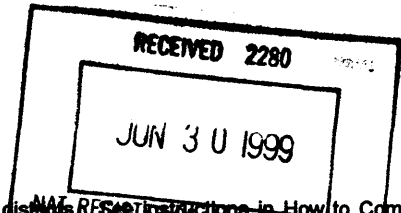


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

548



This form is for use in nominating or requesting determinations for individual properties and districts. ~~See the instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A).~~ Complete each item by marking 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 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 CENTRAL PARK HISTORIC DISTRICT

other names/site number Estates of South Palm Beach

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street & number See attached map and boundary description N/A not for publication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 33405

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] 6/21/99
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]
Signature of the Keeper

7/28/99
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	
155	54	buildings
0	0	sites
0	0	structures
0	0	objects
155	54	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:

Materials
(Enter categories from instructions)

foundation Brick Pier

walls Wood

Stucco

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, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

c. 1922-1949

Significant Dates

c. 1922

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Unknown

Primary location of additional data:

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

Name of Repository

#

CENTRAL PARK HISTORIC DISTRICT
Name of Property

Palm Beach Co., FL
County and State

10. Geographical Data

Acreage of Property 24 apprx.

UTM References

(Place additional references on a continuation sheet.)

1	17	594020	2951220
Zone		Easting	Northing
2	17	594560	2951220

3	17	594540	2950640
Zone		Easting	Northing
4	17	594000	2950640

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 Jo-Anne Peck/Amy Groover/Carl Shiver, Historic Sites Specialist

organization Bureau of Historic Preservation date June 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 CENTRAL PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

SUMMARY PARAGRAPH

The Central Park Historic District is an approximately 24 acre, primarily residential area that contains a variety of residential architectural styles that include frame and masonry vernacular, Mission, Craftsman Bungalow, Monterey, American Foursquare, Colonial Revival, and Minimal Traditional. The district consists primarily of one-story and two-story single family dwellings constructed between 1922 and 1949. Most of the primary residences have outbuildings, such as garages, garage apartments, and separate apartment structures. Of the 209 buildings in the district, 155 are contributing and 54 are noncontributing, a ratio of 74 percent contributing to 26 percent noncontributing.

SETTING

The Central Park Historic District is a residential neighborhood located south of downtown West Palm Beach. The neighborhood is distinguished by 50-foot wide tree-lined streets and pedestrian sidewalks. Immediately adjacent to Central Park on the north is the locally designated Prospect Park Historic District, a primarily residential neighborhood. South of the district is a strip of modern commercial properties along Southern Boulevard. The western boundary of the district is a strip of Florida Land Boom era and later commercial properties found along South Dixie Highway. The east is bounded by the east side of Washington Road, which is primarily made up of modern multi-story apartment and condominium buildings overlooking the Intracoastal Waterway.

DESCRIPTION

Approximately two-thirds of the buildings in the district are single family dwellings. A large number of these have outbuildings, including garages, garage apartments, and separate apartment buildings. The remainder of the primary buildings in the district are multi-family dwellings, that range in occupancy from small duplexes to multi-story complexes having more than one building. Over 60 percent of the contributing buildings were constructed between 1921 and 1929. Another 20 percent were built just before or during World War II (1939-1945) and the remaining 20 percent of contributing buildings were built in the post-World War II era (1946-1949).

A variety of styles dating from the 1920s to 1940s are represented in the district. The majority of the buildings reflect influences of the Mission Revival style, with more than 40 examples found in the neighborhood. There are also more than two dozen examples of the frame vernacular style and an almost equal number of masonry vernacular buildings. There are nine examples of Craftsman bungalow residences, five Minimal

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2 CENTRAL PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

Traditional buildings, three American Foursquare residences, three Monterey style houses, two International style buildings, and one Colonial Revival style residence.

Mission Revival Style Buildings

The majority of the Mission style homes are one-story structures. The house located at 310 Central Drive (Photo 11), constructed 1927, is a one-story Mission style residence with a flat roof and shaped parapet. A one-story arched colonnade porch, with matching parapet, runs along the main facade. The symmetrical facade features a central door flanked by two evenly-spaced 1/1-light double hung sash windows. The walls are surfaced with rough textured stucco, and a narrow stuccoed chimney is centered along the right elevation of the house.

An example of a one-story Mission style duplex built in 1924 is located at 232-234 Conniston Road (Photo 3). The building has a rectangular plan with a flat roof that features stepped parapet and clay drain spouts. A small arched entry porch with clay tile protects each of the unit's entry doors, one gabled and one shed. Two triple 1/1-light double hung windows are set between the doorways.

The large two-story house, located at 241 Walton Boulevard (Photos 9-10) is a high style example of the Mission style structure built in 1929. The house features an irregular ground plan with an asymmetrical facade and a central three-story tower. Decorative glazed tile highlights the pecky-cypress entry door, and a window covered by a wrought iron grill is set to the left of the entryway. A second story wrought iron balcony leads from French doors sheltered by a hipped roof overhang. Windows are 6/6-light double-hung sash. The hipped roofs are covered with clay tile, and the walls are surfaced with rough textured stucco. The house has a two-story garage apartment on the west with similar, but less elaborate architectural detailing.

Frame Vernacular Buildings

Approximately 22 percent of the contributing primary residences are simple wood frame vernacular structures. Similar to the overall make up of the district, almost half the contributing frame vernacular buildings were built prior to 1924 and the remainder built after 1936. Some of the frame vernacular residences built during the 1920s exhibit Craftsman influences with exposed rafter tails, extended roof lines, and main front porches. Other 1920s era vernacular houses display Colonial Revival detailing. Most are one-story structures.

The house at 329 Kenilworth Boulevard (Photo 18) is a simple one-story frame vernacular home built in 1921. The rectangular plan house has a side-gabled roof with a central gabled arched portico, wood

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3 CENTRAL PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

weatherboard siding and triple 6/1-light double-hung wood windows. An interior porch has been enclosed with awning windows but the opening is still clearly recognizable on the front and side facades.

Many of the post 1936 frame vernacular buildings also exhibit Colonial Revival styling. The building at 228 Walton Boulevard (Photo 7) is a two-story residence built in 1938. The home features an L-shaped plan with a gabled roof, wood weatherboard siding, 6/6-light double-hung sash windows with operable shutters and a small gabled portico. The gable end of the two story portion has vertical siding with scalloped edges that is mimicked on the one-story detached garage.

Masonry Vernacular Buildings

About 19 percent of the primary structures are masonry vernacular buildings. Most of these buildings are multi-family buildings erected after 1940. They are generally of concrete block construction with flat roofs and stuccoed exteriors and exhibit little exterior ornament.

