

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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

1. Name of Property

historic name Guaranty Building
other names/site number PB 880

2. Location

street & number 120 S. Olive Avenue n/a not for publication
city or town West Palm Beach n/a vicinity
state FLORIDA code FL county Palm Beach code 099 zip code 33401

3. State/Federal Agency Certification

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

[Signature] 11/4/98
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] 12/10/98
Signature of the Keeper Date of Action

Guaranty Building
Name of Property

Palm Beach Co., FL
County and State

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	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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)

Commerce: Office Building

Current Functions
(Enter categories from instructions)

Commerce: Office Building

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and Early 20th Century American Movements:
Commercial Style

Materials
(Enter categories from instructions)

foundation Concrete
walls Stucco
Concrete
roof Tar and Gravel
other Cast Concrete
Terra Cotta

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.)

- 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 36) 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)

- Architecture
- Commerce
- _____
- _____
- _____

Period of Significance

1922-1926

Significant Dates

1922

1926

Significant Person

n/a

Cultural Affiliation

n/a

Architect/Builder

Harvey, Henry Stephen (Harvey and Clarke Architects)

Brown and Wilcox, Builders

Primary location of additional data:

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

Name of Repository

Guaranty Building
Name of Property

Palm Beach Co., FL
County and State

10. Geographical Data

Acreage of Property Less than 1

UTM References

(Place additional references on a continuation sheet.)

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

3																
Zone	Easting			Northing												
4																

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 Paul L. Weaver/ Barbara E. Mattick, Historic Preservationist Supervisor

organization Bureau of Historic Preservation date November 1998

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 Albert Beriro

street & number 120 S. Olive Avenue telephone 561-833-6668

city or town West Palm Beach state FL zip code 33401

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

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

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1 **GUARANTY BUILDING**
West Palm Beach, Palm Beach Co., FL

SUMMARY

The Guaranty Building is located at 120 South Olive Avenue at the historic commercial center of the City of West Palm Beach, Florida. The building constructed in 1922 rises seven stories in height with a historic roof top addition. A four story annex is attached to the north elevation of the main building. It has an irregular ground plan and a flat roof with parapet, and is finished with textured stucco on its primary elevations. Its commercial design contains a number of significant features, including cast concrete and terra cotta detailing. The interior contains a restaurant on the first floor and offices on the upper floors. Over the past forty years, the exterior storefront was remodeled on several occasions. Restoration of this feature and of the original windows is planned as part of pending renovations.

PRESENT AND ORIGINAL PHYSICAL APPEARANCE

Setting

The Guaranty Building occupies a prominent corner at the intersection of Datura Street and South Olive Avenue, one of the principal commercial thoroughfares in West Palm Beach. The location is at the heart of the city's historic commercial and governmental center, close to the West Palm Beach City Hall and the Palm Beach County Courthouse. The location of the building was key to the successful use of the building as retail space and offices (photographs 1-3).

The Guaranty Building was historically part of a group of commercial buildings and tourist hotels constructed principally during the 1920s at the height of the Florida Land Boom. Many of these buildings were designed in Mediterranean influenced styles and remain an integral part of the built environment of downtown West Palm Beach. Besides the Guaranty Building, the downtown area includes the Comeau and Harvey buildings.

Some alterations have occurred to the setting of the Guaranty Building since the 1920s. To the east a multi-story parking garage has been constructed. Several of the historic tourist hotels, most prominently the Pennsylvania and Dixie Court hotels, have been demolished. The most common alterations to the Guaranty Building and other historic commercial buildings in downtown West Palm Beach have been storefront remodeling and facade treatments and the addition of signage dating from the 1950s-1980s.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2 **GUARANTY BUILDING**
West Palm Beach, Palm Beach Co., FL

Exterior

The Guaranty Building was designed originally as an attached building. The north, west, and south walls are set on the property lines and the north wall is attached to an adjacent building. The west and south elevations contain the building's exterior decorative features. The east and north sides are unadorned (photographs 1-2).

The Guaranty Building has an irregular ground plan. It rests on a poured concrete foundation and its structural system is reinforced concrete. It has a textured stucco exterior finish over structural tile and concrete. The roof is a tar and gravel type with parapet (photograph 4).

The west and south elevations of the building on South Olive Avenue and Datura Street rise seven stories in height. The elevations are divided into two horizontal zones representing distinct functions of the building. The lower zone or first floor historically housed retail floor space, while the upper floors housed offices (photographs 1-2).

The west and south elevations of the building contain the main entrance and most of the decorative detailing of the building. Detailing consists of cast concrete and terra cotta features, including string courses, cartouches, swags, and door surrounds enriched with volutes, urns, and a broken pediment (photographs 1-2).

The fenestration of the building is regular, consisting primarily of fixed show windows on the ground floor and 2/2 aluminum paired and grouped single-hung sash windows on the upper floors. The only remaining original windows are 1/1 single hung wooden sash windows located on the upper floor of the annex (photographs 1-3).

The first floor consists of storefronts and entrances. The storefronts are 8 bays wide on the Olive Street elevation and 7 on Datura. Entrances are located on both elevations. They are located within slightly projecting pavilions that contain much of the building's architectural detailing. The storefronts originally consisted of kick-panels, fixed glass show windows, and fixed transoms covered with lattice. Most original storefront features were removed during the course of remodeling which occurred in the 1950s, 1960s, and 1970s (photographs 5-6).

