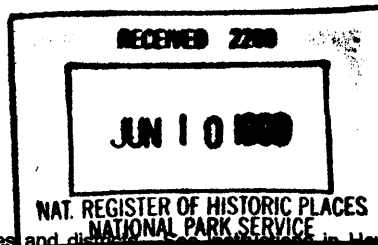


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



801

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 MANGO PROMENADE HISTORIC DISTRICT

other names/site number N/A

2. Location

street & number See attached map and boundary description N/A not for publication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.)

[Signature] 5/25/99
Signature of certifying official/Title Date

Florida 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) _____

[Signature] 7-8-99
Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Choose as many boxes as apply)

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

Category of Property
(Choose only one box)

- buildings, district, site, structure, object

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

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, 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, COMMERCE/Business

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling, DOMESTIC/Multiple Dwelling, COMMERCE/Business

7. Description

Architectural Classification
(Enter categories from instructions)

See continuation sheet: Section 7, Page 6

Materials
(Enter categories from instructions)

foundation Brick, walls Wood, roof Asphalt, other Wood: Porch

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.

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, etc.

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING & DEVELOPMENT
ARCHITECTURE

Period of Significance

c.1910-1947

Significant Dates

c. 1910

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State Agency, etc.

Name of Repository

City of West Palm Beach Library, PBC Historical Society

#

MANGO PROMENADE HISTORIC DISTRICT
Name of Property

Palm Beach Co., FL
County and State

10. Geographical Data

Acreeage of Property 30 approx.

UTM References
(Place additional references on a continuation sheet.)

1	1	7	5	9	3	9	8	0	2	9	5	3	3	8	0
	Zone		Easting						Northing						
2	1	7	5	9	4	3	8	0	2	9	5	3	3	8	0

3	1	7	5	9	4	3	8	0	2	9	5	2	8	4	0
	Zone		Easting						Northing						
4	1	7	5	9	3	9	8	0	2	9	5	2	8	4	0

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 Groover & Jo-Anne Peck/Carl Shiver Historic Sites Specialist

organization Bureau of Historic Preservation date May 1999

street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 487-2333

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 _____

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 Reduction Projects (1024-0018), Washington, DC 20503.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

MANGO PROMENADE HISTORIC DISTRICT
PALM BEACH COUNTY
DESCRIPTION

SUMMARY PARAGRAPH

The Mango Promenade Historic District is an approximately 30 acre, primarily residential area with a corridor of commercial buildings on the western edge of the district. The district contains a variety of residential architectural styles including frame and masonry vernacular, Craftsman bungalow, Colonial Revival, Mediterranean Revival, and Monterey. The commercial properties in the district are mostly masonry vernacular and Mediterranean Revival style buildings. The district consists primarily of one-story and two-story residences built between c. 1910 and c. 1947. Of the 140 buildings in the district, 125 are contributing and 15 are noncontributing, a ratio of 89 percent contributing to 11 percent noncontributing. There is also one contributing site: Flamingo Park.

SETTING

The Mango Promenade Historic District is located south of downtown West Palm Beach. It is bounded on the west by the rear property lines of the commercial properties on the west side of South Dixie Highway, on the east by the high-rise buildings that front on South Flagler Drive, on the north by the Norton Museum of Art and Woodlawn Cemetery, and on the south by the National Register-listed El Cid Historic District. This district is slightly younger than Mango Promenade, and is composed primarily of Mediterranean Revival homes. East of Mango Promenade are various waterfront high-rise condominiums that face onto Flagler Drive and the Intracoastal Waterway. Beyond the district's commercial area on the western boundary are non-historic, noncontributing commercial structures.

DESCRIPTION

The Mango Promenade District developed as one of the earliest upper middle class suburbs in West Palm Beach. The neighborhood reflects the early influences of automobiles through its original garage outbuildings which architecturally compliment the main houses. Mango Promenade and Orange Court are notable pedestrian walkways that distinguish the neighborhood from most of the others in West Palm Beach. Each was constructed to link South Dixie Highway with South Olive Avenue and each also served as an entrance walkway for houses on either side.

Garage entrances were relegated to parallel alleys to the rear. Mango Promenade was platted in 1913 and, by 1925, the street was almost entirely built up. Orange Court was not platted until 1924 and was only sparsely populated when the Land Bust of 1926 halted construction throughout the city. Consequently, construction on Orange Court continued until the early 1950s. The district's other residential streets are laid out in traditional suburban format with driveways from the main street leading past the side of the house to either

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CONTINUATION SHEET**

Section number 7 Page 2 MANGO PROMENADE HISTORIC DISTRICT
PALM BEACH COUNTY
DESCRIPTION

or rear garage structures or rear alley access to garages and garage-apartments. The houses in these areas are generally set back 15 feet from the street.

The Mango Promenade Historic District also contains a small commercial area along South Dixie Highway. In 1927, the Flamingo Civic Club defined the boundaries of the Flamingo Business District as “extending from Palm Avenue (now Palm Street) to Elmira Road (west from South Dixie Highway a block south of Belvedere Road), from the Florida East Coast Railroad to Olive Avenue.”¹ By 1951, the business district had expanded and the Flamingo Business District Association defined it as “Okeechobee Road to Belvedere Road.”² The commercial strip consisted of one-story to three-story masonry structures, primarily Mediterranean Revival or masonry vernacular in style, built to the front lot line, abutting the sidewalk. Large storefront windows faced the street to attract pedestrians and automobile traffic. The “Flamingo Business District” was in walking distance for most, but also proudly promoted automobile traffic. The mercantile buildings of the district date from the mid-1920s, and reflect the prevalent architectural styles of the period. Commercial construction came to an abrupt halt from the combined forces of the Land Bust and the 1926 and 1928 hurricanes.

The two-acre city park at South Dixie Highway and Park Street (photo 25) originally served as an African-American cemetery from 1902 to 1921, and as a public park from 1921 to the present. During the 1920s, while parts of the Mango Promenade Historic District were being platted, built, and occupied, the city converted the African-American cemetery to a public park known as “Dixie Playground.”³ In the 1920s, the park was the focal point of special events in the Flamingo Business District, but it continued to serve primarily as a neighborhood park for families who were moving into the Historic District and the new subdivisions being built south and west of the park. Later the city changed the park’s name to “Flamingo Park.”

The Mango Promenade Historic District contains 15 partial or complete blocks. Nine east-west streets traverse the District. From the north, these are Cranesnest Way (formerly Cranesnest Park), Victoria Drive, Mango Promenade, Sophia Drive, Croton Way, Queens Court, Vallette Way, Wildermere Road, Tuxedo Lane, Orange Court, and Austin Lane (formerly Avon Lane). Also, west of South Dixie Highway, Palm Street, Park Street, and Kanuga Drive (formerly Washington Avenue) break the commercial blocks at South Dixie Highway. Two streets run north-south through the District. On the east and center is South Olive Avenue (formerly Olive Street). On the west is South Dixie Highway (formerly Poinsettia Street, formerly County Road). Also Coconut Lane connects the ends of Austin Lane, Orange Court, and Tuxedo Lane. Ten plats or portions of plats make up the district: Baldwin-Nichols, Carlberg Court, Carlberg Court Addition No. 1, Carlberg Court Subdivision of

¹ Palm Beach Post, May 15, 1927.

