

September 14, 2023

Karen Golonka, Planner  
Planning and Zoning  
Community Development Department  
Town of Lake Park  
535 Park Avenue, Lake Park, FL 33403

**RE: Park Building, 918 Lake Park Avenue  
Historic Preservation Consulting Services for the Town of Lake Park**

Dear Ms. Golonka:

The Town of Lake Park has engaged R.J. Heisenbottle Architects, PA (RJHA), to conduct a review of the Petition for Removal Report ("Report") for 918 Park Avenue prepared by REG Architects on March 1, 2023. It is our understanding that The Alder at Lake Park LLC ("the Applicant") has submitted a Historic Preservation De-Designation Application for the de-designation of the Park Building at 918 Park Avenue and that the accompanying Report demonstrates that the building no longer meets the criteria under which it was initially designated.

Our review focused on analyzing the information presented in the Report, assessing whether the grounds for de-designation are valid, and making alternate recommendations, if appropriate.

Our analysis concludes that the building has changed little since it was designated in 1998. It maintains its architectural integrity and qualities for which it was listed locally and, therefore, continues to meet the criteria for designation. Our conclusion is based on two critical pieces of information:

1. Photographic evidence from 1950 and;
2. the photographs accompany the National Register Nomination form and the Florida Master Site File.

RJHA does not believe the justifications for de-designation are valid. Although changes were made to the original building, the building was locally designated for its current architectural appearance, except for replacing the second-floor windows with paired six-over-six. The Report references a pre-1928 (hurricane) historic image that represents the original version of the building and compares it to the building designated in 1998. The extant building and its Mediterranean enhancements have looked this way since 1950.

The National Register Bulletin: How to Apply the National Register Criteria for Evaluation states that "buildings can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and used over a period of time."

The Secretary of the Interior's Standards for Rehabilitation provides general guidance for work on historic properties. Standard #4 supports the notion above, "changes to a property that have acquired historic significance in their own right will be retained and preserved."

2199  
PONCE  
DE LEON  
BOULEVARD  
SUITE 400  
CORAL  
GABLES  
FLORIDA  
33134  
305-446-7799  
305-446-9275 FAX



### Analysis

RJHA requested the Local Designation Report from the Town of Lake Park and was told that the correspondence from when it was locally designated in 1998 references a staff report, which seems limited to the Florida Master Site File. Therefore, RHJA obtained the complete Master Site File from the Florida Division of Historical Resources ("Division") for the Park Building (ID PB9607).

The Florida Master Site File was attached to the National Register of Historic Places Registration Form for the Park Building, prepared on May 31, 1998, as part of the Kelsey City Multiple Property Submission. Division staff noted that the Park Building is not tagged in their database as being listed in the National Register, but the nomination process was initiated at some point. This twenty-one (21) page document includes three (3) photos of the building that demonstrate that it was nominated for its current architectural appearance.

Furthermore, the Narrative of Description of Site section in the Florida Master Site File describes the building as it appears in the photos,

"Built in 1925, the two-story masonry structural system rests on a concrete slab foundation. Exterior walls are surfaced with stucco, and the first floor features corner quoining. The flat portion of the roof features shaped parapets and barrel tile trim. The shed portion of the roof is covered in barrel tile and features pecky cypress brackets. Fenestration includes metal awning and wood-fixed storefront windows. The north façade features inset entrances with arched openings and cast stone-turned columns. The west elevation features a second-story rectangular cut-out which exhibits a balcony and a railing."

The Discussion of Significance notes that the building "retains most of its historic physical integrity and modifications are limited to replacing some original windows." The above narrative describes the existing building as having pecky cypress (wood brackets), inset entrances with arched openings, and cast stone-turned columns.

The Report serves as a formal request and petition to de-designate the Park Building based on the following criteria for removing properties from the National Register (36 CFR Section 60.15):

1. The property has ceased to meet the criteria for listing as a designated historic landmark because the qualities which caused it to be originally listed have been lost or destroyed, or such qualities were lost subsequent to nomination.
2. Additional information shows that the property does not meet the historic landmark designation criteria for evaluation.

The criteria listed above are specifically for removing a property from the National Register. According to the Division, the park Building is not listed in the National Register of Historic Places. If the criteria were to be applied to the existing building, the property would retain the qualities for which it was listed locally and, therefore, continue to meet the criteria.

According to Chapter 66, Historic Preservation of the Town of Lake Park Code of Ordinances, Section 66-9 allows for Amendment or rescission: "The historic preservation board may amend or rescind any designation provided it complies with the same manners and procedures used in the original designation." While the procedures for designation are clear, the Town needs to define the criteria for local

de-designation. If they are the NR criteria (36 CFR Section 60.15), that should be made clear, and the full Regulation should be provided.

Per the Lake Park Historic Preservation Board Resolution of Designation of 918 Park Avenue dated September 9, 1998, the building was designated for its significance to the early history of Kelsey City; it is the last remaining commercial building of the Old Kelsey City downtown; possesses the Mediterranean Revival architectural features of the Boom Times in Florida in the early 1920s and was built for the Kelsey City development; meets the requirements for designation as described in the Lake Park Historic Preservation Ordinance; and that the people of Lake Park desire to protect and preserve in perpetuity those sites of outstanding historical character.

The Park Building is significant to the Town's history. It possesses its integrity of location, design, setting, materials, workmanship, and association for which it was nominated, and all of the Resolutions are still true.

The Report claims that many significant changes have occurred to the exterior and have destroyed the historic integrity and significance of the building. There is a reference on page 3 that the majority of alterations and additions were built in the 1970s to facilitate the mixed-use commercial aspect of the property. This includes the elimination and disturbance of the original façade facing Park Avenue. However, no primary source information or dates are provided to support these claims. The Report then refers to a historic image on page 8, referred to as a Historic Image Front Façade and uses it to compare the changes between the original façade and the existing façade.

