

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED AUG 13 1980

DATE ENTERED

OCT 24 1980

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME Florida East Coast Railway Passenger Station

HISTORIC

Boca Raton F.E.C. Railway Passenger Station

AND/OR COMMON

LOCATION off FL 808

STREET & NUMBER

On F.E.C. Railway right of way (see continuation) NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Boca Raton

— VICINITY OF

11

STATE

CODE

COUNTY

CODE

Florida

12

Palm Beach

099

CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

—DISTRICT

—PUBLIC

—OCCUPIED

—AGRICULTURE

—MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

—COMMERCIAL

—PARK

—STRUCTURE

—BOTH

—WORK IN PROGRESS

—EDUCATIONAL

—PRIVATE RESIDENCE

—SITE

PUBLIC ACQUISITION

ACCESSIBLE

—ENTERTAINMENT

—RELIGIOUS

—OBJECT

—IN PROCESS

—YES: RESTRICTED

—GOVERNMENT

—SCIENTIFIC

—BEING CONSIDERED

—YES: UNRESTRICTED

—INDUSTRIAL

TRANSPORTATION

NO

—MILITARY

—OTHER:

OWNER OF PROPERTY

NAME

Florida East Coast Railway Company

STREET & NUMBER

P. O. Box 1048

CITY, TOWN

Spanish River

STATE

St. Augustine

— VICINITY OF Land Company 4

Florida

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Palm Beach County Courthouse

STREET & NUMBER

CITY, TOWN

Boca Raton

STATE

Florida

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

—FEDERAL —STATE —COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Boca Raton F.E.C. Railway Passenger Station is a small irregularly shaped building with stuccoed walls and a short tower. The main roof of the one-story station is gabled, but the two-story square tower on its east facade features a low pitched pyramidal roof, while the loggia on the south and the freight annex on the north both have flat roofs with parapets. Originally the roof was surfaced with terra cotta mission tiles but these have been removed and replaced with composition roll.

There is a five bay arcaded loggia on the east (main) facade and one with three bays on the south (side) elevation. Both arcades feature semi-circular headed arches supported by thin columns with spiral shafts. The capitals of the columns are not one of the formal orders.

Except for the windows in the second story of the tower, which have semi-circular arched heads, the window openings throughout the building are rectangular. Enframe-ment is lacking, but the windows appear to have at one time been fitted with metal grillwork. This has been removed and all of the window openings have been boarded up. A small metal ornamental balcony is however still found beneath the second-story window on the east of the tower.

A rectangular addition was constructed on the north eleva-tion of the building in 1957. This annex was used for storing freight. There was also at one time a shelter covering the passenger platform on the west of the building. This had a peaked wooden roof supported by metal posts. This has been demolished.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES	+1929	BUILDER/ARCHITECT
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STATEMENT OF SIGNIFICANCE

The Florida East Coast Railway Passenger Station in Boca Raton, Florida is significant as a well developed example of Mediterranean Revival architecture adapted to a small functional building, and for its association with the developments initiated in Boca Raton by Clarence H. Geist.

Clarence Henry Geist (1874-1938) was a Philadelphia utilities magnate, who purchased the holdings of the Mizner Development Corporation after its financial collapse in 1927.¹ The Mizner Development Corporation was founded in 1925 by Addison Mizner, the architect who moved from New York to Palm Beach, Florida in 1918 and designed homes for wealthy residents in the Mediterranean Revival style. Mizner achieved a national reputation. Plans for his houses were published in the Ladies Home Journal and were described as "bungalows in the Spanish manner adapted to American ideals."²

Having achieved success in Palm Beach, in 1925 Mizner decided to crown his career by creating a new community for the wealthy in Boca Raton, Florida, a town on the Atlantic Ocean south of Palm Beach. The new development, according to Addison Mizner's brother Wilson, was to be "a happy combination of Venice and heaven, Florence and Toledo, with a little Greco-Roman glory and grandeur thrown in."³

The town of Boca Raton was originally laid out in 1897, after the arrival of the Florida East Coast Railway. It was platted to cover 1,000 acres in ten acre plots. During the next twenty years it became a vegetable growing and shipping center. In addition to farming, the residents survived by hunting wild game, fishing, and combing the beaches for wreckage and cargo.⁴ To reshape Boca Raton to suit his vision, Mizner acquired 17,500 acres. The centerpiece for the new development was to be the world's largest hotel--managed by the Ritz-Carlton --on the oceanfront. There was also to be a smaller hotel, the Cloister Inn, overlooking Lake Boca Raton, whose man-made islands would feature Mediterranean castles and palaces designed by Mizner himself. There were also to be (see continuation sheet 2)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

"Bungalows in the Spanish Manner Adapted to American Ideals," Ladies Home Journal, February, 1927.

Kinney, Henry. Once Upon a Time-- The Legend of the Boca Raton Hotel and Club. The Arvida Corporation. 1966.