² Flamingo Business District News, March 2, 1951.

³ Palm Beach County Plat Book 3, p. 47.

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CONTINUATION SHEET**

Section number 7 Page 3 MANGO PROMENADE HISTORIC DISTRICT
PALM BEACH COUNTY
DESCRIPTION

Lot A, Cranesnest Park, Croton Park, Delavan Lodge Addition, Matthams Park, part of Flamingo Park, and the city park which is now named Flamingo Park.

The district is made up primarily of single family residences on single-lot parcels. Besides residences, there are also substantial numbers of outbuildings including garages and garage apartments. Contributing apartment buildings and commercial buildings are also found in the district. Nearly all of the homes in the district are owner occupied. Over 80 percent of the contributing buildings were constructed between c. 1910 and 1926. The remainder were built between 1927 and 1947. Historically, the neighborhood was home to many of West Palm Beach's prominent residents.

The buildings in the Mango Promenade Historic District vary in form and style. They represent a variety of styles dating from the 1910-1940 time period. In general, the outbuildings reflect the style characteristics of the main structure on the property. The predominant house styles in the district are American Foursquare and frame vernacular. The district also possesses a notable number of Craftsman bungalow residences, several Colonial Revival houses, and more than a dozen masonry vernacular residential and commercial buildings. There is also a scattering of Mediterranean Revival residential and commercial buildings, three Mission residences, and two Monterey style residences.

Frame Vernacular

Many of the earliest residences in the neighborhood are simple one-story or two-story wood frame vernacular structures. A good example of the frame vernacular style is 296 Vallette Way (photo 18). Built c. 1919, this two-story house has a front-gabled roof with exposed rafter tails and decorative Craftsman style triangular knee braces. The walls are covered with weatherboard siding with corner boards on the first story and shingles on the upper story, with 6/1-light double-hung windows on the two-bay facade. A single story, front-gabled porch runs the full width of the front of the house with a side chimney.

Another early frame vernacular building is 318 Cranesnest Way (photo 5), built c. 1910. One of the oldest houses in the district, the two-story irregular plan residence has a hipped roof with intersecting cross gables with a slight overhang and dentil molding along the soffit. A single-story entry porch with simple gingerbread, diamond shingles at the gables, and shingle siding are features that relate this house to the Folk Victorian style.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 4

MANGO PROMENADE HISTORIC DISTRICT
PALM BEACH COUNTY
DESCRIPTION

Masonry Vernacular

Most of the commercial structures in the district are masonry vernacular. The L.S. Nelson building at 1903 South Dixie Highway (photo 21) was built in 1925. The one-story, stuccoed commercial structure has a flat roof and simple parapet with "L. S. NELSON, 1928" incised in a central plaque. The symmetrical facade features three main bays, each with a central door set in angled storefront windows.

American Foursquare

A substantial number of the residences in the district can be classified as American Foursquare. The majority of these houses have no noticeable ornamentation, but a few feature Craftsman or Prairie style elements. The residence at 304 Vallette Way (photo 19), built c. 1924, is the only brick American Foursquare building in the neighborhood. Craftsman and Prairie elements include the paired roof brackets supporting wide, flat eaves and full-height brick porch piers.

Craftsman Bungalows

Craftsman bungalows represent a substantial number of the residences in the district. The house at 1605 South Olive Avenue (photo 28), constructed 1919, is a one-story Craftsman style stuccoed bungalow with a cross-gabled roof with exposed rafter tails and triangular knee braces. The gable wall chimney is constructed of rock-faced stone with beaded mortar joints. The building has 6/1-light double-hung windows.

The house at 318 Croton Way (photo 6), built c. 1921, is an individually architecturally significant example of the Craftsman style. This cross-gabled two-story house is shingled on the first story and stuccoed above the shirtwaist beltcourse. The metal roof features wide eaves with exposed rafter tails and triangular knee brace supports. A Mission style parapet wall steps down from the front gable to a projecting shed roof bay that features a large square fixed window with 6/1-light double hung windows on each side. A hipped roof dormer sleeping porch with triple 6/1-light double hung windows projects from the side gable.

Colonial Revival

There are several Colonial Revival style homes in the neighborhood. The house at 304 Wildermere Road (photo 17), constructed c. 1919, is the only Dutch Colonial Revival style in the neighborhood. This two-story shingled house has a steeply pitched full front gambrel roof with multiple shed roof dormers. A shed roof open porch runs the full width of the main facade. The first story features triple 1/1-light double hung windows while the three second story windows are 6/6-light double hung sashes.

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PALM BEACH COUNTY
DESCRIPTION

Monterey Style

The two Monterey style homes also reflect Colonial Revival influences. The house at 290 Queens Court (photo 27), constructed c. 1919, is a two-story side gabled Monterey residence with symmetrical facade. The clay shingle roof covers a cantilevered second-story balcony that features a geometric pattern balustrade. The symmetrical first story features a broken triangular pediment over the central entranceway that is flanked by fluted pilasters. The major windows are 6/6-light double hung sashes and have batten shutters with S-shaped shutter dogs. An attached one-story garage is recessed to the side of the house.

Mission Style

There are three Mission style homes in the neighborhood. 322 Mango Promenade (photo 10), built c. 1925), is a one-story structure with a rear attached garage, added at a later date. The stuccoed house has a flat roof with a simple geometric parapet and a front full width shed roof porch with Spanish tile. A diamond shaped window is set in the center of the parapet. The facade is symmetrical with a centered 21 light French door and paired 6/6-light double hung windows on each side.

Mediterranean Revival

There is one Mediterranean Revival style residence and two Mediterranean Revival style commercial buildings in the district. The Southland Pharmacy Building (photo 22) at 1921 South Dixie Highway, built in 1927, is a two-story, four-bay commercial structure that features highly ornamented pilasters, a Spanish tile pent roof and stuccoed walls.

ALTERATIONS

Exterior alterations to principal residential structures in the Mango Promenade Historic District are primarily confined to replacement windows. Few of the buildings have had any window openings changed. Some of the buildings within the district have been clad in vinyl siding and several have had their porches enclosed with jalousie or other modern windows. In addition, several of the commercial structures' original storefronts have been replaced with modern aluminum storefront windows and some of the transom windows have been covered, as is also the case in some upper story openings. The original shape of the storefronts remain easily discernible. Most of the commercial and residential buildings remain structurally intact, with good to excellent integrity.

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Section number 7 Page 6

MANGO PROMENADE HISTORIC DISTRICT
PALM BEACH COUNTY
DESCRIPTION

NONCONTRIBUTING BUILDINGS

The noncontributing buildings in the Mango Promenade Historic District include those that were constructed after 1947 and those buildings constructed during the period of significance, but have been substantially altered.

