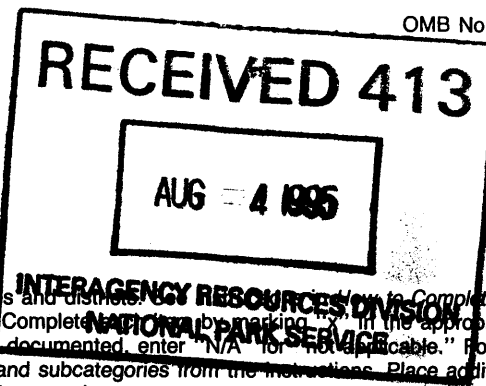


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete this form by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for not applicable. For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name EL CID HISTORIC DISTRICT

other names/site number _____

2. Location

street & number Bounded roughly by Flamingo Drive, S. Flagler Drive, Dyer Road, and South Dixie Highway not for publication

city or town West Palm Beach vicinity

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

3. State/Federal Agency Certification

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

Suzanne P. Walker / Deputy SHPO 7/28/95
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

for
Edson H. Beall
Signature of the Keeper

Date of Action
8/31/95

Entered in the
National Register.

5. Classification

Ownership of Property (Check as many boxes as apply) **Category of Property** (Check only one box)

- | | |
|---|--|
| <input checked="" type="checkbox"/> private | <input type="checkbox"/> building(s) |
| <input type="checkbox"/> public-local | <input checked="" type="checkbox"/> district |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure |
| | <input type="checkbox"/> object |

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

Contributing	Noncontributing	
<u>281</u>	<u>96</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>281</u>	<u>96</u>	Total

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

N/A

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/ Single Dwelling

Multiple Dwelling

Secondary Structure

Hotel

DOMESTIC/ Single Dwelling

Multiple Dwelling

Secondary Structure

Hotel

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Late 19th and 20th Century Revivals

Late 19th and Early 20th Century American Movements

Modern Movement

foundation Concrete

walls Stucco; Wood

roof Ceramic Tile; Asphalt; Tar

other and gravel

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

**COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE**

Period of Significance

1921-1945

Significant Dates

1926, 1935, 1936

1937, 1941

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Harvey and Clark; Fatio, Maurice; Shoumate, Belford; King, William Manley; Kitchell, Brude; Wyeth, Marion Sims.

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreage of Property Approx. 50 Acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	117	594240	2953000
Zone	Easting	Northing	
2	117	594520	2953010

3	17	594520	2952020
Zone	Easting	Northing	
4	17	594220	2952020

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 Elizabeth L. Miller/ Sherry Piland, Historic Sites Specialist

organization Bureau of Historic Preservation date July 1995

street & number R.A. Gray Bldg., 500 S. Bronough telephone (904) 487-2333

city or town Tallahassee state FL. zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name _____

street & number _____ telephone _____

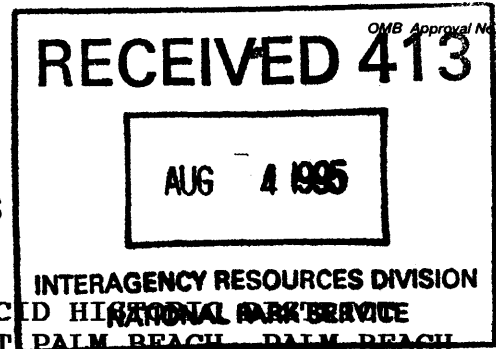
city or town _____ state _____ zip code _____

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet



Section number 7 Page 1

The El Cid Historic District is located in West Palm Beach, Palm Beach County, Florida. The district is primarily residential in character and has a high concentration of outstanding, high-style Mediterranean Revival homes. Most of the residences are large two-story houses built between 1921 and 1941. Of the 377 structures in the district, 281 (75%) are contributing and 96 (25%) are noncontributing. One property, the Norton House, was individually listed in the National Register of Historic Places in 1990.

SETTING

The El Cid Historic District is located approximately one mile south of downtown West Palm Beach. The eastern boundary of the district is South Flagler Drive, which runs along the west shore of Lake Worth (part of the Intracoastal Waterway). The northern boundary is Flamingo Road, the southern boundary is Dyer Road, and the western boundary is the rear property lines of the commercial buildings facing South Dixie Highway. The commercial buildings which line South Dixie Highway provide an abrupt change in use and visual character from the historic area.

The residential area to the north of El Cid, Court Park, is composed of slightly older homes, largely of bungalows and early twentieth-century frame vernacular houses. The Prospect Park/Southland Park Neighborhood, south of El Cid, has a large concentration of Mediterranean Revival homes, and a distinctive curvilinear street pattern that sets it apart from the surrounding areas.

DESCRIPTION

The El Cid Historic District consists primarily of single family residences and secondary structures (garage/apartments and garages). Most of the residences are 1-2 stories and are generally of wood frame or clay tile construction, finished with stucco. The majority have concrete foundations and many have clay tile roofs. Many of the residences occupy large double-lot parcels. Nearly all the homes in the district are owner-occupied. The district also includes a duplex, a motel, and four apartment buildings. The majority of the contributing buildings in the district were built between 1921 and 1930. The El Cid

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EL CID HISTORIC DISTRICT
WEST PALM BEACH, PALM BEACH
COUNTY, FLORIDA

Historic District retains a high degree of historic integrity in setting, materials, feeling, association and design. A number of architectural styles are represented in the district.

MEDITERRANEAN REVIVAL

The Mediterranean Revival style predominates in the district. Of the 281 contributing structures, 113 (40%) are Mediterranean Revival residences. These houses show great variety in their designs, and range from modest homes to large mansions. Most are finished in stucco.

The Woodall House at 229 Belmont Road is an excellent example of the Mediterranean Revival style (photo 1). This large residence, constructed in 1925, has a central two-story polygonal section containing the round-arched, paneled wood entrance door surmounted by a medallion. A one-story wing of the house is fenestrated with multi-light windows with semi-circular fanlights. The house also has a wrought iron balcony and ceramic tile barrel roofing.

The residence at 259 Barcelona was built in 1925 (photo 2). It features ceramic tile barrel roofing, deep eaves with exposed rafters, wrought iron balconies, and a pair of round-arched French doors set in a quoined, arched surround.

A unique variation of the Mediterranean Revival style is seen in the residence at 195 Pershing Way, built in 1926. This U-shaped house has a wood entry door recessed in a compound arch enriched by slender Corinthian columns (Photo 3). Paired, full-length, multi-paned windows, separated by a slender spiral column, flank the entrance.

The Bartholomew House at 284 Granada Road is one of the most ornate of the Mediterranean Revival houses in the district. Built ca. 1925, it is a rambling, complex structure enriched with swags, medallions, wood and wrought iron balconies, tiled pent shed roofs with brackets, a round-arched loggia, and a tiled, hip-roofed chimney cap (photo 4).

The house at 196 Valencia Road features an ornate, arched, coquina entrance portico with quoining, composite columns, urns, a voluted parapet, and a classical molding (photo 5). The house,

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WEST PALM BEACH, PALM BEACH
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constructed ca. 1926, also has a complex clay tile hip roof with exposed rafters.

