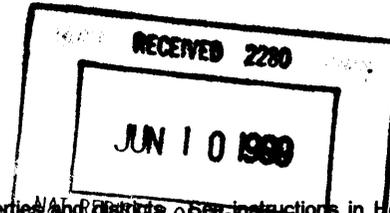


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



795

This form is for use in nominating or requesting determinations for individual properties and districts. For instructions in how to complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking an 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 GRANDVIEW HEIGHTS HISTORIC DISTRICT

other names/site number Grandview Heights Neighborhood

2. Location

street & number See attached map and boundary description

N/A  not for publication

city or town West Palm Beach

N/A  vicinity

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

3. State/Federal Agency Certification

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

[Signature] 6/2/99  
Signature of certifying official/Title Date

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

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

[Signature]  
Signature of the Keeper

\_\_\_\_\_  
Date of Action 7-8-99

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	
268	95	buildings
0	0	sites
0	0	structures
0	0	objects
268	95	total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions  
(Enter categories from instructions)

DOMESTIC/Single Dwelling \_\_\_\_\_

DOMESTIC/Multiple Dwelling \_\_\_\_\_

COMMERCE/Business \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Current Functions  
(Enter categories from instructions)

DOMESTIC/Single Dwelling \_\_\_\_\_

DOMESTIC/Multiple Dwelling \_\_\_\_\_

COMMERCE/Business \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. Description

Architectural Classification  
(Enter categories from instructions)

See continuation sheet: Section 7, Page 1 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Materials  
(Enter categories from instructions)

foundation Brick Pier \_\_\_\_\_

walls Wood \_\_\_\_\_

Stucco \_\_\_\_\_

roof Asphalt \_\_\_\_\_

other Wood: Porch \_\_\_\_\_

\_\_\_\_\_

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A through G with checkboxes and descriptions.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Areas of Significance

(Enter categories from instructions)

- ARCHITECTURE
COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

c. 1914-1948

Significant Dates

c. 1914

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Unknown

Primary location of additional data:

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

Name of Repository

#

GRANDVIEW HEIGHTS HISTORIC DISTRICT  
Name of Property

Palm Beach Co., FL  
County and State

**10. Geographical Data**

Acreage of Property 23 apprx.

**UTM References**

(Place additional references on a continuation sheet.)

1	1	7	5	9	3	4	8	0	2	9	5	3	7	6	0
	Zone	Easting	Northing												
2	1	7	5	9	3	9	2	0	2	5	9	3	7	6	0

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

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

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

organization Bureau of Historic Preservation date May 1999

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

city or town Tallahassee state Florida zip code 32399-0250

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

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

**Photographs**

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

**Additional items**

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

**Property Owner**

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

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

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

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1

GRANDVIEW HEIGHTS HISTORIC DISTRICT  
PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

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**ARCHITECTURAL STYLES**

Frame Vernacular

Masonry Vernacular

Mission Style

Craftsman Bungalow

American Foursquare

Mediterranean Revival

Colonial Revival

Monterey

Minimal Traditional

**United States Department of the Interior  
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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section number 7 Page 2 GRANDVIEW HEIGHTS HISTORIC DISTRICT  
PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

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**SUMMARY PARAGRAPH**

The Grandview Heights Historic District is an approximately 23 acre, primarily residential area that contains a variety of residential architectural styles that includes frame and masonry vernacular, Mission, Craftsman Bungalow, Mediterranean Revival, Monterey, American Foursquare, Colonial Revival, and Minimal Traditional. The district consists primarily of one-story and two-story single family dwellings constructed between 1914 and 1948. Most of the primary residences have outbuildings, such as garages, garage apartments, and separate apartment structures. There are also a few small commercial buildings in the area, and two churches. Of the 363 buildings in the district, 268 are contributing and 95 are noncontributing, a ratio of 73 percent contributing to 27 percent noncontributing. Three Mediterranean Revival style residences in the district, all of which were constructed in the 1920s and are significant for their architecture, were moved in the 1980s from the now destroyed Hillcrest residential neighborhood which was located near Grandview Heights.

**SETTING**

The Grandview Heights Historic District is a neighborhood located slightly southwest of downtown West Palm Beach. Found immediately south of Grandview Heights is the locally designated Flamingo Park Historic District. This is also a residential area featuring a large number buildings dating from the 1920s. North of the Grandview Heights district is vacant land where a portion of the Palm Beach Heights Addition subdivision used to stand. From Okeechobee Boulevard to the north sides of M and N Streets, the buildings in this part of the neighborhood were demolished to make way for an uncompleted road building project. The western boundary of the district is Howard Park within which the Armory Art Center (N.R. 1992) is located. Beyond the eastern boundary of the district are noncontributing light industrial and commercial structures and the railroad tracks, which provide a visual change in use and character from the historic residential area.

**DESCRIPTION**

The Grandview Heights Historic District developed as an early speculative middle to working class neighborhood southwest of the central downtown area. As one of the earliest areas to be developed outside of downtown, the property which now makes up Grandview Heights was chosen because of the relatively steep topography for South Florida. The neighborhood was considered a very desirable place to live since it was less than a mile from downtown and within close proximity to the City Terminals and Turning Basin, which were located where Howard Park is found today. The Turning Basin remains on the northern section of Howard Park, but the City Terminal docks were destroyed in the 1920s. Historically, the neighborhood stretched from Okeechobee Road to Park Place. According to the 1926 Sanborn Map, various businesses were located along Okeechobee Boulevard, but the most of the neighborhood consisted of houses, their rear garages, and garage

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GRANDVIEW HEIGHTS HISTORIC DISTRICT  
PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

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apartments as well as one and two-story apartment buildings. Since the area was platted in the 1910s, the eastern boundary of the district has always been the Florida East Coast Railway tracks (laid 1895) located just beyond Alabama Avenue. Throughout the neighborhood's history, warehouses and commercial buildings were located along the railroad tracks.<sup>1</sup>

The three subdivisions now known as Grandview Heights were platted in a grid pattern. The lots were either narrow, so potential buyers would have to buy more than one lot to accommodate their homes, or approximately 50 x 100 feet, to allow home owners to construct a garage at the rear of the house. The neighborhood design reflects the early influences of automobiles through the rear alleyways and original garages and garage apartments, which architecturally compliment the main houses. The streets are laid out in a traditional suburban format, either with driveways leading from the main street past the side of the house to either porte-cocheres or garages or with rear alley access to the garages or garage apartments. Sidewalks are located along the street and walkways lead up to the front doors. A landscaped median along Florida Avenue was included in the design of Moss and Heisler Addition when it was platted in 1912. The other subdivisions, Palm Beach Heights and Grandview Heights, chose to extend the median along Florida Avenue through their areas as well. Historically, the median featured palms and other native plantings (Photo 1).

The Grandview Heights Historic District contains 15 complete or partial blocks. Ten east-west streets traverse the district from east to west. These are M, N, O, and P Streets; Newark, New Jersey, New York, Palm, and Penn Avenues; and Park Place. The north-south corridors are South Lake, Georgia, Florida, and Alabama Avenues. Three plats or portions of plats make up the district: Palm Beach Heights Addition, Moss and Heisler Addition, and Grandview Heights. Both the Palm Beach Heights Addition and the Moss and Heisler Addition were platted in 1912, and Grandview Heights was platted in 1920.<sup>2</sup>

The Grandview Heights Historic District is made up primarily of single family residences on double lot parcels. In addition to the residences, there are numerous outbuildings, including garages, garage apartments, and detached rear apartment buildings. There are also a number of primary apartment buildings, including one-story duplexes and two-story structures. The district also has two churches and five small commercial buildings. Nearly all of the single family dwellings in the district are owner occupied. Over ninety percent of the contributing buildings in the district were constructed between 1914 and 1926. The remainder were built between 1927 and 1948.

There is wide variety of architectural styles in the Grandview Heights Historic District, reflecting popular taste from the period c. 1910 to c. 1950. Outbuildings are generally either vernacular in form or reflect the

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<sup>1</sup> Sanborn Fire Insurance Map, 1926, City of West Palm Beach Public Library.

<sup>2</sup> Palm Beach County Plats, Palm Beach County Courthouse.