ARCHITECTURAL STYLES

America Foursquare

Frame Vernacular

Craftsman Bungalows

Masonry Vernacular

Colonial Revival

Monterey Style

Mediterranean Revival

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

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CONTINUATION SHEET**

Section number 7 Page 7 MANGO PROMENADE HISTORIC DISTRICT
PALM BEACH COUNTY
LIST OF RESOURCES

Contributing Buildings

<u>Address</u>	<u>Site Name</u>	<u>Date Built</u>	<u>Use</u>	<u>Style</u>
<u>Austin Lane</u>				
265		1925	Residential	Mission
285		1928	Residential	Colonial Revival
290		1940	Residential	Colonial Revival
<u>Cranesnest Way</u>				
308		1922	Residential	Masonry Vernacular
308 A		c. 1922	Garage Apartment	
311		1917	Residential	American Foursquare
311 A		1917	Garage Apartment	
313		c. 1920	Residential	American Foursquare
313 A		c. 1920	Garage	
314		c. 1920	Residential	American Foursquare
314 A		c. 1920	Garage	
318		c. 1910	Residential	Frame Vernacular
319		c. 1922	Residential	American Foursquare
321		c. 1920	Residential	American Foursquare
322		c. 1921	Residential	American Foursquare
323		c. 1921	Residential	American Foursquare
323 A		c. 1921	Garage Apartment	
324		c. 1940	Residential	Frame Vernacular
325		c. 1920	Residential	American Foursquare
325 A		c. 1920	Garage	
328		c. 1920	Residential	Craftsman
328 A		c. 1920	Apartment	
<u>Croton Way</u>				
312		1920	Residential	Frame Vernacular
313		1921	Residential	American Foursquare

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 8 MANGO PROMENADE HISTORIC DISTRICT
PALM BEACH COUNTY
LIST OF RESOURCES

Croton Way (cont.)

313 A	c. 1921	Garage Apartment	
318	c. 1921	Residential	Craftsman
318 A	c. 1921	Garage	
321	c. 1921	Residential	Colonial Revival
321 A	c. 1921	Garage	
324	c. 1923	Residential	Colonial Revival
324 A	c. 1923	Garage	
326	1921	Residential	American Foursquare
328 A	c. 1924	Garage Apartment	

Mango Promenade

308	c. 1924	Residential	Masonry Vernacular
308 A	c. 1924	Garage	
315	c. 1917	Residential	Frame Vernacular
317	1925	Residential	Mediterranean Rev.
318	1921	Residential	Craftsman
319	1921	Residential	American Foursquare
320	1921	Residential	Craftsman
320 A	c. 1921	Garage Apartment	
321	1920	Residential	Frame Vernacular
322	c. 1925	Residential	Mission
323	1919	Residential	Frame Vernacular
323 A	c. 1919	Garage	
326	c. 1922	Residential	Craftsman
328	c. 1925	Residential	American Foursquare
328 A	c. 1925	Garage Apartment	

Queens Court

290	1936	Residential	Monterey
294	1937	Residential	Monterey

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 9 MANGO PROMENADE HISTORIC DISTRICT
PALM BEACH COUNTY
LIST OF RESOURCES

South Dixie Highway

1603		1940	Commercial	Masonry Vernacular
1608	Monahan Packard Co.	1926	Commercial	Masonry Vernacular
1609		1926	Commercial	Masonry Vernacular
1800		c. 1920	Residential	Masonry Vernacular
1901	Ward Building	1927	Commercial	Masonry Vernacular
1903	L. S. Nelson Building	1925	Commercial	Masonry Vernacular
1907-1911		c. 1925	Commercial	Masonry Vernacular
1910	Dove Building	1925	Commercial	Masonry Vernacular
1913		c. 1925	Commercial	Mediterranean Rev.
1921	Southland Pharmacy Bldg.	1927	Commercial	Mediterranean Rev.

South Olive Avenue

1605		1919	Residential	Craftsman
1611		1923	Residential	Mediterranean Rev.
1700		1945	Apartment	Masonry Vernacular
1801		1919	Residential	American Foursquare
1812		c. 1918	Residential	Frame Vernacular
1911	Alpine Apartments	1946	Apartment	Masonry Vernacular
1919	Alpine Apartments	1947	Apartment	Masonry Vernacular

Tuxedo Lane

321		1929	Residential	Mission
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Vallette Way

211		1917	Residential	Craftsman
212		1919	Residential	Frame Vernacular
212 A		c. 1919	Garage Apartment	
215		1914	Residential	Craftsman
296		1919	Residential	Frame Vernacular
301		1914	Residential	Frame Vernacular
302		1917	Residential	Frame Vernacular

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**NATIONAL REGISTER OF HISTORIC PLACES
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MANGO PROMENADE HISTORIC DISTRICT
PALM BEACH COUNTY
LIST OF RESOURCES

Vallette Way (cont.)

302 A	c. 1917	Garage	
303	1914	Residential	American Foursquare
304	c. 1924	Residential	American Foursquare
304 A	c. 1924	Garage	
306	c. 1930	Residential	Frame Vernacular
306 A	c. 1930	Garage	
308	1914	Residential	Frame Vernacular
309	1919	Residential	Frame Vernacular
309 A	c. 1919	Garage	
310	1923	Residential	Craftsman
310 A	c. 1923	Garage	
311	c. 1919	Residential	American Foursquare
311 A	c. 1919	Garage	
313	c. 1917	Residential	Masonry Vernacular
313 A	c. 1917	Garage	
315	c. 1917	Residential	Frame Vernacular
315 A	c. 1917	Garage Apartment	
316	1921	Residential	Frame Vernacular
316 A	c. 1921	Garage	
317	c. 1919	Residential	Craftsman
317 A	c. 1919	Garage Apartment	

Wildermere Road

219	c. 1917	Residential	Craftsman
219 A	c. 1917	Garage	
220	c. 1916	Residential	Craftsman
221	1921	Residential	American Foursquare
222	1935	Residential	American Foursquare
224	c. 1919	Residential	Masonry Vernacular
300	c. 1917	Residential	Craftsman
300 A	c. 1917	Garage	
302	c. 1915	Residential	Masonry Vernacular
304	c. 1919	Residential	Colonial Revival

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 11 MANGO PROMENADE HISTORIC DISTRICT
PALM BEACH COUNTY
LIST OF RESOURCES

Wildermere Road (cont.)

304 A	c. 1919	Garage	
307	1921	Residential	American Foursquare
307 A	c. 1921	Apartment	
308	1920	Residential	American Foursquare
308 A	c. 1920	Garage	
311	1921	Residential	Frame Vernacular
311 A	c. 1921	Garage Apartment	
312	c. 1920	Residential	Craftsman
312 A	c. 1920	Garage	
312 B	c. 1920	Apartment	
313	c. 1922	Residential	Frame Vernacular
314	c. 1915	Residential	Masonry Vernacular
314 A	c. 1916	Apartment	
315	1917	Apartment	
316	c. 1917	Residential	Craftsman
316 A	c. 1917	Apartment	
320	1920	Residential	Craftsman
320 A	c. 1920	Apartment	
322	c. 1919	Residential	Frame Vernacular

Contributing Site

Flamingo Park

Noncontributing Buildings

Austin Lane

275 1952 Residential

Cranesnest Way

318 A c. 1910 Garage

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 12 MANGO PROMENADE HISTORIC DISTRICT
PALM BEACH COUNTY
LIST OF RESOURCES