The Noble House at 207 Almeria Road (1925, photo 6) is an excellent variation of the Mediterranean Revival style utilizing Classically-derived, Italian Renaissance features. The house has a deep, bracketed eave; a low-pitched hip roof of clay barrel tile; restrained classical ornamentation framing the entrance; and a combination of round-arched and flat-arched openings. The wide front door is framed with fluted Corinthian pilasters and an entablature enriched with sways. Another example drawing its inspiration from the Italian Renaissance is the Wilcox House at 263 Barcelona Road (Photo 7). This 1923 house features round-arched openings framed with composite pilasters on the first floor, and decorative window openings with projecting sills on the second floor.

The Charles Chillingworth House at 257 Granada Road (1925, photo 8) is one of several Mediterranean Revival residences in the district that show Moorish and Venetian influences. This house features ornate window and door surrounds with spiral columns; ogee arches; and trefoil arches on the balcony balustrades and parapet of the squat tower.

Another Mediterranean Revival subtype, the Mission style, is also found in the El Cid Historic District. The Mission style is generally less ornamented than other Mediterranean Revival variants and can be readily identified by its signature feature, the shaped parapet. An example is seen at 220 Almeria Road (Photo 9). Built around 1925, the house has a curvilinear parapet, and a simple, round-arched entrance with a round-arched hood. The house has been altered with the addition of a wood pergola and aluminum awning replacement windows.

The El Cid Apartments at 315 Almeria Road illustrate the adaptation of the Mediterranean Revival style to a large apartment building (photo 10). This three- and four-story building, constructed in 1926, features an ornate, quoined main entrance with a cartouche and decorative molding; balconies; medallions; parapets; decorative tile vents; and an enclosed third story arcade that was probably originally open.

Because garage-apartments and garages usually were built to match the style of the houses with which they were associated,

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WEST PALM BEACH, PALM BEACH
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there are many in the district with simple Mediterranean Revival details. Typical examples include the garage-apartment at 257R Granada Road, a two-story, stuccoed structure with a parapet and round-arched, second-story porch openings, built in 1925 (photo 11); and the garage at 299R Granada Road, built in 1923 and featuring a rough stucco exterior and barrel-tile-clad pent roof on brackets (photo 12).

MONTEREY

There are nine excellent pre-1945 Monterey homes in the El Cid Historic District. The earliest Monterey houses in the district were built in 1936 at 262 Cordova Road, 192 Dyer Road, and 204 Valencia Road. Perhaps these homes spurred the redesign of the Norton House at 253 Barcelona Road (photo 13). The Norton house (NR 1990) was built in 1925 in the Mediterranean Revival style; in 1935 it was redesigned by architect Marion Sims Wyeth in the Monterey style. The Norton house has a stucco exterior, quoining, a door with a simple classical surround, and a second story balcony with an intricate balustrade. A later example of the Monterey style is the house at 219 Dyer Road (Photo 14). This 1940 residence has a clapboard exterior, a partially-enclosed second story balcony, exposed rafters, and a brick chimney. The popularity of the style in the neighborhood continued into the 1950s.

Colonial Revival

There are seven examples of the Colonial Revival style in the El Cid Historic District, including the Christian Kirk House at 200 Pershing Way (Photo 15). The Kirk House features a wood shingle exterior, Doric corner and cornice boards, a steeply-pitched hip roof, hipped dormers, front porch with paired composite columns, windows with shouldered architraves, and a front door with sidelights and segmental-arched transom. This house predates 1921 and was built perhaps as early as 1914. This house was moved to its current site and turned to face north when Kirk platted the Pershing Park Lake Addition Plat in 1924. Originally the house stood in what is now the middle of the road and faced east.

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EL CID HISTORIC DISTRICT
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Another example of the style is the Kallman House at 2421 South Flagler Drive (photo 16). This side-gable residence was designed by Maurice Fatio in 1936. It features an off-center entrance with a simple classical surround, multi-pane double hung sash with operable shutters, and a brick gable-end chimney.

A later, one-story variation of the style is seen at 266 Flamingo Road. This 1939 residence features a brick veneer exterior, a front-facing gable with a large Palladian window set in brick quions, a roof-line balustrade, and an entrance door with fanlight, set in a classical surround (photo 17)

The Colonial Revival style, with strong visual references to Mt. Vernon, was used in the 1941 design of the Mt. Vernon Motor Lodge at 310 Belvedere (Photos 18 and 19). The 1947 addition also has some Colonial Revival features, including a columned entrance, and an entry door with fanlight and sidelights (photo 20).

Modern Style

There are three outstanding examples of modern architecture in the El Cid Historic District. The designer of each house has avoided references to historical styles in an attempt to express modernity. The house at 2631 S. Flagler Drive was constructed in 1937. It features belt courses, large round windows, a broad chimney with a rounded top, an entrance framed with compound columns and recessed in an opening with scalloped corners, and geometric ornament and wrought iron work characteristic of the Art Deco style (photo 21).

The Rinker House, 2111 S. Flagler Drive was constructed in 1938. It features Moderne elements such as the one-story, projecting round section with a band of windows, and a recessed entry door with a round window, set in a compound opening (photo 22).

The house at 285 Barcelona Road, constructed in 1938, also lacks historical references. A belt course emphasizes its horizontality. It also features a recessed entrance, corner windows, a round window, and metal porch railings (photo 23).

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EL CID HISTORIC DISTRICT
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Bungalow

There are only two Bungalows in the El Cid Historic District (311 Pershing Way and 308 Sunset Road), both of which are somewhat altered.

Vernacular

The majority of vernacular structures in the El Cid Historic District were built between 1936 and 1941. Vernacular residences of this late date often are one-story with rectangular or irregular floor plans. A garage is frequently incorporated into the design of the house. Occasionally references to historical styles are found in the ornament rather than in the form of the residence. A typical example of a late vernacular residence in the El Cid neighborhood is the house at 195 Dyer Road (Photo 24).

ALTERATIONS

Most of the buildings in the El Cid Historic District remain structurally intact, with good to excellent integrity. Exterior alterations to principal structures have been primarily confined to the replacement of windows, without significant changes to window openings. A number of garage-apartments and garages have been enlarged over time.

NONCONTRIBUTING RESOURCES

There are 96 noncontributing resources in the El Cid Historic District, most constructed in the years immediately following World War II. A few of the homes built during the historic period are noncontributing because of extensive alterations. A few garages and garage-apartments built during the historic period have been enlarged to such a degree that they are no longer recognizable as historic buildings. Most of the post-World War II noncontributing structures, such as 218 Pershing Road (photo 25), are one-story frame or concrete block buildings with a horizontal emphasis, gable or hip roof, and attached garage or carport. In general, the noncontributing structures blend into the district well.

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**EL CID HISTORIC DISTRICT
WEST PALM BEACH, PALM BEACH
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EL CID HISTORIC DISTRICT BUILDING LIST

The following abbreviations are used in the list of buildings:

- Med. Rev. - Mediterranean Revival
- Col. Rev. - Colonial Revival
- A, B - secondary structures
- R - rear

No attempt has been made to classify the garages or garage/apartments into stylistic categories although they often have some similarity in materials or simple design features to the primary structure.