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PALM BEACH COUNTY, FLORIDA  
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stylistic character of the main building on the property. The majority of the houses in the district are categorized as frame vernacular. Buildings of this type were constructed throughout the period of significance. There are a surprising number of Mission style residences in the neighborhood. More than forty buildings of this type have been identified. Close behind Mission style house come Craftsman bungalow, and masonry vernacular residences, with more than twenty of each type being represented in the building inventory. There is also a handful of other styles, including American Foursquare, Mediterranean Revival, Monterey, Colonial Revival, and Minimal Traditional.

Frame Vernacular

A notable example of a two-story frame vernacular residence is the one located at 1520 Florida Avenue (photo 6), built circa 1920. This symmetrical, two-bay house features a rectangular plan, a hipped roof, and weatherboard siding. The soffits are enclosed and have no ornament. A one-bay, single story wing (originally an open porch) with a hipped roof is located on the south elevation of the building. A one-bay entry porch with a front gable roof is supported by wood posts. The main door is flanked by 8-light sidelights and the primary windows are 6/6-light, single hung, wooden sashes.

Many of the frame vernacular houses display Craftsman influences, such as exposed rafter tails, extended roof lines and main front porches. A few may exhibit other details, such as triangular knee braces, exposed roof beams, or battered piers common in Craftsman style homes. A good example of a frame vernacular house with Craftsman detailing is the one-story bungalow located at 1118 Florida Avenue (Photo 3). Built circa 1920, this shingle clad house has a side gabled roof with exposed rafter tails. A symmetrical, cross-gabled front porch extends almost the full width of the main facade and features a central semicircular attic louver.

Masonry Vernacular

About fifteen percent of the primary structures in the district are masonry vernacular. Like the frame vernacular residences in the neighborhood, many of the masonry vernacular homes have Craftsman influences. The building 725 New York Avenue (Photo 22) is a front gabled one-story masonry vernacular residence with exposed rafter tails. Built circa 1921, this house has an almost full-width front gabled porch, set slightly lower than the main roof to give it a multi-level and varied depth symmetrical facade. The multiple sets of windows are 9/1-light single hung sashes, and the exterior walls are coated with textured stucco.

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GRANDVIEW HEIGHTS HISTORIC DISTRICT  
PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

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Mission Style

More than twenty percent of the residences in Grandview Heights can be considered Mission style. These are mainly one-story homes with deep front porches. The house at 730 New Jersey Avenue (Photo 25), built c. 1924, is a one-story building with a flat roof surrounded by a shaped parapet. A one-story flat roof porch with a similar parapet occupies about two-thirds of the main facade. The walls are surfaced with stucco, and the primary fenestration is 6/1-light double hung sash windows.

A two-story example of a Mission style residence is the one located at 729 Park Place (Photo 33). Built c. 1923, this has a rectangular ground plan and a flat roof with a shaped parapet. The walls are coated with richly textured stucco. There is a one-story full-width front porch with matching parapet. The two-bay facade is symmetrical with a central door. The major windows are 6/1-light wood sashes, and the two windows found in the second story of the main facade are sheltered by small shed roofs covered with barrel clay tile.

Craftsman Bungalow

About fifteen percent of the contributing residences in the district are Craftsman bungalows. The majority are one or one and a half story residences. A notable example of a Craftsman bungalow in the Grandview Heights neighborhood is found at 1607 Georgia Avenue (Photo 14). This rectangular plan house was built c. 1922 and features a side gable roof with a large central gabled dormer flanked by two small gable dormers. All of the roofs have exposed rafter tails and triangular knee braces. The symmetrical facade has an integrated porch with arched openings and rectangular piers. A matching porte-cochere is attached to the south side of the house. The wood framed walls are coated with slightly textured stucco. The main windows are 1/1-light single hung sashes, and the front 9-light door is typical of the Craftsman style. The rear garage apartment has many of the same Craftsman details, including the exposed rafter tails, triangular knee braces and stuccoed walls.

The house at 619 Palm Street (Photo 29) is a simpler, one-story example of the Craftsman style. The rectangular plan house features a low-pitched front gable roof with exposed rafter tails. An offset, intersecting cross-gable front porch is supported by low piers with square columns. The asymmetrical facade has triple 6/1-light, single hung windows, and the exterior walls are clad with double coursed wood shingles.

American Foursquare

Fewer than a dozen residences in the neighborhood are classified as American Foursquare. The residence at 719 Park Place (Photo 20), constructed c. 1923, is a square plan, two-story structure with a pyramidal roof

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GRANDVIEW HEIGHTS HISTORIC DISTRICT  
PALM BEACH COUNTY, FLORIDA  
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that features a central shed dormer. The symmetrical facade has a partial-width, one-story porch supported by battered square columns set on square stuccoed piers. The second story features paired 1/1-light single hung windows. The exterior walls are covered with textured stucco.

Mediterranean Revival

There are four contributing Mediterranean Revival style buildings in the neighborhood. Of these, 3 were moved from the now destroyed Hillcrest Neighborhood. The building at 623 Park Place (Photo 32) is a two-story Mediterranean Revival apartment complex built in Grandview Heights in 1926. It has a rectangular ground plan and varying roof heights that alternate between flat roofs surrounded by parapets and low pitched hipped roofs with no eaves that are covered with clay tile. The facade bays alternate in depth and feature exposed decorative joist ends below the second floor projecting bays. Wrought iron balconies lead from arched and flat headed second story doorways. A central arched main entry is flanked by ornamental twisted columns and decorative tile. The original windows have been replaced by aluminum jalousies.

Colonial Revival

There are three contributing houses in the neighborhood considered to be in the Colonial Revival style. Of these, two belong to the sub-category Dutch Colonial Revival. The two-story Dutch Colonial Revival residence at 724 N Street (Photo 17), built c. 1914, has a square ground plan house and a cross gambrel roof covered with wood shingles and featuring a central chimney. The first story is constructed of rusticated, cast concrete block, and the upper story is clad in wood shingles. A hipped roof porch supported by Ionic columns set on square piers wraps around the north and east sides of the house. Central steps lead up to the porch which has a low porch railing with chunky urn balusters. The first story windows have latticed upper sashes with small colored glass panes and single pane lower sashes. The upper story windows are similar in type but are set in pairs. Small arched windows are set at the gable ends at attic height.

Monterey

There are two examples of the Monterey style in the neighborhood. The two-story house at 1403 Georgia Avenue (Photo 11) was built in 1937. This five-bay house has a side-gabled roof that projects over a second story full width balcony that is bordered by a wood railing. The exterior walls are clad with weatherboard on the first floor and vertical siding on the second floor. The symmetrical facade features a central door with fluted Doric pilasters. The windows are 6/6-light double hung sashes and have operable batten shutters.

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GRANDVIEW HEIGHTS HISTORIC DISTRICT  
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**Minimal Traditional**

Four examples of Minimal Traditional style houses are found in the district. The residence at 744 New York Avenue (Photo 23) was built in 1947. The one-story house has an irregular ground plan with hipped and pyramidal roofs with wide eaves. The walls are coated with textured stucco, and the areas at the sides of the windows have been scored to look like cut stone. The primary windows are 3X3-light aluminum casements.

**ALTERATIONS**

Exterior alterations to principal structures in the Grandview Heights Historic District typically involve the enclosure of front porch areas with windows or louvers and the replacement of original windows with aluminum jalousie or metal frame awning windows. Some buildings have had the window opening configurations changed, and others have been clad with either aluminum or vinyl siding. Changes to outbuildings range from window replacement to the enclosing of garage door openings.

**NONCONTRIBUTING BUILDINGS**

The noncontributing buildings in the Grandview Heights Historic District include those that were constructed after 1948 and those buildings constructed during the period of significance, but have been substantially altered.