Croton Way

308	c. 1924	Apartment
328	1924	Residential

Mango Promenade

313	c. 1921	Apartment
321	c. 1920	Garage
326 A	c. 1922	Apartment

South Dixie Highway

1700	1945	Commercial
1708	c. 1970	Commercial

South Olive Avenue

1603	c. 1960	Apartment
1607	c. 1925	Apartment
1701	c. 1925	Apartment
1703	c. 1925	Apartment
1815	1986	Commercial

Wildermere Road

302 A	c. 1916	Garage Apartment
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1

MANGO PROMENADE HISTORIC DISTRICT
PALM BEACH COUNTY
SIGNIFICANCE

SUMMARY PARAGRAPH

The Mango Promenade Historic District is significant at the local level under criteria A and C in the areas of architecture and community planning and development. The district is significant for its association with the early residential and commercial development of the city of West Palm Beach. The district developed as one of the earliest middle class, suburbs outside the city's central downtown core. The Mango Promenade Historic District features two pedestrian-only walkways, a design characteristic unique to this neighborhood. Consisting of residential and commercial structures built between 1910 and 1947, the Mango Promenade Historic District reflects the architectural developments in the decades before, during, and after the Florida Land Boom era.

HISTORICAL CONTEXT

At the conclusion of the Civil War in 1865, southeastern Florida was still a wilderness. The first permanent settlement of Europeans was established in present day Palm Beach County during the 1870s. Most settled on the eastern shore of Lake Worth, now the site of the Town of Palm Beach. These early settlers established farms on both sides of Lake Worth and cultivated primarily pineapples. Benjamin Lanehart, whose homestead included most of the land now included in the Mango Promenade Historic District, was one of the early pineapple growers. Vegetables for northern shipment quickly became more profitable and replaced pineapples as the major produce grown in the area.⁴

Between 1880 and 1893, the shores of Lake Worth gradually grew more civilized. The permanent population increased and the first winter tourists arrived.⁵ At first, the area was known as Lake Worth. When a post office was established in 1887, area residents selected the name Palm Beach for the fledgling community.⁶

In 1892, Henry M. Flagler visited the area, investigating a route to Miami in an effort to expand his Jacksonville, St. Augustine, and Indian River Railroad. The beauty of the area and the warm tropical climate inspired Flagler to create an exclusive resort community on the island of Palm Beach. Flagler envisioned the resort as a paradise, an escape from the overcrowded northern cities and commercial development. To accommodate commercial activity Flagler purchased property on the west shore of the island from Captain O.S. Porter and Louis Hillhouse; on this property Flagler established a town that would serve as the business district of Palm Beach.⁷

⁴ Donald W. Curl, Palm Beach County: An Illustrated History, Northridge, (California: Windsor Publications, 1986), pp. 13-17, 26-27; J. Wadsworth Travers, History of Beautiful Palm Beach, 1929, p.37.

⁵ Curl, p. 21.

⁶ Ibid., p. 23.

⁷ Curl, p. 37.

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In November 1893, Flagler filed the original plat for the Town of West Palm Beach. The town extended from Lake Worth to Clear Lake. The streets were laid out in alphabetical order from Althea on the north to Fern on the south.⁸ The avenues ran alphabetically from Lantana on the east to Water on the west. Flagler's Florida East Coast Railroad reached West Palm Beach the same year, bringing building materials, tourists, workers, and settlers. The first lots in the Town of West Palm Beach were sold in February 1894 and construction was soon underway. The very first lot was purchased by Louis W. Burkhardt, who later moved from there to the Mango Promenade Historic District. On November 5, 1894, the new community voted to incorporate as a town.⁹

The first census taken in 1895 recorded 1,192 persons living in the town, and listed the property value at \$133,926. In 1896, two fires in the downtown commercial area prompted the Town Council to enact a new building code requiring all buildings in the downtown area to be constructed of brick or stone or have a brick or stone veneer. As a result, West Palm Beach's downtown soon had many masonry and masonry-veneered commercial buildings.

By 1900, West Palm Beach had electricity, a sewer system, a water pumping station, paved streets, and telephone service.¹⁰ Despite the advances, the town's population dropped to 564 residents. This decrease in population was attributed to the decline in construction activity, the nationwide recession of 1893, and the Great Freeze of 1894-1895 which destroyed the citrus industry.

In 1903, the town council petitioned the Florida Legislature for a city charter, which was granted soon after. Phenomenal population growth along the east coast of south Florida resulted in the creation of Palm Beach County from Dade County, in 1909, and West Palm Beach was named the county seat.¹¹ The completion of the West Palm Beach Canal in 1917, providing access to inland farming areas, made West Palm Beach the shipping point for the county's agricultural products both by rail and by water.¹² By 1920, the population had risen to 8659 residents and West Palm Beach was now well established as Palm Beach County's commercial hub as well as a popular tourist spot for the middle class.¹³ The growing population needed homes, which led to the early development of the Mango Promenade Historic District. Many homes in the Mango Promenade Historic District belonged to winter residents, though most served as the residences of people who lived in Florida year-round.

⁸ Dade County Deeds, on file, Palm Beach County Courthouse.

⁹ Curl, p. 49.

¹⁰ Curl, pp. 46-48.

¹¹ City of West Palm Beach Planning Department; Curl p. 48.

¹² Curl, p. 90.

¹³ City of West Palm Beach Planning Department.

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During the 1920s, West Palm Beach experienced widespread development and growth due to the Florida Land Boom. The population doubled over the decade, rising from 8,659 in 1920 to 26,610 in 1930.¹⁴ Many homes, including most of the residences the Mango Promenade Historic District, were built during this time. Major office and commercial projects were erected in the downtown including the city's first "skyscrapers," such as the Guaranty Building, 120 South Olive Avenue, 1922; the Citizens Building, 105 South Narcissus, 1923; the Dixie Court Hotel, 301 North Dixie Highway, 1925; the Comeau Building, 319 Clematis Street, 1925; and the Harvey Building, 226 Datura Street, 1927. The Land Boom peaked in the winter of 1924-1925.¹⁵ By 1927, the entire city east of Australian Avenue had been platted, although little building had taken place north of 36th Street or south of Southern Boulevard. However, when the Harvey Building opened in 1927 it was bankrupt, indicating that the Florida Land Boom had gone bust.

Several factors contributed to the failure of the Florida's real estate market. In the spring of 1925, many investors began to cancel all Florida real estate transactions as they became panicked by news of bogus Florida real estate ventures. By August of 1925, the F.E.C. Railroad refused to ship anything but perishable goods, halting building construction in the area. The next unfortunate events were two hurricanes which struck South Florida in 1926. On September 16, 1928, a hurricane swept right through Palm Beach County destroying nearly 8,000 homes and hundreds of commercial buildings. Real estate speculators pushing up land prices also had a negative effect on the economy. When the Stock Market crashed in October 1929, the Florida real estate market was valueless.¹⁶

Between 1930 and 1960, West Palm Beach grew moderately, increasing by one-quarter to one-third each decade.¹⁷ Following World War II new residents erected homes in the neighborhoods that had been platted but not developed during the Land Boom.¹⁸ During the 1960s, housing and commercial developments constructed west of Australian Avenue caused a shift in the population and the economic base began to leave downtown and move into the suburbs. Within the last few years, residents living within West Palm Beach's older neighborhoods have made efforts to revitalize the City's historic areas. This National Register nomination reflects the citizens' desires to preserve their architectural and historic resources.

