# LOCAL REGISTER OF HISTORIC PLACES DESIGNATION REPORT

## HISTORIC RESOURCES PRESERVATION BOARD
## LAKE WORTH, FLORIDA

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## SOUTHEAST LUCERNE TOWNSITE HISTORIC DISTRICT

Prepared for
CITY OF LAKE WORTH
DEPARTMENT OF
COMMUNITY DEVELOPMENT
7 NORTH DIXIE HIGHWAY
LAKE WORTH, FL 33460



Prepared by
GAI CONSULTANTS-SE
618 EAST SOUTH STREET
ORLANDO, FL 32801

GAI Project No. 2001-448-10



AUGUST 2002

CITY OF LAKE WORTH
HISTORIC RESOURCES PRESERVATION BOARD

# DESIGNATION REPORT
# COVER PAGE

**HRPB CASE #_____**

Property Control # Various

This form is for use in nominating individual properties or districts and is to be used as a cover for your "Designation Report." Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property, enter "N/A" for "not applicable." For each additional space, use continuation sheets. Type all entries.

**1. Name of Property**

Historic Name Townsite of Lucerne

Other Names Southeast Lucerne Townsite Historic District

**2. Location**

Address See Designation Report for list of addresses

**3. Legal Description of Property** (In accordance to Property Appraiser's Office)

Various

**4. Date of Construction**

c. 1915-1952

**5. Owner (s) of Property** (In accordance to Property Appraiser's Office)

**Name** Various

**Address**

**Telephone Number**

For proposed Historic Site, attach a letter approving application, signed by all owners of record.
For proposed Historic District, attach either petition or letters approving application, signed by two-thirds of property owners.

**6. Use**

**Original Use** Single and Multi-Family Residential, Commercial, Apartments

**Present Use** Same

**7. Architectural Description**

**Style (s)** Frame Vernacular, Masonry Vernacular, Mediterranean Revival, Mission, Bungalow, Minimal Traditional, Ranch, International.

**-Materials**

**Foundation** Brick, Concrete Block, Concrete.

**Walls** Wood Frame, Stucco, Clay Tile, Concrete Block, Weatherboard.

**Roof** Asphalt Shingle, Composition Shingle, Clay Tile, Cement Tile.

**8. Statement of Significance**

See Designation Report.

**Significant Person** _____ **Cultural Affiliation** _____

**Architect/Builder** _____

**9. Form prepared by**

Name/Title Geoffrey B. Henry Organization GAI Consultants-SE

Address 201 E. Pine Street Suite 200 Orlando, FL 32801-2715

Telephone 407-423-8398 Date August 16, 2002

Signature of preparer _____

**I hereby affirm that I (we) own the above property, and that I (we) approve the listing of the above property on the Lake Worth Register of Historic Places, should it qualify.**

_____ Date _____
Owner's Signature

_____ Date _____
Owner's Signature

## SURVEY SUMMARY

*"This project has been financed in part with historic preservation grant assistance provided by the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, assisted by the Historic Preservation Advisory Council. However, the contents and opinions do not necessarily reflect the views and opinions of the Florida Department of State, nor does the mention of trade names or commercial products constitute endorsement or recommendations by the Florida Department of State."*

GAI Consultants, Inc.-Southeast (GAI) of Orlando FL conducted an architectural survey and survey update of the Southeast Lucerne Townsite survey area in the City of Lake Worth, Palm Beach County FL between November 2001 and April 2002. The survey was conducted for the Lake Worth Department of Community Development, which defined the Southeast Lucerne Townsite survey area boundaries.

The survey area is located in the southeast quadrant of Lake Worth, south of Lake Avenue and east of Dixie Highway (US Route 1). It consists of 19 whole or partial city blocks and contains 42.6 acres.

The architectural survey of the Southeast Lucerne Townsite survey area resulted in the update of Florida Master Site File (MSF) forms for 199 of the previously surveyed resources. The following table lists the MSF number and street address for the updated resources.

## PREVIOUSLY SURVEYED RESOURCES IN THE SOUTHEAST LUCERNE TOWNSITE SURVEY AREA

| SITE NO. | ADDRESS |
|---|---|
| PB06865 | 431 South J Street |
| PB06866 | 430 South J Street |
| PB06867 | 428 South J Street |
| PB06868 | 422 South J Street |
| PB06869 | 417 South J Street |
| PB06870 | 411 South J Street |
| PB06871 | 407 South J Street |
| PB06872 | 401 South K Street |
| PB06873 | 409 South K Street |
| PB06874 | 413 South K Street |
| PB06875 | 410 South K Street |
| PB06876 | 415 South K Street |
| PB06877 | 419 South K Street |
| PB06878 | 426 South K Street |
| PB06879 | 425 South K Street |
| PB06880 | 427 South K Street |
| PB06881 | 429 South K Street |
| PB06882 | 431 South K Street |
| PB06883 | 430 South K Street |
| PB06884 | 431 South L Street |

| SITE NO. | ADDRESS |
|---|---|
| PB06885 | 421 South L Street |
| PB06886 | 419 South L Street |
| PB06887 | 407 South L Street |
| PB06889 | 605 4th Avenue South |
| PB06890 | 607 ½ 4th Avenue South |
| PB06891 | 409 South J Street |
| PB06892 | 326 South J Street |
| PB06893 | 324 South J Street |
| PB06894 | 318 South J Street |
| PB06895 | 317 South J Street |
| PB06896 | 313 South J Street |
| PB06897 | 307 South J Street |
| PB06898 | 815 3rd Avenue South |
| PB06899 | 231 South J Street |
| PB06900 | 222 South J Street |
| PB06901 | 221 South J Street |
| PB06902 | 217 South J Street |
| PB06903 | 211 South J Street |
| PB06904 | 209 South J Street |
| PB06905 | 212 South J Street |

| Site No. | Address |
|---|---|
| PB06906 | 717 2nd Avenue South |
| PB06907 | 715 2nd Avenue South |
| PB06908 | 709-711 2nd Avenue South |
| PB06909 | 202 South K Street |
| PB06910 | 208 South K Street |
| PB06911 | 208 ½ South K Street |
| PB06912 | 216 South K Street |
| PB06913 | 218 South K Street |
| PB06914 | 211 South K Street |
| PB06915 | 215 South K Street |
| PB06916 | 217 South K Street |
| PB06917 | 221 South K Street |
| PB06918 | 225 South K Street |
| PB06919 | 228 South K Street |
| PB06920 | 230 South K Street |
| PB06921 | 231 South K Street |
| PB06922 | 710 3rd Avenue South |
| PB06923 | 302 South K Street |
| PB06924 | 306 South K Street |
| PB06925 | 308 South K Street |
| PB06926 | 301 South K Street |
| PB06927 | 305 South K Street |
| PB06928 | 309 South K Street |
| PB06929 | 311 South K Street |
| PB06930 | 314 South K Street |
| PB06931 | 318 South K Street |
| PB06932 | 324 South K Street |
| PB06933 | 326 South K Street |
| PB06934 | 315 South K Street |
| PB06935 | 319 South K Street |
| PB06936 | 321 South K Street |
| PB06937 | 323 South K Street |
| PB06938 | 327 South K Street |
| PB06939 | 331 South K Street |
| PB06940 | 720 4th Avenue South |
| PB06941 | 329 South L Street |
| PB06942 | 327 South L Street |
| PB06943 | 325 South L Street |
| PB06944 | 321 South L Street |
| PB06945 | 317 South L Street |
| PB06946 | 612 3rd Avenue South |
| PB06947 | 229 South L Street |
| PB06948 | 223 South L Street |
| PB06949 | 211 South L Street |
| PB06950 | 207 South L Street |
| PB06951 | 205 South L Street |
| PB06952 | 603 2nd Avenue South |
| PB06953 | 106 South J Street |
| PB06954 | 107 South J Street |
| PB06955 | 109 South J Street |
| PB06956 | 111 South J Street |
| PB06957 | 114 South J Street |
| PB06958 | 118 South J Street |
| PB06959 | 115 South J Street |

| Site No. | Address |
|---|---|
| PB06960 | 117 South J Street |
| PB06961 | 119 South J Street |
| PB06962 | 123 South J Street |
| PB06963 | 127 South J Street |
| PB06964 | 131 South J Street |
| PB06965 | 128 South J Street |
| PB06966 | 130 South J Street |
| PB06967 | 708 1st Avenue South |
| PB06968 | 706 1st Avenue South |
| PB06969 | 127 South K Street |
| PB06970 | 128 South K Street |
| PB06971 | 126 South K Street |
| PB06972 | 124 South K Street |
| PB06973 | 122 South K Street |
| PB06974 | 120 South K Street |
| PB06975 | 119 South K Street |
| PB06976 | 111 South K Street |
| PB06977 | 107 South K Street |
| PB06978 | 105 South K Street |
| PB06979 | 110 South K Street |
| PB06980 | 106 South K Street |
| PB06986 | 608 1st Avenue South |
| PB06987 | 105 ½ South L Street |
| PB06988 | 109 South L Street |
| PB06989 | 111 South L Street |
| PB06990 | 113 South L Street |
| PB06991 | 115 South L Street |
| PB06992 | 121 South L Street |
| PB06993 | 123 South L Street |
| PB06994 | 131 South L Street |
| PB06995 | 610 2nd Avenue South |
| PB07008 | 101 South J Street |
| PB07009 | 810 1st Avenue South |
| PB07010 | 815 1st Avenue South |
| PB07011 | 106 ½ South J Street |
| PB07012 | 112 South J Street |
| PB07013 | 114 ½ South J Street |
| PB07019 | 102 South L Street |
| PB07020 | 519 2nd Avenue South |
| PB07021 | 208 South L Street |
| PB07022 | 212 South L Street |
| PB07023 | 218 South L Street |
| PB07024 | 220 South L Street |
| PB07025 | 224 South L Street |
| PB07026 | 226 South L Street |
| PB07027 | 232 South L Street |
| PB07028 | 308 South L Street |
| PB07029 | 310 South L Street |
| PB07030 | 314 South L Street |
| PB07031 | 318 South L Street |
| PB07032 | 322 South L Street |
| PB07033 | 325 South L Street |
| PB07034 | 332 South L Street |
| PB07035 | 402 South L Street |