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CONTINUATION SHEET**

Section number 7 Page 8 GRANDVIEW HEIGHTS HISTORIC DISTRICT  
PALM BEACH COUNTY, FLORIDA  
BUILDING LIST

**CONTRIBUTING BUILDINGS** (Buildings with an asterisk [\*] were moved into the district)

<u>Address</u>	<u>Date Built</u>	<u>Use</u>	<u>Style</u>
<u>Florida Avenue</u>			
1100	c. 1920	Residence	Masonry Vernacular
1100A	c. 1920	Garage Apartment	
1112	c. 1918	Duplex	Mission
1114	c. 1920	Residence	American Foursquare
1114A	c. 1920	Garage	
1118	c. 1918	Residence	Frame Vernacular
1118A	c. 1920	Garage	
1118B	c. 1920	Garage Apartment	
1200A	c. 1924	Garage Apartment	
1204	c. 1925	Residence	Mission
1207	c. 1922	Residence	American Foursquare
1211	c. 1921	Residence	Frame Vernacular
1211A	c. 1921	Garage Apartment	
1215	c. 1916	Residence	Masonry Vernacular
1215A	c. 1916	Garage	
1216	c. 1920	Residence	Craftsman
1216A	c. 1920	Garage	
1218	c. 1920	Residence	Craftsman
1219	c. 1919	Residence	American Foursquare
1219A	c. 1919	Garage	
1302	c. 1920	Residence	American Foursquare
1305	c. 1918	Residence	Masonry Vernacular
1305A	c. 1919	Apartment	
1305B	c. 1919	Apartment	
1306	c. 1922	Duplex	Mission
1306A	c. 1925	Shed	
1307	c. 1918	Residence	Frame Vernacular
1309	c. 1919	Residence	Masonry Vernacular
1309A	c. 1919	Garage Apartment	
1310	c. 1922	Residence	Frame Vernacular

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PALM BEACH COUNTY, FLORIDA  
BUILDING LIST

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Florida Avenue (cont.)

1310A	c. 1923	Apartment	
1318	c. 1924	Residence	Craftsman
1320	c. 1947	Residence	Minimal Traditional
1323	c. 1918	Residence	Mission
1404	c. 1923	Residence	Craftsman
1500	c. 1922	Residence	Mission
1500A	c. 1923	Garage	
1501	c. 1924	Apartment	
1507	c. 1921	Residence	Craftsman
1507A	c. 1921	Garage Apartment	
1510	c. 1922	Residence	Craftsman
1512	c. 1922	Residence	Frame Vernacular
1513	c. 1924	Duplex	Masonry Vernacular
1520	c. 1921	Residence	Frame Vernacular
1520A	c. 1921	Garage	
1600	c. 1947	Residence	Masonry Vernacular
1600A	c. 1947	Garage	
1601	c. 1941	Residence	Minimal Traditional
1604	c. 1922	Residence	Frame Vernacular
1605	c. 1920	Residence	Colonial Revival
1605A	c. 1920	Garage Apartment	
1610	c. 1922	Residence	Mission
1610A	c. 1922	Garage	
1612	c. 1923	Residence	Mission
1612A	c. 1923	Garage	
1617	c. 1923	Residence	Colonial Revival
1700	c. 1923	Residence	Mission
1700A	c. 1923	Garage	
1701	c. 1936	Residence	Frame Vernacular
1704	c. 1924	Residence	Mission
1707	c. 1923	Residence	Masonry Vernacular
1707A	c. 1923	Apartment	
1710	c. 1923	Residence	Mission
1710A	c. 1923	Apartment	

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PALM BEACH COUNTY, FLORIDA  
BUILDING LIST

Florida Avenue (cont.)

1711	c. 1924	Residence	Mission
1713	c. 1942	Residence	Monterey
1714	c. 1923	Residence	Mission

Georgia Avenue

1210A	c. 1925	Garage Apartment	
1219	c. 1918	Residence	Frame Vernacular
1311	c. 1924	Residence	Frame Vernacular
1311A	c. 1924	Garage	
1312A	c. 1920	Garage Apartment	
1400	c. 1939	Residence	Frame Vernacular
1403	c. 1937	Residence	Monterey
1409	c. 1924	Residence	Masonry Vernacular
1409A	c. 1924	Apartment	
1410	c. 1919	Residence	*Mediterranean Revival
1410A	c. 1925	Residence	*Mediterranean Revival
1502	c. 1924	Apartment	
1506	c. 1923	Residence	Craftsman
1506A	c. 1923	Apartment	
1506B	c. 1923	Garage Apartment	
1508	c. 1923	Residence	Craftsman
1508A	c. 1923	Garage Apartment	
1508B	c. 1923	Apartment	
1509	c. 1923	Residence	Craftsman
1509A	c. 1923	Apartment	
1509B	c. 1923	Garage	
1511	c. 1923	Residence	Craftsman
1511A	c. 1923	Garage	
1601	c. 1922	Residence	American Foursquare
1607	c. 1922	Residence	Craftsman
1607A	c. 1928	Garage Apartment	
1612	c. 1923	Residence	Mission
1614	c. 1923	Residence	Mission

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CONTINUATION SHEET**

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PALM BEACH COUNTY, FLORIDA  
BUILDING LIST

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Georgia Avenue (cont.)

1615	c. 1925	Residence	Mission
1700	c. 1924	Residence	Frame Vernacular
1700A	c. 1924	Garage	
1701A	c. 1920	Garage Apartment	
1704	c. 1924	Residence	Masonry Vernacular
1706	c. 1923	Residence	Frame Vernacular
1707	c. 1923	Apartment	Masonry Vernacular
1707A	c. 1922	Garage Apartment	
1711	c. 1923	Residence	Frame Vernacular
1711A	c. 1923	Garage	
1712	c. 1923	Residence	Craftsman
1712A	c. 1923	Garage	
1713	c. 1923	Residence	Craftsman

M Street

514	c. 1923	Residence	Masonry Vernacular
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N Street

501	c. 1915	Residence	Frame Vernacular
501A	c. 1915	Apartment	
502	c. 1915	Residence	Masonry Vernacular
505	c. 1919	Residence	Masonry Vernacular
505A	c. 1919	Garage	
603	c. 1920	Residence	Masonry Vernacular
724	c. 1914	Residence	Colonial Revival
724A	c. 1914	Garage Apartment	
726	c. 1923	Residence	Mission
728	c. 1925	Residence	Mission

Newark Avenue

719	c. 1920	Residence	Craftsman
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719A	c. 1920	Garage	
721	c. 1923	Residence	Craftsman
722	c. 1924	Residence	Frame Vernacular
723	c. 1925	Residence	Frame Vernacular
725	c. 1947	Residence	Masonry Vernacular
727	c. 1924	Residence	Mission
728	c. 1923	Residence	Craftsman
729	c. 1925	Residence	American Foursquare
730	c. 1923	Residence	Mission
731	c. 1925	Residence	Frame Vernacular
731A	c. 1925	Garage Apartment	
734	c. 1924	Residence	Mission
734A	c. 1924	Garage Apartment	
736	c. 1923	Residence	Mission
736A	c. 1923	Garage	
738	c. 1923	Residence	Mission

New Jersey Avenue

714	c. 1921	Residence	Frame Vernacular
715	c. 1922	Residence	Masonry Vernacular
717	c. 1921	Residence	Frame Vernacular
718	c. 1923	Residence	Frame Vernacular
718A	c. 1923	Garage	
719A	c. 1923	Garage Apartment	
721	c. 1923	Residence	Masonry Vernacular
721A	c. 1923	Garage	
724	c. 1921	Residence	Frame Vernacular
724A	c. 1921	Garage	
725	c. 1924	Residence	Frame Vernacular
728	c. 1921	Residence	Frame Vernacular
730	c. 1924	Residence	Mission
735	c. 1923	Residence	Mission
735A	c. 1923	Garage	

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New Jersey Avenue (cont.)