No source information is provided for the image to give the reader confidence and confirm that this is the Park Building. Therefore, RJHA tracked down the source of the image, which is from the Lake Park Historical Society (LPHS). L.J. Parker, President of the LPHS, confirmed that this is the Park Building at 918 Lake Park.

While RJHA can appreciate the completed comparative analysis, it is essential to reiterate that the building retains the historical integrity for which it was nominated and continues to meet the criteria for designation.

Regarding the changes over time, RJHA requested the permit history for the property to understand the façade changes better. There was no information on when the initial changes were made; however, there was information on various repairs and improvements made to the property from 1999 to 2010, including reroofing, structural reinforcing, signage, etc. This research also revealed that two Special Certificate of Appropriateness (COA) approvals were issued for the property on the merits that the changes were consistent with the Mediterranean Revival style described at the time of listing. All changes appear to have been completed, except for returning the second-floor façade fenestration to its original eight-bay configuration with eight separate windows and reconstructing the center roof parapet.

RJHA asked Mr. Parker if he knew when the changes were made to the storefront. He provided a document outlining a timeline of Ownership for the building that includes historic photos, and one of those images is from 1950. Therefore, the changes to the façade were made sometime between 1928 (post-hurricane) and 1950, within twenty-two years of the building being constructed. More research needs to be conducted to understand precisely when the façade was remodeled.

There has been consistent messaging to date with the issuance of approvals for the Special COAs and decisions that have been made on the building's current physical appearance. To change the approach now and allow the de-designation of the building would send mixed and inconsistent messaging to the public.

Should you have any questions or need further clarification of the review, please feel free to contact me.

Sincerely,

R.J. HEISENBOTTLE ARCHITECTS, P.A.

A handwritten signature in blue ink, reading "Nina Caruso". The signature is fluid and cursive, with the first name "Nina" and last name "Caruso" clearly distinguishable.

Nina Caruso  
Director of Historic Preservation Services

Early House Data Base

918 Dixie Way (Park Avenue)

Block 2, Lots 8,9,10

1928/29 owner: Mrs M Woodbury

1927 Business Paint Distribution Company, Pappy Arnold Grocery

1947 Business – Lake Park Sundries (Phone 3081)

1955/7 Resident – Lisle C Williams

1959 Businesses U S Post Office, Frank J Maynard, atty., Lake Park Sundries

1974/1975 Resident – Bruce Bower, Mrs Foster Carroll

1998 Owner/Resident – Chuck Watkins















918 Dixie Way is the far left building. This is just after the 28 hurricane. This building housed Arnold grocery, Dr Pearson, and rental rooms. 1928/29 show the Easterly part of building as Atlantic Lumber and Supply. In reality, it was probably the ground floor that was Atlantic Lumber and the 2<sup>nd</sup> floor as Mrs Woodbury.

**47.** 918 Building—918 Park Avenue—  
Mediterranean Revival, ca. 1924



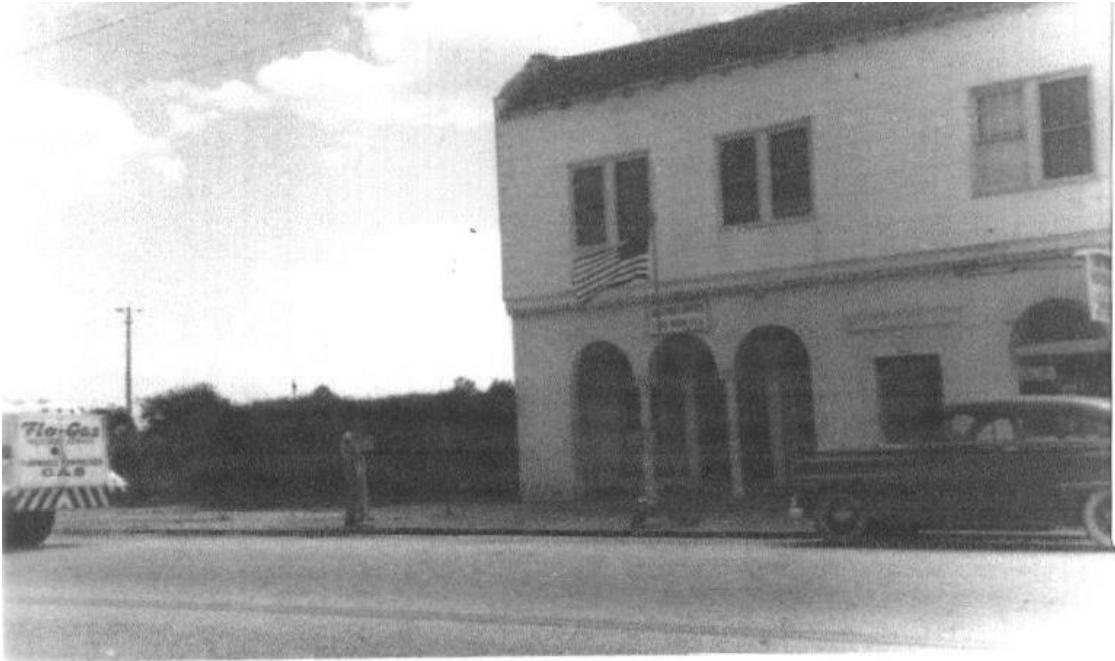
The 918 Park Building was constructed about 1924 as one of the commercial buildings in the business zone of Kelsey City, as well as the post

office. It served as the office building for the J. Y. Arnold Construction Company, one of the primary builders of Kelsey City. It was one of the few buildings in this area to survive the 1928 hurricane. The building is Mediterranean Revival in style, as can be seen by the arched openings, spiral cast stone columns and quoins at the corners. Pecky cypress brackets support the pent roof which obscures the flat roof of the building.