| Site No. | Address |
|---|---|
| PB07036 | 404 South L Street |
| PB07037 | 416 South L Street |
| PB07038 | 418 South L Street |
| PB07039 | 430 South L Street |
| PB07040 | 432 South L Street |
| PB07041 | 502 5th Avenue South |
| PB07042 | 426 South M Street |
| PB07043 | 419 South M Street |
| PB07044 | 414 South M Street |
| PB07045 | 409 South M Street |
| PB07046 | 403-405 South M Street |
| PB07047 | 331 South M Street |
| PB07048 | 325 South M Street |
| PB07049 | 330 South M Street |
| PB07050 | 328 South M Street |
| PB07051 | 326 South M Street |
| PB07052 | 319 South M Street |
| PB07053 | 315 South M Street |
| PB07054 | 311 South M Street |
| PB07055 | 314 South M Street |
| PB07056 | 306 South M Street |
| PB07057 | 301 South M Street |
| PB07058 | 419 3rd Avenue South |
| PB07059 | 416 3rd Avenue South |
| PB07060 | 420 3rd Avenue South |
| PB07061 | 424 3rd Avenue South |

| Site No. | Address |
|---|---|
| PB07062 | 223 South M Street |
| PB07063 | 218 South M Street |
| PB07064 | 217 South M Street |
| PB07065 | 216 South M Street |
| PB07066 | 214-216 South M Street |
| PB07067 | 208 South M Street |
| PB07068 | 204 South M Street |
| PB07069 | 203 South M Street |
| PB07070 | 128 South M Street |
| PB07071 | 126 South M Street |
| PB07072 | 118 South M Street |
| PB07073 | 114 South M Street |
| PB07074 | 112 South M Street |
| PB07075 | 109 South M Street |
| PB07076 | 105-107 South M Street |
| PB07077 | 103 South M Street |
| PB07087 | 109 South Federal Highway |
| PB07088 | 131 South Federal Highway |
| PB07090 | 205 South Federal Highway |
| PB07091 | 211 South Federal Highway |
| PB07095 | 217 South Federal Highway |
| PB07097 | 301 South Federal Highway |
| PB07101 | 331 South Federal Highway |
| PB07102 | 410 4th Avenue South |
| PB07104 | 411 South Federal Highway |

The architectural survey of the Southeast Lucerne Townsite survey area resulted in the completion of Florida Master Site File (MSF) forms for 90 newly surveyed resources. The following table lists the MSF number and street address for these resources.

## NEWLY SURVEYED RESOURCES IN THE SOUTHEAST LUCERNE TOWNSITE SURVEY AREA

| Site No. | Address |
|---|---|
| PB11365 | 507/509 2nd Avenue South |
| PB11366 | 513 2nd Avenue South |
| PB11367 | 609 2nd Avenue South |
| PB11368 | 610 2nd Avenue South |
| PB11369 | 612 3rd Avenue South |
| PB11370 | 608 3rd Avenue South |
| PB11371 | 420 3rd Avenue South |
| PB11372 | 416 3rd Avenue South |
| PB11404 | 303 South J Street |
| PB11405 | 305 South J Street |
| PB11406 | 311 South J Street |
| PB11407 | 315 South J Street |
| PB11408 | 317 South J Street |
| PB11409 | 405 South J Street |
| PB11410 | 407 South J Street |

| Site No. | Address |
|---|---|
| PB11411 | 411 South J Street |
| PB11412 | 417 South J Street |
| PB11413 | 427 South J Street |
| PB11414 | 431 South J Street |
| PB11415 | 505 South J Street |
| PB11416 | 507 South J Street |
| PB11417 | 513 South J Street |
| PB11418 | 515 South J Street |
| PB11419 | 517 South J Street |
| PB11420 | 519 South J Street |
| PB11421 | 523 South J Street |
| PB11422 | 605 South J Street |
| PB11423 | 528-530 South J Street |
| PB11424 | 526 South J Street |
| PB11425 | 524 South J Street |

| Site No. | Address |
|---|---|
| PB11426 | 522 South J Street |
| PB11427 | 518 South J Street |
| PB11428 | 516 South J Street |
| PB11429 | 514 South J Street |
| PB11430 | 506 South J Street |
| PB11431 | 502 South J Street |
| PB11432 | 501 South K Street |
| PB11433 | 503 South K Street |
| PB11434 | 505 South K Street |
| PB11435 | 507 South K Street |
| PB11436 | 509 South K Street |
| PB11437 | 511 South K Street |
| PB11438 | 513 South K Street |
| PB11439 | 515 South K Street |
| PB11440 | 519 South K Street |
| PB11441 | 523 South K Street |
| PB11442 | 529 South K Street |
| PB11443 | 532 South K Street |
| PB11444 | 530 South K Street |
| PB11445 | 526 South K Street |
| PB11446 | 524 South K Street |
| PB11447 | 522 South K Street |
| PB11448 | 520 South K Street |
| PB11449 | 518 South K Street |
| PB11450 | 508 South K Street |
| PB11451 | 506 South K Street |
| PB11452 | 504 South K Street |
| PB11453 | 502 South K Street |
| PB11454 | 501 South L Street |
| PB11455 | 507 South L Street |
| PB11456 | 513 South L Street |

| Site No. | Address |
|---|---|
| PB11457 | 517 South L Street |
| PB11458 | 521 South L Street |
| PB11459 | 525 South L Street |
| PB11460 | 527 South L Street |
| PB11461 | 529 South L Street |
| PB11462 | 530 South L Street |
| PB11463 | 518 South L Street |
| PB11464 | 516 South L Street |
| PB11465 | 512 South L Street |
| PB11466 | 501-503 South M Street |
| PB11467 | 505 South M Street |
| PB11468 | 509 South M Street |
| PB11469 | 511 South M Street |
| PB11470 | 515 South M Street |
| PB11471 | 519 South M Street |
| PB11472 | 523 South M Street |
| PB11473 | 529 South M Street |
| PB11474 | 531 South M Street |
| PB11475 | 526 South M Street |
| PB11476 | 524 South M Street |
| PB11477 | 510 South M Street |
| PB11478 | 506 South M Street |
| PB11479 | 411 5th Avenue South |
| PB11488 | 313 5th Avenue South |
| PB11489 | 311 5th Avenue South |
| PB11490 | 505 South Federal Highway |
| PB11491 | 521 South Federal Highway |
| PB11492 | 531 South Federal Highway |
| PB11530 | 409 South J Street |

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# CHAPTER I. GENERAL INFORMATION

## DISTRICT LOCATION:

The Southeast Lucerne Townsite Historic District is a primarily residential neighborhood (with a small commercial component) located in the City of Lake Worth, Palm Beach County, Florida. The district is bounded on the *West* by the rear lot lines of properties on the west side of J Street North; on the *North* by 1st Street North; on the *East* by the west side of Federal Highway; and on the *South* by the north side of South Sixth Avenue. The historic district boundaries include 25 city blocks. The boundaries of the Southeast Lucerne Townsite Historic District are shown in Figure 2 and in Appendix B.

Although not an historic name, "Southeast Lucerne Townsite Historic District" accurately describes the district's location relative to two important arterial streets in Lake Worth: the district lies south of east-west Lake and Lucerne Avenues, and east of north-south Dixie Highway. The area is marked as part of the original Lucerne Townsite on City of Lake Worth plat maps.

## STREET ADDRESSES:

See the District Inventory in Chapter III for a list of buildings within the nominated Southeast Lucerne Townsite Historic District. This list is organized according to street address and Master Site File Number (with the prefix PB- for Palm Beach County).

## PRESENT ZONING:

Predominantly SF-7, Single-family 7 dwelling units per acre.

## PROPERTY CONTROL NUMBERS:

Various.

## CLASSIFICATION FOR DESIGNATION:

The Southeast Lucerne Townsite Historic District maintains historical and architectural significance.

# CHAPTER II. LOCATION MAP




Figure 1 Location of Southeast Lucerne Townsite Historic District, Lake Worth

Source: *Map of the City of Lake Worth, Florida*, by Mock-Roos (Engineers, Surveyors, and Planners, 1995). No scale given.