In 1926 a four story annex, also designed by the architectural firm of Harvey and Clarke, was constructed on the north elevation of the original building. Although lacking the decorative detailing of the original building, the annex was well integrated in terms of its storefront design, fenestration pattern, and exterior materials (photograph 3).

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3 **GUARANTY BUILDING**
West Palm Beach, Palm Beach Co., FL

Interior

The first floor interior houses retail space and a restaurant with adjoining kitchen and service area. The elevator lobby consists of original marble floors and wainscoting, mail box, cornice at the wall ceiling juncture, and coffered ceiling. A historic stair hall and original stair adjoin the Datura Street entrance (photograph 8).

The upper floors were originally designed as office space. They contain corridors which access offices. Corridors run east and west and north and south on each floor. Corridors and office floors, walls, and ceilings had simple finishes and were devoid of any significant architectural detailing. They have been subjected to frequent remodeling. Floors have non-historic carpeting, walls have non-historic paneling, and the interior corridors have drop ceilings to accommodate mechanical systems and duct work. Interior office partitions have been partially removed or had new openings cut in them (photographs 7, 9).

Alterations

The overall integrity of the building is good. As was frequently common throughout Florida during the 1950s and 1960s, the original storefronts were remodeled on several occasions. Most of the original windows have been removed within the last twenty years; original spaces, however, remain. Interior floor, wall, and ceiling finishes on the upper floors have also been subjected to frequent remodeling, but original materials and features remain beneath the present finishes. The storefronts and windows are presently being restored based on historic photographs and the original drawings (photographs 5-6).

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1 **GUARANTY BUILDING**
West Palm Beach, Palm Beach Co., FL

SUMMARY

The Guaranty Building, constructed in 1922, is eligible for listing the National Register of Historic Places for local significance under Criterion A in the area of Commerce. Its commercial significance is based on its association with the development of West Palm Beach during the Florida Boom period (1919-1926). At the time of its construction in 1922, it was the biggest real estate investment in the history of West Palm Beach. The Guaranty Building also has architectural significance for its association with Henry Stephen Harvey of the firm of Harvey and Clarke and fulfills Criterion C. The Guaranty Building was one of Harvey's earliest and most substantial commissions in Florida. It was the largest building in West Palm Beach when completed and believed to be among the finest commercial office buildings in Florida. It remains in excellent condition and retains the integrity of its original design and individual architectural features.

HISTORIC CONTEXT

The significant history of West Palm Beach dates to 1892 with the arrival of railroad and hotel developer Henry Morrison Flagler. Flagler, impressed with the beauty of Lake Worth and the surrounding area, decided to create an exclusive winter resort community at Palm Beach. Before Flagler's arrival, Palm Beach was a tiny agricultural settlement located on a barrier island covered with coconut trees and bordered by the Atlantic Ocean and Lake Worth. Flagler, who had earned a fortune in partnership with John D. Rockefeller of the Standard Oil Company, began in the 1880s to expand his railroad interests in Florida and to develop resort hotels and even cities to accommodate the passengers that his trains carried into the state. Beginning at St. Augustine, where he constructed several large and ornate hotels and inspired an architectural renaissance, Flagler continued to push southward along the Florida coast toward ever warmer temperatures.

Flagler selected West Palm Beach as the local terminus for his Florida East Coast Railroad. In November 1893, shortly before the arrival of the first train, Flagler had the original Town of West Palm Beach platted. The completion of the railroad provided winter residents, permanent settlers, temporary workers and materials for numerous construction projects. By the time the railroad reached Palm Beach an enormous hotel, the Royal Poinciana, six stories high and capable of housing 1,200 guests, had been completed under the direction of the Flagler interests. Construction of resort facilities by Henry Flagler and sumptuous mansions by many of America's wealthiest families led to the quick development of Palm Beach as America's premier winter resort. The development of West Palm Beach as a service community for its wealthy neighbor paralleled that of Palm Beach. The first lots were sold in West Palm Beach in 1894 and a real estate boom quickly followed. The town was formally incorporated on November 5, 1894. Growth slowed in West Palm Beach during the late 1890s, principally as a result of the Great Freeze of the winter of 1894-1895 which destroyed much of the state's citrus

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2 **GUARANTY BUILDING
West Palm Beach, Palm Beach Co., FL**

fruit and trees. Nevertheless, the city was able to establish public utilities, including a water and sanitary sewer system and electric and telephone service.

After 1900 West Palm Beach and the surrounding coastal area again experienced an extended period of population growth and economic development. As a result, Palm Beach County was carved out of Dade County in 1909. The new county reached from the Atlantic Coast, where West Palm Beach, Palm Beach, and Lake Worth were beginning to develop, westward to the eastern shore of Lake Okeechobee. West Palm Beach was named the county seat.