736 c. 1924 Residence Mission

New York Avenue

700-706	c. 1948	Apartment	Masonry Vernacular
700A	c. 1948	Apartment	
713	c. 1922	Residence	Craftsman
713A	c. 1922	Garage	
714	c. 1923	Residence	Masonry Vernacular
714A	c. 1923	Garage	
715	c. 1921	Residence	Craftsman
715A	c. 1921	Garage	
716	c. 1922	Residence	Craftsman
717	c. 1924	Duplex	Frame Vernacular
717A	c. 1924	Garage	
720	c. 1925	Residence	Craftsman
720A	c. 1925	Garage	
724	c. 1921	Residence	Masonry Vernacular
724A	c. 1921	Garage	
725	c. 1921	Residence	Masonry Vernacular
725A	c. 1921	Garage Apartment	
726	c. 1923	Residence	Frame Vernacular
730	c. 1923	Residence	Frame Vernacular
730A	c. 1923	Garage	
731	c. 1921	Residence	Masonry Vernacular
733	c. 1922	Residence	Frame Vernacular
733A	c. 1922	Garage	
734	c. 1924	Residence	Frame Vernacular
734A	c. 1924	Garage	
736	c. 1924	Residence	Frame Vernacular
737	c. 1924	Residence	Mission
744	c. 1947	Residence	Minimal Traditional
744A	c. 1947	Garage	

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O Street

600-602	c. 1948	Duplex	Minimal Traditional
615	c. 1920	Residence	Masonry Vernacular
615A	c. 1921	Garage	
617	c. 1917	Residence	Masonry Vernacular
617A	c. 1917	Garage	
621	c. 1917	Residence	Craftsman
621A	c. 1917	Garage	

P Street

516	c. 1940	Residence	Frame Vernacular
602	c. 1918	Residence	Craftsman
612	c. 1917	Residence	Masonry Vernacular
612A	c. 1917	Apartment	
614	c. 1938	Residence	Masonry Vernacular

Palm Avenue

619	c. 1920	Residence	Craftsman
619A	c. 1920	Garage	
620	c. 1923	Residence	Craftsman
625	c. 1921	Residence	American Foursquare
625A	c. 1921	Garage	
636	c. 1928	Church	Mission
701	c. 1937	Residence	Frame Vernacular
710	c. 1925	Apartment	Mission
710A	c. 1925	Apartment	
711	c. 1922	Residence	Mission
711A	c. 1924	Garage	
715	c. 1922	Residence	Frame Vernacular
715A	c. 1922	Garage	
716	c. 1921	Residence	Frame Vernacular
716A	c. 1922	Garage Apartment	
719	c. 1923	Residence	American Foursquare

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Palm Avenue (cont.)

720	c. 1921	Residence	Frame Vernacular
720A	c. 1921	Garage	
721	c. 1922	Residence	Frame Vernacular
724	c. 1922	Residence	Frame Vernacular
724A	c. 1922	Garage	
725	c. 1923	Residence	Frame Vernacular
725A	c. 1923	Garage	
726	c. 1924	Residence	Mission
726A	c. 1924	Garage	
727	c. 1923	Residence	Frame Vernacular
728	c. 1924	Residence	Mission
728A	c. 1924	Garage	
730	c. 1924	Residence	Mission
730A	c. 1924	Garage	
731	c. 1924	Residence	Frame Vernacular
734	c. 1937	Residence	Frame Vernacular
734A	c. 1937	Garage	
735	c. 1937	Residence	Frame Vernacular
743	c. 1924	Residence	Frame Vernacular

Park Place

623	c. 1926	Apartment	Mediterranean Revival
713A	c. 1926	Garage	
715	c. 1924	Residence	Frame Vernacular
715A	c. 1924	Apartment	
719	c. 1924	Residence	American Foursquare
719A	c. 1924	Garage	
727	c. 1947	Residence	Frame Vernacular
729	c. 1923	Residence	Mission
731	c. 1923	Residence	Mission
731A	c. 1923	Garage	
737	c. 1923	Residence	Mission
737A	c. 1923	Garage	

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Park Place (cont.)

739	c. 1925	Residence	Mission
739A	c. 1925	Apartment	
743	c. 1924	Residence	Mission

Penn Avenue

715	c. 1921	Residence	Frame Vernacular
717	c. 1923	Residence	Frame Vernacular
717A	c. 1923	Garage	
720	c. 1924	Residence	Craftsman
720A	c. 1924	Garage	
722	c. 1924	Residence	Mission
722A	c. 1924	Garage	
723	c. 1923	Residence	Frame Vernacular
727	c. 1924	Residence	Frame Vernacular
728	c. 1923	Residence	Mission
729	c. 1924	Residence	Frame Vernacular
729A	c. 1924	Garage	
730A	c. 1923	Garage	
744	c. 1924	Residence	Mission

South Lake Avenue

1214	c. 1925	Residence	Frame Vernacular
1308	c. 1924	Apartment	Frame Vernacular
1308A	c. 1924	Garage	
1404	c. 1924	Residence	Mission
1406	c. 1925	Residence	Mission
1608	c. 1925	Residence	*Mediterranean Revival
1700	c. 1924	Residence	Mission
1704	c. 1925	Residence	Masonry Vernacular
1706	c. 1944	Residence	Mission

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**Noncontributing Buildings**

Florida Avenue

1106	c. 1957	Apartment
1112A	c. 1920	Apartment
1122	c. 1920	Residence
1122A	c. 1920	Apartment
1200	c. 1920	Residence
1201	c. 1919	Residence
1308	c. 1925	Residence
1323A	c. 1930	Apartment
1323B	c. 1923	Shed
1408	c. 1925	Residence
1509	c. 1921	Residence
1509A	c. 1921	Garage Apartment
1510A	c. 1922	Apartment
1525	c. 1954	Apartment
1704A	c. 1924	Apartment
1713A	c. 1961	Apartment
1714A	c. 1923	Garage Apartment

Georgia Avenue

1206	c. 1924	Residence
1210	c. 1950	Residence
1218	c. 1922	Residence
1218A	c. 1924	Apartment
1307	c. 1925	Church
1307A	c. 1925	Apartment
1312	c. 1923	Commercial
1400A	c. 1939	Garage
1403A	c. 1937	Garage
1411	c. 1922	Residence
1411A	c. 1922	Garage Apartment
1419	c. 1950	Apartment

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Georgia Avenue (cont.)

1502A	c. 1965	Garage
1609	c. 1924	Apartment
1701	c. 1920	Residence
1706A	c. 1950	Shed
1706B	c. 1924	Apartment
1713A	c. 1959	Shed

N Street

508	c. 1920	Apartment
509	c. 1919	Residence
509A	c. 1919	Apartment
614	c. 1920	Residence
728A	c. 1925	Apartment

Newark Avenue

725A	c. 1950	Apartment
738A	c. 1924	Garage

New Jersey Avenue

701-703	c. 1951	Apartment
703A	c. 1951	Apartment
714A	c. 1967	Apartment
715A	c. 1954	Apartment
716A	c. 1925	Garage Apartment
717A	c. 1921	Apartment
719	c. 1923	Residence
725A	c. 1924	Garage
733	c. 1923	Residence
733A	c. 1925	Garage
737	c. 1923	Residence
737A	c. 1923	Garage

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New Jersey Avenue (cont.)

745-747 c. 1950 Apartment

New York Avenue

716A c. 1922 Apartment  
733A c. 1948 Garage Apartment  
737A c. 1924 Garage

O Street

619 c. 1918 Residence  
619A c. 1918 Garage Apartment

P Street

517 c. 1949 Residence  
518A c. 1950 Apartment  
602A c. 1920 Apartment  
604 c. 1919 Residence  
604A c. 1918 Garage Apartment  
614A c. 1939 Apartment  
616 c. 1939 Residence  
616A c. 1939 Garage  
617 c. 1923 Residence  
617A c. 1923 Commercial  
621 c. 1919 Residence

Palm Avenue

609 c. 1960 Residence  
614 c. 1950 Apartment  
615 c. 1959 Apartment

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Park Place

713	c. 1926	Residence
729A	c. 1923	Garage

Penn Avenue

711	c. 1952	Residence
713	c. 1925	Apartment
716	c. 1925	Residence
723A	c. 1923	Apartment
724	c. 1923	Residence
727A	c. 1924	Garage Apartment
730	c. 1923	Residence
739	c. 1942	Residence
740	c. 1923	Residence
742	c. 1924	Residence

South Lake Avenue

1214A	c. 1924	Apartment
1300-1302	c. 1955	Duplex
1400	c. 1952	Residence
1404A	c. 1924	Apartment
1406A	c. 1926	Garage
1412-1414	c. 1930	Commercial
1502	c. 1925	Residence
1508-1510	c. 1940	Commercial
1704A	c. 1925	Apartment

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**SUMMARY PARAGRAPH**

The Grandview Heights Historic District is significant at the local level under criteria A and C in the areas of architecture and community planning and development. The district is significant for its association with the early residential and commercial development of the city of West Palm Beach. The district developed as one of the earliest middle class, suburbs outside the city's central downtown core. Consisting primarily of residential buildings and auxiliary buildings built between 1914 to 1925, the Grandview Heights Historic District reflects the architectural development of West Palm Beach prior to and during the Florida Land Boom. The district also contains several buildings constructed between 1926 and 1948 which are characteristic of architectural developments following the Land Boom years.