Craftsman Bungalows

Craftsman style homes represent nine percent of the primary contributing structures in the Central Park Historic District. The residence at 336 Kenilworth Boulevard is a one-story Craftsman style bungalow built in 1922. The symmetrical facade house features a rectangular plan with a hipped roof and a single centered hipped dormer providing roof ventilation. The stuccoed walls have battered pilasters at all corners and flanking the central entry door. The two wood windows on the front elevation are central 2/2-light fixed glass with 6-light casements on both sides and fixed transoms above (Photos 19,20).

International Style

The building at 215-221 Conniston Road is a quadriplex built in 1941 is the sole example of the International style architecture in the district. It features a C-shaped plan, flat roof and smooth stuccoed walls with horizontal banding. Steel-framed jalousie windows wrap the corners and are shaded with flat projecting concrete canopies (Photo 2).

Minimal Traditional Style Houses

Five contributing structures in the Central Park neighborhood are Minimal Traditional style. These simple one-story homes were built in the mid to late 1940s with concrete block construction, L-shaped plans and either gable or hipped roofs.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 4

CENTRAL PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

American Foursquare

Three residences in the neighborhood are examples of American Foursquare. The house at 246 Lakeland Drive is an American Foursquare residence with Colonial Revival detailing built in 1924. The two-story house has a symmetrical 3-bay facade with a hipped roof with exposed rafter tails and central hipped entry porch. Windows are 6/6-light wood framed double hung sash with shutters. The walls are clad with varying width wood weatherboard (Photo 16).

Monterey Style

Three homes in the neighborhood were built in the early 1940s in Monterey style. 205 Lakeland Drive is a wood framed Monterey style house with Colonial Revival detailing. It features a symmetrical 3-bay facade and full length second story porch, 6/6-light double-hung sash windows and wood weatherboard siding (Photo 13).

Colonial Revival

The residence at 3901 Washington Road is the one example of the Dutch Colonial Revival style in the neighborhood. The wood frame structure was built in 1923 with a front-facing gambrel roof and shed dormers (Photo 1).

Noncontributing Resources

There are 65 noncontributing buildings in the Central Park Historic District. Of these, about one-third were built after 1949 and do not meet the age requirement for contributing structures. The remainder of the noncontributing buildings were constructed during the period of significance but have been severely altered. Exterior alterations typically involve the enclosure of porch areas and the replacement of original windows with aluminum jalousie or metal-frame awning windows. Noncontributing buildings often have had window opening sizes changed and have had the original exterior wall fabric covered with vinyl or aluminum siding.

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NATIONAL REGISTER OF HISTORIC PLACES
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Section number 7 Page 5

CENTRAL PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

BUILDING LIST

Contributing Buildings

<u>Address</u>	<u>Date Built</u>	<u>Use</u>	<u>Style</u>
<u>Central Drive</u>			
303	c. 1923	Dwelling	Mission
304	c. 1925	Dwelling	Mission
305	c. 1924	Dwelling	Frame Vernacular
305A	c. 1924	Garage	
307	c. 1922	Dwelling	Frame Vernacular
309	c. 1927	Dwelling	Mission
310	c. 1925	Dwelling	Mission
312	c. 1925	Dwelling	Craftsman
330	c. 1925	Dwelling	Mission
330A	c. 1925	Apartment	
333	c. 1925	Dwelling	Mission
336	c. 1925	Dwelling	Mission
338-340	c. 1925	Dwelling	Mission
339	c. 1925	Dwelling	Mission
<u>Conniston Road</u>			
203	c. 1923	Dwelling	Frame Vernacular
211A	c. 1925	Garage Apartment	
214-216	c. 1925	Dwelling	Mission
215-221	c. 1941	Quadriplex	International Style
216A	c. 1925	Garage Apartment	
220	c. 1941.	Dwelling	Masonry Vernacular
224-226	c. 1941	Quadriplex	Monterey
225	c. 1942	Apartment	American Foursquare
228-230	c. 1942	Quadriplex	Monterey
229	c. 1925	Dwelling	American Foursquare

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CENTRAL PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

Conniston Road (cont.)

229A	c. 1925	Garage Apartment	
232-234	c. 1924	Duplex	Mission
235	c. 1941	Dwelling	Frame Vernacular
239	c. 1948	Dwelling	Minimal Traditional
240	c. 1924	Dwelling	Mission
240A	c. 1924	Garage Apartment	
243	c. 1945	Dwelling	Frame Vernacular
244	c. 1924	Dwelling	Mission
247	c. 1924	Dwelling	Mission
253-255	c. 1948	Apartment	Minimal Traditional
254-258	c. 1949	Quadriplex	Masonry Vernacular
258A	c. 1949	Apartment	Masonry Vernacular

Kenilworth Boulevard

310	c. 1924	Dwelling	Mission
310A	c. 1936	Garage	
311	c. 1939	Dwelling	Frame Vernacular
312	c. 1939	Dwelling	Frame Vernacular
312A	c. 1939	Garage	
317	c. 1923	Dwelling	Mission
319	c. 1924	Dwelling	Mission
326	c. 1925	Dwelling	Mission
326A	c. 1925	Garage Apartment	
329	c. 1921	Dwelling	Frame Vernacular
329A	c. 1922	Garage	
330	c. 1925	Dwelling	Craftsman
330A	c. 1925	Garage	
336	c. 1922	Dwelling	Craftsman
336A	c. 1922	Garage	

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Section number 7 Page 7 CENTRAL PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

Lakeland Drive

200	c. 1946	Triplex	International Style
203	c. 1946	Dwelling	Frame Vernacular
204-206	c. 1939	Apartment	Frame Vernacular
205	c. 1940	Dwelling	Monterey
205A	c. 1929	Garage	
209	c. 1941	Dwelling	Frame Vernacular
214	c. 1923	Dwelling	Craftsman
214A	c. 1923	Garage	
216	c. 1922	Dwelling	Craftsman
216A	c. 1922	Garage	
218	c. 1922	Dwelling	Frame Vernacular
218A	c. 1922	Garage	
221	c. 1924	Dwelling	Mission
223	c. 1924	Dwelling	Masonry Vernacular
223A	c. 1924	Garage	
225	c. 1923	Dwelling	Mission
227	c. 1926	Dwelling	Mission
229	c. 1925	Dwelling	Craftsman
230	c. 1924	Dwelling	Craftsman
231	c. 1924	Dwelling	Mission
231A	c. 1924	Garage	
232	c. 1925	Dwelling	Craftsman
232A	c. 1925	Garage	
234	c. 1936	Dwelling	Frame Vernacular
236	c. 1938	Dwelling	Frame Vernacular
241	c. 1940	Dwelling	Frame Vernacular
241A	c. 1940	Garage	
242	c. 1924	Dwelling	Mission
242A	c. 1924	Garage	
246	c. 1924	Dwelling	American Foursquare
246A	c. 1924	Garage	
249	c. 1947	Duplex	Masonry Vernacular
250	c. 1924	Dwelling	Mission
250A	c. 1924	Garage	