Non-contributing buildings were constructed after 1945 or are pre-1945 structures whose integrity has been compromised by significant, non-historic alterations.

CONTRIBUTING BUILDINGS

ADDRESS	SITE NAME	DATE	STYLE
<u>Almeria Road</u>			
194	Benjamin Hartsfield res	1925	Med. Rev.
194R	garage	1925	
199	Joseph Lesser res.	1940	vernacular
199R	garage	1940	
207	H.F./Grace Noble res.	1925	Med. Rev.
207R	garage/apartment	1925	
218	residence	c. 1925	Med. Rev.
220	residence	c. 1925	Med. Rev.
220R	garage/apartment	c. 1925	
222	residence	c. 1925	Med. Rev.
222R	garage	c. 1925	
224	H.D./Lola Jones res.	c. 1925	Med. Rev.
226	residence	c. 1925	Med. Rev.
228	residence	c. 1925	Med. Rev.
228R	garage	c. 1925	
230	residence	1937	vernacular
230R	garage	c. 1937	
314	apartment	1925	Med. Rev.
314R	garage/apartment	1925	
315	El Cid Apartments	1926	Med. Rev.

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EL CID HISTORIC DISTRICT
WEST PALM BEACH, PALM BEACH
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323	apartment	c. 1925	vernacular
340	Blackwood Apartments	1940	vernacular

ARAVALLE ROAD

2415	Rev. A. J. Wardlaw res.	c. 1925	Med. Rev.
2416	E. B./Julia Walton res.	1925	Med. Rev.
2417	Elizabeth Hall res.	1925	Med. Rev.
2417R	garage	1925	

Barcelona Road

252	residence	1924	Med. Rev.
252R	garage/apartment	1924	
253	Ann Norton res.	1924	Monterey
	(alt. 1935 and 1937)		
253A	garage/apartment	1924	
259	Edward/Dorothy Dibble res.	1925	Med. Rev.
259R	garage/apartment	c.1925	
262	residence	1925	Med. Rev.
262R	garage	1925	
263	E. W./Lucretia Wilcox res.	1924	Med. Rev.
267	Mark and Ferna Holley res.	1925	Med. Rev.
267R	garage	1925	
270	Harold/Ruth Parsons res.	1924	Med. Rev.
	(rear add. c. 1990)		
275	Perry and Elsie Odom res.	1925	Med. Rev.
275R	garage	1925	
282	residence	1922	Med. Rev.
285	Max/Elsie Greenberg res.	1938	Modern
285R	garage	c.1938	
287	John and Bessie Cobb res.	1924	Med. Rev.
287R	apartment	c. 1925	
290	Charles Caldwell res.	1926	Med. Rev.
290R	garage	1926	Med. Rev.
305	W. H./ Mary Simpson res.	1922	Med. Rev.
305R	garage/apartment	1922	
307	J. T. Jones res.	1922	vernacular
307R	garage	1922	
308	John/Helen Feller res.	c. 1926	Med. Rev.
308R	garage	c. 1926	
309	Richard Potter res.	1925	Med. Rev.

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EL CID HISTORIC DISTRICT
WEST PALM BEACH, PALM BEACH
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309R	garage	1925	
312	residence	c. 1926	Med. Rev.
314	residence	c. 1926	Med. Rev.
314R	garage/apartment	c. 1926	
326	residence	c. 1926	Med. Rev.
326R	garage/apartment	c. 1926	

Belmont Road

195	Samuel Fletcher res.	1939	Monterey
196	Frank/Grace Hannon res.	1925	Med. Rev.
	(2-story rear addition c. 1993)		
200	Henry/Grace Spellerberg res.	1941	vernacular
205	Arthur/Rose Schoen res.	1939	Monterey
210	Thomas Reynolds res.	1941	Monterey
223	Herbert/Mary Burnham res.	1940	Monterey
223R	garage	c. 1940	
229	Charles/Blanche Woodall res.	1925	Med. Rev.
229R	garage-apartment	1925	
235	Dr. Leon/Jennie Peek res.	1925	Med. Rev.
235R	garage	1925	

Belvedere Road

310	Mount Vernon Motor Lodge	1941	Col. Rev.
310A	Mount Vernon Motor Lodge	1947	Col. Rev.

Cordova Road

255	David/Harriet Frazer res.	1925	Med. Rev.
255R	garage-apartment	1925	
262	George/Margaret Chalker res.	1936	Monterey
262R	garage	1936	
270	residence	1924	Med. Rev.
270R	garage	1924	
271	residence	1941	Med. Rev.
271R	garage	1941	
272	residence	1925	Med. Rev.
272R	garage-apartment	1925	
276	Alvin and Caddie Wilson res.	1924	Med. Rev.
276R	garage/apartment	c. 1924	

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EL CID HISTORIC DISTRICT
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277	Bernard/Vesta Potter res.	1924	Med. Rev.
277R	garage	1924	
281	residence	1924	Med. Rev.
283	residence	1924	Med. Rev.
283R	apartment	1924	
284	Weadock-Weston res.	1924	Med. Rev.
285	Elisha/Ann McCarten res.	1922	Med. Rev.
285R	garage	1922	
294	Adrian/Ruth Pearson res.	1925	Med. Rev.
294R	garage/apartment	1925	
299	Howard Dimick res.	1922	Med. Rev.
299R	garage-apartment	1922	
317	Jack/Marjorie Wilson res.	1925	Med. Rev.
317R	garage	1925	
319	residence	1926	Med. Rev.
319R	garage-apartment	1926	
323	residence	1925	Med. Rev.
323R	garage-apartment	1925	
327	Charles Springfels res.	1925	Med. Rev.
327R	garage/apartment	1925	
328	Alfred Nielson res.	1925	Med. Rev.
328A	apartment	c. 1925	
328B	garage/apartment	c. 1925	

Dyer Road

192	Martin/Delores Murphy res. (rear garage/apartment addition c. 1989)	1936	Monterey
195	J. C. Pease res.	1937	vernacular
195R	garage	c. 1937	
206	James Pittman res.	c. 1924	Med. Rev.
206R	garage	c. 1924	
211	Hon. C. E. Chillingworth res.	1924	Med. Rev.
219	Arthur Hillbreath res.	1940	Monterey
219R	garage/apartment	c. 1940	
220	Walter Meyn res.	c. 1941	vernacular
225	Jack/Beatrice Duhme res.	1924	Med. Rev.
225R	garage	1924	
230	Charles/Edith Trevail res.	1926	Med. Rev.
230R	garage/apartment	1926	
231	Samuel and Undine Brown res.	1925	Med. Rev.
231R	garage/apartment	1925	
233	apartment	c. 1925	vernacular