just behind 918.

pool was built



919 PARK AVE, LAKE PARK, FL. \* 1950

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 Park Building

other names/site number 8PB9607

**2. Location**

street & number 918 Park Avenue

☐ not for publication

city or town Lake Park

☐ vicinity

state FLORIDA code FL county Palm Beach code 099 zip code N/A

**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 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:

Signature of the Keeper

Date of Action

☐ 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) \_\_\_\_\_



Park Building  
Name of Property

Palm Beach County, Florida  
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

sites

structures

objects

1

0

total

### Name of related multiple property listings

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

Historic and Architectural Resources of Kelsey City, FL

### Number of contributing resources previously listed in the National Register

0

## 6. Function or Use

### Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE: business

### Current Functions

(Enter categories from instructions)

COMMERCE/TRADE: business

## 7. Description

### Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS:

Mediterranean Revival

### Materials

(Enter categories from instructions)

foundation Concrete

walls Stucco

roof Barrel Tile

other

### Narrative Description

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

Park Building  
Name of Property

Palm Beach County, Florida  
County and State

## 8. Statement of significance

### Applicable National Register Criteria

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

- ☒ **A** Property is associated with events that have made a significant contribution 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 of 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

COMMUNITY PLANNING AND DEVELOPMENT

### Period of Significance

C1919-1929

### Significant Dates

C1925

### Significant Person

### Cultural Affiliation

### Architect/Builder

Arnold Construction Company

### Primary location of additional data:

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

Name of Repository

Lake Park Town Hall, Historical Society of Palm Beach Co.

Park Building

Palm Beach County, Florida

Name of Property

County and State

**10. Geographical Data**Acreage of Property Less than one acre**UTM References**

(Place additional references on a continuation sheet.)

1	1	7	5	9	2	2	1	0	2	9	6	4	4	2	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 Amy Groover, Architectural Historianorganization Janus Researchdate May 31, 1998street & number P.O. Box 919telephone 813-821-7600city or town St. Petersburgstate Floridazip code 33731**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 Mr. Chuck Watsonstreet & number 918 Park Avenue

telephone

city or town Lake Parkstate FL

zip code

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

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

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

**NATIONAL REGISTER OF HISTORIC PLACES  
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Park Building/918 Park Avenue  
Lake Park, Palm Beach County  
Kelsey City Multiple Property Submission

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**Section 7:**

**Summary**

The Park Building, 918 Park Avenue, is located on the south side of Park Avenue, between 9th and 10th Streets in Township 42 South, Range 43 East, Section 20 (Riviera Beach USGS Quadrangle, 1946, PR 1983) in Lake Park, Florida. The two-story rectangular building was constructed circa-1925. The hollow tile structural system is concealed by stucco and rests on a concrete slab foundation. The building has a pent roof sheathed with barrel tiles on the north elevation. Fenestration includes metal awning and wood fixed storefront windows. This Mediterranean Revival commercial building expresses features of the style including arched openings, twisted cast stone columns, and quoins on the first floor. Pecky cypress brackets are located underneath the pent roof's eave. As the last remaining intact example of an early twentieth century commercial structure within the Town of Lake Park (formerly known as Kelsey City), the Park Building retains the overall integrity of its design and individual architectural features.

**Setting**

The Park Building occupies an interior lot on the south side of Park Avenue (formerly known as Dixie Way) in the central commercial district of Lake Park. The building is the only extant historic commercial structure remaining from the original Kelsey City commercial district. The present setback of the building from Park Avenue is approximately 6 to 8 feet. This setback is much less than the setbacks exhibited by the surrounding nonhistoric structures. Strip shopping centers with frontal parking lots are located to the east and west of the Park Building. Across Park Avenue is another strip shopping center fronted by a parking lot. To the rear of the building is a small parking lot, which accommodates tenant parking.

When the Park Building was constructed around 1925, it was one of numerous commercial buildings located along Park Avenue. In the 1920s, both sides of Park Avenue were lined with commercial structures. Kelsey City's commercial area was typical of Land Boom-era commercial districts throughout Florida. The predominantly two-story buildings exhibited Mediterranean Revival or Spanish influences, flat roofs, hollow tile construction, and were constructed directly adjacent to one another. In order to utilize the expensive land to the fullest extent, these buildings were built to cover most of the lots and usually had common walls with the neighboring buildings. Historically, the buildings' setbacks from the road were comparable to the present setback of the Park Building. Unfortunately, the September 1928 hurricane destroyed the majority of the commercial buildings along Park Avenue.

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**Narrative Description: Exterior**

The main (north) facade of the Park Building faces Park Avenue (Photograph One). The first floor is divided into seven bays. The entrance is located in the center bay; the rectangular entrance opening has a classically-inspired cast stone door surround of stucco scored to resemble stone blocks. A circular cast stone medallion is located above the central entrance. On the first floor, the entrance is flanked on each side by three arched openings. The arches are supported by cast stone turned columns; ornate capitals top the columns. The arched openings are also surrounded by stucco scored to resemble stone blocks. Beyond the archways located to the left of the main entrance is a recessed storefront. The storefront features a wood frame fixed window and two doors; one door is a modern metal frame type and the other is an original wood frame fully-glazed door. The three archways to the right of the central entrance feature a recessed entrance in the middle archway and fixed storefront windows in the flanking archways. It appears a portion of the arches may have been enclosed. On the north elevation, the second floor slightly cantilevers over the first floor. Four pairs of windows are located on the second floor of this elevation. Although metal awning windows have replaced the original wood frame double-hung windows, the original window openings have been maintained. Pecky cypress brackets are evident underneath the roof eave on the second floor.