Florida's economy blossomed in the immediate post-World War One years. The state became a vacation mecca for the nation's growing middle class. Real estate activity quickly rose to a frenzied pitch. It is difficult to exaggerate the speculative proportions of the so-called Great Florida Land Boom. Southeast Florida, particularly Miami and Palm Beach, are generally regarded as the scenes of most anxious activity, but few communities escaped the fever. Twenty thousand people were thought to be entering the state each day in December 1924. That fall, the Florida Legislature issued an open invitation to wealthy investors with approval of a constitutional amendment prohibiting income and inheritance taxes. The resulting capital influx accelerated an already well developed surge of land purchasing.

West Palm Beach also experienced unprecedented growth during the Florida Boom. It served as the commercial center for Palm Beach County, as the seat of county government, and as a tourist destination for an ever increasing number of middle-class visitors. Moreover, West Palm Beach was the principal shipping point for the county's ever increasing agricultural products. Transportation improvements contributed to the growth of West Palm Beach. These culminated with the completion of a new cross-state railroad line to West Palm Beach in 1925 with the arrival of the famous Orange Blossom Special. The Orange Blossom Special provided round-trip passenger service between New York and West Palm Beach. In subsequent years West Palm Beach became the arrival point for thousands of visitors to South Florida.

Unfortunately, the Florida Boom began collapsing in the mid-1920s. The air began to seep out of the speculative land bubble in late 1925. Statewide bank deposits, which had risen dramatically between 1922 and early 1925, began to decline. In August 1925 the Florida East Coast Railway announced an embargo on freight shipments to south Florida, where ports and rail terminals were clogged with unused building materials. Bankers and businessmen throughout the nation had begun to complain about transfers of money to Florida. Newspapers suggested fraud in land sales. Large withdrawals followed in early 1926, traditional months for winter tourists and speculators. Forty Florida banks collapsed that year. Real estate values fell precipitously between 1926 and 1928. Devastating hurricanes hit southeast Florida in 1926 and 1928 and killed thousands of people. The stock market crash of 1929 and the onset of the Great Depression provided a sad, closing chapter to the wildly speculative era.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3 **GUARANTY BUILDING**
West Palm Beach, Palm Beach Co., FL

Historic Significance: Criteria A

The Guaranty Building is significant under Criterion A for its association with the commercial development of West Palm Beach from 1919 until 1926 during the Florida Boom, the city's most dynamic historical period of development. It was constructed in direct response to the greatly increased demand for commercial space created by the influx of visitors and new residents arriving or passing through West Palm Beach during the 1920s.

Located at the heart of the city's governmental, financial and retail district, the Guaranty Building was described as the largest buildings in the city and one of the finest in Florida when it was completed in 1922. It was constructed at a cost of \$200,000. It was designed to house retail establishments on the first floor and offices on the upper floors. A four story annex was added to the north elevation in 1926. Among the tenants in the building during the 1920s was the firm of Harvey and Clarke, designers of the building.

ARCHITECTURAL SIGNIFICANCE: CRITERIA C

Henry Stephen Harvey, Harvey and Clarke, Architects

The Guaranty Building is significant as one of the earliest and most substantial examples of the work of the West Palm Beach architectural firm of Harvey and Clarke. The principals of the firm were Henry Stephen Harvey and Louis Phillips Clarke. Harvey was the senior member of the firm. Born in Winona, Mississippi, in 1889, he received his degree in architecture from the University of Pennsylvania in 1914 and began practicing in Philadelphia shortly thereafter. There he met L. Phillips Clarke, who at the time was apprenticing with another Philadelphia architect. Clarke, who was still unlicensed at the time, proposed establishing a practice with Harvey in West Palm Beach, near his family's seasonal home. Clarke came from a wealthy, socially prominent Palm Beach family. Clarke's grandfather, Commodore Charles J. Clarke, was an early winter resident of Palm Beach. He began wintering in Palm Beach in 1898 with his father Louis Clarke, an early innovator in the American automotive industry. Louis Clarke was the founder of the Auto Car Company in Haverford, Pennsylvania, and was credited with manufacturing the first shaft driven automobile in America.

The association between Harvey and Clarke proved mutually beneficial, and their talents complemented each other. Harvey had the experience and the license to practice architecture at the time of their association, while Clarke had the local connections and means of financing the firm during their early years of practice. Together they established their practice in West Palm Beach in 1921, with Phil Clarke providing the initial financing and Harvey agreeing to train Clarke so that he could pass the Florida registration exam.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 4

**GUARANTY BUILDING
West Palm Beach, Palm Beach Co., FL**

Harvey and Clarke soon established one of the most prolific architectural practices in South Florida. The firm's timing was excellent. They began their practice in 1921 and rode the crest of the Florida Land Boom to its peak in 1926. During this period they received and executed commissions for over 200 commercial and residential buildings, including many of the buildings that now form the historic skyline of downtown West Palm Beach. In addition to the Guaranty Building, their designs included American National Bank (1921, NR 1998), the Hotel Alma (1923), Holy Trinity Episcopal Church (1924), the Wagg Building (1925), the Dixie Court Hotel (1925), the Comeau Building (1925, NR 1996), and the Pennsylvania Hotel (1926). In Palm Beach they designed the Palm Beach Daily News Building, the Palm Beach Town Hall and Fire Station, and the Palm Way Building. Their work extended beyond Palm Beach County through the design of fifty railroad stations for the Seaboard Air Line Railroad. At its peak the firm employed at least thirty people and operated a branch office in Homestead. Harvey also became a prominent civic and political figure in West Palm Beach. He served on the local planning board and as Mayor of West Palm Beach from 1924 until 1926, and was actively involved in the promotion and development of West Palm Beach during the boom.