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EL CID HISTORIC DISTRICT
WEST PALM BEACH, PALM BEACH
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234	residence	1925	Med. Rev.
234R	garage/apartment	c. 1925	
237	Wally and Mary Godwin res.	1924	Med. Rev.
237R	garage	1924	
310	Clarence and Louise Kah res.	c. 1924	vernacular
310R	garage/apartment	c. 1924	
315	Emile/Gertrude Anthony res.	1924	Med. Rev.
315R	garage/apartment	1924	
316	residence	1924	vernacular
316R	garage/apartment	1924	
320	Dr. Jay/Gertrude Powell res.	1924	Med. Rev.
320R	garage/apartment	1924	
321	residence	1924	Med. Rev.
321R	garage	1924	
322	R. P./Mabel Paddison res.	1924	Med. Rev.
322R	garage/apartment	1924	
323	John/Lida Goodin res.	c. 1924	Med. Rev.
327	Lawrence Simon res.	c. 1924	Med. Rev.
327R	garage	c. 1924	
328	Dr. Wm. Van Landingham res.	1925	Med. Rev.
328R	garage/apartment	1925	

South Flagler Drive

2111	Marshall/Vera Rinker res.	1938	Modern
2421	Karl Kallman res.	1936	Col. Rev.
2433	Albert/Anna Parker res.	1925	Med. Rev.
2433R	garage/apartment	1925	
2527	residence	1926	Med. Rev.
2631	Ralph and Edna Wagner res.	1937	Modern
2701	residence	c. 1926	Med. Rev.
2701R	garage	c. 1926	

Flamingo Drive

266	Gabrielle Ray res.	1939	Col. Rev.
268	residence	1940	vernacular
272	residence	1940	vernacular
275	residence	1925	vernacular
		(moved 1928)	
276	residence	1940	vernacular
276R	garage	c. 1940	

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288	residence	1937	vernacular
290	Littleton Vaughan res	1939	vernacular
290R	garage	c. 1939	
293	residence	1936	vernacular
295	residence	1936	vernacular

Granada Road

254	residence	1927	Med. Rev.
254R	garage	c. 1927	
257	Charles Chillingworth res.	1925	Med. Rev.
257R	garage/apartment	1925	
258	residence	1925	Med. Rev.
261	residence	1923	Med. Rev.
261R	garage	1923	
262	residence	1924	Med. Rev.
262R	garage/apartment	1924	
265	residence	1925	Med. Rev.
265R	garage/apartment	1925	
266	residence	1923	Med. Rev.
266R	garage/apartment	1923	
270	residence	1924	Med. Rev.
270R	garage/apartment	c. 1925	
281R	residence	1936	vernacular
282	residence	1926	vernacular
282R	garage/apartment	c. 1926	
283	Alex Otwell res.	1927	Med. Rev.
283R	garage/apartment	1927	
284	Eugene/Mae Bartholomew res.	c. 1925	Med. Rev.
284R	garage	c. 1925	
285	Charles/Marjorie Watkins res.	1924	Med. Rev.
290	residence	1925	Med. Rev.
299	residence	1923	Med. Rev.
299R	garage/apartment	1923	
308	residence	1925	Med. Rev.
308R	garage/apartment	1925	
310	residence	1924	Med. Rev.
310R	garage/apartment	1924	
315	residence	1938	vernacular
		(garage add. c. 1986)	
316	residence	1925	Med. Rev.
316R	garage/apartment	1925	
317	residence	1941	vernacular

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317R	garage	c. 1941	
349	Alex/Lenora Taylor res.	1925	Med. Rev.
349R	garage/apartment	1925	

Medina Way

2413	residence	1924	Med. Rev.
2413R	garage/apartment	1924	
2415	Griffith Wheeler res.	1924	Med. Rev.
2415R	garage	1924	
2420	Frank/Pattie Wideman res.	1923	Med. Rev.
2420R	garage/apartment	1923	

South Olive Avenue

2201	residence	1924	Med. Rev.
2401	Hon. Harry Hauck res.	c. 1925	Med. Rev.
2401R	garage/apartment	c. 1925	
2605	Randolph/Mabel Pinder res.	1924	vernacular
2715	duplex	1925	Med. Rev.
2739	Charlton Blackwell res.	1925	vernacular
2739R	garage/apartment	1925	

Pershing Way

194	James/Caroline Dew res.	1925	Med. Rev.
194R	garage/apartment	1925	
195	residence	1926	Med. Rev.
195R	garage	1926	
200	Christian/Eva Kirk res	c. 1921 (moved 1924)	Col. Rev.
200R	garage/apartment	c. 1921	
225	Henry/Annabelle Sarau res.	1925	Med. Rev.
225R	garage	1925	
243	Karl Madsen res.	1938	Col. Rev.
305	garage/apartment (behind 2605 S. Olive)	1924	
309	William Kirk res.	1921	Med. Rev.
309R	garage/apartment	c. 1930	
311	residence	c. 1925	Bungalow
311R	apartment	c. 1930	

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Sunset Road

190	Emily Johnson res,	1939	vernacular
210	Benjamin/Clara Herr res	1941	Col. Rev.
213	Courtland Swett res.	1924	Med. Rev.
213R	garage	1924	
214	residence	c. 1926	Med. Rev.
214R	garage/apartment	c. 1926	
223	Hon. Rufus Robbins res.	1925	Med. Rev.
227	residence	c. 1925	Med. Rev.
227R	garage/apartment	c. 1925	
230	Hugh/Margaret Roddy res.	1925	Med. Rev.
230R	garage/apartment	1925	
231	Ralph/Edna Wagner res.	c. 1925	Med. Rev.
231R	garage/apartment	c. 1925	
303	Sven Nilson res.	1923	vernacular
303R	garage	1923	
305	apartment (rear of 307 Sunset)	c. 1937	vernacular
307	residence	c. 1937	vernacular
307R	garage	c. 1937	
308	residence	c. 1925	Bungalow

Valencia Road

190	Charles/Sue Slokum res.	1924	Med. Rev.
196	residence	c. 1926	Med. Rev.
196R	garage/apartment	c. 1926	
204	George/Ruth Mann res.	1936	Monterey
210	residence	1922	Med. Rev.
210R	garage/apartment	1922	
216	residence	1924	Med. Rev.
216R	garage	1924	
217	Joseph/Georgia Earman res.	1922	Med. Rev.
217R	garage/apartment	1922	
218	residence	1923	Med. Rev.
230	residence	1926	Med. Rev.
230R	garage/apartment	1926	
234	residence	1924	Med. Rev.
245	Jerome/Eleanor Wideman res	1925	Med. Rev.
245R	garage/apartment	1925	
255	John/Henrietta Wierk res.	1925	Med. Rev.