**HISTORICAL CONTEXT**

At the conclusion of the Civil War in 1865, southeastern Florida was still a wilderness. The area remained desolate until the 1870s, when the first permanent settlement of Europeans was established in present day Palm Beach County. Most settled on the eastern shore of Lake Worth, now the site of the Town of Palm Beach. These early settlers established farms on both sides of Lake Worth and cultivated primarily pineapples. Benjamin Lanehart, whose homestead included most of the Mango Promenade Historic District, was one of the early pineapple growers. Vegetables for northern shipment quickly became more profitable and replaced pineapples as the major produce grown in the area.<sup>3</sup>

Between 1880 and 1893, the shores of Lake Worth gradually grew more civilized. The permanent population increased and the first winter tourists arrived.<sup>4</sup> At first, the area was known as Lake Worth; however, when a post office was established in 1887, area residents selected the name Palm Beach.<sup>5</sup> In 1892, Henry M. Flagler visited the area, investigating a route to Miami in an effort to expand his Jacksonville, St. Augustine, and Indian River Railroad. The beauty of the area and the warm tropical climate inspired Flagler to create an exclusive resort community on the island of Palm Beach. Flagler envisioned the resort as a paradise, an escape from the overcrowded northern cities and urban development. To accommodate commercial activity Flagler purchased property on the west shore of the island from Captain O.S. Porter and Louis Hillhouse. On this property Flagler established a town that would serve as the business district of Palm Beach.<sup>6</sup>

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<sup>3</sup> Donald W. Curl, Palm Beach County: An Illustrated History, Northridge, (California: Windsor Publications, 1986), pp. 13-17, 26-27; J. Wadsworth Travers, History of Beautiful Palm Beach, 1929, p.37.

<sup>4</sup> Curl, p. 21.

<sup>5</sup> Ibid., p. 23.

<sup>6</sup> Curl, p. 37.

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In November 1893, Flagler filed the original plat for the Town of West Palm Beach. The town extended from Lake Worth to Clear Lake. The streets were laid out in alphabetical order from Althea on the north to Fern on the south.<sup>7</sup> The avenues ran alphabetically from Lantana on the east to Water on the west. Flagler's Florida East Coast Railroad reached West Palm Beach the same year, bringing building materials, tourists, workers, and settlers. The first lots in the Town of West Palm Beach were sold in February 1894 and construction was soon underway. On November 5, 1894, the new community voted to incorporate as a town.<sup>8</sup>

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

By 1900, West Palm Beach had electricity, a sewer system, a water pumping station, paved streets, and telephone service.<sup>9</sup> Despite the advances, the town's population dropped to 564 residents. This decrease in population was attributed to the decline in construction activity, the freeze of 1894-1895, which destroyed the citrus industry, and also nationwide recessions.

In 1903, the Town Council petitioned the Florida Legislature for a city charter, which was granted soon after. Phenomenal population growth along the east coast of south Florida resulted in the creation of Palm Beach County from Dade County, in 1909, and West Palm Beach was named the county seat.<sup>10</sup> The completion of the West Palm Beach Canal in 1917, providing access to inland farming areas, made West Palm Beach the shipping point for the county's agricultural products both by rail and by water.<sup>11</sup> By 1920, the population had risen to 8,659 residents and West Palm Beach was now well established as Palm Beach County's commercial hub, as well as a popular tourist spot for the middle class.<sup>12</sup> The growing population needed homes outside of the city. This need was temporarily satisfied by the early development of neighborhoods such as Grandview Heights.

During the 1920s, West Palm Beach experienced widespread development and growth due to the Florida Land Boom. The population more than doubled over the decade, rising from 8,659 in 1920 to 26,610 in 1930.<sup>13</sup> Many homes, including most of the residences the Grandview Heights Historic District, were built during this

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<sup>7</sup> Dade County Deeds, on file, Palm Beach County Courthouse.

<sup>8</sup> Curl, p. 49.

<sup>9</sup> Curl, pp. 46-48.

<sup>10</sup> City of West Palm Beach Planning Department; Curl p. 48.

<sup>11</sup> Curl, p. 90.

<sup>12</sup> City of West Palm Beach Planning Department.

<sup>13</sup> City of West Palm Beach Planning Department.

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time. Major office and commercial projects were erected in the downtown area, including the city's first "skyscrapers" such as the Guaranty Building, 120 South Olive Avenue, 1922; the Citizens Building, 105 South Narcissus, 1923; the Dixie Court Hotel, 301 North Dixie Highway, 1925; the Comeau Building, 319 Clematis Street, 1925; and the Harvey Building, 226 Datura Street, 1927. The Land Boom peaked in the winter of 1924-1925.<sup>14</sup> By 1927, the entire city east of Australian Avenue had been platted; however, little building had taken place north of 36<sup>th</sup> Street or south of Southern Boulevard.

Several factors contributed to the failure of the Florida's real estate market. In the spring of 1925, many investors began to cancel all Florida real estate transactions as they became panicked by news of bogus Florida real estate ventures. By August of 1925, the F.E.C. Railroad refused to ship anything but perishable goods, halting building construction in the area. The next unfortunate events were two hurricanes which struck South Florida in 1926. On September 16, 1928, a hurricane swept right through Palm Beach County destroying nearly 8,000 homes and hundreds of commercial buildings. Real estate speculators pushing up land prices also had a negative effect on the economy. When the Stock Market crashed in October 1929, the Florida real estate market was valueless.<sup>15</sup>

Between 1930 and 1960, West Palm Beach grew moderately, increasing by one quarter to one-third each decade.<sup>16</sup> Following World War II, new residents erected homes in the neighborhoods that had been platted but not developed during the Land Boom.<sup>17</sup> During the 1960s, housing and commercial developments constructed west of Australian Avenue caused a shift in the population and the economic base began to leave downtown and move into the suburbs. Within the last few years, residents living within West Palm Beach's older neighborhoods have made efforts to revitalize the city's historic areas. This National Register nomination reflects the citizens' desires to preserve their architectural and historic resources.

## **HISTORICAL SIGNIFICANCE**

### **Community Planning and Development**

By the early 1900s, West Palm Beach and the rest of southeast Florida began to see an obvious influx of new residents coming down from the northern states. Due to the expanding population, West Palm Beach's downtown area and the immediately surrounding neighborhoods quickly developed. However, with the advent

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<sup>14</sup> Curl, p. 88; Palm Beach County Plats; West Palm Beach Building Permits, on file Building Department, City of West Palm Beach City Hall.

<sup>15</sup> Curl, pp. 93-94; files of the Historical Society of Palm Beach County.

<sup>16</sup> City of West Palm Beach Planning Department.

<sup>17</sup> West Palm Beach Building Permits.

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of automobiles, people had the ability to live further away from the city's center. Recognizing the potential housing demands of the increasing population, local developers and real estate speculators purchased land cheaply and began platting subdivisions to the south and the west of downtown West Palm Beach.

In July of 1912, the Palm Beach Heights Company platted the Palm Beach Heights Addition south of their original subdivision Palm Beach Heights, a residential area consisting of frame houses, rooming houses, and apartments which extended south to Okeechobee Boulevard. The Palm Beach Heights Company was established by prominent local businessmen, Clarence Edsall and Emil D. Anthony.

Based on the success of the subdivision, the company also decided to plat the land south of Okeechobee Boulevard located between swampy land to the west and the railroad tracks to the east.<sup>18</sup> Both Palm Beach Heights and the later Grandview Heights were given the descriptive place name of the "heights" because of the relatively high topography of the land, compared to the rest of South Florida's predominantly flat terrain. The establishment of the Palm Beach Heights Addition marked an important moment in West Palm Beach's development. This subdivision expanded the company's original development by continuing it across Okeechobee Boulevard and was one of the earliest attempts at a southwestern expansion of the city.

Following the establishment of the Palm Beach Heights Addition, the Moss and Heisler Addition was platted on September 14, 1912.<sup>19</sup> Moss and Heisler were local real estate brokers and contractors in West Palm Beach. Heisler came to West Palm Beach from Ohio and immediately established Moss and Heisler Realty Company. In addition to being a real estate broker, Lewis Heisler was a charter member of the Palm Beach Real Estate Board and helped found the Port of Palm Beach.<sup>20</sup> Besides developing land, Moss and Heisler worked on many projects throughout the city including the construction of several buildings on Clematis Street.<sup>21</sup> The Moss and Heisler Addition, located directly adjacent to the southeastern corner of the Palm Beach Heights Addition, acts as an extension of the earlier subdivision and continues the streets where the former subdivision left off. Both of these subdivisions exhibit characteristics typical of early 20<sup>th</sup> century neighborhood development, such as wide streets and narrow alleyways that allow rear automobile access. The Moss and Heisler Addition included a landscaped median down the middle of Florida Avenue that was occasionally used for parking. This median eventually extended through the Palm Beach Heights Addition and Grandview Heights as well.