The collapse of the Florida Boom in 1926 resulted in difficult times for the state building industry, including architects. The economic collapse resulted in the failure of the firm in 1928. Harvey left the practice of architecture and the state and returned to his former home in Birmingham, Alabama. He returned to West Palm Beach in 1933 and operated a hardware store for the next fifty years. Clarke remained in West Palm Beach and maintained a modest architectural practice. He subsisted largely on governmental contracts, including a school auditorium in Belle Glade in 1932 and a new city hall in West Palm Beach in 1947.

The legacy of Harvey and Clarke is impressive. In addition to the quantity of their work, many of their designs have been recognized as landmarks of Florida architecture. Perhaps the most significant of these is the West Palm Beach Railway Passenger Station designed by Henry Stephen Clarke in 1925 in the Spanish Colonial Revival style. The station was recorded by the Historic American Buildings Survey in 1972 and in 1973. Other of Clarke's designs listed in the National Register of Historic Places include the Palm Beach Daily News Building, Palm Beach; the Dixie Court Hotel, West Palm Beach (since demolished); the Delray Beach Seaboard Air Line Railroad Station, Delray Beach; the Naples Seaboard Air Line Railroad Station, Naples; and the Comeau Building.

Brown and Wilcox, Builders

The builder of the Guaranty Building was the Brown and Wilcox Company. The president of the company was George W. Brown. Brown was born at Wenonah, New Jersey, where he apprenticed as a carpenter and became a journeyman. He eventually became a general contractor. Brown, who became a permanent resident there in 1900, was one of the earliest building contractors in West Palm Beach and Palm Beach. He was regarded as the leading builder in Palm Beach County. In West Palm Beach he erected, in addition to the Guaranty

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 5 **GUARANTY BUILDING**
West Palm Beach, Palm Beach Co., FL

Building, the Glidden Building, the Wilcox Building, and a number of other commercial buildings and business residences. At Palm Beach, he built the Beaux Arts Building, residences for Otto Kahn, Joseph Elwell, William Waller, Charles L. Harding, C.C. Bolton, Percy Williams, and R.D. Douglas.

Brown's partner was Clarence Wilcox, who was born in Westfield, New Jersey. He became a partner of George W. Brown in 1912. In addition to his position as vice president with Brown and Wilcox, he served as a director of the American National Bank.

Commercial Office Building/Skyscraper

The Guaranty Building is significant as one of the first tall commercial buildings or skyscrapers in West Palm Beach. The tall commercial building is the landmark of 20th century American architecture. The construction of such buildings was made possible by advances in fireproofing, metal framing, and the passenger elevator. Initially concentrated in Chicago and New York, the use of the American office building spread throughout the United States during the early twentieth century.

The Guaranty Building was the pride of West Palm Beach when constructed in 1922. It rose seven stories in height and cost \$200,000 to build, the largest real estate investment in West Palm Beach at that time. It embodied many of the characteristic features of the tall commercial building: a regular form and plan; more than six stories in height; a flat roof with parapet; regularly placed windows; centrally placed entrances; a masonry exterior finish; storefronts on the lower floors and offices above; a classically derived overall finish, consisting of a base, shaft, and cornice; a structural system expressed through a grid-iron pattern on the main elevations; and curtain walls between the structure of the building. On the interior additional features characteristic of the tall commercial building were elevator lobbies on the main and upper floors, entrance lobbies, and long, narrow corridors on the upper floors.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1 **GUARANTY BUILDING**
West Palm Beach, Palm Beach Co., FL

BIBLIOGRAPHY

- City of West Palm Beach, Planning Division, National Register Nomination Proposal, Comeau Building (Leslie Divoll, preparer), 1996.
- City of West Palm Beach, Planning Division, West Palm Beach Register of Historic Places Nomination Form, Seaboard Air Line Passenger Station, (Elizabeth L. Miller, preparer), 1991.
- City of West Palm Beach, Planning Division, Florida Master Site File Form, 8PBO0880, (Elizabeth L. Miller, preparer), n.d.
- Curl, Donald W. **Palm Beach County: An Illustrated History**. Northridge, CA: Windsor Publication, 1986.
- Cutler, Harry. **History of Florida**. 3 Vols. Chicago: Lewis Publishing Company, 1923.
- Florida. Department of State. Bureau of Historic Preservation, Tallahassee, National Register of Historic Places Files, Vineta Hotel (William R. Adams, preparer), 1986.
- Guaranty Building Limited Partnership, 120 S. Olive Ave., Suite 206, West Palm Beach, Original Plans for the Guaranty Building, 1922.
- McIver, Stuart B. **Yesterday's Palm Beach**. Miami : E.A. Seaman Publishing, Inc., 1976.
- Maddex, Diane. **Built in the USA, American Buildings from Airports to Zoos**. Washington, D.C.: The Preservation Press, 1985.
- West Palm Beach Chamber of Commerce. **A Tale of Two Cities: West Palm Beach and Palm Beach**. West Palm Beach: Pierce Printing Company, 1931.
- Wisner, Morton D. **Florida's History Through Its Places**. Tallahassee: Florida Department of State, 1995.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1

**GUARANTY BUILDING
West Palm Beach, Palm Beach Co., FL**

BOUNDARY DESCRIPTION

The South 90.8 feet of the North 140.8 feet of Lots 8 and 9, Block 5. The Town of West Palm Beach, according to the map or plat thereof as recorded in Plat Book 1, page 2, Public Records of Palm Beach County, Florida.