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255R	garage/apartment	1925	
263	residence	1923	Med. Rev.
263R	garage	1923	
283	Dr. Carl/Kathryn Lytle res. (rear porch and 2-car garage add c. 1987)	c. 1923	Med. Rev.
287	residence (addition c. 1990)	c. 1924	Med. Rev.
287R	garage/apartment	c. 1924	
306	residence	1925	Med. Rev.
306R	garage/apartment	1925	
319	G. Leland Hatch res.	1925	Med. Rev.
319R	garage	1925	
320	residence	1932	vernacular
320R	garage	c. 1932	
321	Paschal/Marjorie Reese res	1924	Med. Rev.
321R	garage	1924	
322	Robert Cooper res.	1941	vernacular
326	residence	1925	Med. Rev.
326R	garage	1925	

NONCONTRIBUTING BUILDINGS

Almeria Road

200	residence	1951
210	residence	1950
217	residence	1953
219	residence	1948
225	residence	c. 1949
227	residence	1948
233	residence	1949
240	residence	1949
330	residence	1954

Aravale Road

2416R	garage/apartment	1925 (alt.)
2418	residence	1950
2418R	garage	c. 1950

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Barcelona Road

253B	studio	1948
263R	garage/apartment	1924 (alt.)
270R	garage	1924 (alt.)
274	residence	1948

Belmont Road

211	residence	1953
215	residence	1951
218	residence	1950
218R	garage/apartment	1950
224	residence	1951
232	residence	1948

Cordova Road

281	garage/apartment	1958
284R	garage/apartment	post-1957
303	residence	c. 1950
307	residence	1954
310	residence	1946
310R	garage/apartment	1946
312	residence	c. 1954
318	residence	1957

Dyer Road

200	residence	1955
211R	garage	1924 (alt.)
212	residence	1946
305	residence	1951

Flamingo Drive

281	residence	1948
281R	garage	1948
285	residence	1955

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258R	garage/apartment	c. 1927 (alt.)
269	residence	1950
269R	garage	1950
281	garage/studio	1950 (alt.)
290R	garage/apartment	1925 (alt.)
294	residence	1950
295	residence	1924 (alt.)
295R	garage/apartment	1924 (alt.)
307	residence	1946
307R	garage/apartment	1946

Medina Way

2417	residence	1949
2416	residence	1930 (alt.)
2426	residence	1951

South Olive Avenue

2201R	garage/apartment	c. 1980
2217	residence	1946
2217R	garage/apartment	1946
2303	residence	1978
2319	residence	1978
2411	residence	c. 1956
2417	residence	1956
2418	residence	1958
2501	residence	1975
2714	residence	1949
2728	residence	c. 1949
2728R	garage	c. 1949
2745	Norman Miller res	1940 (alt. 1950s)
2748	residence	1949

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Pershing Way

201	residence	1955
206	residence	1954
212	residence	1952
215	residence	1987
218	residence	1953
219	residence	1952
224	residence	1953
230	residence	1953
234	residence	1953
248	residence	1953

Sunset Road

194	residence	1950
201	residence	c. 1950
204	residence	1951
217	residence	1951
217R	garage	1951
220	residence	1954
224	residence	1952
234	residence	1952
239	residence	1957
240	residence	1990
308R	garage/apartment	1954

Valencia Road

224	residence	1950
224R	garage	c. 1950
275	residence	1952
297	residence	c. 1955
305	residence	1946
305R	garage	1947
309	residence	1949
310	residence	1948
310R	garage	1948
316	residence	1946
316R	residence	1946

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The El Cid Historic District in West Palm Beach is primarily a residential neighborhood. It is eligible for listing in the National Register of Historic Places under Criteria A and C in the areas of Community Planning and Development, and Architecture. The district was platted during the Florida real estate boom and is an important element of the city's development during this period. The historic district contains a number of architect-designed properties in a variety of styles, and is especially noted for the variety and quality of its Mediterranean Revival style buildings. The integrity of the district is excellent.

HISTORICAL CONTEXT

Much of the El Cid Historic District is located on property homesteaded by one of Palm Beach County's earliest pioneers, Benjamin Lanehart (1821-1885). Lanehart arrived in December 1875, and in 1884 he filed a patent on Government Lots 2 through 5 in Section 27. The southern end of the El Cid Historic District was originally homesteaded by Elizabeth Wilder Moore. Moore, a widow, came to the area in December 1874, while serving as a cook for the Mason Dwight family. When the Dwights decided to return north in June 1876, pioneer Charles Moore asked Mrs. Wilder to marry him. Their wedding was the first in the area.

Between 1880 and 1893, the permanent population around the shores of Lake Worth gradually increased and the first winter tourists arrived. In November 1893, Henry M. Flagler filed the original plat for the Town of West Palm Beach. Flagler had visited the area in 1892, looking for a route to extend his Florida East Coast Railroad (FEC) to Miami. Impressed with the beauty of the area, he decided to create an exclusive resort community, Palm Beach, on the eastern shore of Lake Worth. Flagler wanted the resort to be a paradise, isolated from commercial activity. For this reason, he bought land on the western shore of the lake, and platted West Palm Beach to serve as the business district of Palm Beach. The FEC Railroad reached West Palm Beach in 1893, transporting building materials, tourists, workers, and new residents. The first lots in the town of West Palm Beach were sold in February 1894. A construction boom immediately followed. On November 5, 1894, the community voted to incorporate as a town. By 1895, West Palm Beach had a population of 1,192. However, within five years that figure had

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fallen to 564. This decline has been attributed to a decrease in construction activity in Palm Beach, the freeze of 1894-95 that devastated the state's citrus industry, and the nationwide recessions of the 1890s. Despite this, West Palm Beach was able to establish a sewer system, water pumping system, electric service, telephone service, and volunteer fire department. In addition, the streets were paved with crushed rock. West Palm Beach rebounded quickly after the turn of the century, doubling in population between 1900 and 1910.

In 1903 the state legislature granted West Palm Beach a city charter. When population growth in south Florida spurred the creation of Palm Beach County from Dade County in 1909, West Palm Beach was named the county seat. The population continued to grow between 1900 and 1920 as the city established itself as the commercial and governmental center of Palm Beach County and as a tourist destination for the middle class. The city's economic basis was strengthened with the completion of the West Palm Beach Canal in 1917. The canal provided access to vast inland farming areas and enabled West Palm Beach to become the shipping point for the county's agricultural products by both rail and water.

During the 1920s, West Palm Beach was caught up in the fever of the Florida Land Boom. The population tripled over the decade, rising from 8,659 in 1920 to 26,610 in 1930. 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. Major office and commercial projects were erected, including the city's first skyscrapers. Almost all the plats that make up the El Cid Historic District were filed during the Land Boom. When the El Cid plat was filed in 1922, it was described by the Palm Beach Post as "of the highest class." The newspaper reported that buyers "simply tumbled over each other to secure the lots of their choice."

Four major factors were responsible for the collapse of the Land Boom in 1926. First, dishonest Florida real estate ventures were publicized widely in northern newspapers beginning in the spring of 1925. This led many investors to cancel all Florida real estate transactions. Second, beginning in August 1925, the Florida East Coast Railroad refused to ship anything but perishable goods, in an effort to reduce freight car congestion. As a result, building materials were not available in the state. Third, two terrible hurricanes struck south Florida in quick

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succession, scaring away potential investors. In September 1926, a severe hurricane struck the Miami area. On September 16, 1928, a devastating hurricane swept across Palm Beach County. Winds estimated in excess of 130 miles per hour destroyed nearly 8,000 homes, leaving more than 2,500 families homeless and killing as many as 2,000 people. Property damage exceeded \$13 million. Fourth, speculators had pushed prices so high, there were no buyers. The stock market crash of 1929 made Florida real estate investments virtually worthless.

Between 1930 and 1960, West Palm Beach grew moderately, with the population increasing by one-quarter to one-third each decade. Following World War II, construction of homes took place in areas that had been platted but not built up during the Land Boom. During the 1960s, housing and commercial developments west of Australian Avenue caused the population and economic base to shift away from the downtown into the suburbs. In recent years, residents have worked to revitalize West Palm Beach's historic neighborhoods, reflected by this nomination and the recent National Register listings of the Northwest Historic District (NR 1992) and the Old Northwood Historic District (NR 1993).