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 8

CENTRAL PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

Lytton Court

201-203	c. 1926	Apartment	Masonry Vernacular
209	c. 1925	Dwelling	Mission
214	c. 1924	Dwelling	Frame Vernacular
217	c. 1925	Dwelling	Mission
219	c. 1925	Dwelling	Mission
224	c. 1925	Dwelling	Mission
228	c. 1925	Dwelling	Masonry Vernacular
230	c. 1925	Dwelling	Mission
235	c. 1924	Dwelling	Craftsman

South Olive Avenue

3637	c. 1947	Apartment	Masonry Vernacular
3712	c. 1929	Filling Station	Mission
3714	c. 1923	Dwelling	Mission
3800	c. 1947	Duplex	Minimal Traditional
3801	c. 1946	Apartment	Masonry Vernacular
3802	c. 1947	Duplex	Masonry Vernacular
3804	c. 1947	Duplex	Minimal Traditional
3805	c. 1946	Quadriplex	Masonry Vernacular
3806	c. 1947	Duplex	Masonry Vernacular
3808-3814	c. 1948	Quadriplex	Minimal Traditional

Walton Boulevard

209	c. 1925	Dwelling	Mission
209A	c. 1925	Garage	
215	c. 1923	Dwelling	Mission
215A	c. 1923	Garage	
217	c. 1928	Dwelling	Mission
217A	c. 1928	Garage	
218	c. 1946	Duplex	Masonry Vernacular
218A	c. 1946	Apartment	Masonry Vernacular
219	c. 1924	Dwelling	Mission

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 9

CENTRAL PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

Walton Boulevard (cont.)

219A	c. 1924	Garage	
220	c. 1946	Quadriplex	Masonry Vernacular
221	c. 1925	Dwelling	Mission
221A	c. 1925	Garage	
224	c. 1946	Quadriplex	Masonry Vernacular
228	c. 1938	Dwelling	Frame Vernacular
228A	c. 1938	Garage	
241	c. 1929	Dwelling	Mission
241A	c. 1929	Garage Apartment	
245	c. 1940	Dwelling	Masonry Vernacular
305	c. 1923	Dwelling	Masonry Vernacular
310	c. 1942	Apartment	Masonry Vernacular
310A	c. 1946	Apartment	Masonry Vernacular
312	c. 1946	Apartment	Masonry Vernacular
316	c. 1923	Dwelling	Masonry Vernacular
316A	c. 1923	Garage	
318-320	c. 1947	Dwelling	Frame Vernacular
321-323	c. 1923	Dwelling	Frame Vernacular
324	c. 1924	Dwelling	Mission
337	c. 1947	Dwelling	Masonry Vernacular
340	c. 1925	Dwelling	Mission
341	c. 1927	Dwelling	Frame Vernacular

Washington Road

3811	c. 1938	Dwelling	Frame Vernacular
3901	c. 1923	Dwelling	Colonial Revival
3901A	c. 1923	Garage Apartment	
3905	c. 1940	Dwelling	Frame Vernacular

Wenonah Place

141	c. 1937	Dwelling	Masonry Vernacular
205	c. 1938	Dwelling	Masonry Vernacular

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 10

CENTRAL PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

Wenonah Place (cont.)

209	c. 1939	Dwelling	Frame Vernacular
210	c. 1939	Dwelling	Frame Vernacular
214	c. 1947	Duplex	Masonry Vernacular
218	c. 1947	Duplex	Masonry Vernacular
218A	c. 1947	Apartment	Masonry Vernacular
221	c. 1945	Quadriplex	Masonry Vernacular
221A	c. 1945	Apartment	Masonry Vernacular
222	c. 1947	Duplex	Masonry Vernacular
222A	c. 1947	Apartment	Masonry Vernacular
226	c. 1947	Duplex	Masonry Vernacular
226A	c. 1947	Apartment	Masonry Vernacular
230	c. 1947	Dwelling	Frame Vernacular
233	c. 1926	Apartment	Mission
237	c. 1949	Dwelling	Frame Vernacular

Noncontributing Buildings

Central Drive

300-302	c. 1964	Duplex
308	c. 1955	Triplex
312A	c. 1925	Garage

Conniston Road

203A	c. 1964	Garage Apartment
211	c. 1928	Dwelling
215A	c. 1941	Shed
218	c. 1978	Duplex
231-233	c. 1966	Duplex
232A	c. 1925	Garage
238	c. 1951	Quadriplex
244A	c. 1924	Garage Apartment
247A	c. 1928	Garage Apartment

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 11

CENTRAL PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

Kenilworth Boulevard

318	c. 1977	Apartment
319A	c. 1924	Garage Apartment
320	c. 1977	Apartment
323-325	Post-1950	Duplex
325A	Post-1950	Apartment

Lakeland Drive

225A	c. 1923	Garage Apartment
229A	c. 1925	Apartment
229B	c. 1925	Apartment
230A	c. 1929	Garage
236A	c. 1938	Garage
245-247	c. 1953	Duplex

Lyton Court

202	c. 1941	Apartment
221-223	c. 1925	Dwelling
231	c. 1925	Dwelling

South Olive Avenue

3701	c. 1946	Apartment
3705	c. 1946	Apartment
3709	c. 1923	Dwelling
3709A	c. 1923	Garage Apartment
3725	c. 1965	Apartment

Walton Boulevard

210	c. 1925	Dwelling
210A	c. 1925	Garage
212-214	c. 1957	Dwelling

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 12

CENTRAL PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
DESCRIPTION

Walton Boulevard (cont.)