BOUNDARY JUSTIFICATION

The boundary includes the footprint of the building. Beyond the boundary are adjacent unrelated properties. The proposed boundary contains all resources associated with the property.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Photos _____ Page 1

GUARANTY BUILDING
West Palm Beach, Palm Beach Co., FL

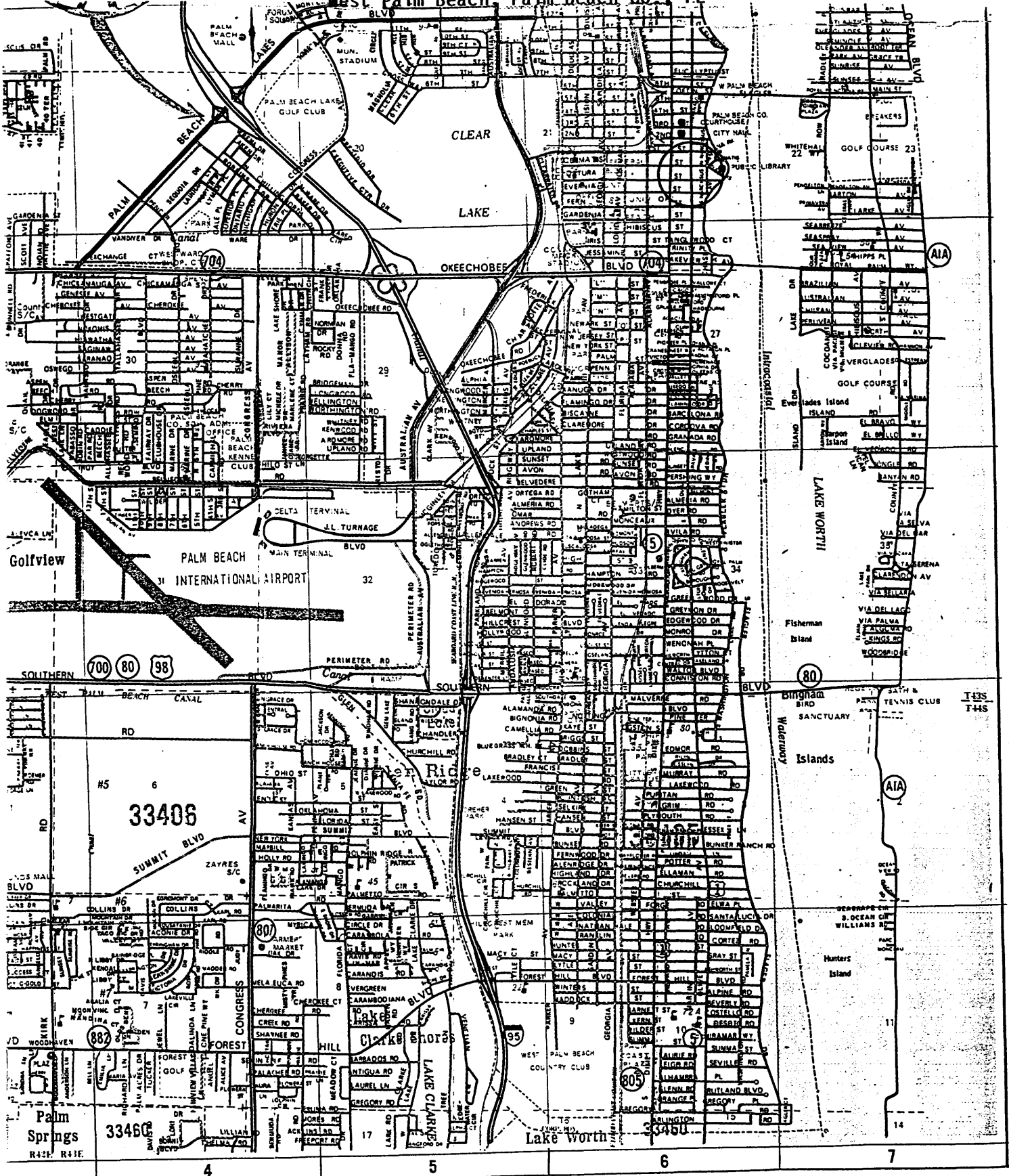
- 1 1) Guaranty Building
 2) 120 South Olive Avenue
 West Palm Beach, Palm Beach County, Florida
 3) Paul Weaver
 4) September 1996
 5) Guaranty Building, 120 South Olive Avenue
 6) South Olive Avenue contextual view, facing SE
 7) 1 of 9

Items 1-5 are the same for the remaining photographs.