UTM NOT VERIFIED

(see continuation sheet 6)

10 GEOGRAPHICAL DATA

ACREAGE NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY Less than one (1)

QUADRANGLE NAME USGS Boca Raton 1962

QUADRANGLE SCALE 7.5 min

UTM REFERENCES

A 17 59,088,0 2,913,76,0
ZONE EASTING NORTHING

B
ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

(see continuation sheet 5)

Begin approximately 70 feet west of the northwest corner of the intersection of Southeast 8th Street and Old Dixie Highway, then run northeast at an angle of 750 for fifty feet, then turn at a right

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE CODE COUNTY CODE

STATE CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE

W. Carl Shiver

July 11, 1980

ORGANIZATION

DATE

Florida Division of Archives, History & Records Management (904) 487-2333

STREET & NUMBER

TELEPHONE

The Capitol

CITY OR TOWN

STATE

Tallahassee

Florida

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

[Signature] 8/5/80

TITLE

DATE

L. Ross Morrell, State Historic Preservation Officer

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

[Signature]
KEEPER OF THE NATIONAL REGISTER

DATE 10/24/80

ATTEST: *[Signature]*
CHIEF OF REGISTRATION

DATE 10/22/80

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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CONTINUATION SHEET 1 ITEM NUMBER 2 PAGE 1

approximately 100' west of the intersection of Old Dixie Highway and
S.E. 8th Street in Boca Raton, Florida.

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CONTINUATION SHEET 2 ITEM NUMBER 8 PAGE 1

Statement of Significance (continued)

twenty miles of canals and a broad avenue called the Camino Real, which would be twenty lanes wide on either side of a "Grand Canal." Homesites along the canal were to cost \$20,000 apiece.⁵

The Cloister Inn was completed by the end of 1925 and was formally opened in January, 1926. None of Mizner's other plans for Boca Raton, however, were fully realized. With the collapse in the land speculation boom in Florida in 1927, the Mizner Development Corporation became insolvent. Mizner's holdings passed to creditors, and he returned to Palm Beach where he died in 1933.⁶ In 1928 Clarence Geist bought what remained of Mizner's empire in Boca Raton and in the next two years spent millions of dollars reshaping Mizner's plans to suit his own tastes.⁷

Geist was a self-made man. He was born in La Porte, Indiana and had worked as a railway brakeman before he became wealthy by developing cheap subdivisions for immigrant families in Chicago. Eventually, he began to acquire utilities and gained control of the largest holdings of privately owned utilities in the United States. Geist owned a winter home in Palm Beach and was, therefore, familiar with Mizner's activities in that city and in Boca Raton. Geist bought the Cloister Inn for one million dollars and, then, reportedly spent another million dollars in enlarging it and developing the surrounding 2000 acres.⁸ Geist renamed the Cloister Inn the Boca Raton Club and made it an exclusive club catering entirely to the tastes of the wealthy. Membership was limited to persons distinguished in public service, the learned professions, or business. The requirement for joining was the purchase of \$5,000 worth of stock in the Spanish River Land Company, a development firm owned by Geist. Yearly dues were only one hundred dollars.⁹

Geist noted that there was no adequate railroad terminal in Boca Raton to receive the guests coming to the club. He therefore offered to provide a building site and finance the construction of a passenger station if the Florida East Coast Railway would build the station according to designs which would conform to the Mediterranean Revival flavor of the Boca Raton Club.¹⁰
(see continuation sheet 3)

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CONTINUATION SHEET 3 ITEM NUMBER 8 PAGE 2

Statement of Significance (continued)

The railroad company agreed to these conditions and in 1929 assigned Chester G. Henninger, their staff architect in St. Augustine, Florida to carry out the assignment.¹¹ It is uncertain then whether Henninger provided the original design for the station or whether they were based on those provided by Mizner three years earlier. However, the small station reflects the interest in light and delicate details that marked much of Mizner's designs, although it is not as refined or elaborate as most of Mizner's accomplished works.

The Florida East Coast Railway Passenger Station exhibits characteristics of the Mediterranean Revival style by its use of low and irregular massing, its gently pitched gable roof, the stuccoed exterior walls, the unarticulated wall surfaces, and its arched loggias with thin spiral columns.

¹Henry Kinney. Once Upon a Time-- The Legend of the Boca Raton and Club. (The Arvida Corporation, 1966), p. 47.

²"Bungalows in the Spanish Manner Adapted to American Ideals," The Ladies Home Journal, February, 1929, p. 36.

³Henry Kinney, p. 38.

⁴Ibid., p. 16.

⁵Christina Orr. Addison Mizner Architects of Dreams and Realities. Catalogue of an exhibition organized by the Norton Gallery of Art. Palm Beach, Florida (Norton Gallery School of Art, 1966), pp. 40-41.

⁶Ibid., p. 46.

⁷Henry Kinney, p. 48.

⁸Ibid.,

⁹Ibid., p. 50.

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CONTINUATION SHEET

4

ITEM NUMBER

8

PAGE

3

State of Significance (continued)

¹⁰Records of the Clerk of the Circuit Court, Deed Records,
Deed 451, p. 380, February 10, 1929.

¹¹Sanford Smith, Administrator Historic Boca Raton Preserva-
tion Board, Memorandum to Carl Shiver, Historic Sites Specialist,
Florida Division of Archives, History and Records Management,
April 16, 1980.

FHR-8-300A
(11/78)

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CONTINUATION SHEET 5 ITEM NUMBER 10 PAGE 1

angle and run northwest 100 feet, then turn at a right angle and run southwest 170 feet, then turn at a right angle and run southeast 100 feet, then turn at a right angle and run northeast approximately 130 feet to the point of begininng.

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CONTINUATION SHEET 6 ITEM NUMBER 9 PAGE 1

Orr, Christina. Addison Mizner Architect of Dreams and Realities.
Catalogue of an exhibition organized by the Norton Gallery of Art.
Palm Beach, Florida: Norton Gallery and School of Art, 1966.

Palm Beach County, Records of the Clerk of the Circuit Court, Deed
Records - Deed 451, p. 380, February 10, 1929.

Sanford Smith, Administrator Historic Boca Raton Preservation Board,
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