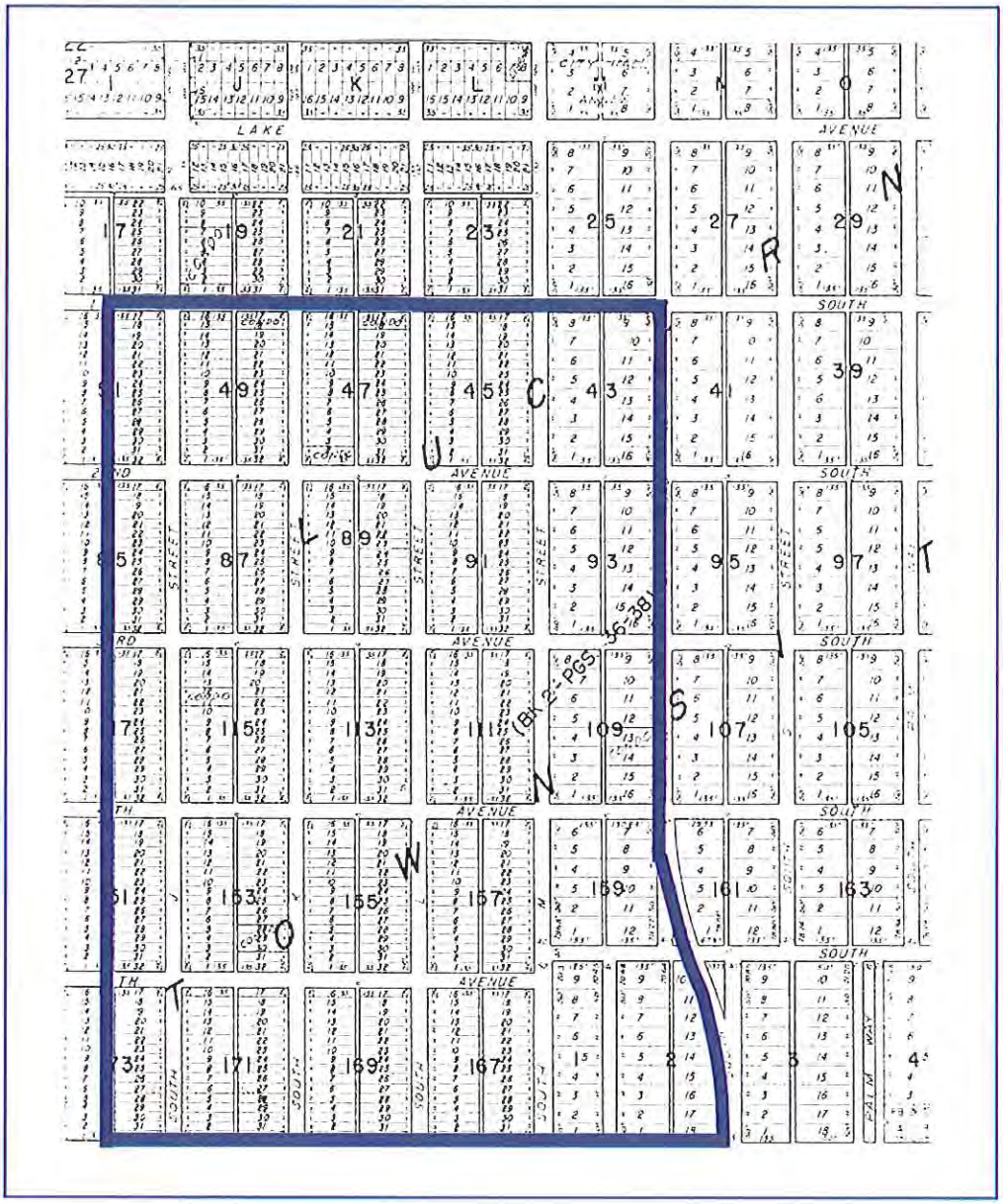



Figure 2 Boundaries of Southeast Lucerne Townsite Historic District

*Source: City of Lake Worth Department of Community Development, Lake Worth, Florida*

# CHAPTER III. DISTRICT INVENTORY

The following inventory, presented in table format, lists contributing resources in the Southeast Lucerne Townsite Historic District. The table is organized sequentially according to street. The site number (PB 08651 etc.) corresponds to the Florida Master Site File (MSF) number assigned to each resource during the 1991-1992 and 2001-2002 architectural surveys of Lake Worth. This number is keyed to the MSF database and is used on the map of the Southeast Lucerne Townsite Historic District in Appendix B.

| SITE NO. | ADDRESS | CONST DATE | STYLE |
|---|---|---|---|
| PB06986 | 608 1st Avenue South | C1935 | Masonry Vernacular |
| PB06968 | 706 1st Avenue South | C1935 | Masonry Vernacular |
| PB06967 | 708 1st Avenue South | C1935 | Masonry Vernacular |
| PB07009 | 810 1st Avenue South | C1923 | Bungalow |
| PB07010 | 815 1st Avenue South | C1923 | Masonry Vernacular |
| PB11365 | 507/509 2nd Avenue South | C1945 | Masonry Vernacular |
| PB11366 | 513 2nd Avenue South | C1930 | Masonry Vernacular |
| PB07020 | 519 2nd Avenue South | C1925 | Masonry Vernacular |
| PB06952 | 603 2nd Avenue South | C1930 | Minimal Traditional |
| PB11367 | 609 2nd Avenue South | C1920 | Frame Vernacular |
| PB11368 | 610 2nd Avenue South | C1930 | Frame Vernacular |
| PB06995 | 710 2nd Avenue South | C1935 | Masonry Vernacular |
| PB06908 | 709-711 2nd Avenue South | C1935 | Frame Vernacular |
| PB06907 | 715 2nd Avenue South | C1935 | Masonry Vernacular |
| PB06906 | 717 2nd Avenue South | C1935 | Masonry Vernacular |
| PB07059 | 416 3rd Avenue South | C1925 | Masonry Vernacular |
| PB11372 | 418 3rd Avenue South | C1925 | Frame Vernacular |
| PB07058 | 419 3rd Avenue South | C1935 | Masonry Vernacular |
| PB11371 | 420 3rd Avenue South | C1930 | Frame Vernacular |
| PB07060 | 422 3rd Avenue South | C1925 | Frame Vernacular |
| PB07061 | 424 3rd Avenue South | C1925 | Mission |
| PB11370 | 608 3rd Avenue South | C1925 | Masonry Vernacular |
| PB11369 | 612 3rd Avenue South | C1920 | Frame Vernacular |
| PB06946 | 615 3rd Avenue South | C1925 | Frame Vernacular |
| PB06922 | 710 3rd Avenue South | C1923 | Frame Vernacular |
| PB06898 | 815 3rd Avenue South | C1935 | Masonry Vernacular |
| PB07102 | 410 4th Avenue South | C1915 | Bungalow |
| PB06889 | 605 4th Avenue South | C1925 | Masonry Vernacular |
| PB06890 | 607 ½ 4th Avenue South | C1935 | Masonry Vernacular |
| PB06940 | 720 4th Avenue South | C1925 | Masonry Vernacular |
| PB11489 | 311 5th Avenue South | C1930 | Frame Vernacular |
| PB11488 | 313 5th Avenue South | C1930 | Colonial Revival |
| PB11479 | 411 5th Avenue South | C1930 | Mission |
| PB07041 | 502 5th Avenue South | C1925 | Bungalow |
| PB07087 | 109 South Federal Highway | C1923 | Frame Vernacular |
| PB07088 | 131 South Federal Highway | C1923 | Frame Vernacular |
| PB07090 | 205 South Federal Highway | C1935 | Masonry Vernacular |
| PB07091 | 211 South Federal Highway | C1935 | Frame Vernacular |
| PB07095 | 217 South Federal Highway | C1923 | Frame Vernacular |
| PB07097 | 301 South Federal Highway | C1923 | Masonry Vernacular |
| PB07101 | 331 South Federal Highway | C1925 | Masonry Vernacular |
| PB07104 | 411 South Federal Highway | C1925 | Mission |
| PB11490 | 505 South Federal Highway | C1935 | Masonry Vernacular |
| PB11491 | 521 South Federal Highway | C1940 | Masonry Vernacular |
| PB11492 | 531 South Federal Highway | C1940 | Masonry Vernacular |

| Site No. | Address | Const Date | Style |
|---|---|---|---|
| PB07008 | 101 South J Street | 1940 | Art Moderne |
| PB06953 | 106 South J Street | C1923 | Frame Vernacular |
| PB07011 | 106 ½ South J Street | C1923 | Frame Vernacular |
| PB06954 | 107 South J Street | C1923 | Frame Vernacular |
| PB06955 | 109 South J Street | C1915 | Minimal Traditional |
| PB06956 | 111 South J Street | C1923 | Frame Vernacular |
| PB07012 | 112 South J Street | C1925 | Frame Vernacular |
| PB06957 | 114 South J Street | C1923 | Bungalow |
| PB07013 | 114 ½ South J Street | C1923 | Frame Vernacular |
| PB06959 | 115 South J Street | C1923 | Masonry Vernacular |
| PB06960 | 117 South J Street | C1935 | Masonry Vernacular |
| PB06958 | 118 South J Street | C1915 | Frame Vernacular |
| PB06961 | 119 South J Street | C1935 | Masonry Vernacular |
| PB06962 | 123 South J Street | C1940 | Masonry Vernacular |
| PB06963 | 127 South J Street | C1935 | Masonry Vernacular |
| PB06965 | 128 South J Street | C1925 | Bungalow |
| PB06966 | 130 South J Street | C1915 | Frame Vernacular |
| PB06964 | 131 South J Street | C1935 | Frame Vernacular |
| PB06904 | 209 South J Street | C1923 | Frame Vernacular |
| PB06903 | 211 South J Street | 1924 | Masonry Vernacular |
| PB06905 | 212 South J Street | C1935 | Masonry Vernacular |
| PB06902 | 217 South J Street | C1925 | Frame Vernacular |
| PB06901 | 221 South J Street | C1935 | Masonry Vernacular |
| PB06900 | 222 South J Street | C1925 | Masonry Vernacular |
| PB06899 | 231 South J Street | C1923 | Masonry Vernacular |
| PB11404 | 303 South J Street | C1930 | Frame Vernacular |
| PB11405 | 305 South J Street | C1935 | Frame Vernacular |
| PB06897 | 307 South J Street | C1925 | Mission |
| PB11406 | 311 South J Street | C1935 | Minimal Traditional |
| PB06896 | 313 South J Street | C1935 | Masonry Vernacular |
| PB11407 | 315 South J Street | C1940 | Masonry Vernacular |
| PB06895 | 316 South J Street | C1923 | Frame Vernacular |
| PB11408 | 317 South J Street | C1930 | Frame Vernacular |
| PB06894 | 318 South J Street | C1925 | Frame Vernacular |
| PB06893 | 324 South J Street | C1935 | Masonry Vernacular |
| PB06892 | 326 South J Street | C1935 | Masonry Vernacular |
| PB06871 | 401 South J Street | C1925 | Masonry Vernacular |
| PB11409 | 405 South J Street | C1930 | Mission |
| PB11410 | 407 South J Street | C1930 | Mission |
| PB06891 | 408 South J Street | C1925 | Frame Vernacular |
| PB11530 | 409 South J Street | C1935 | Masonry Vernacular |
| PB06870 | 411 South J Street | C1915 | Frame Vernacular |
| PB11411 | 413 South J Street | C1935 | Bungalow |
| PB06869/ PB11412 | 417 South J Street | C1925/1930 | Frame Vernacular |
| PB06868 | 422 South J Street | C1923 | Frame Vernacular |
| PB11413 | 427 South J Street | C1940 | Masonry Vernacular |
| PB06867 | 428 South J Street | C1925 | Frame Vernacular |
| PB06866 | 430 South J Street | C1925 | Masonry Vernacular |
| PB06865/ | 431 South J Street | C1925/1930 | Frame Vernacular |
| PB11414 | | C1930 | |
| PB11431 | 502 South J Street | C1935 | Masonry Vernacular |
| PB11415 | 505 South J Street | C1935 | Frame Vernacular |
| PB11430 | 506 South J Street | C1935 | Frame Vernacular |
| PB11416 | 507 South J Street | C1930 | Frame Vernacular |
| PB11417 | 513 South J Street | C1930 | Masonry Vernacular |