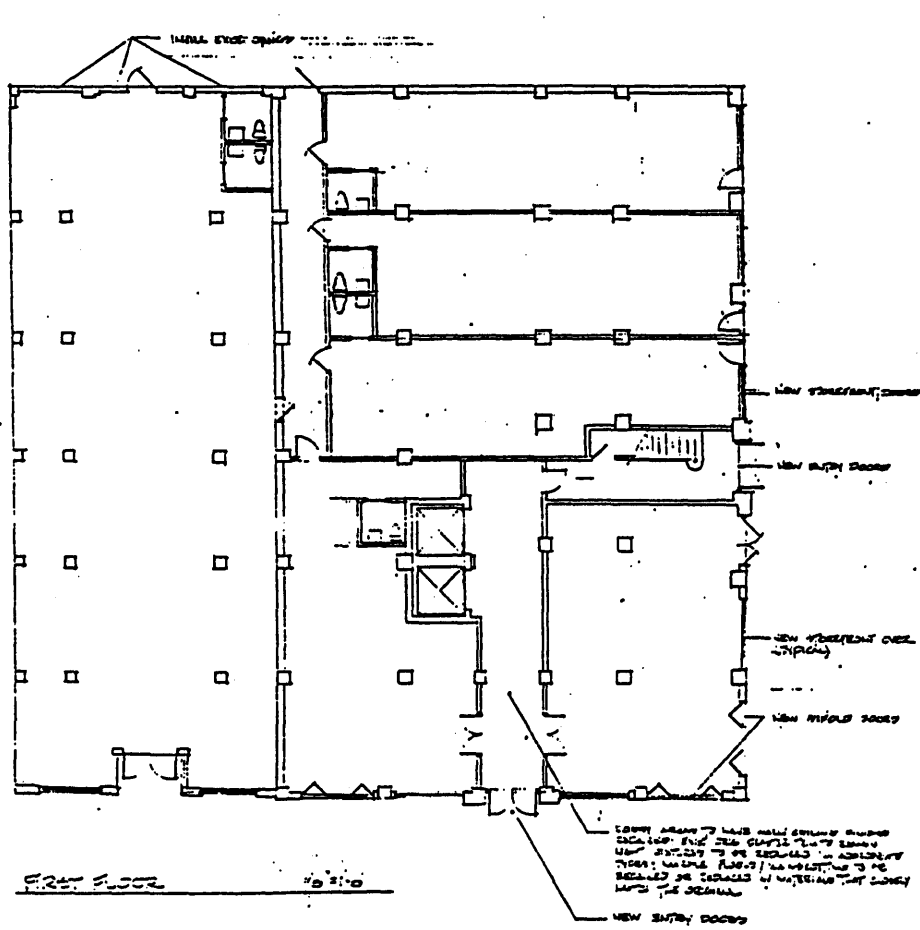
- 2 6) W and S elevations, facing NE
 7) 2 of 9
- 3 6) Detail of annex, facing NE
 7) 3 of 9
- 4 6) Roof top, facing E
 7) 4 of 9
- 5 6) Storefronts, South Olive, facing NE
 7) 5 of 9
- 6 6) Detail of main entrance, facing E
 7) 6 of 9
- 7 6) Typical public bathroom, facing N
 7) 7 of 9
- 8 6) Interior of lobby
 7) 8 of 9
- 9 6) Typical corridor, upper floors, facing E
 7) 9 of 9