HISTORIC SIGNIFICANCE

The El Cid Historic District is comprised of ten plats. All but one were recorded between 1920 and 1928. El Cid North, at the northern end of the district, was filed in 1936. The Palm Beach Company developed most of the El Cid Historic District, filing the El Cid, El Cid Second and El Cid Park plats. This area consisted of most of the property bounded by Barcelona Road on the north, Almeria Road on the south, Lake Worth on the east, and Dixie Highway on the west.

The Palm Beach Company was owned by the powerful Phipps family, and guided by John S. Phipps (1874-1958). He was the son of Henry Phipps, who had been Andrew Carnegie's partner in what became U. S. Steel. The Phipps family influenced the development of Palm Beach County in many ways, large and small. In 1916, John Phipps erected the first movie theater in Palm Beach, and in 1920 built the first polo field in Palm Beach County. The Phipps family invested heavily in land, at one time owning as much as one-third of Palm Beach and twenty miles of ocean-front property in Palm Beach County. In addition to the El Cid plats, they

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developed the town of Gulfstream, the Par-3 Golf Course, and Phipps Plaza in Palm Beach. The family also donated land for parks to West Palm Beach, Palm Beach, and Palm Beach County.

In developing their El Cid plats, the Palm Beach Company preserved many of the existing lemon, orange, and mango trees. Coconut palms were planted along the streets as part of a city-wide tree-planting program in 1928. The West Palm Beach contracting firm of Greynolds and Monroe constructed cast-in-place concrete curbs and sidewalks. They also laid down streets consisting of a bed of crushed rock sprinkled with oil to keep down dust. The shore of Lake Worth was dredged and a concrete seawall was installed to hold the new shoreline firmly in place. The seawall had two serviceable yacht landings. In 1920, a private pier, designed by the city's engineering department and paid for by El Cid residents was built between Sunset and Valencia Roads. The T-shaped pier was sixty feet long, railed on both sides, and partially roofed. The original pier is not extant, and a smaller pier now occupies the same location.

Most of the homes in the El Cid district were built between 1923 and 1926, during the height of the Land Boom. Historically, the neighborhood was home to West Palm Beach's wealthiest residents. El Cid was the home of the contractor and developer of the Aravale plat, E. B. Walton (1881-1976); Ralph Norton, founder of the Norton Gallery and School of Art, and his wife, sculptor Anne Weaver Norton (1905-1982); contractors Ernest W. Wilcox, A. I. V. Wilson, and Charles Trevail; Charles Chillingworth (1868-1936), first attorney for the town of West Palm Beach; Circuit Court Judge C. E. Chillingworth; Emile Anthony, president of Anthony Brothers, a major local men's clothing store; Dr. William Van Landingham, Superintendent of West Palm Beach's Good Samaritan Hospital and long-time Palm Beach County Public Health Officer; Marshall Rinker, founder of Rinker Materials, one of the largest concrete manufacturers in the United States; Frank Wideman, who served as Palm Beach County Attorney, State Attorney, and Assistant U. S. Attorney; Municipal Judges Harry Hauck and Joseph Earman, who also founded the Palm Beach Post; developer Christian Kirk; Palm Beach County Judges Rufus Robbins and Jerome Wideman; and G. Leland Hatch of Hatch's Department Store in West Palm Beach.

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ARCHITECTURAL SIGNIFICANCE

The El Cid Historic District contains a variety of architectural styles and vernacular forms. The most common, however, is the Mediterranean Revival style.

Mediterranean Revival

The most popular style for residential architecture in Florida during the 1920s was Mediterranean Revival, an eclectic mixture of elements from Spanish Colonial, Byzantine, Moorish, Mission, and Italianate architecture. The style is found most frequently in states which have a Spanish Colonial heritage, as does Florida, but its use gained some popularity nationally. In Florida, the popularity of Mediterranean Revival architecture soared in the 1920s and remained a pervasive influence on building design until World War II. The style was adapted for a variety of building types.

The Mediterranean style was popularized by San Diego's 1915 Pan-American Exhibition. The architect for the Exhibition, Bertram Grosvenor Goodhue, wanted to go beyond the then prevalent Mission interpretations to emphasize the richness of Spanish precedents found throughout Latin America.

The general characteristics of Mediterranean Revival architecture include: a preference for barrel clay tile roofs, stucco walls, arched entrances and windows, porches, patios, balconies, complex roof lines, and ceramic tile decorations. Other identifying features include arcaded wings; multi-light casement and double-hung sash windows, often deeply set in the walls or arched openings; balconies; and the use of wrought iron. The curvilinear parapet and dormer shape, and the use of quatrefoil windows is more specifically associated with Mission Revival buildings, a sub-type of Mediterranean Revival architecture.

Monterey

The Monterey style also originated in California and was especially popular between 1930 and 1950. It is a fusion of revival styles taken from New England, the South, and the Southwest. The resulting designs were two-story residential

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buildings that exhibited Spanish eclectic and Colonial Revival characteristics. Early examples tended to feature more Spanish detailing than those after 1940, which typically emphasized Colonial details. Scattered examples of the style were constructed throughout the United States. The style never gained wide popularity in Florida. Monterey houses usually have low-pitched gable roofs and full-length, second story balconies. The balcony is usually cantilevered and covered by the principal roof. Decorative detailing is often confined to the balcony balustrade. These houses usually have heavy exterior gable-end chimneys. Exterior finishes vary; frequently the first floor is brick or stucco, with the second story finished in clapboard. Paired windows with shutters are typical.

Colonial Revival

The interest in America's colonial heritage can be traced to the Philadelphia Centennial of 1876. Since that time it has remained a popular building style, adaptable to a variety of free interpretations. A great variety of American architecture falls into the very broad Colonial Revival category.

The continuing popularity of the style is related, in part, to a patriotic and nationalistic sentiment that is expressed through a desire to have an American architectural style that is distinct from European models. In its simple and uncomplicated forms, the Colonial Revival style was felt to be expressive of the national character. Renewed interest in this style occurred concurrent with America's involvement in World War I. The enormous popularity of the style in the 1930s has been associated with the publicity given in that decade to the restoration of Colonial Williamsburg. Colonial Revival designs are rarely historically correct, but are reflections of a variety of forms, such as the Salt Box, Federal, and Georgian styles. They may also reflect Dutch or German influences. Post-World War I Colonial Revival homes are usually two-story, frame structures with symmetrical facades, gable-end exterior chimneys, and occasionally, side or rear wings. Common stylistic characteristics include: multi-pane, double hung sash windows; shutters; gable or hip roofs; centrally placed, ornamented, projecting entries with fanlight and side lights; shutters; Palladian windows; classical porch columns; denticulated cornices; and pedimented dormers and entry porches.

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Modern Movement

Modern architecture of the twentieth century is characterized by a progressive movement away from historical references and a search for new forms, materials, and structure. Included in the modern movement are Art Deco, Art Moderne, and International styles. In the El Cid Historic District, these styles tend to blend with each other.