| Site No. | Address | Const Date | Style |
|---|---|---|---|
| PB11429 | 514 South J Street | C1930 | Frame Vernacular |
| PB11418 | 515 South J Street | C1930 | Frame Vernacular |
| PB11428 | 516 South J Street | C1930 | Frame Vernacular |
| PB11419 | 517 South J Street | C1935 | Frame Vernacular |
| PB11427 | 518 South J Street | C1930 | Frame Vernacular |
| PB11420 | 519 South J Street | C1930 | Frame Vernacular |
| PB11426 | 522 South J Street | C1935 | Minimal Traditional |
| PB11421 | 523 South J Street | C1930 | Masonry Vernacular |
| PB11425 | 524 South J Street | C1930 | Frame Vernacular |
| PB11424 | 526 South J Street | C1930 | Frame Vernacular |
| PB11423 | 528-530 South J Street | C1935 | Masonry Vernacular |
| PB11422 | 605 South J Street | C1930 | Masonry Vernacular |
| PB06978 | 105 South K Street | C1935 | Masonry Vernacular |
| PB06980 | 106 South K Street | C1925 | Frame Vernacular |
| PB06977 | 107 South K Street | C1915 | Frame Vernacular |
| PB06979 | 110 South K Street | C1925 | Frame Vernacular |
| PB06976 | 111 South K Street | C1925 | Frame Vernacular |
| PB06975 | 119 South K Street | C1935 | Masonry Vernacular |
| PB06974 | 120 South K Street | C1935 | Masonry Vernacular |
| PB06973 | 122 South K Street | C1925 | Frame Vernacular |
| PB06972 | 124 South K Street | C1925 | Frame Vernacular |
| PB06971 | 126 South K Street | C1925 | Mission |
| PB06969 | 127 South K Street | C1925 | Frame Vernacular |
| PB06970 | 128 South K Street | C1925 | Frame Vernacular |
| PB06909 | 202 South K Street | C1923 | Frame Vernacular |
| PB06910 | 208 South K Street | C1925 | Mission |
| PB06911 | 208 ½ South K Street | C1935 | Masonry Vernacular |
| PB06914 | 211 South K Street | C1925 | Frame Vernacular |
| PB06915 | 215 South K Street | C1935 | Masonry Vernacular |
| PB06912 | 216 South K Street | C1935 | Masonry Vernacular |
| PB06916 | 217 South K Street | C1923 | Frame Vernacular |
| PB06913 | 218 South K Street | C1935 | Minimal Traditional |
| PB06917 | 221 South K Street | C1935 | Masonry Vernacular |
| PB06918 | 225 South K Street | C1925 | Frame Vernacular |
| PB06919 | 228 South K Street | C1925 | Mission |
| PB06920 | 230 South K Street | C1925 | Bungalow |
| PB06921 | 231 South K Street | C1915 | Bungalow |
| PB06926 | 301 South K Street | C1925 | Mission |
| PB06923 | 302 South K Street | C1925 | Frame Vernacular |
| PB06927 | 305 South K Street | C1935 | Masonry Vernacular |
| PB06924 | 306 South K Street | C1925 | Masonry Vernacular |
| PB06925 | 308 South K Street | C1925 | Masonry Vernacular |
| PB06928 | 309 South K Street | C1915 | Frame Vernacular |
| PB06929 | 311 South K Street | C1925 | Bungalow |
| PB06930 | 314 South K Street | C1925 | Frame Vernacular |
| PB06934 | 315 South K Street | C1935 | Masonry Vernacular |
| PB06931 | 318 South K Street | C1925 | Frame Vernacular |
| PB06935 | 319 South K Street | C1925 | Frame Vernacular |
| PB06936 | 321 South K Street | C1925 | Frame Vernacular |
| PB06937 | 323 South K Street | C1923 | Bungalow |
| PB06932 | 324 South K Street | C1935 | Frame Vernacular |
| PB06933 | 326 South K Street | C1935 | Masonry Vernacular |
| PB06938 | 327 South K Street | C1935 | Frame Vernacular |
| PB06939 | 331 South K Street | C1935 | Minimal Traditional |
| PB06872 | 401 South K Street | C1925 | Mission |
| PB06873 | 409 South K Street | C1925 | Frame Vernacular |

| Site No. | Address | Const Date | Style |
|---|---|---|---|
| PB06875 | 410 South K Street | C1923 | Mission |
| PB06874 | 413 South K Street | C1925 | Masonry Vernacular |
| PB06876 | 415 South K Street | C1915 | Frame Vernacular |
| PB06877 | 419 South K Street | C1925 | Masonry Vernacular |
| PB06879 | 425 South K Street | C1925 | Frame Vernacular |
| PB06878 | 426 South K Street | C1925 | Mission |
| PB06880 | 427 South K Street | C1925 | Frame Vernacular |
| PB06881 | 429 South K Street | C1923 | Masonry Vernacular |
| PB06883 | 430 South K Street | C1935 | Frame Vernacular |
| PB06882 | 431 South K Street | C1935 | Masonry Vernacular |
| PB11432 | 501 South K Street | C1935 | Masonry Vernacular |
| PB11453 | 502 South K Street | C1935 | Masonry Vernacular |
| PB11433 | 503 South K Street | C1930 | Mission |
| PB11452 | 504 South K Street | C1930 | Frame Vernacular |
| PB11434 | 505 South K Street | C1930 | Frame Vernacular |
| PB11451 | 506 South K Street | C1935 | Frame Vernacular |
| PB11435 | 507 South K Street | C1935 | Frame Vernacular |
| PB11450 | 508 South K Street | C1930 | Mission |
| PB11436 | 509 South K Street | C1930 | Mission |
| PB11437 | 511 South K Street | C1930 | Mission |
| PB11438 | 513 South K Street | C1930 | Mission |
| PB11439 | 515 South K Street | C1930 | Mission |
| PB11449 | 518 South K Street | C1935 | Masonry Vernacular |
| PB11440 | 519 South K Street | C1935 | Masonry Vernacular |
| PB11448 | 520 South K Street | C1930 | Frame Vernacular |
| PB11447 | 522 South K Street | C1930 | Frame Vernacular |
| PB11441 | 523 South K Street | C1940 | Masonry Vernacular |
| PB11446 | 524 South K Street | C1930 | Mission |
| PB11445 | 526 South K Street | C1930 | Mission |
| PB11442 | 529 South K Street | C1930 | Mission |
| PB11444 | 530 South K Street | C1935 | Frame Vernacular |
| PB11443 | 532 South K Street | C1935 | Frame Vernacular |
| PB07019 | 102 South L Street | C1935 | Masonry Vernacular |
| PB06987 | 105 ½ South L Street | C1915 | Frame Vernacular |
| PB06988 | 109 South L Street | C1935 | Masonry Vernacular |
| PB06989 | 111 South L Street | C1925 | Frame Vernacular |
| PB06990 | 113 South L Street | C1923 | Frame Vernacular |
| PB06991 | 115 South L Street | C1935 | Masonry Vernacular |
| PB06992 | 121 South L Street | C1935 | Masonry Vernacular |
| PB06993 | 123 South L Street | C1925 | Frame Vernacular |
| PB06994 | 131 South L Street | C1935 | Masonry Vernacular |
| PB06951 | 205 South L Street | C1925 | Frame Vernacular |
| PB06950 | 207 South L Street | C1935 | Masonry Vernacular |
| PB07021 | 208 South L Street | C1925 | Frame Vernacular |
| PB06949 | 211 South L Street | C1925 | Frame Vernacular |
| PB07022 | 212 South L Street | 1915 | Frame Vernacular |
| PB07023 | 218 South L Street | C1915 | Frame Vernacular |
| PB07024 | 220 South L Street | C1925 | Frame Vernacular |
| PB06948 | 223 South L Street | C1923 | Frame Vernacular |
| PB07025 | 224 South L Street | C1923 | Frame Vernacular |
| PB07026 | 226 South L Street | C1925 | Mission |
| PB06947 | 229 South L Street | C1925 | Minimal Traditional |
| PB07027 | 232 South L Street | C1920 | Mission |
| PB07028 | 308 South L Street | C1925 | Frame Vernacular |
| PB07029 | 310 South L Street | C1935 | Masonry Vernacular |
| PB07030 | 314 South L Street | C1925 | Bungalow |