The east elevation features a single door and metal awning window on the first floor. Four pairs of metal awning windows and a smaller single metal awning window are present on the second floor. This elevation possesses a stepped parapet with barrel tiles along the roof edge. The west elevation exhibits a single metal frame window on the first floor. A portion of the second floor is recessed and acts as a balcony. Several metal frame awning windows are located within the recessed area and a metal fence extends across this portion of the west facade. Vents are visible near the roofline.

**Alterations**

The Park Building has undergone minor modifications over the years. It appears the archways to the west of the main entrance have been partially enclosed with removable materials. Fixed storefront windows are also located within the archways. Throughout the building, the original second floor windows have been replaced with metal awning windows. On the east elevation, several of the windows have air conditioning units placed in them. The west elevation features an air conditioning unit placed within the wall. Nevertheless, the majority of the historic features and fabric remain intact. Therefore, the modifications to the building do not compromise its historic physical integrity.



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**Section 8:**

**Narrative Statement of Significance**

**Summary-Areas of Significance**

The Park Building is eligible for inclusion within the Kelsey City Multiple Property Submission as it fulfills Criteria A and C for listing in the **National Register of Historic Places**. This building possesses local significance in the areas of Architecture and Community Planning and Development. Its Community Planning and Development significance is based on its association with the Arnold Construction Company and their contributions to the development of Kelsey City during the Florida Land Boom era in the 1920s, when South Florida was a major center of business and real estate activity. The building is architecturally significant because it represents the popular Mediterranean Revival style of the 1920s. The early twentieth century commercial buildings previously located within the former Kelsey City central business district are no longer extant. Because the Park Building is the last remaining intact historic commercial building within Lake Park and it maintains associations with the early development of Kelsey City, this structure is considered to be a significant local resource.

**Summary-Historic Context**

\*Please see cover nomination for the Kelsey City Multiple Property Submission for the complete Statement of Historic Context.

The Town of Lake Park is located in Palm Beach County and is adjacent to the City of Riviera Beach to the south and the Village of North Palm Beach to the north. Lake Park was originally conceived in 1919 as Kelsey City by Harry Seymour Kelsey, a multi-millionaire from Massachusetts. Kelsey acquired a vast fortune from the sale of his restaurant business, the Waldorf Lunch System. With his new found wealth, Kelsey purchased over 100,000 acres of land from the estate of J.M. Barr, a real estate investor from Jacksonville, Henry Flagler's Model Land Company, and the Silver Beach tract, also known as the Peck Aviation Field. From his land holdings, Kelsey established a community platted and planned by the internationally known Olmstead brothers, landscape architects and planners from Boston. The adopted town plan included a waterfront park and designated sites for a civic center, recreational areas, public buildings, schools, and churches. The progressive plan also divided Kelsey City by use into three districts: residential, light business, and industrial. During the Florida Land Boom years of the early 1920s, the Kelsey City development was a success. At this time, Mission, Mediterranean Revival, and Bungalow residences were constructed throughout the Town. Additionally, a commercial area with two banks, restaurants, and grocery stores developed on Dixie Way (known today as Park Avenue), and the industrial section featured a brick manufacturer, decorative stone and tile works, a tire factory, and lumber mill. Despite its early years of prosperity, the end of the 1920s brought development and growth in Kelsey City to a halt. In 1928, a devastating hurricane

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damaged the majority of the Town's building stock, causing many people to abandon their homes and businesses. In addition, the stock market crash of 1929 and debt to the federal government for back taxes left Harry Kelsey in a state of financial ruin. Following the Bust, the Kelsey City property changed owners several times. At the request of the Kelsey City Garden Club, the Town's name was changed to Lake Park in 1939. The Town, however, did witness another building boom in the 1940s, which resulted in the construction of numerous Masonry Vernacular residential buildings. Today, the remaining historic building stock illustrates the historical and architectural evolution of the Town of Lake Park.

**Criterion A: Community Planning and Development Significance**

The Park Building is significant under Criterion A for its association with the development of Kelsey City during the 1920s, the Town's most important period of growth and progress. The building was a direct response to the rapidly increasing population of new residents and expansion of business occurring in Kelsey City in the 1920s. Located in the commercial core of Lake Park (formerly Kelsey City), the Park Building served the community as a center of commercial and construction activity. The building is also associated with important citizens who were notably involved in the development of Kelsey City.

When Kelsey City was established in 1919, town founder, Harry Kelsey and his East Coast Finance Corporation were the primary land owners throughout the area. During the first few years of the Town's development, Kelsey encouraged and regularly financed the construction of residential and commercial buildings as well as industrial enterprises. However, as the excitement of the Land Boom increased and news of Kelsey City's progressive development and rapid growth spread, many people began to get involved in speculative real estate deals. The Kelsey City tax rolls from the early-1920s reveal that great numbers of residents from the neighboring city of West Palm Beach owned lots within the Town. Because Harry Kelsey lived part of the year in Boston and advertised his development in northern newspapers, investors from the North were also purchasing property in the Town.

From the time Kelsey City was founded until 1924, the East Coast Finance Corporation owned all the property in the Town's central business district. In 1924, the Town's tax rolls indicate that Percy E. Woodward from Boston, Massachusetts was paying taxes on several lots in Block 2. Block 2 was located within the area designated for light business use in the Olmstead brothers' plan of Kelsey City. In 1925, the Arnold Construction Company purchased the lots along Dixie Way and built a commercial building on the property. This building served as the headquarters for their building and contracting business. Several years later, following the bust of the Florida real estate market, the building was sold to the Atlantic Lumber and Supply Company (Town of Lake Park Tax Rolls).