¹⁴ City of West Palm Beach Planning Department.

¹⁵ Curl, p. 88; Palm Beach County Plats; West Palm Beach Building Permits, on file Building Department, City of West Palm Beach City Hall.

¹⁶ Curl, pp. 93-94; files of the Historical Society of Palm Beach County.

¹⁷ City of West Palm Beach Planning Department.

¹⁸ West Palm Beach Building Permits.

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HISTORICAL SIGNIFICANCE

Community Planning and Development

Benjamin Lanehart moved to the West Palm Beach area in December of 1875, and was the first permanent resident on the west shore of Lake Worth. Beginning in February of 1876, Lanehart homesteaded Government Lots 2 through 5 in Section 27 under the federal Homestead Act of 1862.¹⁹ Lanehart's 131 acre homestead was bounded by the west shore of Lake Worth and by the present-day centers of Okeechobee Boulevard, South Dixie Highway, and Belvedere Road. Lanehart was the first owner of all the land in the Mango Promenade Historic District east of South Dixie Highway. When Benjamin Lanehart died in 1884, he left his entire estate to his sisters Mary Jane and Margaret Lanehart, both of whom lived in New York.²⁰ Over the next few years, the two sisters sold off pieces of the homestead.

Following the Lanehart sisters' ownership, the area comprising the Mango Promenade Historic District began developing into large three to five acre waterfront estates. A 1907 Currie Investment Company map drawn by architect Emil Ehmann shows residences of Degottrau, Worthington, Dewey, and Kinzel along the shore of Lake Worth.²¹ At this time, these large waterfront estates stretched from Lake Worth to the present-day center of South Dixie Highway, comprising most of the land now within the Mango Promenade Neighborhood. The 1907 Currie Investment Company map shows a building on the property in the Mango Promenade Neighborhood that they bought from the Lanehart sisters.²²

Between 1913 and 1936, the property that now makes up the Mango Promenade Historic District was divided into the eight existing subdivisions east of South Dixie Highway: Baldwin-Nichols, Carlberg Court, Carlberg Court Addition No. 1, Carlberg Court Subdivision of Lot A, Cranesnest Park, Croton Park, Delavan Lodge Addition, and Matthams Park. West of South Dixie Highway the district includes portions of the Flamingo Park subdivision and the city park that now is named Flamingo Park. Starting in 1913, the Mango Promenade Historic District's major transformation started; the area began to change from a collection of large parcels into a pedestrian oriented neighborhood of single-family homes.

Bror J. Carlberg, a Palm Beach resident and developer, was an important figure in the early development of the Mango Promenade area and the City of West Palm Beach. Born in Salina, Kansas, Carlberg moved to Palm Beach in 1911 and established the Carlberg Realty Company, the first development corporation in West

¹⁹ Homestead Certificate #35.49, Dade County Deed Book, p. 322.

²⁰ Dade County Deed Book B, p. 225

²¹ Currie; 1907.

²² Currie; 1907.

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Palm Beach. He was also a charter member of the West Palm Beach Chamber of Commerce.²³ On November 18, 1913, Carlberg filed a plat for Carlberg Court, which included the lots on Vallette Way between Poinsettia Street (now known as South Dixie Highway) and Olive Street (now known as South Olive Avenue).²⁴ Carlberg platted Carlberg Court and the two later additions on five acres that he purchased from Ben O. and Lissie S. Williams on October 24, 1913.²⁵ The Carlburg Court subdivision included a large piece of property east of the platted lots between South Olive Avenue and Lake Worth which was identified as "Lot A." In 1913, Carlberg also developed and financed Chadbourne Court which was slightly north of his other property.

The day the subdivision was platted, the Tropical Sun newspaper announced the new addition of Carlberg Court. According to the article, a rock road, cement sidewalks, and other amenities were to be constructed in this area. The Tropical Sun claimed the lots would be sold for \$500 a piece and "there will be a scramble for these desirable lots near the lake as soon as they get on the market." In fact, Carlberg himself planned to build his own home on the waterfront property located in his new subdivision.²⁶

The announcement accurately predicted the success of Carlberg Court. By 1914, there were already several houses on Vallette Way, and the Mango Promenade neighborhood was quickly expanding. On March 31, 1914, Carlberg filed a plat for Carlberg Court Addition No. 1, which included the lots on Wildermere Avenue and the property east of Poinsettia Street to Lake Worth.²⁷ The layout of Carlberg Court Addition No. 1 was slightly different from the earlier Carlberg Court. The lots on Wildermere Avenue were 50 feet by 100 feet, twice as wide as the lots on Vallette Way. During this period, suburb developments throughout the United States began to exhibit larger lots because houses now needed garages for their automobiles. Several months later on August 31, 1914, Carlberg filed another plat for Carlberg Court Subdivision of Lot A, which extended Vallette Way east of South Olive Avenue.²⁸

In the early 1900s, the Frederick M. Delavan and Minnie Josephine Anderson owned a large parcel of property extending from South Dixie Highway to Lake Worth. Following Bror Carlberg's lead, Delavan, his wife, Sophia, and Bertha Falkenstein filed a plat for Delavan Lodge Addition on October 2, 1914.²⁹ The Delavans owned the north half of the property and Falkenstein owned the south half. Falkenstein had acquired the property from Minnie Anderson. Unusual in design, the Delavan Lodge Addition established the pedestrian

²³ Elizabeth L. Miller, City of West Palm Beach Planning Department, "West Palm Beach Survey: First Year Final Report," prepared June 30, 1989, p. 13.

²⁴ Palm Beach County Plat Book 5, p. 20.

²⁵ Palm Beach County Deed Book 39, p. 123.

²⁶ Tropical Sun, November 18, 1913.

²⁷ Palm Beach County Plat Book 5, p. 45.

²⁸ Palm Beach County Plat Book 5, p. 68.

²⁹ Palm Beach County Plat Book 5, p. 81.

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character of the growing neighborhood. The lots front on the 14-foot wide pedestrian right-of-way, Mango Promenade, and back up on Victoria Drive and Sophia Drive, named after Sophia Delavan.