| Site No. | Address | Const Date | Style |
|---|---|---|---|
| PB06945 | 317 South L Street | C1923 | Masonry Vernacular |
| PB07031 | 318 South L Street | C1925 | Frame Vernacular |
| PB06944 | 321 South L Street | C1925 | Frame Vernacular |
| PB07032 | 322 South L Street | C1935 | Masonry Vernacular |
| PB06943/ PB07033 | 325 South L Street | C1923/1925 | Frame Vernacular |
| PB06942 | 327 South L Street | C1923 | Mission |
| PB06941 | 329 South L Street | C1925 | Frame Vernacular |
| PB07034 | 332 South L Street | C1935 | Masonry Vernacular |
| PB07035 | 402 South L Street | C1935 | Masonry Vernacular |
| PB07036 | 404 South L Street | C1935 | Masonry Vernacular |
| PB06887 | 407 South L Street | C1935 | Masonry Vernacular |
| PB07037 | 416 South L Street | C1925 | Mission |
| PB07038 | 418 South L Street | C1925 | Frame Vernacular |
| PB06886 | 419 South L Street | C1915 | Frame Vernacular |
| PB06885 | 421 South L Street | C1925 | Frame Vernacular |
| PB07039 | 430 South L Street | C1935 | Masonry Vernacular |
| PB06884 | 431 South L Street | C1925 | Mission |
| PB07040 | 432 South L Street | C1925 | Bungalow |
| PB11454 | 501 South L Street | C1935 | Minimal Traditional |
| PB11455 | 507 South L Street | C1940 | Ranch |
| PB11465 | 512 South L Street | C1935 | Frame Vernacular |
| PB11456 | 513 South L Street | C1935 | Frame Vernacular |
| PB11464 | 516 South L Street | C1935 | Minimal Traditional |
| PB11457 | 517 South L Street | C1935 | Frame Vernacular |
| PB11463 | 518 South L Street | C1930 | Mission |
| PB11458 | 521 South L Street | C1930 | Frame Vernacular |
| PB11459 | 525 South L Street | C1930 | Frame Vernacular |
| PB11460 | 527 South L Street | C1930 | Frame Vernacular |
| PB11461 | 529 South L Street | C1930 | Frame Vernacular |
| PB11462 | 530 South L Street | C1935 | Frame Vernacular |
| PB07077 | 103 South M Street | C1923 | Frame Vernacular |
| PB07076 | 105-107 South M Street | C1925 | Mission |
| PB07075 | 109 South M Street | C1923 | Mission |
| PB07074 | 112 South M Street | C1935 | Masonry Vernacular |
| PB07073 | 114 South M Street | C1923 | Mission |
| PB07072 | 118 South M Street | C1935 | Masonry Vernacular |
| PB07071 | 126 South M Street | C1923 | Mission |
| PB07070 | 128 South M Street | C1923 | Frame Vernacular |
| PB07069 | 203 South M Street | C1925 | Mission |
| PB07068 | 204 South M Street | C1915 | Bungalow |
| PB07067 | 208 South M Street | C1923 | Mission |
| PB07065 | 212 South M Street | C1915 | Minimal Traditional |
| PB07066 | 214-216 South M Street | C1915 | Bungalow |
| PB07064 | 217 South M Street | C1925 | Frame Vernacular |
| PB07063 | 218 South M Street | C1925 | Frame Vernacular |
| PB07062 | 223 South M Street | C1925 | Bungalow |
| PB07057 | 301 South M Street | C1925 | Frame Vernacular |
| PB07056 | 306 South M Street | C1935 | Masonry Vernacular |
| PB07054 | 311 South M Street | C1935 | Bungalow |
| PB07055 | 314 South M Street | C1935 | Masonry Vernacular |
| PB07053 | 315 South M Street | C1935 | Masonry Vernacular |
| PB07052 | 319 South M Street | C1925 | Frame Vernacular |
| PB07048 | 325 South M Street | C1925 | Frame Vernacular |
| PB07051 | 326 South M Street | C1925 | Mission |
| PB07050 | 328 South M Street | C1925 | Frame Vernacular |

| Site No. | Address | Const Date | Style |
|---|---|---|---|
| PB07049 | 330 South M Street | C1923 | Frame Vernacular |
| PB07047 | 331 South M Street | C1925 | Frame Vernacular |
| PB07046 | 403-405 South M Street | C1935 | Masonry Vernacular |
| PB07045 | 409 South M Street | C1923 | Frame Vernacular |
| PB07044 | 414 South M Street | C1935 | Masonry Vernacular |
| PB07043 | 419 South M Street | C1925 | Frame Vernacular |
| PB07042 | 426 South M Street | C1935 | Masonry Vernacular |
| PB11466 | 501-503 South M Street | C1940 | Masonry Vernacular |
| PB11467 | 505 South M Street | C1930 | Frame Vernacular |
| PB11478 | 506 South M Street | C1930 | Mission |
| PB11468 | 509 South M Street | C1935 | Minimal Traditional |
| PB11477 | 510 South M Street | C1935 | Masonry Vernacular |
| PB11469 | 511 South M Street | C1935 | Minimal Traditional |
| PB11470 | 515 South M Street | C1935 | Minimal Traditional |
| PB11471 | 519 South M Street | C1930 | Minimal Traditional |
| PB11472 | 523 South M Street | C1930 | Mission |
| PB11476 | 524 South M Street | C1940 | Masonry Vernacular |
| PB11475 | 526 South M Street | C1940 | Masonry Vernacular |
| PB11473 | 529 South M Street | C1935 | Minimal Traditional |
| PB11474 | 531 South M Street | C1930 | Masonry Vernacular |

# CHAPTER IV. HISTORICAL AND CULTURAL SIGNIFICANCE

## INTRODUCTION

Based on its local historical significance, the Southeast Townsite Historic District is eligible for listing on the Local Register of Historic Places under Criterion A established by the National Register of Historic Places and Lake Worth Local Register Designation Criteria 1, 3, and 9, Section 23.27.04.07 of the Lake Worth Code.

The district's significance derives from its historical association with the development of the City of Lake Worth from its founding in 1912 to the present. This is reflected in its layout, street plan, and architectural resources. The Southeast Lucerne Townsite Historic District contains representative buildings spanning the first decade of Lake Worth's development between 1912 and 1920, the 1920-1926 Florida Boom period, the Great Depression, World War II, and the early 1950s. Individual buildings and the Southeast Lucerne Townsite Historic District as a whole retain a high level of integrity.

## HISTORICAL SIGNIFICANCE

The Lake Worth area was sparsely populated before the 1880s. One visitor in 1887 reported that the settlement in what is now Lake Worth had a population of only 163 and contained a small hotel (Historic Property Associates 1993: 1). Among the area's earliest residents were former slaves Samuel and Fannie James, who homesteaded in the area near the lake in 1891.

As was true throughout Florida, Lake Worth's development awaited the arrival of the railroad. The visionary Standard Oil Company magnate Henry M. Flagler founded Palm Beach (located a few miles north of present-day Lake Worth) as one of a series of luxury resorts he developed along Florida's Atlantic coast in the 1880s and 1890s. Flagler's Florida East Coast (FEC) Railroad reached Palm Beach in 1893, opening up the Palm Beach area for development of both its tourist and agricultural potential (Historic Property Associates 1993: 1). West Palm Beach, envisioned as the area's commercial hub, was incorporated in 1894.

Lake Worth's development proceeded down a different path from its neighbors immediately to the north. Instead of a mecca for high society winter visitors, the Lake Worth area was initially developed for its agricultural potential. The FEC Railroad, which reached Miami in early 1896, provided Florida's farmers with access to Northern markets and opened up the Lake Worth area for intensified agricultural development. As a result of extensive swamp drainage operations carried out in the early 20$^{th}$ century, South Florida was deemed ideal for the growing of tomatoes, cabbage, beans, and potatoes.

Several out-of-state real estate investors, including Harold J. and Frederick E. Bryant, Percy Hagerman, and William Greenwood founded the Florida Everglades Land Company to develop cleared land west of the Fort Lauderdale canal (Janus Research 1998: 28). Based on this success, the group founded the Palm Beach Farms Company in 1912. The company eventually acquired 60,000 acres (Archeological Consultants, Inc. 1998: 3-4). The company hired Orrin Randolph, a local engineer, to plat a townsite just south of West Palm Beach. Initially named Lucerne, this town became the residential and commercial nucleus of the Palm Beach Farm Company's development.

Nearly 49,000 acres of the Palm Beach Farm Company's holdings were divided into 7,000 farming tracts—between five and forty acres—offered for sale for $250, to be paid in low monthly installments. As an additional incentive, farmers received one town lot for their home. Two of the company's principals, Harold J. Bryant and William Greenwood formed Bryant & Greenwood Realty, with offices in Chicago, Boston, and Lake Worth. The realty company aggressively marketed the Lake Worth area, touting its climate, rich agricultural resources, and its well-developed railroad and road system. The advertising campaign obviously paid off, as most of the company's agricultural landholdings were sold by 1915 (Historic Property Associates 1993: 3)

The Lucerne Townsite (the name was changed soon after to Lake Worth) extended nearly three miles along the western shore of Lake Worth and was divided into 300 rectangular blocks with 7,000 building lots. Several lots were set aside for a lakefront park, a woman's club, schools, churches, and community clubhouse. A small commercial district developed along the east-west Lucerne and Lake Avenues, just north of the Southeast Lucerne Townsite Historic District

The town's rapid development was aided by the formation of several building supply houses to support the construction industry. Among them were the Lake Worth Lumber Company, and Pioneer Construction Company, manufacturers of concrete block (Historic Property Associates 1993: 3-4). Both companies were formed in 1912. According to the newly established *Lake Worth Herald* newspaper, Lake Worth contained 308 residents in December 1912. During 1913, nearly 150 additional buildings were constructed in Lake Worth. The town was incorporated that same year. Municipal services expanded to keep pace with development, as did several service businesses, such as banks, stores, and hotels. Finally, in 1913 the FEC railroad built a railroad station and freight station in Lake Worth (Janus Research 1998: 30).

Due to the growing demand for building lots, the Palm Beach Farms Company platted Addition No. 1, a tract of land equal in size to the original development, and located adjoining its southern boundary. This is located to the east of the Southeast Lucerne Townsite Historic District. By 1915, Lake Worth's population had reached 600 (Historic Property Associates 1993: 4). The area was settled both by farmers and by winter residents who decided to settle permanently. Most built small frame bungalows, often according to plans supplied by the Greenwood Realty Company. The *Lake Worth Herald* published plans for several small-scale wood-frame bungalows designed by local architect G. Sherman Childs (Janus Research 1998: 30).

The purchase of the Lake Worth Water, Light & Ice Company by the town in 1916 extended water and electricity to most sections of Lake Worth. Although building activity slowed during the short World War I period, pent-up demand for housing in Lake Worth by 1919 stimulated the formation of the Lake Worth Building Association, which constructed rental houses for winter and permanent residents. Lake Worth also benefited from the construction of a drawbridge across the lake to the barrier island on the east in 1919, increasing the city's appeal as a resort town.

As a rule, building lots closer to the lake were considered more desirable, and houses in this area were generally larger and more architecturally stylish. According to the "Prices and

Terms of Sale" by the Palm Beach Farms Company, lots fronting on the lake sold for $1,100, lots in north Lake Worth sold for between $200 and $400, and lots in the area east of present-day Federal Highway sold for between $200 and $300. Building lots in the Southeast Lucerne Townsite Historic District, were purchased by Lake Worth's middle class, as evidenced by the style and size of the houses built. Lots west of the railroad track sold for between $85 and $150 and appealed to owners of more modest means. Commercial activity was confined mostly to the area between Dixie Highway and the FEC Railroad tracks.