The Arnold Construction Company was instrumental to the growth and development of Kelsey City. The company was started by two brothers, Herman and J.Y. Arnold. Originally from Elberton, Georgia, the brothers came to Florida to join their parents, "Mama and Papa" Arnold, owners of Kelsey City's local grocery store. Aware of the

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unprecedented building activity generated by the Florida Land Boom, Herman and J.Y. traveled south to make their fortune in the construction industry. When the brothers arrived in Kelsey City, they contacted Mr. Kelsey and arranged a building contract. Kelsey provided the land and the Arnolds were contracted to build 100 houses. The arrangement stipulated that the builders would provide all of the labor and the lumber at ten percent less than the materials at the local lumber mills. Once the houses were completed, the Arnolds could sell them for a profit and reimburse Kelsey for the land. However, if the houses did not sell, Kelsey would compensate them for their costs plus an additional ten percent. Once the agreement between the Arnolds and Kelsey was formalized, carloads of their former Georgia employees and lumber began arriving in Kelsey City (Branch 105, 106).

After establishing their business in Kelsey City, the brothers immediately began construction on "spec" houses as well as residences for their employees. Additionally, their construction company was responsible for numerous public and commercial buildings throughout the Town including the Town Hall (National Register of Historic Places 1981), the Florida East Coast Railroad Station, and the Kelsey City School. The buildings they constructed were primarily Mediterranean Revival or Mission in style. These architectural styles were popular throughout Florida in the 1920s and advocated by Kelsey and the East Coast Finance Company. Many of the structures they built were designed by notable local architects from West Palm Beach and Palm Beach such as William Manly King and Bruce Kitchell. The Arnolds also recognized and adhered to the zoning restrictions incorporated within the town's charter. In his history of Kelsey City, former manager of Mr. Kelsey's interests, Charles Branch, stated the brothers would always provide drainage, curb cuts, and sidewalks and then include the cost of these improvements within the price of the building (Branch 106).

Besides being prominent businessmen, the Arnold brothers and their wives were active in the community. The families participated in the Kelsey City Community Club, contributed to the school, and were founding members of the Community Church. Following their involvement in the construction of buildings within Kelsey City, the Arnold Construction Company continued to work throughout the Palm Beaches in the 1930s and 1940s.

At the time the Park Building was constructed, Kelsey City was experiencing a period of exceptional growth. Responding to the increase in population and business, the Arnold brothers decided to create a building prominently sited along Dixie Way, the Town's main commercial thoroughfare. Serving as the business' headquarters, the Park Building accommodated their company during a notable era of building activity. The Park Building characterizes the early Land Boom years when Kelsey City and the State of Florida were rapidly growing. The demand for commercial and residential buildings was urgent as the influx of new residents coming to South Florida placed a strain on the existing building stock. Recognizing the area's building needs, the Arnold Construction Company established their business in Kelsey City and got to work producing the essential buildings. As the last remaining intact 1920s commercial building in the central business district, the Park Building is a significant remnant of Kelsey City's architectural history and heritage. The building's associations with the Arnold

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Park Building/918 Park Avenue  
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Construction Company and their role in the early developmental history of Kelsey City also contributes to its historical significance.

**Criterion C: Architectural Significance**

In addition to possessing historical significance in the area of Community Planning and Development, the Park Building maintains architectural significance for its type and architectural style; therefore, the Park Building is also significant under Criterion C. As an early twentieth century structure, the Park Building symbolizes 1920s commercial architecture in Kelsey City. The building's design demonstrates the importance of Mediterranean Revival architecture during this period of time.

The Park Building is noteworthy because it is a mid-1920s Mediterranean Revival structure which was adapted for use in Kelsey City's central business district. The Mediterranean Revival style was popular in Florida from the 1880s through the 1930s. In 1918, Addison Mizner built Palm Beach's first Mediterranean structure, the Everglades Club. Mizner's Everglades Club and subsequent building designs established an architectural precedent for structures throughout the Palm Beaches and surrounding areas. Newspaper articles from the early 1920s document Harry Kelsey's choice of local architects such as Addison Mizner, William Manly King, Bruce Kitchell, and Harvey and Clarke to design buildings in his Town. These same articles also recorded Kelsey's desire for Kelsey City's buildings to express Mediterranean influences similar to the buildings found in Palm Beach.

The Park Building possesses many of the key features found in Mediterranean Revival architecture. The main characteristics exhibited by the Park Building include the stucco exterior walls, arched openings, cast stone columns, and pecky cypress brackets underneath the roof eaves. The flat roof obscured by the parapets and pent roof is also an expression of the style.

The Park Building embodies the tremendous building boom that occurred in Kelsey City and throughout Florida during the 1920s. Kelsey City rapidly developed during this era, and this building contributed to the growth of the central commercial core. The Park Building captures the spirit of Mediterranean Revival and Spanish influenced architecture popularized during the Florida Land Boom. It also provides evidence of Kelsey City's past as a prosperous business center. As the last intact historic commercial building in the primary business corridor, the Park Building remains an important part of the Town's architectural and developmental history. Presently, the Park Building accommodates businesses on the first floor and the second floor houses residential units.

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**Section 9: Bibliography**

See cover nomination for the Kelsey City Multiple Property Submission

**Section 10: Geographical Data**

**Verbal Boundary Description**

The Park Building at 918 Park Avenue includes property within the Kelsey City Plat Block 2 Lots 8, 9, 10.

**Boundary Justification**

This boundary includes the current legal property attached to the Park Building.