231	c. 1920	Dwelling
231A	c. 1920	Garage
232-234	c. 1953	Duplex
238-240	c. 1954	Duplex
239	c. 1933	Apartment
242-244	c. 1950	Duplex
246	c. 1925	Apartment
255	c. 1952	Apartment
305A	c. 1923	Garage Apartment
312A	c. 1946	Apartment
313	c. 1939	Dwelling
313A	c. 1939	Garage
324A	c. 1924	Shed
331	c. 1922	Apartment
333	c. 1926	Apartment
333A	c. 1926	Garage
339	c. 1930	Triplex
340A	c. 1925	Garage Apartment

Wenonah Place

215	c. 1957	Dwelling
233A	c. 1928	Shed

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

Section number 8 Page 1 CENTRAL PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

SUMMARY PARAGRAPH

The Central Park 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 early residential development of the city of West Palm Beach. The district developed as one of the early middle class subdivisions outside the city's central downtown core. Consisting almost entirely of residential buildings and auxiliary buildings constructed between c. 1922 and c. 1949, the Central Park Historic District reflects the architectural development of West Palm Beach during the Florida Land Boom and the years from the beginning of the Great Depression to the end of World War II. Composed mainly of a large concentration of Mission Revival style and frame vernacular houses built in the 1920s, the district also possesses architectural significance. Numerous other architectural styles dating from the 1920s through 1949—masonry vernacular, Colonial Revival, International and Craftsman—are also represented in the district.

HISTORICAL CONTEXT

In 1865, at the conclusion of the Civil War, southeastern Florida was still a wilderness. The area remained untamed until the 1870s, when the first permanent settlement of Europeans was established in present day Palm Beach County. 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. Vegetables for northern shipment quickly became more profitable and replaced pineapples as the major produce grown in the area.¹ Between 1880 and 1893, the shores of Lake Worth gradually grew more civilized. The permanent population increased and the first winter tourists arrived.² At first, the area was known as Lake Worth; however, when a post office was established in 1887, area residents selected the name Palm Beach.³

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 urban 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.⁴

¹ 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.

² Curl, p. 21.

³ Ibid., p. 23

⁴ 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.⁵ 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. On November 5, 1894, the new community voted to incorporate as a town.⁶

Taken in 1895, the first census 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. The new code required all buildings in the downtown area to be constructed with 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.⁷ Despite the advances, the town's population dropped to 564 residents. This decrease in population was attributed to the decline in construction activity, the freeze of 1894-1895, which destroyed the citrus industry, and also nationwide recessions.

In 1903, the Town Council petitioned the Florida Legislature for a city charter, which was granted soon thereafter. 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.⁸ 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.⁹ By 1920, the population had risen to 8,659 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.¹⁰ The growing population needed homes outside of the City. This need was temporarily satiated by the early development of neighborhoods such as the Estates of South Palm Beach which is now known as the Central Park Historic District.

⁵ Dade County Deeds, Palm Beach County Courthouse

⁶ Curl, p. 49.

⁷ Curl, pp. 46-48

⁸ Curl, p. 48; City of West Palm Beach Planning Department.

⁹ Curl, p. 90.

¹⁰ 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 1930.¹¹ Many homes, including most of the residences in the Central Park 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 1924-1925.¹² By 1927, the entire city east of Australian Avenue had been platted; however, little building had taken place north of 36th Street or south of Southern Boulevard. Finally, the bankrupt Harvey Building's opening in 1927 indicated 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. Also in August of 1925, the F.E.C. Railroad refused to ship anything but perishable goods, halting building construction in the area. Next, two hurricanes struck South Florida in 1928. 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, Florida real estate was virtually worthless.¹³

Between 1930 and 1960, West Palm Beach grew moderately, increasing by one-quarter to one-third each decade.¹⁴ Following World War II new residents erected homes in the neighborhoods that had been platted but not developed during the Land Boom.¹⁵ 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.

¹¹ City of West Palm Beach Planning Department

¹² Curl, p. 88; Palm Beach County Plats; West Palm Beach Building Permits, Building Department, City of West Palm Beach, City Hall.

¹³ Curl, pp. 93-94.; Files of the Historical Society of West Palm Beach.

¹⁴ City of West Palm Beach Planning Department.

¹⁵ West Palm Beach Building Permits.

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HISTORICAL SIGNIFICANCE

Community Planning and Development

In the late 1910s, as the center of commercial activity in Palm Beach County and a destination for tourists and new residents, West Palm Beach was rapidly growing. Between 1900 and 1910, the city's population increased by 209 percent, rising to 1743 residents. By 1920, the population had grown to 8659 residents, a phenomenal increase of 397 percent over the prior decade.¹⁶ Due to the significant influx of new residents, all existing housing stock was quickly occupied and new homes were hurriedly being constructed. Up until the mid-1910s, housing was generally adjacent to the city's downtown commercial center within walking distance to stores, churches, and the waterfront. Once local developers and land speculators realized the city's growth was not just a trend they began buying up large parcels of land and platting subdivisions in the areas immediately surrounding the city. Upon the advent of widespread automobile ownership, living outside of the city became more convenient and desirable. Therefore, at this time, most of West Palm Beach's new automobile suburbs, such as Mango Promenade, Grandview Heights, and Northwood, were a success.

On December 6, 1917, the Palm Beach Post announced the addition of a subdivision just south of West Palm Beach. Associated Realty Investors, Incorporated out of New York City purchased 125 acres of land which extended from the Florida East Coast Railroad to Lake Worth (Intracoastal Waterway), one mile south of the city limits. This newly established development, called the Estates of South Palm Beach, was to include several miles of paved roads, extensive landscaping, electric street lights, and many other amenities, such as a recreational pier, club house, and modern water system. In order to catch up with the other developments throughout the city, South Palm Beach's street work was to start immediately, the construction of waterfront homes was to begin by the following week, and the first lots were going on sale to the public by January 11, 1918.¹⁷

The mastermind behind the concept of the Estates of South Palm Beach and the president of the Associated Realty Investors, Incorporated was Alfred H. Wagg, a real estate salesman, land developer, and community activist-turned-politician. Wagg was born on a farm in Pleasantville, New Jersey, in 1886, the son of a Methodist minister, Alfred Sr., and Sarah H. Wagg. He received an M.A. at Dickinson College in Pennsylvania in 1911, and then leaped into the work force first as a real estate salesman and later as a land developer. Wagg began his career modestly with a part-time job as a real estate salesman for a New Jersey subdivision while he was still in college. Following college, he decided he wanted to learn subdivision work and took a job with

¹⁶ City of West Palm Beach Planning Department.

¹⁷ "New Subdivision To Be Opened By New York Realty Development Co.," Palm Beach Post, December 6, 1917.