Like much of Florida, Lake Worth experienced fantastic real estate activity and population growth in the early 1920s. This "Florida Boom" period was the result of aggressive real estate marketing and speculation, easy credit, low prices for building materials, and a generally prosperous national economy. Florida's railroads, local chambers of commerce, real estate companies, and banks all worked in concert to promote Lake Worth and surrounding communities. The Boom transformed Lake Worth from a primarily agricultural community into a middle-class resort town, drawing winter visitors and permanent residents alike. Improved roads also brought in increasing number of tourists, who arrived by automobile.

In 1920, Lake Worth had 1,106 residents. By 1924, the demand for small cottages and winter apartments in Lake Worth had reached the point where tourists were turned away, providing further incentive for increased building activity (Janus Research 1998: 31). The town limits were extended several times during the Boom period and, in 1925, Lake Worth was reincorporated as a city. By 1930, the population had increased almost six-fold to 6,000.

Lake Worth city directories from the 1920s give insights into the social make-up of this section of the city, as well as the occupations of its residents. Among the residents of the Southeast Lucerne Townsite section of Lake Worth in 1925 were: Edward Davidson, a salesman (408 South K Street), Professor Louis DeGattau (221 South J Street), Mrs. Queen Gauvey, a saleslady (206 South M Street), Oswald Jacob, vulcanizer (217 South J Street), and Carrie Knapp, teacher (310 South J Street).

Sanborn Insurance maps from 1924 and 1928 show sustained development occurring over just a four-year period. For example, in 1924 the city blocks shown had only scattered development (Figure 3). By 1928, density had increased dramatically and apartments and commercial buildings had sprung up on street intersections in the area (Figure 4). The blocks were more than two-thirds developed by 1928.

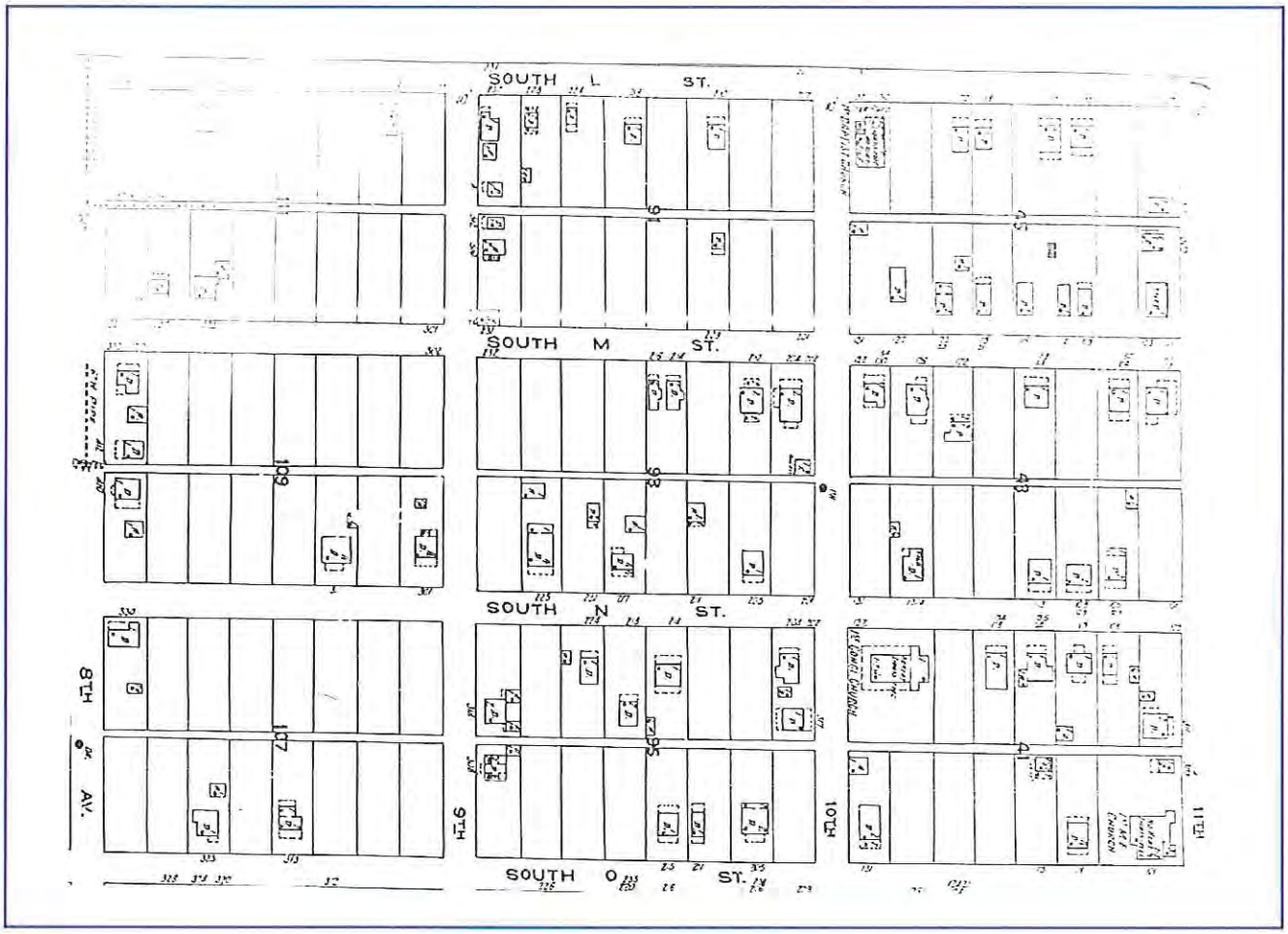



Figure 3 1924 Sanborn Insurance Map of Lake Worth Showing a Portion of the Southeast Lucerne Townsite Historic District.

*Source: Library of Congress, Geography and Maps Division, Washington, DC.*

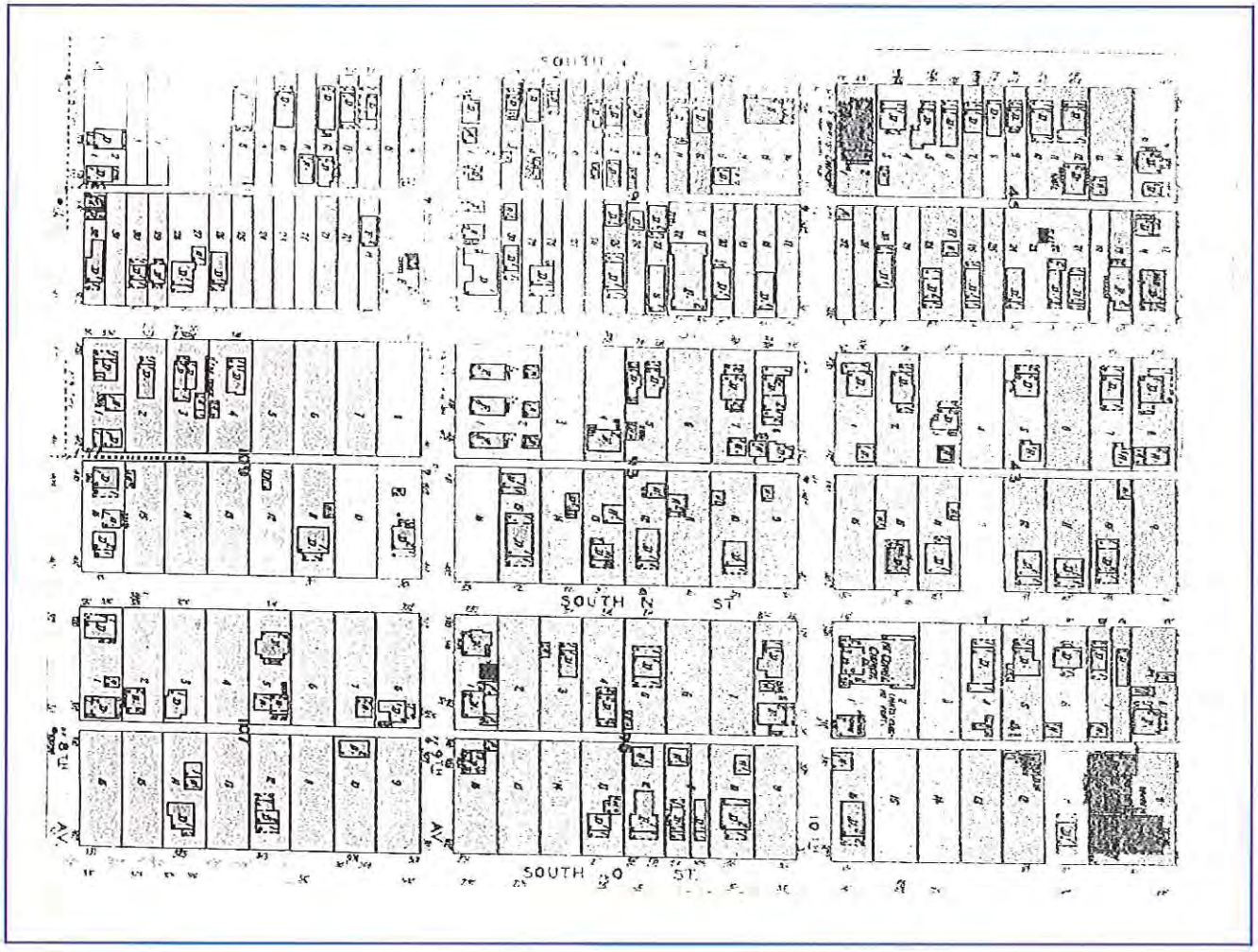



Figure 4 1928 Sanborn Insurance Map of Lake Worth Showing a Portion of the Southeast Lucerne Townsite Historic District.

*Source: Library of Congress, Geography and Maps Division, Washington, DC.*

Another distinguishing feature of Lake Worth's development is illustrated in the two Sanborn maps from the 1920s. In 1925, several sections of Lake Worth were re-platted and subdivided to allow for residential construction on 25-foot-wide lots, instead of the former 50-and 75-foot-wide lots. The redivision profoundly affected the scale and massing of residential development. This stimulated the construction of extremely modest (and thus more affordable) houses and cottages in Lake Worth in those areas. The effect of this change is illustrated along South J and K Streets, in particular. In some instances, two houses, one built behind the other, occupy the same lot, indicating intense real estate speculation in building lots.