**Photograph Inventory**

- 1
  1. Park Building
  2. Lake Park, Palm Beach County, Florida
  3. Kathleen Slesnick
  4. 2000
  5. Janus Research
  6. Front elevation, camera facing southwest
  7. 1 of 2
  
- 2
  - 1-5. same as Photograph One
  6. Interior first floor space, camera facing north
  7. 2 of 2

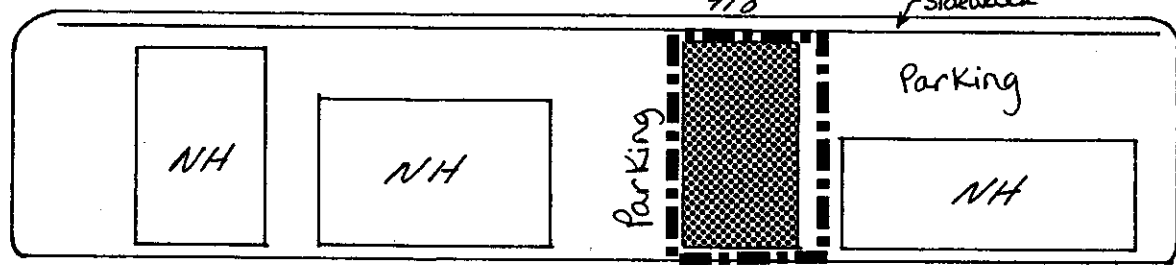




10th St.

Park Ave.

9th St.



Alley

Foresteria Dr.

Scale = 1" = 400'  
NH = Nonhistoric

Site Sketch of 918 Park Ave.,  
Park Building (8PB9607)

Page 1  
X original  
\_\_\_ update

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

Site 8PB9607  
Recorder# 51

SITE NAME Park Building  
HISTORIC CONTEXTS Boom Times  
NAT. REGISTER CATEGORY Building  
OTHER NAMES OR MSF NOS None  
COUNTY Palm Beach OWNERSHIP TYPE Private--Individual  
PROJECT NAME Lake Park Survey DHR NO 50520  
LOCATION (Attach copy of USGS map, sketch-map of immediate area)  
ADDRESS 918 Park Ave CITY Lake Park  
VICINITY OF / ROUTE TO South side of Park Ave. between 9th and 10th Streets  
SUBDIVISION N/A BLOCK NO \_\_\_\_\_ LOT NO \_\_\_\_\_  
PLAT OR OTHER MAP County Aerial Photographs  
TOWNSHIP 42S RANGE 43E SECTION 20 1/4 SE 1/4-1/4 NW  
IRREGULAR SEC? \_\_\_ y X n LAND GRANT Unknown  
USGS 7.5' MAP Riviera Beach USGS, 1946 PR 1983  
UTM: ZONE 17 EASTING 592210 NORTHING 2964420  
COORDINATES: LATITUDE \_\_\_ D \_\_\_ M \_\_\_ S LONGITUDE \_\_\_ D \_\_\_ M \_\_\_ S

HISTORY

ARCHITECT: Unknown  
BUILDER: Unknown  
CONST DATE 1925 CIRCA C RESTORATION DATE(S): N/A  
MODIFICATION DATE(S): 1970s  
MOVE: DATE N/A ORIG LOCATION N/A  
ORIGINAL USE(S) Commercial  
PRESENT USE(S) Commercial

DESCRIPTION

STYLE Mediterranean Revival  
PLAN: EXTERIOR Rectangular  
INTERIOR Unknown  
NO.: STORIES 2.0 OUTBLDGS 0 PORCHES 4 DORMERS 0  
STRUCTURAL SYSTEM(S) Hollow tile  
EXTERIOR FABRIC(S) Stucco  
FOUNDATION: TYPE Slab MATLS Concrete  
INFILL N/A  
PORCHES N/inset entrances/1st floor/turned supports/arches/N  
ROOF: TYPE Flat, shed SURFACING Unknown, barrel tile  
SECONDARY STRUCS. N/A  
CHIMNEY: NO 0 MTLs N/A LOCNS N/A  
WINDOWS Awning, metal, 4; Fixed, wood, storefronts, 1  
EXTERIOR ORNAMENT Cast stone, wood  
CONDITION Good SURROUNDINGS Residential  
NARRATIVE (general, interior, landscape, context; 3 lines only)  
See continuation sheet.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? \_\_\_ y X n (IF Y, ATTACH)  
ARTIFACTS OR OTHER REMAINS None observed.

## RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE Architecture/Community Planning/Development

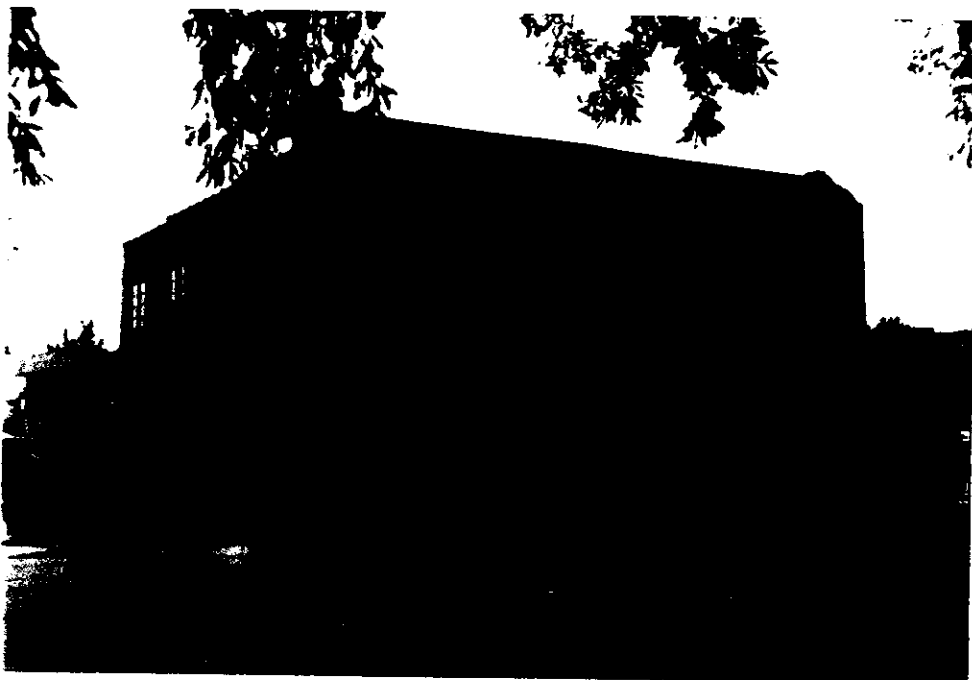
ELIGIBLE FOR NAT. REGISTER? ☒ y ☐ n ☐ likely, need info ☐ insf inf  
 SIGNIF. AS PART OF DISTRICT? ☐ y ☒ n ☐ likely, need info ☐ insf inf  
 SIGNIFICANT AT LOCAL LEVEL? ☒ y ☐ n ☐ likely, need info ☐ insf inf