For several years following the platting of the two subdivisions, development continued to center on the downtown area. As South Florida continued to expand and the Land Boom neared, people began to venture

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<sup>18</sup>Palm Beach County Plat Book 2, p. 44.

<sup>19</sup>Palm Beach County Plat Book 2, p. 61.

<sup>20</sup> File on Lewis F. Heisler at the Historical Society of Palm Beach County.

<sup>21</sup> Amy Groover, "Clematis Street Historic Commercial District National Register Nomination Form," March 1997.

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beyond the downtown. In 1916, the local newspaper Tropical Sun featured an article discussing the new suburbs in and around West Palm Beach. The suburb that would become known as Grandview Heights was described as one of the city's most desirable areas.

Another attractive suburb is the Heights, with Florida Avenue as the central attraction. This is a beautifully parked boulevard, eighty feet wide...with palms and flowers and many novel features. A number of attractive bungalows have been erected and several are in the course of construction now. L.E. Heisler is the active man on the development of Florida Avenue.<sup>22</sup>

By 1918, approximately 20 houses were located on Florida and Georgia Avenues, as well as on N, O, and P Streets.<sup>23</sup> In 1919, real estate and construction activity throughout the city started to significantly pick up. Property within the Palm Beach Heights and Moss and Heisler Addition was quickly being sold and houses were being built at a rapid pace.

At this time, A.O. Greynolds and M.B. Monroe, local real estate developers and road builders, began purchasing numerous lots in Palm Beach Heights area. A.O. Greynolds, a West Palm Beach resident, was president of several local businesses including Greynolds and Clark, Inc., Navanja Rock Company, Ojus Rock Company, and the Heights Land Company. His companies built roads throughout South Florida.<sup>24</sup> The partnership agreed the steep topography of Palm Beach Heights, otherwise known as the "the ridge," was "the best part of town in which to live." Having bought many of the remaining lots within the subdivision, Greynolds and Monroe had house plans drawn up and intended to immediately start construction.<sup>25</sup>

Greynolds and Monroe began work at once, and by July of 1919 the Palm Beach Post newspaper announced the construction of six houses in Palm Beach Heights "where most of the new work is starting now."<sup>26</sup> Local contractor J.W. Mayo took out the building permits for the Greynolds and Monroe houses on Florida and Alabama Avenues. The construction of each frame dwelling was to cost between \$2,250 and \$2,350.<sup>27</sup> Early in August, Greynolds and Monroe planned to erect two more houses in the neighborhood. The two-story houses located on Florida Avenue were to be built by J.W. McIntyre for \$5,500 apiece.<sup>28</sup> Other

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<sup>22</sup> "What We Have Been Doing Along the Building Lines," The Tropical Sun, January 15, 1916.

<sup>23</sup> West Palm Beach City Directory, (Asheville: Florida-Piedmont Directory Company, 1918).

<sup>24</sup> Palm Beach Post, November 8, 1925; Palm Beach County Deed Records, Palm Beach County Courthouse.

<sup>25</sup> "Greynolds and Monroe Building Seventeen Cottages on Lots in Palm Beach Heights," Palm Beach Post, June 28, 1919.

<sup>26</sup> "Building Permits in Week Total \$22,775 Next Week a Big One," Palm Beach Post, July 27, 1919.

<sup>27</sup> "Six Building Permits Taken Out Yesterday Have Total \$13,500," Palm Beach Post, July 30, 1919.

<sup>28</sup> "Permits Issued for Two \$5,500 Houses in Palm Beach Heights," Palm Beach Post, August 7, 1919.

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builders such a Cornelius J. Meerdink were also busy constructing houses in the Moss and Heisler Addition. On August 23<sup>rd</sup>, Meerdink took out two permits for a \$2,600 bungalow and a \$7,000 residence on Florida Avenue.<sup>29</sup>

Greynolds and Monroe's early efforts to acquire large parcels of property and develop it established the pattern of the neighborhood's development. Heading into the Land Boom era, Greynolds and Monroe foresaw the possible gains of selling land and building houses on "spec." Therefore, the two men continued to buy more property in Palm Beach Heights and by August of 1919, Greynolds and Monroe owned forty-one lots in the neighborhood.<sup>30</sup> During August, Greynolds and Monroe and another company, Hutson and Niblack, were also busy grading the streets in Palm Beach Heights and preparing them for rocking and oiling. The street paving was brought about by a petition signed by the new property owners and was paid for by the property owners who benefited from the improvements.<sup>31</sup> By mid-October, the street rocking in the neighborhood was nearing completion.<sup>32</sup>

On November 2, 1919, Greynolds and Monroe made another major land purchase of 35 acres to the south and adjacent to Palm Beach Heights. The property they purchased from Thomas Watson for \$50,000 was formerly a pineapple field. Their newly acquired plot of land extended from the Florida East Coast railroad tracks on the east to the Terminal tracks on the west. The purchasers intended to build more residences and continue Florida and Georgia Avenues further south, with smaller cross streets and alleyways bisecting them.<sup>33</sup> Late in 1919, Greynolds and Monroe sold a portion of their property to John C. Gregory, a winter resident of the city and a large investor in West Palm Beach real estate.<sup>34</sup> On January 28, 1920, Gregory filed a plat for Grandview Heights which stretched from Lake Avenue near the City Terminal and canal basin to the Florida East Coast Railway tracks. This subdivision included Alabama, Florida, and Georgia avenues in addition to the new Newark, New Jersey, New York, Palm, and Penn avenues.<sup>35</sup>

By 1920, the Land Boom had begun and new residents poured into South Florida creating a strain on the current building stock. The local newspapers documented the growth of the city and the high level of real estate transactions and building activity. Upon platting the subdivision, Gregory advertised the sale of commercial and residential lots within Grandview Heights. According to an advertisement in the Post, 65 lots were sold in just three days. Greynolds and Monroe continued to be involved with the development of the property and were

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<sup>29</sup> "Building Underway in West Palm Beach Totals Nearly Half Million Dollars," Palm Beach Post, August 23, 1919.

<sup>30</sup> "Greynolds and Monroe Buy Eleven Lots in Palm Beach Heights," Palm Beach Post, August 27, 1919.

<sup>31</sup> "Work on Street in Palm Beach Heights Now in Full Swing," Palm Beach Post, August 26, 1919.

<sup>32</sup> "Street Rocking in Palm Beach Heights Nearing Completion," Palm Beach Post, October 18, 1919.

<sup>33</sup> "More Buildings to be Erected," Palm Beach Post, November 14, 1919.

<sup>34</sup> "Clematis Avenue Lot Bought by J.C. Gregory from Sidney Maddock for Sixty Thousand," Palm Beach Post, December 26, 1919.

<sup>35</sup> Palm Beach County Plat Book 7, p. 58.

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hired to pave the streets, lay the sidewalks, and clear the land for construction.<sup>36</sup> At this time, Greynolds and Monroe held a nine day sale in Grandview Heights for Gregory. By the end of the sale on January 28<sup>th</sup>, over 100 lots had been sold for prices ranging from \$350 to \$1,500.<sup>37</sup>

The neighborhood south of downtown continued to grow throughout 1920. The city was booming, with almost a half million dollars in construction occurring in January and February alone. Acting on behalf of the owner, John Gregory, Greynolds and Monroe advertised heavily in the local newspapers, stating "We can recommend Grand View [sic] Heights as the best buy within the city limits of West Palm Beach." On March 18, 1920, the realty company had another large public sale which was attended by a tremendous crowd, blocking the streets with motorcars for hours.<sup>38</sup> Most importantly, the paper identified the sale as a significant moment in the city's growth. Considered to be one of the last pieces of land within the city limits and the "highest natural elevation in the city," property in Grandview Heights was being vied for by permanent and seasonal residents.<sup>39</sup>

During the Spring and Summer of 1920, building, buying, and selling continued at a feverish pace. West Palm Beach's population increased and small houses and cottages to accommodate residents of moderate means were desperately needed.<sup>40</sup> In April, local builders Newlon and Stephens took out a permit for a \$4,500 frame dwelling in the Moss and Heisler Addition and Cliff B. Ewing was building a \$2,500 dwelling in Palm Beach Heights. By mid-April, Greynolds and Monroe sold six Palm Beach Heights' bungalows they had built the year before for \$5,000 apiece.<sup>41</sup> Seaborn McCrory, began building a \$3,000 dwelling in Grandview Heights during May and another \$4,000 frame dwelling located on Palm Avenue in June.<sup>42</sup> W.C. Sutton also took out a permit in June to build a frame dwelling on Georgia Avenue between Palm and Penn.<sup>43</sup>

By the Fall of 1920, the big news in the city was the reduction of building costs, which of course meant even more houses could be built at reduced prices.<sup>44</sup> In response to the decrease in building costs, L.E. Fitzgerald announced he was going to build ten bungalows in Grandview Heights by Christmas and possibly ten more houses during the season.<sup>45</sup> Fitzgerald's first bungalow built out of cement blocks covered with stucco was

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<sup>36</sup> Palm Beach Post, January 26, 1920.