GUARANTY BUILDING

West Palm Beach, Palm Beach Co., FL

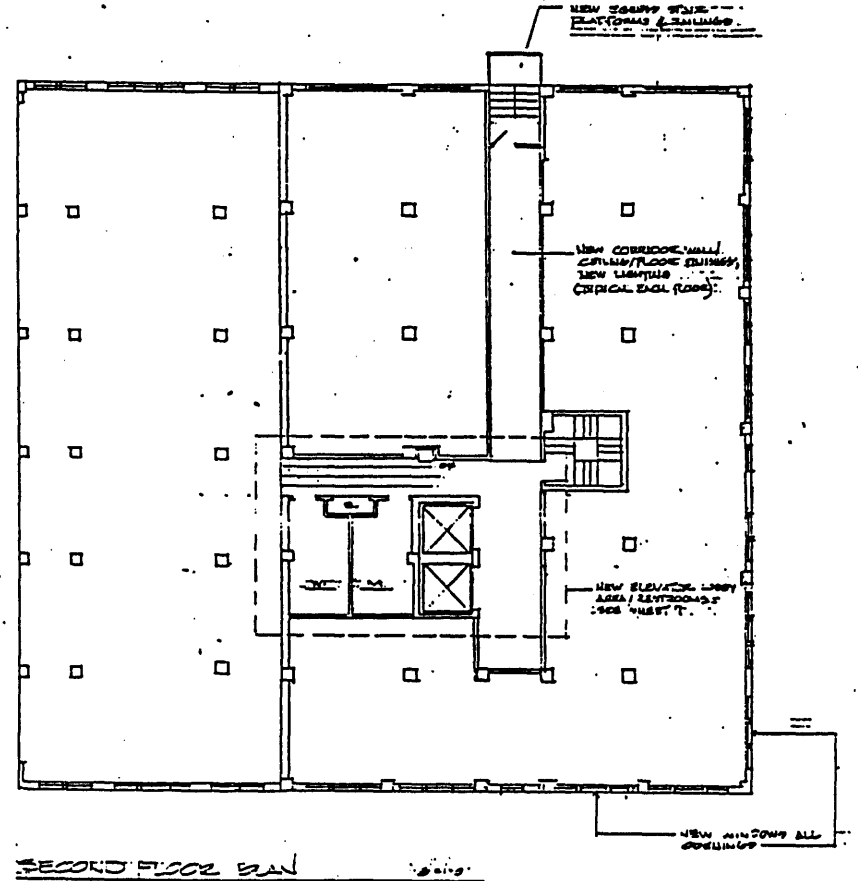


GUARANTY BUILDING, West Palm Beach, Palm Beach Co., FL



FIRST FLOOR No. 210

1st Floor



SECOND FLOOR PLAN

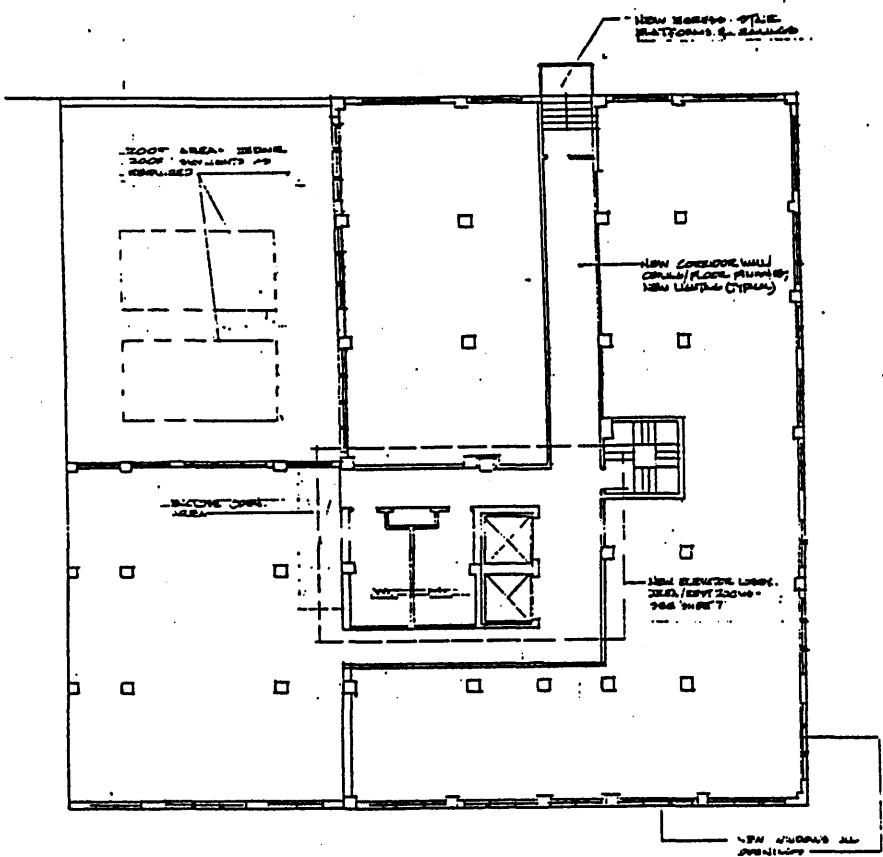
2nd Floor

GUARANTY BUILDING

SECOND FLOOR

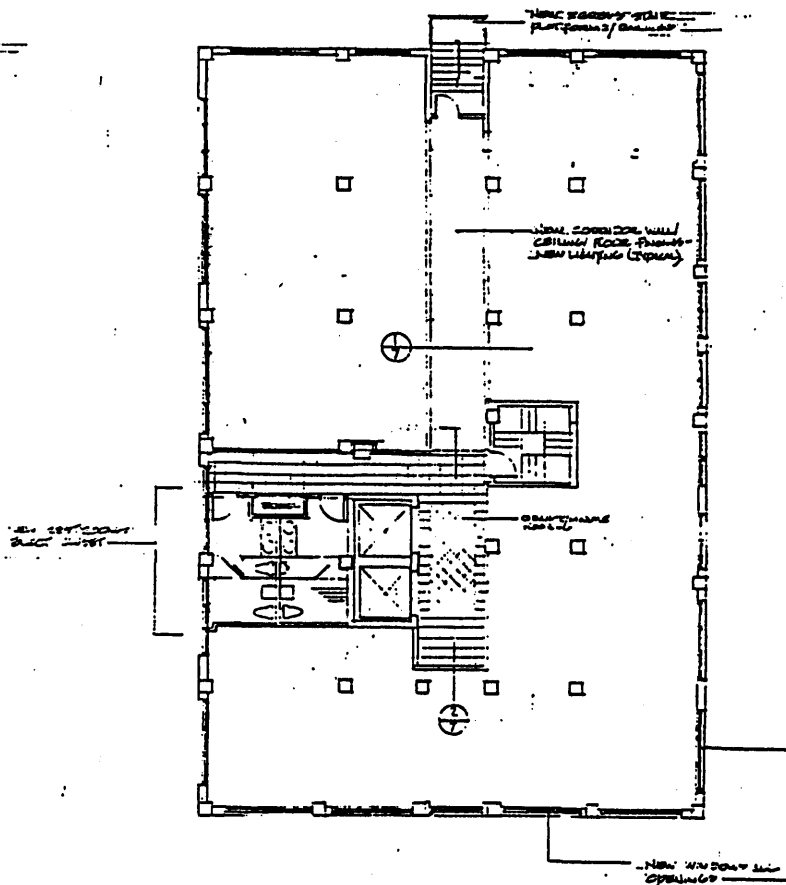
5

GUARANTY BUILDING, West Palm Beach, Palm Beach Co., FL



THIRD & FOURTH FLOOR PLANS 1/8" = 1'-0"