The construction of houses on 25-foot lots in the 1920s and 1930s produced one of the most distinctive streetscapes in Lake Worth (Photo 1). The tightly packed, small-scale residences along J, K, and part of L Streets in the Southeast Townsite Historic District possess an urban appearance in contrast to the more prosperous College Park district in southeast Lake Worth, with its large houses placed on widely spaced building lots.



*Photo 1. View of the 300 Block of South K Street, Southeast Lucerne Townsite Historic District*

Most houses constructed in the Southeast Lucerne Townsite Historic District during the 1920s and 1930s followed the tradition of frame vernacular architecture established in Lake Worth's early years. Easily constructed from standardized materials and according to simple floor plans, these frame vernacular houses were one-story dwellings, usually with a gable-front façade and central entrance. A one-story front porch, either with a gable or hipped roof, provided additional living space. Architectural ornamentation was almost non-existent, although exposed rafter ends and knee-braces below the eaves provided a decorative touch. A typical example is seen at 507 South K Street (Photo 2).



*Photo 2. 507 South K Street, Southeast Lucerne Townsite Historic District*

For homeowners in the College Park subdivision, architects and builders moved beyond the simple and cheaply constructed frame vernacular houses of the 1910s toward buildings reflective of popular national architectural styles. Lake Worth's first building code was instituted in 1925, written by area architects and builders, as well as local fire officials.

The majority of homes constructed in the Southeast Lucerne Townsite Historic District were simpler, although still substantial and showed the influence of nationally popular architectural styles. In addition to the modest frame vernacular houses constructed during this period, two architectural styles predominated in the Southeast Townsite Historic District: the Mediterranean Revival-Mission style and the Bungalow style.

The Mediterranean Revival style received its most elaborate expression in the Palm Beach area in the architecture of Addison Mizner and Lake Worth architect G. Sherman Childs. The house at 301 South K Street embodies some of the features of this style with its stuccoed exterior, the tile roof, and arched windows (Photo 3).



*Photo 3. 301 South K Street, Southeast Lucerne Townsite Historic District*

A much-diluted form of this style, the Mission style, can be seen in numerous houses built in the 1920s in the Southeast Lucerne Townsite Historic District (Photo 4). One example of the Mission style is the house at 410 South K Street. Typical features include the stucco exterior, the nearly square footprint of the main block, a shaped parapet, exposed tile drainpipes, stucco-and-brick front steps, and the entrance and windows with clay-tile shed roofs.



*Photo 4. 410 South K Street, Southeast Lucerne Historic District*

The nationally popular Bungalow Style also made its appearance in Lake Worth during the 1920s. Bungalow houses were usually one- or one-and-one-half-story frame houses on a raised concrete block foundation with a prominent front porch. Often, they featured exposed rafter ends; knee braces at the gable ends; and grouped, double-hung windows whose upper sashes had three or four narrow, vertical lights. Doors often had a window with narrow vertical lights and were sometimes flanked by narrow sidelights. An example is the house at 422 South J Street (Photo 5).



*Photo 5. 422 South J Street, Southeast Lucerne Townsite Historic District*

The frenzied real estate speculation of the Boom Period ended throughout Florida in late 1925 and early 1926. In August 1925, the FEC announced an embargo on freight shipments in south Florida, where ports and rail terminals were already clogged with unused building materials (Historic Property Associates 1993: 10). Two devastating hurricanes in 1926 and 1928 dealt even more crippling blows to Lake Worth's building economy. While repairs to hurricane-damaged buildings stimulated some construction activity in Lake Worth, real estate sales and residential building did not fully recover until after the Great Depression ended in 1939. Generally, the Southeast Lucerne Townsite Historic District contains few buildings from the 1928-1937 period, reflective of the stagnant state of real estate activity in Lake Worth.

The two principal thoroughfares in Lake Worth, Federal Highway and Dixie Highway, developed in the 1920s and 1930s as commercial corridors. Although these commercial blocks have been frequently rebuilt over the years, both roads still maintain much of their historic character with a mixture of small-scale residences, commercial buildings, and motels.

Like many Florida communities, Lake Worth benefited economically from the military build-up that accompanied the United State's entry into World War II. The area experienced significant temporary population growth during the 1940s, due to the many training bases located in the Palm Beach area. The city's population increased from 7,406 in 1940 to 10,615 in 1945 (Archeological Consultants, Inc. 1998: 3-9).

Demand for housing increased dramatically in the post-World War II era. Many veterans returned to Lake Worth after the war, and the area continued to attract Northern retirees. Both population groups found available lots in the eastern half of Lake Worth, where they built modest Minimal Traditional and Masonry Vernacular residences. These houses were built on both the economical 25-foot lots as well as the larger 50-foot lots. Vernacular variants of the International and Ranch architectural styles made their appearance in houses built in Lake Worth during the late 1940s and early 1950s.

Masonry Vernacular houses were a popular house type during this period. Built of brick, tile, or concrete block, these houses were usually one story high, often with a side-gable roof and a projecting gable-roofed ell, creating a modified L plan. What little decorative ornamentation was present was reserved for the front porch, usually built with wrought-iron posts, and at the gable ends, where vent cutouts in a wave or ship design are seen at the attic level. An example is seen at 427 South J Street (Photo 6).



*Photo 6. 427 South J Street, Southeast Lucerne Historic District*

The increased use of automobiles for pleasure travel to Florida after World War II resulted in the building of numerous small-scale motels in Lake Worth, particularly along Federal and Dixie Highways. Builders in the 1940s and 1950s utilized the clean lines and economical construction of the Masonry vernacular and International styles for Lake Worth motels. Masonry construction also leant itself to apartment construction, which also increased after World War II. Although several historic motels along Dixie Highway have been demolished, a few significant clusters of 1940s and 1950s motels still stand along Federal Highway in the Southeast Lucerne Townsite Historic District. A significant apartment building in the district is the Crest Manor Apartment, just east of Dixie Highway. A directory from 1950 lists the Wainwright Apartments at 4426 South K Street, the Croton Lodge Apartments at 102 South L Street, and the Elmera Apartments at 314 South Federal Highway.

Lake Worth city directories from the post-war period indicate that the social and economic make-up of the Southeast Lucerne Townsite Historic District remained decidedly working- and middle-class during the 1940s and 1950s. Among the residents of this area of the city listed in the 1948 Lake Worth city directory are: Fred Cass, general contractor (319 South K Street), Phyllis Mitchell, a nurse (521 South L Street), and Frank Mayers, a dentist (218 South M Street).

By 1950, the city's population had reached nearly 18,000, often doubling during the winter season. Assessed valuation of real estate in Lake Worth was more than $78 million (Lake Worth City Directory 1951: 1). Palm Beach Junior College opened in Lake Worth in 1950-1951. Development continued throughout the city during this period, as is evidenced by numerous Ranch- and International-style residences. These styles, supplemented by the Frame and Masonry Vernacular houses that continued to be built after World War II, replaced the Bungalow and Mission styles in popularity during the 1950s.

# CHAPTER V. ARCHITECTURAL SIGNIFICANCE

Based on its architectural significance, the Southeast Lucerne Townsite Historic District fulfills National Register of Historic Places Criterion C and Lake Worth Local Register Designation Criteria 1, 5, 7, and 9, Section 23.27.04.07 of the Lake Worth Code.

The Southeast Lucerne Townsite Historic District is a primarily residential area (with a small commercial component) located in the City of Lake Worth. The Historic District contains buildings in a variety of popular architectural styles and vernacular building methods including: Frame Vernacular, Bungalow, Mediterranean Revival, Mission, Split Level, Minimal Traditional, Masonry Vernacular, International, and Ranch.

The buildings within the Southeast Lucerne Historic District represent a continuous period of development from the early 1920s through the present. The earliest homes in the district were built in the Frame Vernacular mode. Frame Vernacular, along with Mission, Mediterranean Revival, and Bungalow styles were popular throughout the district during the Florida Boom period of the early 1920s. Building activity slowed between 1927 and 1937, although examples of Frame Vernacular and Bungalow-style houses from this period can be found throughout the district. By the late 1930s, examples of Masonry Vernacular, Minimal Traditional, Split Level and Ranch Style buildings were being constructed in the Southeast Lucerne Townsite Historic District. These styles and building methods, along with the International Style and updated versions of the Mediterranean Revival styles, were built in the Historic District after World War II. The district also contains a small collection of hotels and apartment buildings dating from the 1940s and 1950s.

The Southeast Lucerne Townsite Historic District consists of 393 residential, commercial, and religious buildings. Of these, 289 buildings (74%) are considered contributing historic resources in the district and 104 buildings (26%) are considered non-contributing resources. The non-contributing resources were either not built during the district's period of significance (1912-1952) or have been so altered that they no longer maintain architectural integrity.

