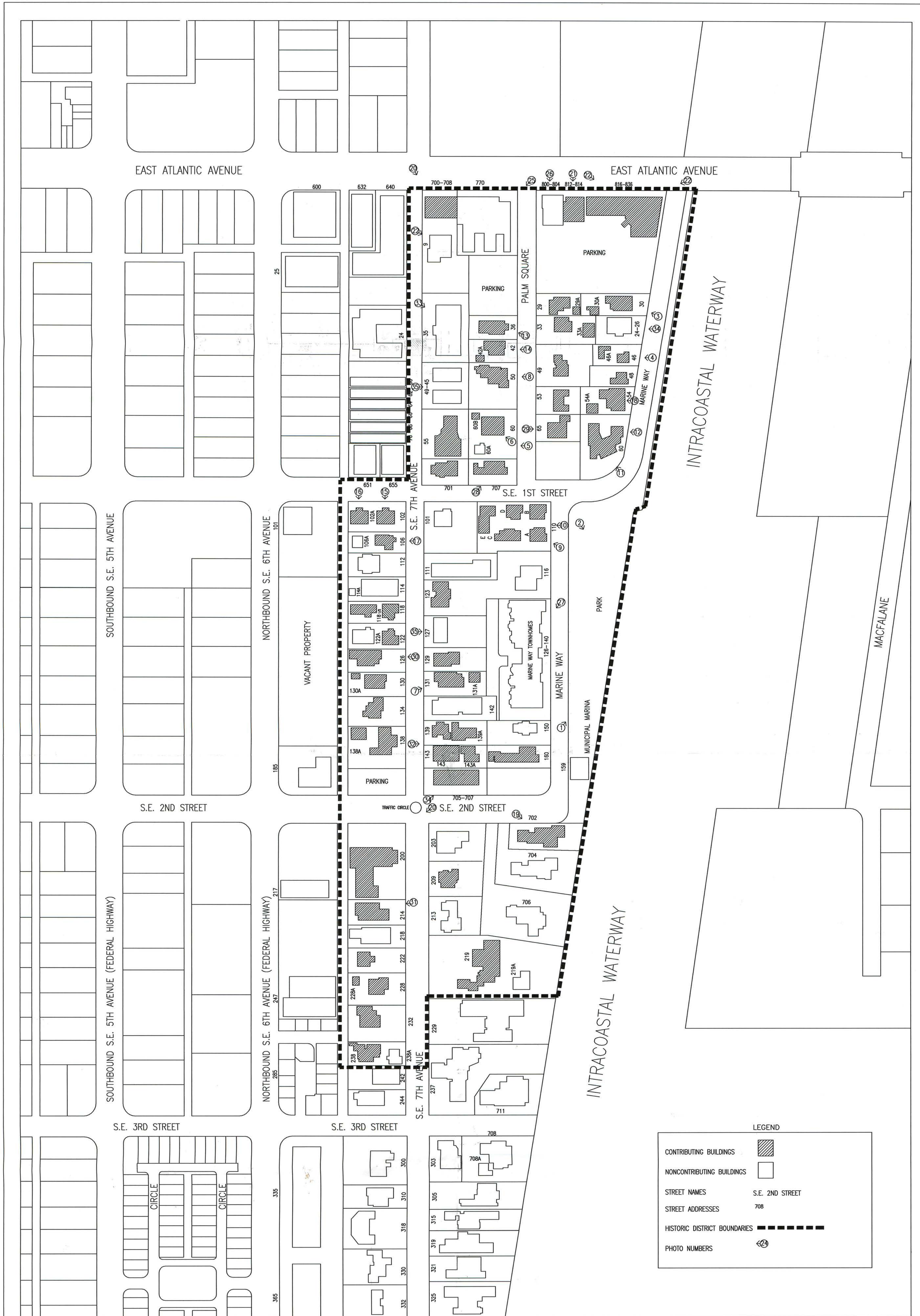
7. Photo 35 of 37

6. 705-707 S.E. 2nd Street, Main (South) Facade, Looking Northeast

7. Photo 36 of 37

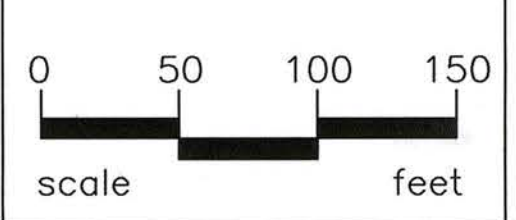
6. 45-49 S.E. 7th Avenue, Main (West) Facade, Looking East