The development of the Delavan Lodge Addition acknowledged the growing importance of automobiles, with automobile access to the rear garages located along Victoria and Sophia Drive. However, most significant was the creation of the walkway, Mango Promenade, which linked Poinsettia Street and Olive Street, both of which were bus routes. The Delavans apparently recognized that an intimate and beautiful corridor could be created by relegating cars to the rear of the houses, leaving the front entrances for pedestrian traffic only.³⁰ Although no other suburban developments in West Palm Beach followed Mango Promenade's design pattern, during the early 1900s architects and developers throughout the country were designing groups of homes assembled around modest courts and walkways.³¹

By the beginning of 1916, the neighborhood was taking shape and the Tropical Sun praised the beauty of growing residential suburb. The newspaper stated that "a number of very handsome houses" had been completed and occupied in the Carlberg Court area. In addition to the paved streets, cement sidewalks, electric lights, and water and sewer facilities, this neighborhood had "everything that makes life worth living."³²

On February 27, 1917, William Kuehner and F. L. Crane filed a plat for Cranesnest Park, named after Crane. The subdivision included the lots on Cranesnest Park between South Dixie Highway and South Olive Avenue.³³ Kuehner owned the property on the north side of Cranesnest Way and Crane owned the property on the south side. Once again, the street design took advantage of Victoria Drive—the rear alleyway platted for the Delavan Lodge Addition—for constructing outbuildings and garages. West Palm Beach continued to expand beyond the central downtown core, and by 1918, the neighborhood which now consisted of Cranesnest Way, Mango Promenade, Vallette Way, and Wildermere Road had at least a dozen homes scattered throughout the streets. "A Street Map of West Palm Beach, Florida" by civil engineer Harry C. Fugate shows that the city's southern limit was the southern boundary of the lots on the south side of Wildermere Avenue. The Florida Land Boom was still yet to come and the El Cid neighborhood had not been platted, so this area established itself as one of West Palm Beach's earliest and most desirable suburb developments.

On October 29, 1919, Palm Beach Realty Service, Inc. filed a plat for Croton Park, which included the lots on Croton Way.³⁴ The lots on the north side of Croton Way backed up to Sophia Drive, giving them alley

³⁰ 1920 City Directory, p. 11.

³¹ Robert Winter, American Bungalow Style, (New York, New York: Simon and Schuster, 1996), p.20.

³² "What We Have Been Doing Along the Building Line," Tropical Sun, January 15, 1916.

³³ Palm Beach County Plat Book 6, p. 83.

³⁴ Palm Beach County Plat Book 7, p. 51.

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access for automobiles. On the south side of the street, the lots had no alley access, so houses eventually developed with attached garages or rear garages. Construction began to increase in the Mango Promenade neighborhood. By September of 1919, the Palm Beach Post noted the surprisingly large number of permits being issued for medium-size houses, considering the price of building materials and scarcity of workmen.³⁵

Before the Florida Land Boom got underway in 1920, houses in the Mango Park neighborhood and the rest of the city typically were costing approximately \$1,500 to \$ 2,000, but as the boom progressed house prices began to quickly rise. A residence with a garage erected on Croton Way by the Keystone Construction Company in March of 1921 was priced at \$7,500.³⁶ The contracting firm of Brown and Wilcox began work on a \$10,000 two-story dwelling about the same time, and contractor M.J. Lightbown pulled a permit for a \$3,000 frame dwelling on Mango Promenade in July.³⁷ A \$6,000 building permit was issued in August for yet another house on Croton Way.³⁸ In November, the Palm Beach Post announced that an attractive bungalow of English style architecture was being completed on Mango Promenade.³⁹

As the Florida Land Boom was in high gear, the Matthams Park Corporation filed a plat of Mattham's Park on May 15, 1924.⁴⁰ The Mattham's Park subdivision included lots between Tuxedo Lane and Austin Lane (originally Avon Lane) fronting on the 8-foot pedestrian right-of-way, Orange Court. Similar to Mango Promenade, Orange Court is a pedestrian-only walkway; however, instead of running between South Dixie Highway and Olive Avenue, Orange Court runs between Coconut Lane on the east to the rear of the lots fronting along Dixie Highway on the west. Coconut Lane connected the east ends of Tuxedo Lane and Austin Lane. Up until 1926, houses were constantly being constructed in the district, and it continued to grow. In fact, eighty-nine percent of the buildings within the Mango Promenade Historic District were built before 1927. When the Land Boom ended in 1926, construction throughout the city significantly decreased and this included development within the Mango Promenade neighborhood.

With the stock market crash of 1929 and the following Great Depression years, construction virtually halted; mortgage financing was nonexistent; and builders were out of work. In the early 1930s, President Franklin Delano Roosevelt adopted such measures as insured bank deposits and the refinancing of home mortgages to revitalize the housing industry.⁴¹ With the new federal regulations in place, building activity began

³⁵ "Building Permits Issued Yesterday on Three Houses," Palm Beach Post, September 9, 1919.

³⁶ "Building Permits," Palm Beach Post, March 19, 1921.

³⁷ "Building Continues To Set a Fast Pace," Palm Beach Post, April 17, 1921; Palm Beach Post, July 5, 1921.

³⁸ "Permits Total \$59,000 So Far for This Month," Palm Beach Post, August 14, 1921.

³⁹ "Hall Building English Type of Bungalows," Palm Beach Post, November 21, 1921.

⁴⁰ Palm Beach County Plat Book 10, p. 31.

⁴¹ Greta Terrell, "Getting to Know Your 20th Century Neighborhood," Preservation Information, (Washington D.C.: National Trust for Historic Preservation, 1991), p. 2.

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to increase once again. In July of 1936, a plat was filed for the Baldwin-Nichols Subdivision, which included the lots on Queens Court.⁴² Queens Court, the last residential street platted in the Mango Promenade neighborhood, is located directly across South Olive Avenue, east from Croton Way. Consisting of eight large lots, this subdivision flanks a dead-end street. Houses constructed on Queens Court and were among the last contributing houses built within the neighborhood.

Flamingo Business District

The remaining portions of the Mango Promenade Historic District are located on the west side of South Dixie Highway, and encompass the commercial area of the neighborhood and Flamingo Park. On May 11, 1921, W. Harold Wilson, president of the Royal Palm Realty Company, platted the Flamingo Park subdivision. The Flamingo Park subdivision developed into a neighborhood located to the west of the Mango Promenade Historic District. However, the eastern edge of the Flamingo Park plat along present day South Dixie Highway became the Flamingo Business District which served the neighborhoods located outside of the downtown area.

F.W. Blandford completed the first commercial building south of Okeechobee Road on December 24, 1924, at what is now 1907-1909 South Dixie Highway (photos 22, 24). It housed the Usina Plumbing Company and an A&P Store. By constructing a commercial structure outside of downtown, Blandford established a business district for Mango Promenade and the other neighborhoods south of downtown. The Blandford Building was demolished in 1969 to create a parking lot.

As the Land Boom hit West Palm Beach, the neighborhoods grew at a rapid pace and the Flamingo Business District expanded to keep up with the local customers' demands. According to a report in the Palm Beach Post in 1925, this business district along South Dixie Highway "was emerging into business prominence, " and several commercial structures were being built in the business district during this time.⁴³ In July of 1925, the L.S. Nelson Building (photo 21) at 1903 South Dixie Highway for L. S. Nelson was made available for commercial tenants. This \$8,000 hollow tile and stucco structure was originally leased to Clarence Saunders. In an article, the local paper commented that Saunders' business was "a monument to the vision and foresight of the management of this chain of stores."⁴⁴ Arnold Construction Company built a fireproof building at 1910 South Dixie Highway. Three stories high with a mezzanine, this building cost \$60,000 to construct and was occupied by the Monk Furniture Company throughout the late 1920s.⁴⁵

⁴² Palm Beach County Plat Book 16, p. 99.

⁴³ Palm Beach Post, April 24, 1927.

⁴⁴ Ibid.

⁴⁵ West Palm Beach Building Permits.