SUMMARY ON SIGNIFICANCE (Limit to three lines provided; see page 3)  
See continuation sheet.

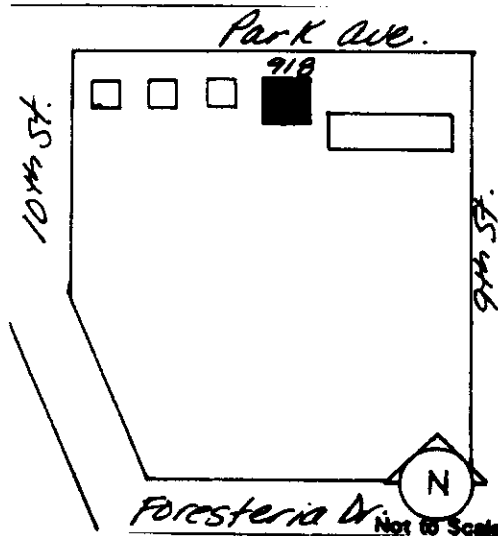
\* \* \*DHR USE ONLY\* \* \* \* \* \*DHR USE ONLY\* \* \*  
 \*  
 \* DATE LISTED ON NR \_\_\_\_\_ \*  
 \* KEEPER DETERMINATION OF ELIG. (DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*  
 \* SHPO EVALUATION OF ELIGIBILITY (DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*  
 \* LOCAL DETERMINATION OF ELIG. (DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*  
 \* OFFICE \_\_\_\_\_ \*  
 \* \*DHR USE ONLY\* \* \* \* \* \*DHR USE ONLY\* \* \*

RECORDER INFORMATION: NAME Amy Groover, Dawn Van De Putte  
 DATE: 19971121 AFFILIATION Janus Research/Piper Archaeology

PHOTOGRAPHS (Attach a labeled print bigger than contact size)

LOCATION OF NEGATIVES Janus Research/Piper ArchaeologyNEGATIVE NUMBERS Roll 9782-4, Exp. 8 Facing SW

M A P  
 Street/plat map, not  
 USGS



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

SITE NAME Park Building

## A. NARRATIVE DESCRIPTION OF SITE (Use back of page and continuations)

This commercial Mediterranean Revival building is located on the south side of Park Avenue, between 9th and 10th Streets in Township 42 South, Range 43 East, Section 20 (Riviera Beach USGS Quadrangle, 1946, PR 1983) in Lake Park, Florida. Built in 1925, the two-story masonry structural system rests on a concrete slab foundation. Exterior walls are surfaced with stucco and the first floor features corner quoining. The flat portion of the roof features shaped parapets and barrel tile trim. The shed portion of the roof is covered in barrel tile and features pecky cypress brackets. Fenestration includes metal awning and wood fixed storefront windows. The north facade features inset entrances with arched openings and cast stone turned columns. The west elevation features a second-story rectangular cut-out which exhibits a balcony and a railing.

## B. DISCUSSION OF SIGNIFICANCE (Use back of page and continuations)

The Mediterranean Revival style is most often found in states with Spanish colonial heritage. In Florida, this style is closely linked with the 1920s Florida Land Boom era. The style has its origin in Beaux Arts-trained architects' desire to create a building style appropriate to the history of the Sun Belt area of the United States. The Mediterranean Revival style flourished in Florida during the 1920s and 1930s, as it captured the picturesque resort image the State was promoting to its winter visitors. Mediterranean Revival domestic buildings are chiefly associated with middle and upper class suburban housing developments. The style was also applied to commercial, hotel, club, and school buildings. Features of the style include stuccoed wall surfaces and low-pitched red barrel tile roofs. Arched windows and doors are often found in Mediterranean Revival style buildings. Decorative elements such as inset tiles, cast stone columns or pilasters, balconies, and window grilles are incorporated in the building designs as well.

The Town of Lake Park is located in Palm Beach County and is adjacent to the City of Riviera Beach to the south and the Village of North Palm Beach to the north. Lake Park was originally conceived in 1919 as Kelsey City by Harry Seymor Kelsey, a multimillionaire from Massachusetts. Kelsey acquired a vast fortune from the sale of his restaurant business, the Waldorf Lunch System. With his new found wealth, Kelsey purchased over 100,000 acres of land from the estate of J.M. Barr, a real estate investor from Jacksonville, Henry Flagler's Model Land Company, and the Silver Beach tract, also known as the Peck Aviation Field. From his land holdings, Kelsey established a community platted and planned by the