7. Photo 37 of 37



LEGEND	
CONTRIBUTING BUILDINGS	
NONCONTRIBUTING BUILDINGS	
STREET NAMES	S.E. 2ND STREET
STREET ADDRESSES	708
HISTORIC DISTRICT BOUNDARIES	
PHOTO NUMBERS	

MARINA HISTORIC DISTRICT  
 DELRAY BEACH (PALM BEACH COUNTY), FLORIDA



ORIGINAL MAP PREPARED BY:  
 CITY OF DELRAY BEACH  
 PLANNING AND ZONING DEPARTMENT  
 100 NW 1ST AVENUE  
 DELRAY BEACH, FLORIDA 33444

DRAWN BY: W. CARL SHIVER  
 DRAWING DATE: APRIL 2014

DRAWING NUMBER SHEET NO. 1 OF 1  
 N/A

THE MARINA HISTORIC RESIDENTIAL DISTRICT MAP WAS DRAWN IN AUTOCAD USING A VARIETY OF VISUAL RESOURCES INCLUDING PHOTOS AND BUILDING FOOTPRINTS DOWNLOADED FROM THE PALM BEACH COUNTY PROPERTY APPRAISER, GIS AND FIRE INSURANCE MAPS, GOOGLE STREET VIEW AND PHOTOS TAKEN ON SITE. THE MAP WAS DRAWN TO APPROXIMATE SCALE, BUT VARIATIONS WERE ALLOWED FOR THE PURPOSE OF CLARITY.

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 FLORIDA BUREAU OF HISTORIC PRESERVATION  
 R.A. GRAY BUILDING  
 500 SOUTH BRONOUGH STREET  
 TALLAHASSEE, FLORIDA 32309-0250  
 PHONE NUMBER (850) 245-6333  
 TOLL FREE NUMBER 1-800-7278  
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100  
CITY OF MIAMI BEACH  
MUNICIPAL MARINA  
1000 BAYVIEW BL  
MIAMI BEACH, FL 33132





















