

DESIGNATION OF SIGNIFICANT HISTORICAL SITE

THE TOWN OF LAKE PARK PER CHAPTER 34 OF THE LAKE PARK CODE

INITIATED :-XX———STAFF ———BOARD———OWNER

DATE August 3, 1998

LOCATION OF PROPERTY 918 Park Avenue, Lake Park, Florida South side of Park Avenue in 900 Block "Park Building" Original Kelsey City Post Office

NAME AND MAILING ADDRESS OF OWNER Chuck Watkins

North Palm Beach, Florida

PHONE _____

STAFF REPORT This only remaining building of the original Kelsey City downtown on Park Avenue (formerly Dixie Way) is presently under renovation. The Town has already approved the renovations which includes replacement of shingle roof back to barrel tile, paint and awnings. Mr. Watkins has already made application for designation on the National Register, which it qualifies for. The Florida Master Site file report is enclosed as well as the designation report that has been submitted to the National Register. This building is of great local significance and the willingness of the owner to enhance this property is much appreciated.

STAFF RECOMMENDATION: That the Historical Preservation Board set a public hearing within the next 60 days and designate this site for local significance with a recommendation that it also be accepted by the National Register of Historic Places.

Attach additional sheets and documentation

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILESite 8PB9607X original
___ updateRecorder# 51"918 Park Avenue"

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 _____
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.

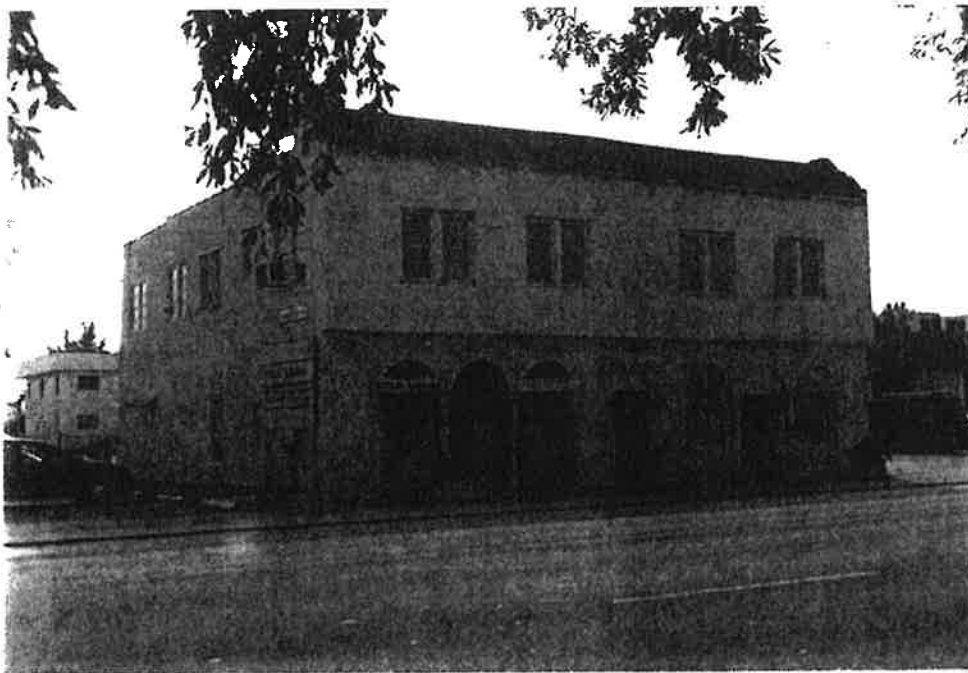
* * *DHR USE ONLY* * * * * *DHR USE ONLY* *
 *
 * DATE LISTED ON NR _____ *
 * KEEPER DETERMINATION OF ELIG.(DATE): -YES _____ -NO _____ *
 * SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO _____ *
 * LOCAL DETERMINATION OF ELIG.(DATE): -YES _____ -NO _____ *
 * OFFICE _____ *
 * *DHR USE ONLY*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

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

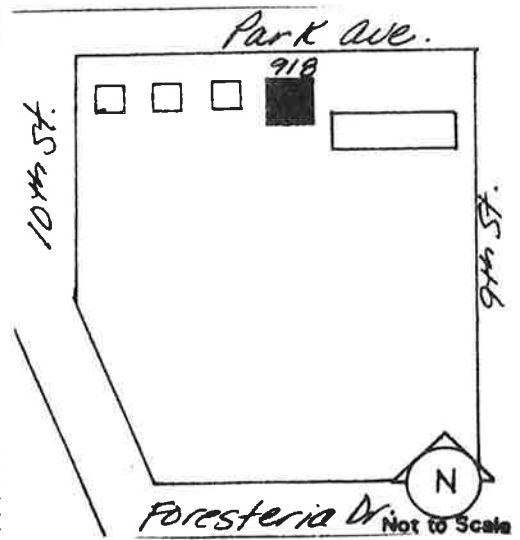
PHOTOGRAPHS (Attach a labeled print bigger than contact size)

LOCATION OF NEGATIVES Janus Research/Piper Archaeology

NEGATIVE 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)



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