<sup>37</sup> "Big Growth of City Certain, Investors Buy Lots as Sites for Buildings Badly Needed," Palm Beach Post, January 29, 1920.

<sup>38</sup> Palm Beach Post, March 14, 1920.

<sup>39</sup> "Grand View Heights Attract Big Crowds At Opening Sale," Palm Beach Post, March 19, 1920.

<sup>40</sup> "Demand for Small Houses Large Say Real Estate Men," Palm Beach Post, June 28, 1920.

<sup>41</sup> "Six Bungalows Sold Last Saturday By Greynolds and Monroe," Palm Beach Post, April 19, 1920.

<sup>42</sup> "Value of Recent Building Operations Nearing Total of Million Dollars," Palm Beach Post, May 4, 1920; "Apartment House to be Erected by Dye-Rogers Co.," Palm Beach Post, June 8, 1920.

<sup>43</sup> "Building Permits Issued for New Construction," Palm Beach Post, June 2, 1920.

<sup>44</sup> "Building Costs Go Down, Houses Go Up," Palm Beach Post, October 2, 1920.

<sup>45</sup> "Ten Bungalows to be Erected By Fitzgerald," Palm Beach Post, October 24, 1920.

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erected on New Jersey Avenue at "the crest of the hill" for an estimated cost of \$5,000.<sup>46</sup> A month later, Fitzgerald pulled a permit for another dwelling on New Jersey. This one, however, cost only \$1,500.<sup>47</sup>

Development in West Palm Beach did not slow down as the new year started. During the first four days of 1921, building permits were already totaling \$18,000, including a \$3,500 house being built on Florida Avenue.<sup>48</sup> The Land Boom progressed and house prices started to show an increase in price. The local paper closely followed building activity and reported lumber, cement, hollow tile, and brick prices had dropped since the year before, but wage scales were still very high. Despite the high wages, by April of 1921, construction was at its highest point since the beginning of the year.<sup>49</sup> During this same month, Flamingo Park, the neighborhood directly to the south of Grandview Heights, was platted, asserting the fact that West Palm Beach developers were still focusing on this part of the city.

Because of the abundance of property being subdivided and sold, all of the new suburbs throughout the city were advertising the amenities of each individual neighborhood during the Land Boom years. In January of 1922, the J.B. McDonald Company offered lots in Grandview Heights, which was advertised as "everything that a really nice residential section should be."<sup>50</sup> A later advertisement from March of 1922 promoted another auction in Grandview Heights noting "people who know the choice all year location in the city hover to this elevated spot."<sup>51</sup> Accessible to downtown, and possessing paved streets and sidewalks, street lights, water, and sewage, Grandview Heights remained one of the most desirable places for a new home. Indicative of the area's desirability, Henry Stephen Harvey, prominent local architect and West Palm Beach's mayor, had a two-story house and garage built at 733 New York Avenue in 1922. In an effort to accommodate the area's new residents, several small businesses were now operating within the neighborhood including C.F. Tracy Plumbing, Grandview Tea Room, and Kopplin Maternity Home on Georgia Avenue, and the Hilliard Grocery, Seaboard Oil Filling Station, and Hugh Anderson Drugs and Sundries on Lake Avenue.<sup>52</sup>

The city's notable builders were constantly pulling permits for new houses within these neighborhoods. Cornelius J. Meerdink, one of the most prolific builders in West Palm Beach during the early 20<sup>th</sup> century, had been building houses in this area since late 1910s. In 1922, he built at least three houses in the Grandview Heights neighborhood. At this time, local builders William C. Sutton, Alfred H. Lauenborg, C.G. Warner,

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<sup>46</sup> "Building Activity Revived in City," Palm Beach Post, October 26, 1920.

<sup>47</sup> "City's Growth Shown in Building Permits," Palm Beach Post, November 16, 1920.

<sup>48</sup> "Building Permits First Four Days Total \$18,000," Palm Beach Post, January 6, 1921.

<sup>49</sup> "Building Continues to Set Fast Pace," Palm Beach Post, April 17, 1921.

<sup>50</sup> Palm Beach Post, January 8, 1922.

<sup>51</sup> Palm Beach Post, March 11, 1922.

<sup>52</sup> Steve Kettelle, "Grandview Heights West Palm Beach Register of Historic Places Nomination Form," May 9, 1995.

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Charles S. Rice, and W.C. Hall were also building houses for owners or on "spec" in Grandview Heights, Palm Beach Heights, and the Moss and Heisler Addition.<sup>53</sup>

In 1923 and 1924, speculative building within the southwestern neighborhoods hit a high point. Hansell Hall of Miami announced he would be building two houses on Florida Avenue between Palm Avenue and Park Place. The \$4,000 frame houses were to have a stucco veneer and garages in the rear.<sup>54</sup> William C. Sutton completed three Craftsman bungalows on Georgia Avenue in October of 1923. Typical for housing of the day, each of the one-story bungalows featured spacious screened in porches, five rooms plus a bath, and built-in fixtures such as book cases and cabinets.<sup>55</sup> A significant addition to the neighborhood was the numerous houses being built by the Stiles C. Hall Building Company. In May of 1923, the corporation purchased twenty-four lots in the Heights and immediately began to build houses on the property. On June 10, 1923, the Post featured a photo of several completed Mission style bungalows built by the Stiles C. Hall Building Company on New Jersey Avenue in Grandview Heights.

The construction of homes within the district began to slow down in 1925, and the neighborhood's available lots were mostly fully developed. At this time, permits for garages, sheds, and garage apartments were still being pulled by residents looking to improve their property.<sup>56</sup> This area, which started out as a speculative venture for a few businessmen, was now a vital neighborhood. Over the years many prominent professional and business leaders built or purchased homes in the district, including Mayor Henry Stephen Harvey; Bertram Cole, president of B.D. Cole, Inc., the West Palm Beach Chamber of Commerce, and the Tuscawilla Club; Cornelius J. Meerdink, owner of Meerdink Construction Company and builder/developer of many buildings in the city; Frederick J. Moss, developer of the Moss and Heisler Addition and vice-president of the Palm Beach Security Company, Inc.; Ralph B. Wagner, president of the Palm Beach Gas Company; and Wallace D. Bradford, treasurer of the city of West Palm Beach. Although the neighborhood was home to many prominent residents, most occupants were members of the working class such as sheet metal workers, grocers, carpenters, cashiers, salesmen, and accountants.<sup>57</sup>

When the Land Boom ended in 1926, construction throughout the city significantly decreased, and this included development within the southwestern neighborhood known today as the Grandview Heights Historic District. Most of the houses had been built prior to the Bust, so the neighborhood's development was not

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<sup>53</sup> West Palm Beach Building Permits, West Palm Beach Building Department, City Hall.

<sup>54</sup> "Miamian To Build Two Houses Here," Palm Beach Post, October 7, 1923.

<sup>55</sup> "Bungalows for Owners Built in Grandview," Palm Beach Post, October 28, 1923.

<sup>56</sup> West Palm Beach Building Permits, West Palm Beach Building Department, City Hall.

<sup>57</sup> West Palm Beach City Directory, (Asheville: Florida-Piedmont Directory Company, 1918, 1922-25).

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adversely affected by the hard times. However, after almost a decade of non-stop building activity, construction in the Grandview Heights neighborhood began to taper off.