Anchorage



FLORIDA







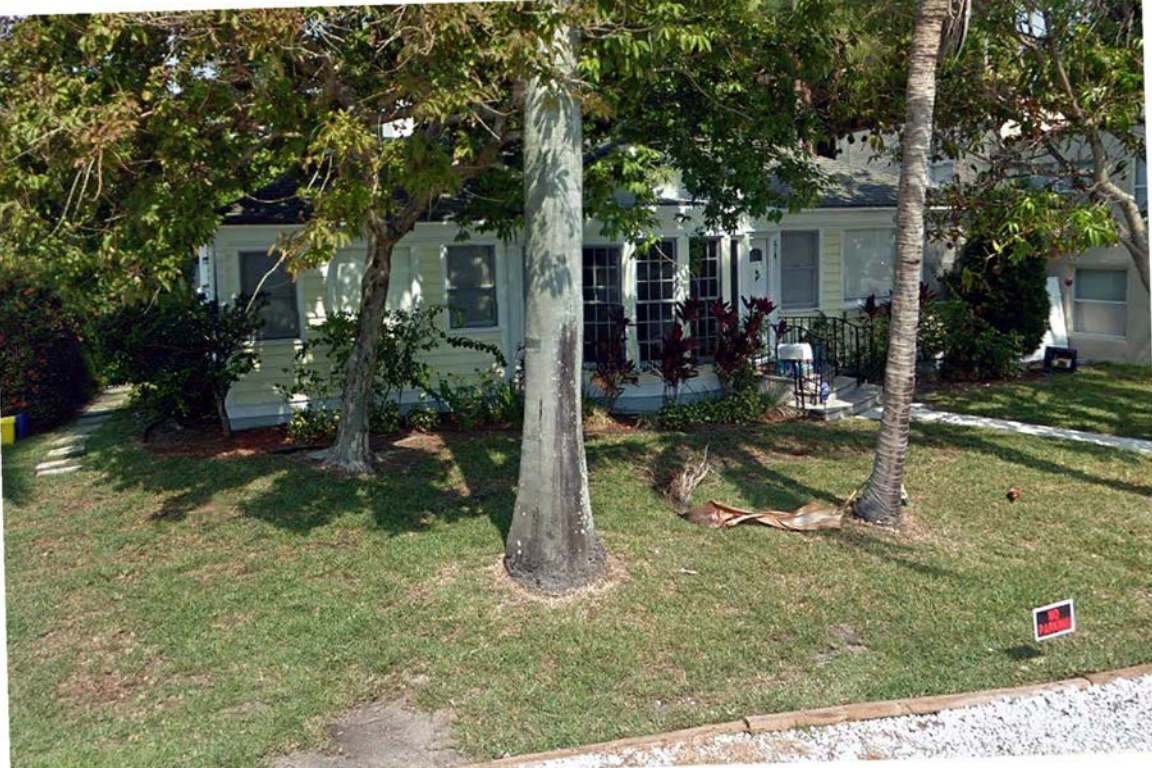








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NO PARKING





E 7th Ave

SPEED LIMIT  
25



OLD  
SCHOOL

KE



Coca-Cola

LUNCH

BREADS  
PANTRIES  
SANDWICHES  
SALADS  
SOUPS  
COFFEE  
LATTE/ESPRESSO  
CAFFUCCINO  
BAKERY-OLD FOOD

FOR RENT

Call Dan Smith  
944-761-8888  
944-835-8803











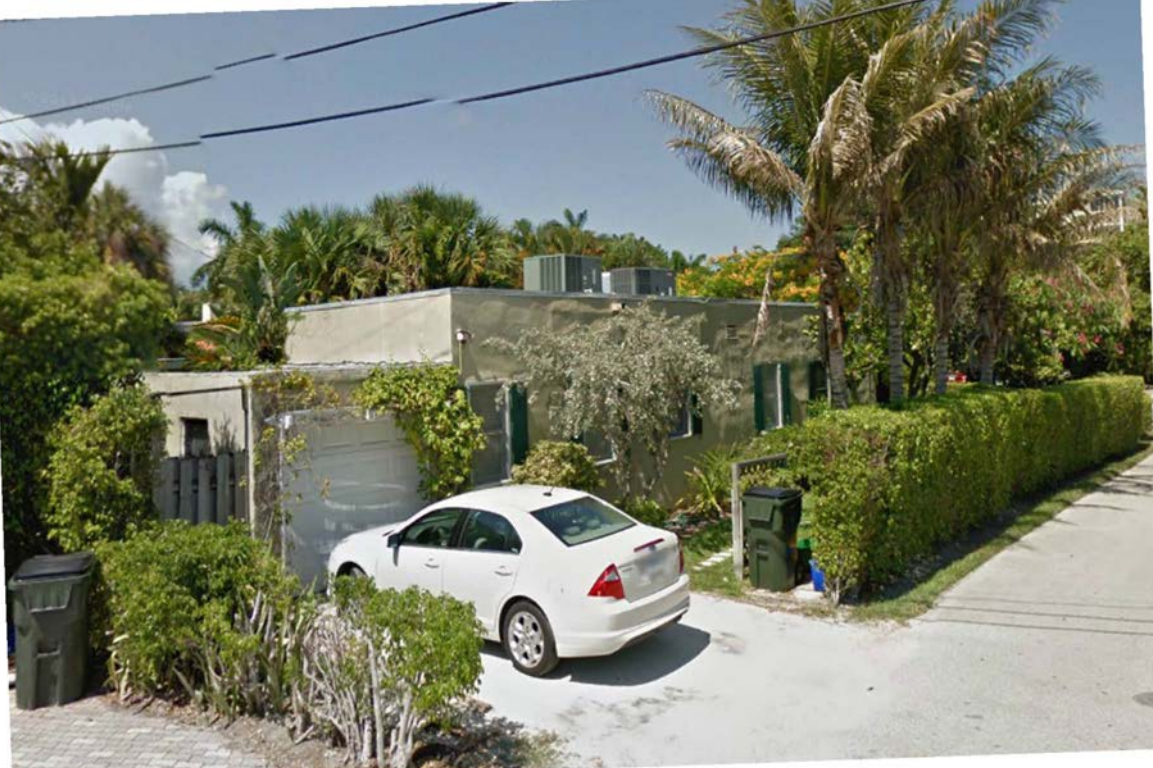


Wm YOUNGERS ALES

THE BLUE ANCHOR

Wm YOUNGERS ALES









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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Marina Historic District

MULTIPLE NAME:

STATE & COUNTY: FLORIDA, Palm Beach

DATE RECEIVED: 4/18/14 DATE OF PENDING LIST: 5/09/14  
DATE OF 16TH DAY: 5/27/14 DATE OF 45TH DAY: 6/04/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000268

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 6-2-14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.