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another real estate firm passing out handbills for land auctions. A diligent worker, Wagg passed out announcements to everyone in the community, and the land auctions were huge successes. Soon, he was promoted to a salesman position within the firm.¹⁸

With this real estate experience, Wagg and a partner opened their own real estate office in New York City. The firm, called the Amsterdam Development and Sales Company, operated in real estate throughout Long Island and New York City. Wagg's firm quickly gained recognition. Starting in 1915, he served as the youngest president of the New York Association of Real Estate Boards for two years. In 1917, he retired from his firm and brought his family down to Florida for the winter vacation season; however, the warm climate and growing prospects for real estate development made him anxious to start anew.¹⁹

His first major project in his new South Florida home was to turn large undeveloped tracts of land south of West Palm Beach into the Estates of South Palm Beach. When Wagg established Associated Realty Investors, his hope was to provide homes to the public in a well planned community. In short, using his vast real estate experience and business acumen, Wagg aimed to build a new city.²⁰ At this point, South Palm Beach was considered its own city, and even cartographers identified it as a separate community on maps of Palm Beach County. However, it appears that when creating this new subdivision, Wagg had as his greater vision facilitating the growth of West Palm Beach. Having the Estates of South Palm Beach directly to the south allowed West Palm Beach to move in that direction without having to deal with unsightly barriers or undesirable sections which could retard the City's expansion.²¹

With each advancement of the Estates of South Palm Beach, the newspaper chronicled the progress of the development. Bungalows and cottages were planned as housing for the new residents. By December 28, 1917, four homes had already been started, including a large bungalow for Wagg, himself, and his family on Southern Boulevard and the waterfront.²²

Wagg and Associated Realty Developers conducted business from an office at 219½ Clematis Street in West Palm Beach. From this office they transformed the tropical wilderness into an exclusive residential park.²³ On January 13, 1918, the Palm Beach Post began promoting the formal opening and dedication of the residential

¹⁸ John f. Eades, "City Planning in West Palm Beach, Florida, During the 1920," (Masters Thesis, Florida Atlantic University, 1991), 22.

¹⁹ Ibid.

²⁰ "Many New Homes to be Added to Palm Beach by Prominent New York Real Estate Men," Palm Beach Post, December 28, 1917.

²¹ "Estates of Palm Beach Installing Waterworks," Palm Beach Post, January 3, 1918.

²² Palm Beach Post, December 28, 1917

²³ Advertisement, Palm Beach Post, January 13, 1918.

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development, which was to take place on January 15th.²⁴ The great event included the distribution of \$5,000 worth of promotional presents and speeches by W.A. Dutch, the mayor of West Palm Beach, and T. J. Campbell, the president of the Association of Commerce. Since the main goal of this celebration was to sell lots, the Associated Realty Developers arranged for potential buyers to arrive at the Estates of South Palm Beach by automobile or by boat from West Palm Beach's city dock and park. The local paper anticipated the developers would receive unrestrained praise for the thoroughness with which they had done their work in the establishment of this "little city."

The day after the sale, it was evident the paper's predictions were accurate—the headline read, "Dedication Of Estates Of South Palm Beach Attended By Thousands Of Admiring Visitors." Overcome by the beautiful surroundings, Mayor Dutch carried on in a poetical vein to unwonted heights of eloquence, stating that within five years West Palm Beach would join with the new community to become one city. Approximately 2,500 people attended the opening of the new subdivision, and at least nineteen lots were sold during the auction. After the grand opening, property sales continued in the Estates throughout the rest of the winter season.²⁵

As real estate buyers and sellers were beginning to feel the fever of the Florida Land Boom, it was not uncommon for developers to auction their properties daily. While Wagg was promoting South Palm Beach, C. Frank Reed stepped up advertising for his winter home sites in North Palm Beach. H.J. Miller and H.P. Margerum were also advertising their January 21st opening of a splendid development north of the city. Each day, one or all of the developers placed ads in the papers promising prizes, money, and free transportation to auction attendees. By the beginning of February, Wagg, Miller and Margerum had an agreement to hold their auctions on different days of the week, so people could attend each sale and still receive the free gifts.²⁶

The prices people were paying for land were less than the property's appraised value; therefore, lots in South Palm Beach continued to sell at a steady pace. Private property owners were starting to build their homes and, builders and contractors were constructing residences on speculation. Prominent local builder, Stiles C. Hall, purchased several lots within the development and immediately began to build homes. Other prominent citizens such as Frank I. Noble and Walter M. Mohr, the leading pipe organ expert in the United States, were also preparing plans for their homes.²⁷

²⁴ "Estates of South Palm Beach to be Dedicated by Fitting Ceremonies Next Tuesday Afternoon," Palm Beach Post, January 13, 1918.

²⁵ "Dedication of Estates of South Palm Beach Attended by Thousands of Admiring Visitors," Palm Beach Post, January 16, 1918.

²⁶ William Dale Waters, "Central Park Historic District," West Palm Beach Register of Historic Places Form, September 1993.

²⁷ "Big Builder Starts Several Bungalows at South Palm Beach," Palm Beach Post, January 22, 1918.

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Starting in 1919, a building boom erupted in South Palm Beach, much to the delight of Wagg and his corporation. In addition to building the waterfront South Palm Beach Community Club House, Stiles C. Hall was again contracted to build several notable homes in the area, including a seven-room two-story house for resale, a six-room Dutch Colonial house for Albert Hart Jr., and five smaller houses for speculation.²⁸ According to local sources, more houses were erected in this development during its first year than in any other subdivision in the Palm Beaches. In order to please the new residents and entice potential property buyers, the Estates hurriedly added promised amenities such as the new clubhouse, a community park, and its own Florida East Coast Railway station.²⁹

The year of 1919 marked an important event in Alfred Wagg's career and one that would also prove to be significant to the growth of South Palm Beach and its neighbor, West Palm Beach. Wagg was appointed by the Housing Division of the United States Department of Labor as the chairman of the Division's New York and New England district. As chairman, one of the main programs he advocated was the "Own Your Own Home" movement. Supported by the National Association of Real Estate Boards, the Department of Labor aimed to alleviate unemployment and remedy the country's housing shortage with the program. This crusade which would carry on through the early 1920s happened to coincide with the increased growth of suburban developments, including those in Florida.³⁰

During this period, Wagg's personal pursuits reflected his interest in the "Own Your Own Home" campaign. In fact, advertisements were now touting South Palm Beach as the most successful community development built by men recognized by the real estate profession as the foremost community developers in the United States.³¹ A newspaper article from this time quoted Wagg commenting on his development; "... we know the popularity and permanency of our own town is just as assured and stable as that of West Palm Beach."³² To more actively encourage the advancement of the area, Wagg also became president of the Palm Beach County Real Estate Board and an active member of the Chamber of Commerce. He also founded the West Palm Beach Real Estate Board, an organization dedicated to support state legislation calculated to improve the city.