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The Flamingo Civic Club, a civic organization dedicated to the improvement of the Flamingo Business District was formed in 1926. Initially the club was organized to fight the city government's decision to make South Dixie Highway and South Olive Street one-way streets. Later that year, the Club demanded that the city provide more police protection for the area.⁴⁶

In 1927, the Flamingo Civic Club defined the boundaries of the Flamingo District as "extending from Palm Avenue (now Palm Street) to Elmira Road (west from South Dixie Highway a block south of Belvedere Road), from the Florida East Coast Railroad to Olive Avenue."⁴⁷ At this time, within the business district, Dixie Highway was widened, paved, and parallel parking replaced the old angled parking.⁴⁸ Early in the year, local contractor E.B. Walton finished a building at 1921 South Dixie Highway (photo 21), which was known as the Flamingo Building. Several businesses had stores in the building, including the Kansas City Beef Company, the Goodyear Tire and Rubber Company, and the Flamingo Shoe Hospital. On October 2, 1927, the Palm Beach Post announced that the Ward building was the newest in the Flamingo Business District. Dr. R.L. Ward, a local dentist, had it erected for \$22,000.⁴⁹

Commercial activity in the Flamingo Business District peaked in 1927. Twenty-four new firms were relocating in the thriving business district and more new buildings were to be constructed. The Flamingo Civic Club organized public dances at the Flamingo Playground (Flamingo Park), and local residents enjoyed movies at the Flamingo Theater.

In the years following 1927, the Flamingo Business District remained a vital part of the Mango Promenade neighborhood and the other surrounding neighborhoods. Although construction halted, groceries, pharmacies, and soda shops still provided residents with goods and services. Today, the business area features antique stores, art galleries, and home furnishings.

Flamingo Park

The two-acre city park located at South Dixie Highway and Park Street served as an African-American cemetery from 1902 to 1921, and has served as a public park from 1921 to the present. The Lakeside Cemetery Association operated the African-American cemetery in conjunction with its nearby, Caucasian Lakeside Cemetery. The association's letters and county and city records show that approximately 100 people were ultimately buried in the cemetery, most of them between 1902 and 1913. There are no records to show that any

⁴⁶ Palm Beach Times, October, 4, 1927.

⁴⁷ Palm Beach Post, May 15, 1927.

⁴⁸ Palm Beach Post, April 24, 1927.

⁴⁹ "Ward Building is Newest in Flamingo," Palm Beach Post, October 2, 1927.

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of the persons buried there were ever moved, and any information about the present location of the individuals interred in the cemetery and the burial monuments that once stood on the property has been lost. The cemetery apparently never had a name. Official records, maps, newspapers, and correspondence of the era refer to it only as the "colored cemetery."

The Lakeside Cemetery Association bought the cemetery property in 1902 for \$300. In 1913 the city of West Palm Beach attempted to seize the property in order to sell it to the Henry Morrison Flagler's land development interests for \$1,200. The Association fought the case to the Florida Supreme Court and won, thwarting the city's efforts to gain control of the property. However, by 1921 the association had become financially unstable, and donated both of its cemeteries to the city. The city has used the African-American cemetery as a public park ever since.

The public park was originally known as "Dixie Playground".⁵⁰ In the 1920s, the park was the focal point of special events in the Flamingo Business District, but it continued to serve primarily as a neighborhood park for families who lived in the Mango Promenade neighborhood and the other subdivisions being built south and west of the park.⁵¹ From the 1920s to 1960s, a popular neighborhood routine for neighborhood children was to play at the park and later go to one of the three nearby movie theaters. Today the park is known as Flamingo Park and it still serves as a recreational area for neighborhood children.

Architectural Significance

All of the styles represented in the Mango Promenade Historic District evolved during the first half of the twentieth century; therefore, the ornate Victorian and Romantic styles of the late 19th century are absent from the district. This district possesses a high concentration of American Foursquare and frame vernacular houses, and also contains other notable buildings constructed in a number architectural styles including Colonial Revival, Craftsman bungalow, masonry vernacular, Mediterranean Revival, Mission, and Monterey. The district also has a large number of intact garages and garage-apartments designed to compliment the main buildings. Most of the buildings within the district maintain good to excellent integrity. Some buildings were constructed prior to 1920 and a few were constructed during the 1930s and 1940s, but the majority of the buildings were constructed during the Land Boom years of the 1920s. Because of the overall architectural and contextual cohesiveness of the district, the Mango Promenade Historic District is distinguishable from other areas within West Palm Beach.

⁵⁰ Palm Beach County Plat Book 3, p. 47.

⁵¹ Palm Beach Times, October 4, 1927; Palm Beach Times, October 10, 1927; Palm Beach Independent, 1927.

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ARCHITECTURAL STYLES

America Foursquare

One of the most predominant house types within the Mango Promenade Historic District is the American Foursquare. Between c. 1900 and 1930, the Foursquare was a common house type in the United States and was found throughout the new post-Victorian era suburbs. A descendant of the eighteenth-century Georgian style house, the Foursquare was the middle class interpretation of the earlier house form. Because these houses feature little extraneous ornamentation and were well suited to 20th century building techniques and materials, many new middle-class home owners were drawn to the Foursquare. The house's cubical shape took advantage of building on small lots. This house type is typically two stories in height, with hipped or pyramidal roofs, pronounced eaves, and little exterior decoration. The Foursquare entrance is commonly off-center, and if the house does have any decorative elements, they typically consist of a beltcourse or Prairie and Craftsman features.

Frame Vernacular

The other prevailing house type found in the district is frame vernacular. These buildings were generally designed and constructed by local craftsmen and builders from readily available materials. The houses are usually rectangular in plan for economical construction. Most of the buildings have horizontal weatherboard or drop siding. Many of the features of frame vernacular houses developed as a result of environmental concerns. The overhanging roof eaves provide shade for the sides of the house, and dormers supply additional air circulation. Other common features are pyramidal or gabled roof lines, roof overhangs with exposed rafters, and stick porch balusters. By 1920, the Craftsman bungalow had significantly influenced vernacular house design. As a result, post-1920 frame vernacular houses often feature some Craftsman elements, such as knee braces, exposed rafter tails, and cross over gable roofs.

Craftsman Bungalows

Craftsman houses are the third most popular house style in the district. Inspired by the construction techniques of the English Arts and Crafts movement, Craftsman architecture was first popularized in America by the work of Greene and Greene, brothers and architects from California. During the first three decades of the 20th century, Craftsman bungalows became the favorite house type throughout the country. Craftsman houses are typically one or two stories high and feature low-pitched, gabled roofs with wide eaves and exposed roof rafters. Decorative beams or braces are commonly added under the gables, and the porches are supported by tapered columns. Exterior materials can vary among weatherboard, shingles, and stucco. Windows often have a 3/1-light configuration but can also exhibit various multi-light window pane configurations.

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Masonry Vernacular

A number of examples of residential and commercial buildings within the district are considered masonry vernacular. Similar to the frame vernacular houses in the district, the masonry vernacular houses were inexpensive to construct and simple in design. In the early 1920s, hollow tile and concrete block became widely used building materials, so many homes were constructed in these readily available materials. In most cases, the tile and concrete block was covered with stucco and then painted. Masonry vernacular houses are generally rectangular in plan, one to two stories in height, and have little or no ornamentation.