With the stock market crash of 1929 and the following Great Depression years, construction halted, mortgage financing was nonexistent, and builders were out of work. In the early 1930s, President Roosevelt adopted measures to revitalize the housing industry, among them insuring bank deposits and refinancing home mortgages. With these new federal regulations, building activity began to increase once again. At this time, several houses were built on Palm Avenue and Georgia Avenue. In the 1940s, during and after World War II, the widespread demand for housing once again intensified. Returning veterans were offered low interest, long term mortgages, and new technology allowed houses to be built quickly and cheaply. Although the neighborhood was mainly built-out, some houses and apartments were constructed on Florida, New York, and Newark Avenues, and along Park Place during the 1940s. In the years following the 1940s, West Palm Beach's development began to move west, and very few houses were built within the city's older neighborhoods such as Grandview Heights.<sup>58</sup>

The rapid growth and development of the Grandview Heights Historic District in many ways mirrored the progress of South Florida during the Land Boom era. The Land Boom years were integral to the formation of the state as well as West Palm Beach. The Grandview Heights Historic District's development and planning were instrumental to the early expansion of the city beyond the central downtown core. The district also represents the fast growing speculative neighborhoods of the early 1920s. One of the earliest neighborhoods in the southwestern portion of the city, the Grandview Heights Historic District remains a significant link to the developmental history of West Palm Beach.

**Architectural Significance**

All of the styles represented in the Grandview Heights Historic District evolved during the first half of the twentieth century; therefore, the ornate Victorian and Romantic styles of the late 19th century are absent from the district. This district possesses a high concentration frame vernacular and Mission style houses, and also contains other notable buildings constructed in a number of architectural styles including Colonial Revival, Craftsman bungalow, masonry vernacular, Mediterranean Revival, and Monterey. The district also has a large number of intact garages and garage apartments designed to compliment the main buildings. Most of the buildings within the district maintain good to excellent integrity. Some buildings were constructed prior to 1920 and a few were constructed during the 1930s and 1940s, but the majority of the buildings were constructed

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<sup>58</sup> Greta Terrell, "Getting to Know Your 20<sup>th</sup> Century Neighborhood," Preservation Information, (Washington D.C.: National Trust for Historic Preservation, 1991), p. 2.

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during the Land Boom years of the 1920s. Because of the overall architectural and contextual cohesiveness of the district, the Grandview Heights Historic District is distinguishable from other areas within West Palm Beach.

**ARCHITECTURAL STYLES**

America Foursquare

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

Frame Vernacular

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

Craftsman Bungalows

Craftsman houses are the third most popular house style in the district. Inspired by the construction techniques of the English Arts and Crafts movement, Craftsman architecture was first popularized in America by the work of Greene and Greene, brothers and architects from California. During the first three decades of the 20th century, Craftsman bungalows became the favorite house type throughout the country. Craftsman houses are typically one or two stories high and feature low-pitched, gabled roofs with wide eaves and exposed roof

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rafters. Decorative beams or braces are commonly added under the gables, and the porches are supported by tapered columns. Exterior materials can vary among weatherboard, shingles, and stucco. Windows often have a 3/1-light configuration but can also exhibit various multi-light window pane configurations.

Masonry Vernacular

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

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

Colonial Revival

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

Monterey Style

The Monterey Style house is generally two stories in height, with a rectangular or L-shaped ground plan, and features a full-width, or nearly full-width balcony on the second story that is usually sheltered by the

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overhang of the main roof. The style is a free interpretation of the Anglo-influenced Spanish Colonial houses that were built in northern California and had similar counterparts in St. Augustine, Florida, during the Spanish and English colonial periods. The houses blended Spanish adobe construction with the pitched-roof, massed plan English heritage houses. Wall cladding materials may be brick, stucco, or wood. The fenestration may follow either Spanish or English (American) prototypes, and decorative shutters or louvered blinds flanking the major windows are common. This type of house was popular in both California and Florida from about 1925 to 1940.

Mediterranean Revival

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

Minimal Traditional

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

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**VERBAL BOUNDARY DESCRIPTION**

**Boundary Description**

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

**Boundary Justification**

The Grandview Heights Historic District includes historic contributing properties that are at least fifty years old that retain their architectural integrity and are historically part of the Grandview Heights neighborhood.

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PALM BEACH COUNTY, FLORIDA  
PHOTOGRAPHS

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**Photo Log**

1. Florida Avenue, Grandview Heights Historic District
2. West Palm Beach (Palm Beach County), Florida
3. Amy Groover
4. March 1997
5. Amy Groover
6. Florida Avenue, Streetscape, Looking North from P Street
7. Photo 1 of 33

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

1. 1112 Florida Avenue
6. Main (West) Facade, Looking East
7. Photo 2 of 33

1. 1118 Florida Avenue
6. Main (West) Facade, Looking East
7. Photo 3 of 33

1. 1211 Florida Avenue
6. Main (East) Facade, Looking West
7. Photo 4 of 33

1. 1308 Florida Avenue
6. Main (West) Facade, Looking East
7. Photo 5 of 33

1. 1520 Florida Avenue
6. Main (West) Facade, Looking East
7. Photo 6 of 33

1. 1520 Florida Avenue
6. Rear Garage, South Elevation, Looking North
7. Photo 7 of 33

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PHOTOGRAPHS

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1. 1617 Florida Avenue
6. Main (East) Facade, Looking West
7. Photo 8 of 33

1. Georgia Avenue
6. Streetscape, Looking Northwest from Palm Avenue
7. Photo 9 of 33

1. 1312 Georgia Avenue
6. Main (West) Facade, Looking East
7. Photo 10 of 33

1. 1403 Georgia Avenue
6. Main (East) Facade, Looking West
7. Photo 11 of 33

1. 1410 Georgia Avenue
6. West and South Elevations, Looking Northeast
7. Photo 12 of 33

1. 1506-1508 Georgia Avenue
6. Rear Garage Apartments, Looking Northeast
7. Photo 13 of 33

1. 1607 Georgia Avenue
6. Main (East) Facade, Looking West
7. Photo 14 of 33

1. 1707 Georgia Avenue
6. Main (East) Facade, Looking West
7. Photo 15 of 33

1. 1701 Georgia Avenue
6. Rear Garage Apartment, Looking Southeast
7. Photo 16 of 33

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PALM BEACH COUNTY, FLORIDA  
PHOTOGRAPHS

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1. 724 N Street
6. Main (North) Facade and East Elevation, Looking Southeast
7. Photo 17 of 33

1. Alley West of O Street and Florida Avenue
6. Streetscape, Looking North
7. Photo 18 of 33

1. P Street
6. Streetscape, Looking Southeast from Florida Avenue
7. Photo 19 of 33

1. 719 Park Place
6. Main (South) Facade, Looking North
7. Photo 20 of 33

1. 700-706 New York Avenue
6. Main (North) Facade, Looking Southeast
7. Photo 21 of 33

1. 725 New York Avenue
6. Main (South) Facade and East Elevation, Looking Northwest
7. Photo 22 of 33

1. 744 New York Avenue
6. Main (North) Facade, Looking South
7. Photo 23 of 33

1. 724 New Jersey Avenue
6. Main (North) Facade, Looking South
7. Photo 24 of 33

1. 730 New Jersey Avenue
6. Main (North) Facade and East Elevation, Looking Southwest
7. Photo 25 of 33

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GRANDVIEW HEIGHTS HISTORIC DISTRICT  
PALM BEACH COUNTY, FLORIDA  
PHOTOGRAPHS

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1. 720 Penn Avenue
6. Main (North) Facade and East Elevation, Looking Southwest
7. Photo 26 of 33

1. 720 Penn Avenue
6. Rear Garage, North Elevation, Looking South
7. Photo 27 of 33

1. Palm Avenue
6. Streetscape, Looking East from South Lake Avenue
7. Photo 28 of 33

1. 619 Palm Avenue
6. Main (South) Facade, Looking North
7. Photo 29 of 33

1. Church of God, 636 Palm Avenue
6. Main (North) Facade and West Elevation, Looking Southeast
7. Photo 30 of 33

1. 735 and 731 Palm Avenue
6. Main (South) Facades, Looking Northeast
7. Photo 31 of 33

1. 623 Park Place
6. Main (South) Facade and West Elevation
7. Photo 32 of 33

1. 729 Park Place
6. Main (South) Facade, Looking North
7. Photo 33 of 33