In 1920, as the Estates of South Palm Beach entered its second year of existence, Associated Realty Investors platted additional land that included Walton Boulevard and the property due east of Lake Worth.³³ At

²⁸ "Building Boom in South Palm Beach," Palm Beach Post, January 5, 1919.

²⁹ "South Palm Beach Auction Sales Open," Palm Beach Post, January 9, 1919; Advertisement, Palm Beach Post, January 30, 1919.

³⁰ John F. Eades, "City Planning in West Palm Beach, Florida, During the 1920s, p. 24.

³¹ Palm Beach Post, January 30, 1919.

³² "Alfred H. Wagg Amazed at Growth of City," Palm Beach Post, December 9, 1919.

³³ William Dale Waters.

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this time, the local paper observed that soon the boundaries of West Palm Beach and Lake Worth would be indistinguishable because of all the subdivision development occurring between the two municipalities.³⁴

A year later, based on the success of the earlier addition, the company platted the Estates of South Palm Beach Addition Number Two and offered the land for sale to the public. Addition Number Two consisted of eighty-one lots lying between Dixie Highway and the lakefront.³⁵ Only nineteen days after announcing the opening of Addition Number Two, Wagg sold his real estate brokerage business to the realty office, J.B. McDonald Company. The McDonald Company planned to pick up where Wagg left off. Using his vast experience, Wagg's next task was to supervise sales and community development in Kelsey City, a new city developed by Harry Kelsey located only six miles north of West Palm Beach.³⁶

Although Wagg was no longer involved in the day-to-day operations of real estate development in South Palm Beach, his enthusiasm for planning still affected the South Palm Beach area.³⁷ On January 21, 1921, upon Wagg's suggestion, the Greater City Plan and City Charter was adopted to study area planning needs and make recommendations for future development. The body that would undertake these tasks, the Greater City Planning Commission, was formed and included representatives from West Palm Beach, North Palm Beach, and South Palm Beach.³⁸

In 1921, South Palm Beach, Florida was listed separately for the first time in the local City Directory. It was described as a village and post office, southern suburb of West Palm Beach. Sixty-four listings within or adjacent to the boundaries of South Palm Beach were identified in the directory. Besides the South Palm Beach Community Club and Community Park on Lake Drive (now Washington Road), prominent citizens such as Edward D. Blackwell, developer of the north side of Lakeland Drive and, of course, Alfred Wagg were listed in the directory.³⁹

As the Land Boom continued through the early 1920s, residents continued to flood into the area searching for housing. The new realty company for South Palm Beach, J.B. McDonald Company, appealed to potential buyers with promises of owning a home for a reasonable amount of money. Lots between Dixie Highway and Olive Avenue were priced in the \$500 to \$800 range, and lots from Olive to Lake Avenue were

³⁴ "Greater Palm Beach and Lake Worth Drawn Together by Big Development," Palm Beach Post, February 21, 1920/

³⁵ Advertisement, Palm Beach Post, January 9, 1921.

³⁶ Advertisement, Palm Beach Post, January 28, 1921.

³⁷ John F. Eades.

³⁸ "Greater City Plan and City Charter," Palm Beach Post, January 31, 1921.

³⁹ William Dale Waters.

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going for an average of \$750.⁴⁰ Events such as the cornerstone laying ceremony at the Lakefront Inn of South Palm Beach in March of 1921 continued to attract thousands of people into the area.⁴¹ A full-page ad in the February 27th issue of the Palm Beach Post listed interesting facts about the beautiful, fast-growing South Palm Beach, and identified many of the people residing in the development. The area possessed a diverse population of working-class residents, tourists who decided to purchase winter homes in South Florida, and middle and upper-class property owners.⁴² By April of 1921, the Post noted that building and development activity was noticeable throughout the area. "From Kelsey City to South Palm Beach ... buildings of every description are under construction."⁴³ Building materials were flooding into West Palm Beach by truck and by train, and houses were rapidly popping up in the Palm Beaches' various subdivisions. In the Fall of 1921, the building department noted building permits for the year totaled \$956,160, and a considerable amount of the work was being done in South Palm Beach.⁴⁴

The year 1922 started off with a bang in South Palm Beach as real estate brokers announced the first auction sale of the year, and the local paper marked the fourth anniversary of the development. In an effort to excite the public, Alfred Wagg's transformation of wild jungle land into a cultivated residential community was touted as "magic," and free candy and dollar bills were offered to the attendees of the January 10th auction. The City of West Palm Beach was now divided into three boroughs: the South Borough, North Borough, and Central Borough. Although South Palm Beach was itself now considered a part of the City of West Palm Beach's South Borough, the area's exclusivity was still promoted with grand statements such as "Wagg Development Probably Most Successful in the U.S.A." being printed in the paper.⁴⁵ Growth throughout the City was at a high point as the Land Boom kept buyers and sellers in a frenzy. The South Borough continued to be a desirable area and property was being sold at a rapid pace. Indicative of the commotion surrounding the real estate market, 500 people attended the realty auction on January 10th.⁴⁶ Alfred Wagg's new company, the South Borough Development Corporation, and M. Morgenthau's Stability Realty Company were selling property in the area for as much as \$24.00 a front foot.⁴⁷

Despite his announcement to discontinue his involvement in the development of South Palm Beach, Wagg's business in the area persisted. In April of 1922, Wagg's new corporation announced the sale of lots in

⁴⁰ Advertisement, Palm Beach Post, February 25, 1921.

⁴¹ "2,500 Persons Visit Inn at S.P.B.; Offer More Money," Palm Beach Post, March 8, 1921.

⁴² Advertisement, Palm Beach Post, February 27, 1921.

⁴³ "Rush of Building Marks the Week Throughout City," Palm Beach Post, April 10, 1921.

⁴⁴ "Week's Permits Put 1921 Total up to 160," Palm Beach Post, September 25, 1921.

⁴⁵ "Remarkable Progress at S. Palm Beach," Palm Beach Post, January 8, 1922.

⁴⁶ "Crowd Attends Progress at S. Palm Beach," Palm Beach Post, January 11, 1922.

⁴⁷ Advertisements, Palm Beach Post, January 8 and 11, 1922.