Masonry vernacular commercial buildings are also often categorized as commercial vernacular. Constructed throughout the 1910s and 1920s, masonry vernacular commercial structures used such building materials as brick, hollow clay tile, and concrete block. Like residential structures, masonry vernacular commercial structures were simple and inexpensive. They are often one to three stories in height and have plain brick or stuccoed exterior walls, flat roofs with a parapet, and large storefront windows. Decoration is usually limited to corbelled belt courses and parapet cornices. Some of the masonry vernacular commercial structures in the Mango Promenade district show Mission and Mediterranean Revival style influences.

Colonial Revival

The Colonial Revival style embodies the massing and details of the early English and Dutch houses built in America during the seventeenth and eighteenth centuries. The Dutch Colonial Revival's most recognizable feature is the gambrel roof. Although based primarily on the eighteenth century classical Georgian and Adam styles, details are generally applied in an eclectic manner without reference to a particular period or formal style. Colonial Revival style houses were popular in the United States in early twentieth century from the 1910s to the 1930s, then had a resurgence during the post-World War II years. Typical features include side-gabled roofs, symmetrical street facades, front doors with pediments, transoms, fanlights and sidelights, and small entrance porches with classically-inspired columns.

Monterey Style

The Monterey Style house is generally two stories in height, with a rectangular or L-shaped ground plan, and features a full-width, or nearly full-width balcony on the second story that is usually sheltered by the overhang of the main roof. The style is a free interpretation of the Anglo-influenced Spanish Colonial houses that were built in northern California and had similar counterparts in St. Augustine, Florida, during the Spanish and English colonial periods. The houses blended Spanish adobe construction with the pitched-roof, massed plan

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SIGNIFICANCE

English heritage houses. Wall cladding materials may be brick, stucco, or wood. The fenestration may follow either Spanish or English (American) prototypes, and decorative shutters or louvered blinds flanking the major windows are common. This type of house was popular in both California and Florida from about 1925 to 1940.

Mediterranean Revival

The Mediterranean Revival style house was one of the most popular housing type in Florida during the boom years of the 1920s. This style reflects an eclectic mix of details borrowed from countries bordering the Mediterranean, particularly Spain and Italy. The examples found in the historic district are predominantly modest one-story structures with irregular floor plans and facades. They have flat or low-pitched gabled roofs, red roof tiles, parapet accents, and stuccoed walls. The various subgroups of the style, such as Spanish Colonial Revival and Mission Revival, have been grouped together under this heading.

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MANGO PROMENADE HISTORIC DISTRICT
PALM BEACH COUNTY
GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Boundary Description

The boundary of the Mango Promenade Historic District is shown as a dotted line on the accompanying map entitled "Mango Promenade Historic District."

Boundary Justification

The boundary represents the extent of historic buildings built within the period of significance in the Mango Promenade Historic District. The northern boundary is established by the location of the Norton Gallery of Art and noncontributing properties. The western boundary is determined by the limits of properties directly fronting South Dixie Highway. The southern boundary coincides with the northern boundary of the National Register-listed El Cid neighborhood which is comprised of buildings with a later period of significance and architectural style. The eastern boundary is determined by the location of a row of modern high-rise apartments.

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PHOTOGRAPHS

1. Cranesnest Way, Mango Park Historic District
2. West Palm Beach (Palm Beach County), Florida
3. Amy Groover
4. March 19997
5. Amy Groover
6. Cranesnest Way Streetscape, Looking East from South Dixie Highway
7. photo 1 of 30

The information for items 2-5 is the same for the remaining photos for the Mango Promenade Historic District, except as noted.

1. 328 Cranesnest Way
6. Main (North) Facade, Looking South
7. Photo 2 of 30

1. 314 Cranesnest Way
6. Main (North) Facade and West Elevation, Looking Southeast
7. Photo 3 of 30

1. 314 Cranesnest Way (Garage)
6. South Elevation, Looking North
7. Photo 4 of 30

1. 318 Cranesnest Way
6. Main (North) Facade and West Elevation, Looking Southeast
7. Photo 5 of 30

1. 318 Croton Way
6. Main (North) Facade, Looking South
7. Photo 6 of 30

1. Mango Promenade (Streetscape)
6. Looking East from 328 Mango Promenade
7. Photo 7 of 30

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PHOTOGRAPHS

1. 318 Mango Promenade
6. Main (North) Facade, Looking South
7. Photo 8 of 30

1. 317 Mango Promenade
6. Main (South) Facade, Looking Northeast
7. Photo 9 of 30

1. 322 Mango Promenade
6. Main (North) Facade, Looking Southwest
7. Photo 10 of 30

1. 322 Mango Promenade (Garage)
6. South Elevation, Looking Northeast
7. Photo 11 of 30

1. Victoria Drive (Streetscape)
6. Looking East from Rear of 328 Cranesnest Way
7. Photo 12 of 30

1. 1815 South Olive Avenue
6. Main (South) Facade, Looking North
7. Photo 13 of 30

1. 314 Wildermere Road
6. Main (North) Facade and East Elevation, Looking Southwest
7. Photo 14 of 30

1. Wildermere Road (Streetscape)
6. Looking West from 219 Wildermere Road
7. Photo 15 of 30

1. 307 Wildermere Road
6. Main (South) Facade and West Elevation, Looking Northeast
7. Photo 16 of 30

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PHOTOGRAPHS

1. 304 Wildermere Road
6. North Facade, Looking South
7. Photo 17 of 30

1. 296 Vallette Way
6. Main (North) Facade and East Elevation, Looking Southwest
7. Photo 18 of 30

1. 304 Vallette Way
6. Main (North) Facade, Looking South
7. Photo 19 of 30

1. 1609 South Dixie Highway
6. Main (East) Facade and North Elevation, Looking Southwest
7. Photo 20 of 30

1. 1903 South Dixie Highway
6. Main (East) Facade, Looking West
7. Photo 21 of 30

1. 1921 South Dixie Highway
6. Main (East) Facade and South Elevation, Looking Northwest
7. Photo 22 of 30

1. 1801 South Dixie Highway
6. Main (East) Facade and North Elevation, Looking Southwest
7. Photo 23 of 30

1. South Dixie Highway (Streetscape)
6. Looking Southwest from Intersection of Kanuga Drive
7. Photo 24 of 30

1. Flaming Park (Streetscape)
6. Looking Southwest from Croton Way
7. Photo 25 of 30

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MANGO PROMENADE HISTORIC DISTRICT
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PHOTOGRAPHS

1. 1700 South Olive Avenue
6. Main (West) Facade and North Elevation, Looking Southeast
7. Photo 26 of 30

1. 290 Queens Court
6. Main (North) Facade and West Elevation, Looking Southeast
7. Photo 27 of 30

1. 1605 South Olive Avenue
6. Main (East) Facade and North Elevation, Looking Southwest
7. Photo 28 of 30

1. South Olive Avenue (Streetscape)
6. Looking Southeast from the Intersection of Cranesnest Way
7. Photo 29 of 30

1. 1812 South Olive Avenue
6. Main (West) Facade and South Elevation, Looking Northeast
7. Photo 30 of 30