Art Deco architecture was inspired by the 1925 Paris Exposition des Artes Decoratif, as a means of expressing architectural modernity. Art Deco architecture is generally defined as having two rather distinct phases. The initial phase of the late 1920s and 1930s used rectilinear, geometric surface ornamentation, often applied to express the verticality of the structure. Characteristics of the Art Deco style included: smooth wall surfaces, usually of stucco; towers or other vertical projections extending above the roof line; symmetrical facades; and a unique form of ornamentation consisting of zigzags, chevrons, sunbursts, spirals, and/or stylized motifs of plants and animals, conventionalized leaf and plant forms combined with abstract arabesques, elongated ovals, ~~octagonal panels~~, and spiral forms.

The later phase, in the 1930s and 1940s, has become known as Art Moderne or Streamlined Moderne. This phase of the Art Deco style was influenced by industrial and technological developments in the early 1930s. Art Moderne architecture reflected the vogue for streamlined designs in ships, airplanes and automobiles. In contrast to the verticality of the Art Deco style, the Moderne style emphasized the horizontality of the building through the use of bands of contrasting finish materials and bands of windows. The style featured smooth wall surfaces that were frequently curved and usually stuccoed. Glass block and steel railings for stairs and balconies were frequently utilized. The sleek, machine-inspired imagery of the Art Moderne made it especially popular for commercial buildings. Characteristic elements of the style included rounded corners, smooth surfaces, horizontal banding, round windows (resembling port holes), and long bands of windows. Popular new materials, such as aluminum, chrome, neon lighting and glass blocks, were often used.

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The Art Moderne also incorporated some elements of the emerging International style which evolved from the philosophy developed at the Bauhaus design school. The Bauhaus, founded in Germany in 1919 by Walter Gropius, was concerned with simplicity and the tenet that "form follows function." The emphasis in the International style is on utility and function rather than on superfluous ornament.

Characteristics of the International style include: flat roofs; smooth, uniform wall surfaces; minimal exterior window reveals; windows that turn the corners of the building; cantilevered balconies; and bands of windows, emphasizing the horizontality of the structure, occasionally contrasted with circular windows.

Bungalow

The term "Bungalow" was popularized in the early twentieth century to describe a cottagelike dwelling, informal in plan, elevation and detail. A house form called a Bungalow was developed in California, influenced by the Craftsman heritage, by the Shingle style, and by Japanese architecture. It answered the need for simple, comfortable, economic residences and its popularity spread across the country. Most bungalow houses in Florida were built between about 1910 and 1925. The bungalow residence is most commonly a low profile, single story house with a low pitched gable roof. The rafters, ridge beams, and purlins are often exposed. A large front porch with battered piers is common. Occasionally low, shed dormers are used. The bungalow plan emphasized craftsmanship, climatic adaptation, and harmony with the landscape.

Vernacular

Vernacular architecture embraces a diversity of folk and mass-produced building forms that were transmitted by memory or by pattern book. Vernacular buildings were designed and constructed by lay builders who drew upon traditional building techniques and contemporary stylistic preferences for their inspiration. These vernacular structures can be amalgams of building traditions and style, or may reflect the personality of the builder. Primary consideration was given to providing

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functional and comfortable spaces for the owners. Frequently vernacular buildings reflect a local adaptation to landscape, climate, and cultural patterns. Nineteenth century industrialism made it possible to standardize and mass produce building elements and disseminate them across the country. Decorative features were often applied liberally, exhibiting stylistic references without in and of themselves constituting a style of architecture.

Vernacular residences vary in scale, footprint, setting, and design. Most are one or two stories, and many feature large porches. Many have gable or hip roofs. Corbeled brick chimneys and a variety of dormer types are used. Clapboard, patterned wood shingles, and board-and-batten serve as common exterior wall fabrics. Vernacular houses of the late 1930s and 1940s often conform to the widely accepted term, the ranch house (minimal traditional is another stylistic term occasionally seen). This is a one-story, horizontal house, often with a dominant front gable, low-pitched side-gable main roof, narrow eaves, heavy chimney, and little decorative detail.

ARCHITECTS AND BUILDING CONTRACTORS

At least 15 of the buildings in the El Cid Historic District were designed by architects. The work of a number of building contractors is also found in the district. Among the architects and building contractors most active during the development of the El Cid Historic District are the following:

Harvey and Clarke

Louis Phillips Clarke and Henry Stephen Harvey were highly successful West Palm Beach architects. Both studied architecture at the University of Pennsylvania. They formed their partnership in 1921, following service in World War I, opening an office in West Palm Beach. The firm was active in the design of both single and multi-family residences, churches, commercial structures, and railroad stations. The firm specialized in Mediterranean Revival designs. Their works include the 1925 Seaboard Air Line Railroad Passenger Station at 201 South Tamarind (NR 1973), the ten-story Comeau office building, (1925), and the Holy Trinity Episcopal Church (1923). At least fifteen residences in the El Cid Historic District were designed by

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Harvey and Clarke, including the 1925 Dibble House at 259
Barcelona (photo 2), a Mediterranean Revival design.

Maurice Fatio (1897-1943)

Palm Beach architect Maurice Fatio was born and educated in Switzerland. He came to the United States in 1920 and found employment in the New York City office of Harrie T. Lindeberg, a "society architect," specializing in the design of large residences for the wealthy. In 1921, Fatio formed a partnership with William A. Treanor, another architect in Lindberg's office. Treanor and Fatio designed eclectic houses for high society families. In 1925, Fatio established a branch office in Palm Beach. Born to a wealthy family himself, Fatio was comfortable in Palm Beach society and was able to promote his work through his social activities. He quickly became one of Palm Beach's most active and best architects. Fatio is especially noted for his Mediterranean Revival designs, but was highly skilled in other modes as well, as can be seen from his work in the El Cid neighborhood. He designed the Monterey style Mann House at 204 Valencia Road in 1936; the Colonial Revival Kallman House at 2421 South Flagler Drive in 1936 (photo 16); and the Moderne Rinker House at 2111 South Flagler Drive in 1938 (photo 22).

Belford Shoumate (1903-1991)

Palm Beach architect Belford Shoumate has been identified as the designer of five buildings in the El Cid Historic District. A graduate of the University of Pennsylvania School of Architecture, Shoumate first worked for New York architect Joseph Urban. Shoumate opened an office in Palm Beach in 1938, and designed over 1,500 buildings in 50 years of active practice in South Florida. His work in El Cid includes the 1937 Art Moderne Wagner House at 2631 South Flagler Drive (photo 21); the Mount Vernon Motor Court at 310 Belvedere Road, built in 1941 (photos 18 and 19) and enlarged in 1947 (Photo 20); the 1941 Spellerberg house at 200 Belmont Road (photo 26); and the house at 266 Flamingo Road, built in 1940 (photo 17). Shoumate termed his more modern buildings with spare classical details, "Bermuda houses."

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William Manly King

William Manley King studied architecture and engineering at the Georgia School of Technology and began his professional practice in Birmingham, Alabama. In 1921, he opened an office in West Palm Beach. King is best known for the school buildings he designed for the Palm Beach County School Board in the 1920s. In 1926 he formed a partnership with Kenneth M. Campbell. The firm designed residences, hotels, and apartment buildings in Palm Beach and West Palm Beach. He designed the El Cid Apartments at 315 Almeria Road in 1926 (Photo 10).