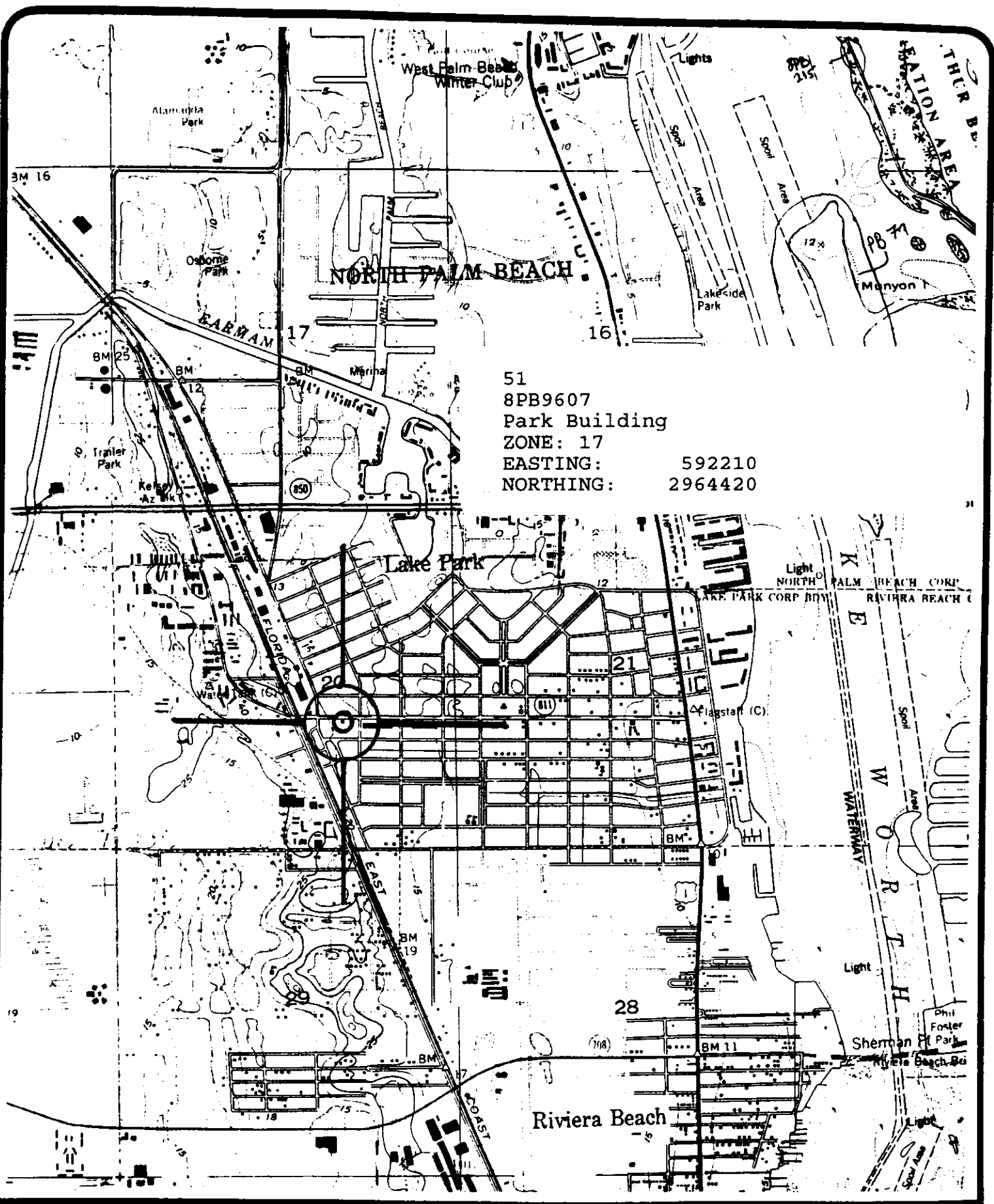
SITE NAME Park Building

internationally known Olmstead Brothers, landscape architects and planners from Boston. The adopted town plan included a waterfront park and designated sites for a civic center, recreational areas, public buildings, schools, and churches. The progressive plan also divided Kelsey City by use into three districts: residential, light business, and industrial. During the Florida Land Boom years of the early 1920s, the Kelsey City development was a success. At this time, Mission, Mediterranean Revival, and Bungalow residences were constructed throughout the town. Additionally, a commercial area with two banks, restaurants, and grocery stores developed on Dixie Way (known today as Park Avenue), and the industrial section featured a brick manufacturer, decorative stone and tile works, a tire factory, and lumber mill. Despite its early years of prosperity, the end of the 1920s brought development and growth in Kelsey City to a halt. In 1928, a devastating hurricane damaged the majority of the town's building stock, causing many people to abandon their homes and businesses. In addition, the stock market crash of 1929 and debt to the federal government for back taxes left Harry Kelsey in a state of financial ruin. Following the Bust, the Kelsey City property changed owners several times. At the request of the Kelsey City Garden Club, the town's name was changed to Lake Park in 1939. The town, however, did witness another building boom in the 1940s, which resulted in the construction of numerous Masonry Vernacular residential buildings. Today, the remaining historic building stock illustrates the historical and architectural evolution of the Town of Lake Park.

This is the last remaining commercial building from the Boom Times-era. It retains most of its historic physical integrity and modifications are limited to the replacement of some original windows. Based on architectural significance and associations with the early history of Kelsey City, this resource is considered to be potentially eligible for listing on the **National Register of Historic Place** as part of the Kelsey City Multiple Property Listing.

- C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE (Use back of page and continuation sheets if necessary)





51  
 8PB9607  
 Park Building  
 ZONE: 17  
 EASTING: 592210  
 NORTHING: 2964420

Riviera Beach, Florida  
 USGS 7.5' Series (Topographic)  
 1946 (PR 1983)  
 Scale 1:24,000





LILI'S IMPORTS

TLC HOME CARE

BLOOMINGDALES  
1st FLOOR

918



LILI'S IMPORTS

TLC HOME CARE

BLOOMINGDALE'S  
OF FLORIDA

918