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their most recent development, named Central Park.⁴⁸ Located between Additions Number One and Two, it consisted of Central Drive, the south side of Lake Drive, plus the land due east of Lake Drive to the water. The roadways were already being paved, and the sidewalks were being laid.⁴⁹ Fifty property owners and contractors were involved in building in the neighborhood during the latter part of 1922. Dr. C.K. Vliet began a \$3,000 frame building in the Central Park subdivision in April.⁵⁰ In October, prominent local builders, Newlon and Stephens, were contracted to build a frame dwelling and garage for M. Morganthau on Lake Drive. Alfred Wagg was starting a spec house and garage between Conniston and Walton, and Dr. Vliet was building another spec house and garage on Lake Drive.⁵¹ City Builders Realty Company also began to construct speculative houses in the area in November, and the Post announced the builders pulled a permit for a frame and stucco dwelling and garage on Kenilworth.⁵²

At the beginning of 1923, South Palm Beach not only celebrated its fifth birthday, but also formed the South Borough Association. As a relatively new part of West Palm Beach, the Association was formed to represent property owners in the Borough.⁵³ A birthday celebration was also planned by the South Borough Development Company. At the formal dinner, Wagg emphasized that transportation, population, and valuation were the elements which formed South Palm Beach.⁵⁴

In 1924, building permits show that construction in the area was not slowing down. During this time, the Palm Beach Times noted the extraordinary expansion of the southern part of the City:

South Palm Beach has established an unequaled record in its rapid and substantial growth ... the first development in the South Borough, and the subsequent growth of the South Borough has centered around this property, where values have advanced more rapidly than any other section of the City.⁵⁵

As the Land Boom was peaking in 1925, numerous dwellings and auxiliary buildings continued to be built in the area. Dr. Clarence K. Vliet and his wife, Anna, were listed as living on Lake Drive. Dr. Vliet and his Vliet Building Services were responsible for the construction many houses in South Palm Beach. Building permits

⁴⁸ Advertisement, Palm Beach Post, April 23, 1922.

⁴⁹ "South Borough Sale Tomorrow," Palm Beach Post, April 23, 1922.

⁵⁰ "Building Briefs," Palm Beach Post, April 23, 1922.

⁵¹ "Building Permits for the Week," Palm Beach Post, October 30, 1922.

⁵² "Building Permits for the Week," Palm Beach Post, November 27, 1922.

⁵³ "South Borough Association is City Newcomer," Palm Beach Post, January 12, 1923.

⁵⁴ "S. Palm Beach's Fifth Birthday is Celebrated," Palm Beach Post, January 16, 1923.

⁵⁵ Palm Beach Times, March 10, 1924.

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from 1925 reveal he was building at least three houses on Nottingham during this time.⁵⁶ Another contractor, Fred L. Paddock was building six frame and stucco houses and garages on Lytton Court; some of the houses were for speculative sales and others were for specific owners.⁵⁷

By 1926, South Palm Beach was no longer existed as a separate area from the city of West Palm Beach. When the Land Boom ended in 1926, construction throughout the City significantly decreased and this included development in the Central Park neighborhood. Following the Bust and then the stock market crash of 1929, building activity throughout West Palm Beach dramatically changed. Construction virtually halted; mortgage financing was nonexistent; and builders were out of work. Building permits indicate that during the early to mid-1930s little construction was occurring in the South Palm Beach area. Towards the late 1930s, President Franklin Delano Roosevelt adopted housing industry revitalization measures such as insured bank deposits, the refinancing of home mortgages, and financed public construction projects. With these new federal regulations, building activity began to increase once again.

In the 1940s, during and after World War II, the widespread demand for housing once again intensified. Returning veterans were offered low-interest, long-term mortgages, and new technology allowed houses to be built quickly and cheaply. Although the neighborhood was predominantly built-out, houses, duplexes, quadriplexes, and apartments were constructed on various lots throughout the neighborhood during the 1940s.⁵⁸ In the years following the 1940s, West Palm Beach's development began to move west and building again tapered off within the city's older residential neighborhoods, including Central Park.⁵⁹

ARCHITECTURAL CONTEXT—STYLES

American Foursquare

One of the most predominant house types within the Central Park 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

⁵⁶ West Palm Beach Building Permits

⁵⁷ Ibid.

⁵⁸ Ibid.

⁵⁹ 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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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 Bungalow

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.

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.

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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 Central Park Historic District show Mission and Mediterranean Revival style influences.

Minimal Traditional

This composite style reflects the form of traditional eclectic houses but lacks much of its decorative detailing. Roof pitches are low or intermediate, and eaves and rakes have little overhang. The type is often built of wood, brick, or stone, or—most often—combinations of these wall cladding materials. In the more inexpensive examples, the use of concrete block construction is common. The wall surfaces may also be embellished with areas of scored stucco or limited areas of artificial stone. Small entrance patios, surfaced with brick or clay tile veneer, and bordered by metal railings are a common feature. Although most Minimal Traditional houses dating from the middle to the late 1940s are small, one-story structures, one occasionally sees two-story examples.

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 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.

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.

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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.

Architectural Significance

All of the styles represented in the Central Park 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 vernacular and Mission style houses, and also contains other notable buildings constructed in a number of architectural styles including Craftsman bungalow, masonry vernacular, Monterey and Colonial Revival. 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. Most of the contributing buildings were constructed in the 1920s, and a few were constructed during the 1930s and 1940s. Because of the overall architectural and contextual cohesiveness of the district, the Central Park Historic District is distinguishable from other areas within West Palm Beach.

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GEOGRAPHICAL DATA

Boundary Description

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

Boundary Justification

The boundary represents the extent of historic buildings built within the period of significance in the Central Park (Estates of South Palm Beach) Historic District. The northern boundary coincides with the southern boundary of the Local Register-listed Prospect Park Historic District which was platted separately and is comprised of slightly newer and grander scale Mediterranean Revival, Mission, and Colonial Revival style homes. The eastern boundary is established by the limits of contributing structures along Washington Road where modern high-rise apartment and condominium buildings are situated. The southern boundary is determined by the limits of contributing structures along Conniston Road and the location of a strip of modern commercial structures along Southern Boulevard, a major East-West roadway. The western boundary is established by the row of commercial structures lining South Dixie Highway (US 1).