Bruce Kitchell

Bruce Kitchell moved to West Palm Beach in 1919. He maintained offices in both Palm Beach and West Palm Beach from 1921 until at least 1939. Kitchell designed residences, commercial buildings, and the Southridge and Dunbar Village housing projects in West Palm Beach. In El Cid Kitchell designed the Mediterranean Revival style Wilcox House at 263 Barcelona Road in 1923 (photo 7).

Marion Sims Wyeth (1889-?)

After graduating from Princeton in 1910, Marion Sims Wyeth studied for four years at the Ecole des Beaux-Arts in Paris. This was followed by a brief employment in the New York City office of Bertram Grosvenor Goodhue. From 1916-1919, he worked for Carrere and Hastings. Wyeth came to West Palm Beach in 1919 to serve as the architect for Good Samaritan Hospital. During the 1920s, he assisted New York architect Joseph Urban in the design and construction of Marjorie Merriweather Post's Palm Beach estate, Mar-A-Lago (NR 1972; NHL 1980). Wyeth maintained an active practice in Palm Beach for 54 years, specializing in residences for the wealthy. In El Cid, he redesigned Ralph Norton's Mediterranean Revival home at 253 Barcelona Road into a Monterey style residence (photo 13).

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W. B. Eckler

W. B. Eckler, listed as a registered architect in the West Palm Beach city directory from 1918 until 1937, designed the residences at 2527 South Flagler Drive and 195 Pershing Way (Photo 3) in 1926.

Vincent S. Hall

Vincent S. Hall first appears in the West Palm Beach City Directory in 1920 in partnership with Stiles C. Hall. The following years, Charles J. Trevail was listed as his partner. Hall worked on his own from 1922 until 1926, when he moved to Sebring. He returned to West Palm Beach primarily as a realtor in 1940 and 1941. Hall was one of the most active builders in the El Cid neighborhood, constructing fourteen residences, including 299 Granada Road, built in 1923 (photo 12) and 219 Dyer Road, built in 1940 (photo 14).

E. B. Walton

E. B. Walton was listed in the city directory from 1920 until 1950. He built fourteen residences in the El Cid district, including 253 Barcelona Road, built in 1924 (photo 13) and 229 Belmont Road, built in 1925 (photo 1). Walton also recorded and developed the Aravale plat in the El Cid neighborhood in 1925.

Jack S. Willson

Jack S. Willson was listed as a contractor in the city directory between 1921 and 1937. In the mid-1920s, the period of his greatest activity, he specialized in what were then called "Spanish bungalows." In 1924, Willson constructed over \$1 million worth of residences and commercial buildings in Palm Beach and West Palm Beach. He built eleven houses in the El Cid district, including 305 and 307 Barcelona Road, both built in 1922, and 319 Valencia Road, constructed in 1925.

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CONCLUSION

The El Cid Historic District, consisting of 281 contributing structures, is a showcase of Mediterranean Revival style architecture. It was a major boom time residential development and the work of many of the area's prominent architects and builders are represented within its boundaries. The district was home to a number of prominent residents of West Palm Beach, important for their roles in the development and civic life of the community.

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VERBAL BOUNDARY DESCRIPTION

The official boundaries of the El Cid Historic District are those shown on the accompanying El Cid Historic District Map.

BOUNDARY JUSTIFICATION

The El Cid Historic District boundaries were selected to incorporate the best concentration of properties retaining their architectural integrity that contributed to the development and growth of the neighborhood during the period 1921-1945. The boundaries follow historic platted streets and subdivision block and lot lines.

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1. 229 Belmont Road, El Cid Historic District
2. West Palm Beach, Palm Beach County, FL
3. Elizabeth L. Miller
4. October 1994
5. 4033 Tokay Boulevard, Madison, WI
6. South and east facades, camera facing northwest
7. Photo 1 of 26

NUMBERS 2, 3, 4 AND 5 ARE THE SAME FOR THE REMAINING PHOTOGRAPHS

1. 259 Barcelona Road, El Cid Historic District
6. South facade, camera facing northwest
7. Photo 2 of 26

1. 195 Pershing Way, El Cid Historic District
6. South facade, camera facing north
7. Photo 3 of 26

1. 284 Granada Road, El Cid Historic District
6. North and west facades, camera facing southeast
7. Photo 4 of 26

1. 196 Valencia Road, El Cid Historic District
6. North facade, camera facing south
7. Photo 5 of 26

1. 207 Almeria Road, El Cid Historic District
6. South facade, camera facing north
7. Photo 6 of 26

1. 263 Barcelona Road, El Cid Historic District
6. Main (south) facade on left, east elevation on right; camera facing northeast
7. Photo 7 of 26

1. 257 Granada Road, El Cid Historic District
6. Main (south) facade on left, east elevation on right; camera facing northwest
7. Photo 8 of 26

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1. 222 and 224 Almeria Road, El Cid Historic District
6. 222 Almeria Road on left, 224 Almeria Road on right, north facades; camera facing southwest
7. Photo 9 of 26

1. 315 Almeria Road, El Cid Apartments, El Cid Historic District
6. South facade, camera facing northwest
7. Photo 10 of 26

1. 257R Granada Road, El Cid Historic District
6. South facade, camera facing north
7. Photo 11 of 26

1. 299R Granada Road, El Cid Historic District
6. North elevation on left, main (west) facade on right; camera facing southeast
7. Photo 12 of 26

1. 253 Barcelona Road, El Cid Historic District
6. South facade, camera facing northwest
7. Photo 13 of 26

1. 219 Dyer Road, El Cid Historic District
6. South facade, camera facing northwest
7. Photo 14 of 26

1. 200 Pershing Way, El Cid Historic District
6. North facade, camera facing southwest
7. Photo 15 of 26

1. 2421 South Flagler Drive, El Cid Historic District
6. East facade, camera facing northwest
7. Photo 16 of 26

1. 266 Flamingo Drive, El Cid Historic District
6. North facade, camera facing south
7. Photo 17 of 26

1. 310 Belvedere Road, El Cid Historic District
6. North facade, camera facing southwest
7. Photo 18 of 26

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1. 310 Belvedere Road, El Cid Historic District
6. North facade, camera facing southwest
7. Photo 19 of 26

1. 310A Belvedere Road, El Cid Historic District
6. North facade, camera facing southwest
7. Photo 20 of 26

1. 2631 South Flagler Drive, El Cid Historic District
6. East facade, camera facing west
7. Photo 21 of 26

1. 2111 South Flagler Drive, El Cid Historic District
6. East facade, camera facing northwest
7. Photo 22 of 26

1. 285 Barcelona Road, El Cid Historic District
6. South facade, camera facing north
7. Photo 23 of 26

1. 195 Dyer Road, El Cid Historic District
6. South facade, camera facing northeast
7. Photo 24 of 26

1. 218 and 224 Pershing Way, El Cid Historic District
6. 218 Pershing Way on left, 224 Pershing Way on right, north facades; camera facing southwest
7. Photo 25 of 26

1. 200 Belmont Road, El Cid Historic District
6. North facade, camera facing south
7. Photo 26 of 26