3rd & 4th Floors



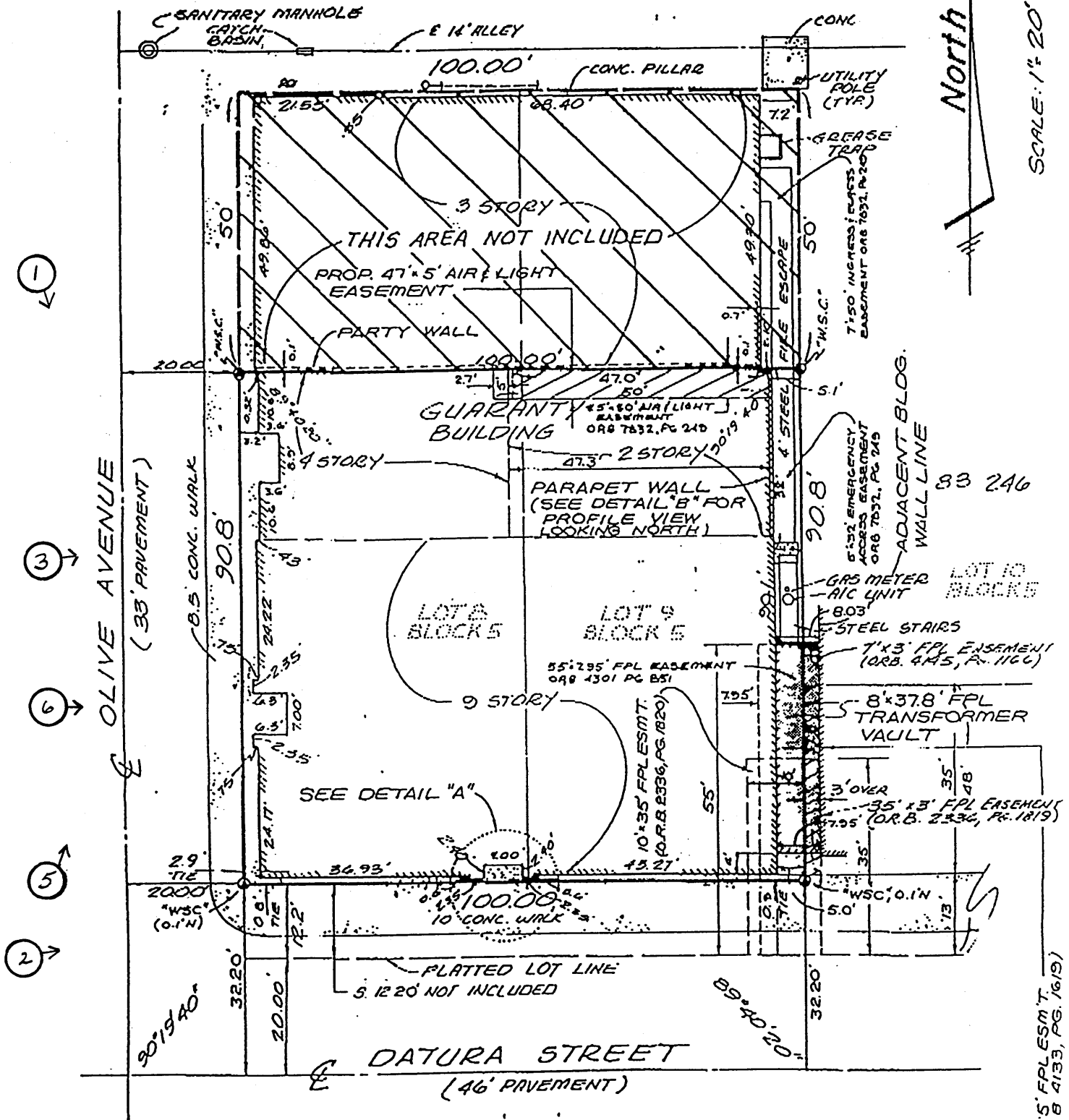
TYPICAL FLOOR PLAN STUDY - FLOORS 5, 6 & 7 1/8" = 1'-0"

5th, 6th, & 7th Floors

GUARANTY BUILDING

TYPICAL FLOOR
(1/8" = 1'-0")

* AIR & LIGHT EASEMENT IS FOR AN AREA EXTENDING FROM 24 FEET TWO INCHES ABOVE THE FOUNDATION OF THE SOUTH WALL OF THE UNION BANK BUILDING TO A HEIGHT OF 60 FEET.



PHOTOS (#) →

GUARANTY BUILDING
120 S. Olive Ave.
West Palm Beach, FL

5' FPL ESM T.
8 4133, PG. 16/19