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PHOTOGRAPHS

List of Photographs

1. 3901 Washington Road, Central Park Historic District
2. West Palm Beach (Palm Beach County), Florida
3. Amy Groover
4. September 1997
5. Amy Groover
6. Main (East) Facade, Looking West
7. Photo 1 of 24

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

1. 215-221 Conniston Road
6. Main (South) Facade, Looking North
7. Photo 2 of 24

1. 232-234 Conniston Road
6. Main (North) Facade, Looking South
7. Photo 3 of 24

1. 253-255 Conniston Road
6. South (Main) Facade, Looking Northwest
7. Photo 4 of 24

1. Walton Boulevard
6. Streetscape, Looking West from Washington Road
7. Photo 5 of 24

1. 219 Walton Boulevard
6. Main (South) Facade, Looking North
7. Photo 6 of 24

1. 228 Walton Boulevard
6. Main (North) Facade, Looking South
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- 1. 228A Walton Boulevard
- 6. Rear Garage, North Elevation, Looking South
- 7. Photo 8 of 24

- 1. 241 Walton Boulevard
- 6. Main (South) Facade, Looking North
- 7. Photo 9 of 24

- 1. 241A Walton Boulevard
- 6. Garage Apartment, South Elevation, Looking North
- 7. Photo 10 of 24

- 1. 310 Central Drive
- 6. Main (North) Facade and West Elevation, Looking Southeast
- 7. Photo 11 of 24

- 1. Lakeland Drive
- 6. Streetscape, Looking West from Washington Road
- 7. Photo 12 of 24

- 1. 205 Lakeland Drive
- 6. Main (South) Facade, Looking North
- 7. Photo 13 of 24

- 1. 229 Lakeland Drive
- 6. Main (South) Facade, Looking Northwest
- 7. Photo 14 of 24

- 1. 231 Lakeland Drive
- 6. Main (South) Facade, Looking North
- 7. Photo 15 of 24

- 1. 246 Lakeland Drive
- 6. Main (North) Facade and West Elevation, Looking Southeast
- 7. Photo 16 of 24

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PHOTOGRAPHS

1. 3712 South Olive Avenue
6. Old Filling Station, West and South Elevations, Looking Northeast
7. Photo 17 of 24

1. 329 Kennilworth Boulevard
6. Main (South) Elevation, Looking North
7. Photo 18 of 24

1. 336 Kennilworth Boulevard
6. Main (North) Facade, Looking South
7. Photo 19 of 24

1. 336A Kennilworth Boulevard
6. Rear Garage, North Elevation, Looking South
7. Photo 20 of 24

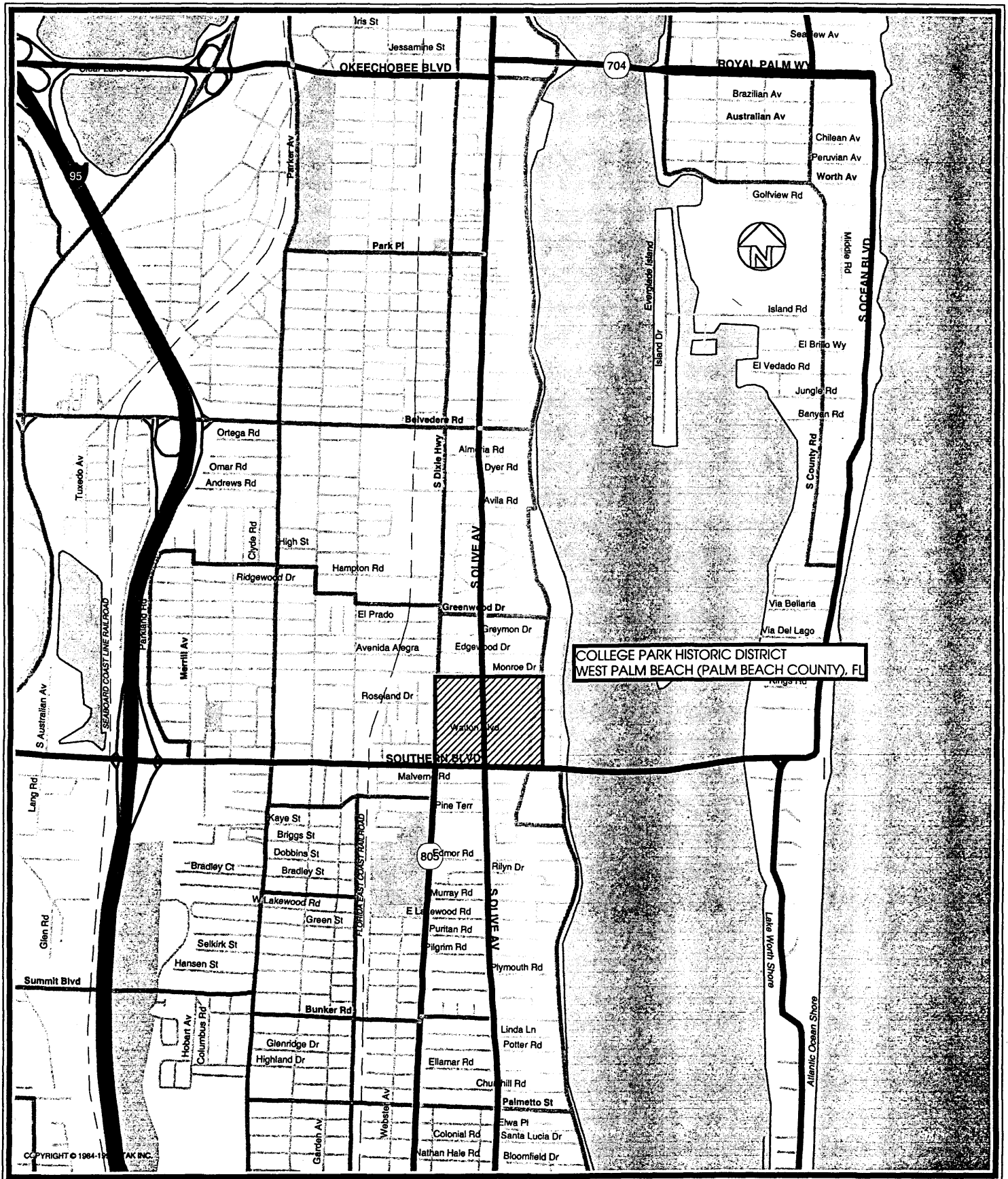
1. Lytton Court
6. Streetscape, Looking East from District Boundary
7. Photo 21 of 24

1. 210 Wenonah Place
6. Main (North) Facade, Looking South
7. Photo 22 of 24

1. 240 Conniston Road
6. Main (North) Facade, Looking South
7. Photo 23 of 24

1. 209 Walton Boulevard
6. Main (South) Facade, Looking North
7. Photo 24 of 24

CENTRAL PARK HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA



COLLEGE PARK HISTORIC DISTRICT
WEST PALM BEACH (PALM BEACH COUNTY), FL