*Frame Vernacular* buildings comprise 26 % of the contributing resources in the Southeast Lucerne Townsite Historic District. Features of this building type include hip or gable roofs, a gable-end façade, open or screened front porches with a hipped or gable roof, and a central entrance. Craftsman-style inspired architectural details include exposed rafter tails and knee braces at the house corners or below porch roofs. Frame vernacular houses are sided with weatherboard or German siding, and are sometimes trimmed with contrasting corner boards. Frame Vernacular houses were built in Lake Worth beginning in the 1910s and continued in popularity into the 1950s. Later Frame Vernacular houses feature Colonial Revival-style details at the doors and windows. Examples of Frame Vernacular houses in the Southeast Lucerne Townsite Historic District include:

313 South 5th Avenue (Photo 7)
214-216 South M Street (Photo 8)
315 South L Street (Photo 9)
323 South J Street (Photo 10)

*Mediterranean Revival Style* buildings comprise 1% of the contributing resources in the Southeast Lucerne Townsite Historic District. This style first was developed in the Palm Beach area of Florida in the early 1920s and was popularized by Florida architect Addison Mizner, who constructed elaborate and scrupulously detailed Mediterranean Revival style mansions for his wealthy Palm Beach clients. In Lake Worth, local architect G. Sherman Childs was the foremost practitioner of this style. Examples of this style in the Southeast Lucerne Townsite Historic District are considerably simpler than the Mizner- or Childs-designed houses. Built in the district from the early 1920s to the 1940s, Mediterranean Revival style houses feature a two-story height, frame or clay tile construction with stuccoed exterior, a shaped parapet, clay tile roof (s), arched window heads, decorative iron grillwork, stucco and brick steps, and decorative drain spouts. Examples of the Mediterranean Revival Style in the Southeast Lucerne Townsite Historic District include:

301 South K Street (no photo available)

*Mission Style* buildings comprise 22 % of the contributing resources in the Southeast Lucerne Townsite Historic District. The Mission style was a variant of the Mediterranean Revival style and borrowed many of its features. Built throughout the Southeast Lucerne Townsite Historic District between the 1920s and 1940s, the Mission style was particularly popular during the Florida Land Boom period. This style features a one-story height, smooth- or rough-textured stuccoed walls, a flat roof obscured by a shaped parapet, clay tile shed-roofs over windows and doors, Craftsman-style windows, exposed drainspouts, and arched openings. Examples of the Mission Style in the Southeast Lucerne Townsite Historic District include:

515 South K Street (Photo 11)
511 South K Street (Photo 12)

*Craftsman-style Bungalows* comprise 2% of the contributing resources in the Southeast Lucerne Historic District. The style originated in the West at the turn of the 20th century and was popular in Florida and Lake Worth during the 1920-1940 period. Features of this style include frame construction with weatherboard or German siding; a low-pitched roof, usually extending on the front to shelter a porch; an exposed gable-end chimney; multi-pane upper sash; and an off-center entrance. In Lake Worth, examples of Bungalow and Frame Vernacular houses are almost indistinguishable and the best examples of this style are seen in more affluent areas of the city. Examples of the Bungalow Style in the Southeast Lucerne Townsite Historic District include:

422 South J Street (Photo 13)

*Minimal Traditional* buildings comprise 6% of the contributing resources of the Southeast Lucerne Townsite Historic District. The Minimal Traditional style, popular in the 1930s, developed as a response to the constricted national economy. Builders and owners wished to move beyond the Craftsman-inspired Frame Vernacular and Bungalow, and introduced house designs that featured frame or masonry construction, shallow-pitched roofs with almost no overhang (thus eliminating the exposed rafter ends), false shutters, a louvered attic vent, exposed chimney, and a pedimented porch. After World War II, Minimal Traditional houses were usually masonry, with stuccoed finish and had a projecting front facing gable-roofed ell. Examples of Minimal Traditional buildings in the Southeast Lucerne Townsite Historic District include:

221 South L Street (Photo 14)

*Masonry Vernacular* buildings comprise 33% of the contributing resources of the Southeast Lucerne Townsite Historic District. Masonry construction competed in popularity with frame in Lake Worth during the 1920-1950 period. At first, masonry buildings were constructed of brick but this gave way by the early 1920s to rough- or smooth-faced concrete block. By the late 1920s hollow tile and brick were the most popular materials for masonry homes. After World War II, cinder block was used most frequently. Masonry Vernacular houses were finished with a variety of materials including stucco, brick veneer, stone veneer and tile. Stylistically, they were influenced by such trends as the Mission and Art Deco, although in diluted form. By the 1940s, Masonry vernacular houses were built with an L plan which featured a side gabled main block with a shallow projecting ell on the front and a shallow front porch. The gable ends often featured a vent cutout in a decorative ship or palm tree design. Examples of Masonry Vernacular buildings in the Southeast Lucerne Townsite Historic District include:

302 South K Street (Photo 15)

*International style* buildings comprise 5% of the contributing resources of the Southeast Lucerne Townsite Historic District. Developed in Europe in the 1920s and 1930s, the International Style emphasized industrial materials and forms, a lack of surface architectural ornament, large glass windows and even glass walls, horizontality, and an inward facing design. The style gained popularity in Florida in the 1940s and 1950s and is still referred to as "modern architecture" fifty years later. International style houses were typically masonry or stuccoed to emphasize clean lines and planar surfaces. They usually featured a flat roof or a partially pitched roof to create a clerestory, an attached carport or garage, exposed chimney, often placed at the front of the building, and large windows Because of its clean lines, the International style 9sometimes incorporating features of the earlier Moderne style) was used in the design of apartment buildings and motels. Examples of the International style include:

417 South L Street (Photo 16)

Crest manor Apartments (Photo 17)

*Ranch style* buildings comprise 3% of the contributing resources of the Southeast Lucerne Townsite Historic District. The Ranch style originated in the west in the mid- 1930s and emerged as the dominant style for suburban residences between the 1940s and the 1960s. Ranch style houses emphasized horizontality with attached wings and garages and thus usually required a large, spacious lot. Typically they were of brick, block, or frame construction, with a low-pitched hipped or gable roof. Contrasting materials, such as tile, painted brick or stone veneer, were used as trim around doors, windows, or along the foundation. Glass blocks and pierced cinder blocks also framed carports and garages. Porches are few, and are generally expressed as an extension of a courtyard or the garage wing.

*Split Level* construction reflected the desire to have the garage contained within the main house, rather than as a separate building. Split level houses also altered the overwhelmingly one- and one-and-one-half-story height of buildings in Lake Worth by adding a full two story section with the garage on the first story. Split level houses are seen in the Mission, Minimal Traditional, Masonry Vernacular and Frame Vernacular styles. They comprise 2% of the contributing resources of the Southeast Lucerne Townsite Historic District. An example includes:

411 South 5$^{th}$ Avenue (Photo 18)

# CHAPTER VI. STATEMENT OF SIGNIFICANCE

## CRITERION A

The growth and development of the Southeast Lucerne Townsite Historic District reflects the development of Lake Worth from its founding in 1912 through the early 1950s. This period included the original survey and platting of the Lucerne Townsite (later City of Lake Worth) and its promotion in the 1910s as a resort city for middle class visitors and residents. Later, the Florida Land Boom intensified development in Lake Worth, as residents took advantage of generous financing plans and abundant building materials to construct their homes in Lake Worth. During the 1920s, several blocks of 25-foot lots were subdivided and improved in this area, creating some of the most distinctive streetscapes in Lake Worth. The Great Depression saw minimal construction in this area, but building activity increased markedly after World War II. Development in the immediate post war years and during the 1950s led to the filling in of many vacant lots in the Southeast Lucerne Townsite Historic District, creating a district that has had few later infill buildings dating from after 1955.

## CRITERION C

The beginnings of the Southeast Lucerne Townsite Historic District in the 1910s and early 1920s is reflected in the small concentrations of Frame Vernacular houses along South J, K, and L Streets. During the Florida Land Boom period of the 1920s, builders constructed simplified versions of the Mediterranean Revival, Mission, and Bungalow styles. These are seen throughout the district. The architecture of the few Great Depression-era houses in this area reverted to the Frame Vernacular mode as well as the Minimal Traditional and Split Level. After World War II, returning veterans and retirees alike chose to build in the Masonry Vernacular, International, and Ranch styles. These styles are well represented in the Southeast Lucerne Townsite Historic District.

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*Photo 7. 313 South 5th Avenue, Southeast Lucerne Townsite Historic District*



*Photo 8. 214-216 South M Street Southeast Lucerne Townsite Historic District*



*Photo 9. 315 South L Street Southeast Lucerne Townsite Historic District*



*Photo 10. 323 South J Street, Southeast Lucerne Townsite Historic District*

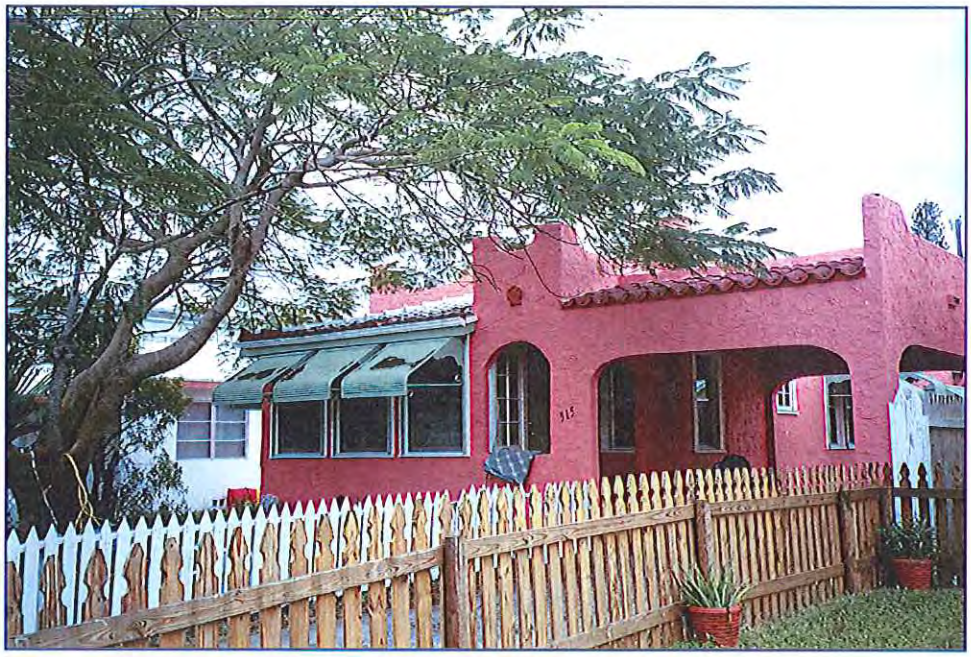


*Photo 11. 515 South K Street, Southeast Lucerne Townsite Historic District*



*Photo 12. 511 South K Street, Southeast Lucerne Townsite Historic District*



*Photo 13. 422 South J Street, Southeast Lucerne Townsite Historic District*



*Photo 14. 221 South L Street, Southeast Lucerne Townsite Historic District*




*Photo 15. 302 South K Street, Southeast Lucerne Townsite Historic District*



*Photo 16. 417 South L Street, Southeast Lucerne Townsite Historic District*



*Photo 17. Crest Manor Apartments, Southeast Lucerne Townsite Historic District*



*Photo 18. 411 South 5th Avenue, Southeast Lucerne Townsite Historic District*

# APPENDIX A
## Inventory of Contributing Buildings by Architectural Style in Southeast Lucerne Townsite Historic District

| Site No. | Address | | Const Date | Style |
|---|---|---|---|---|
| PB07008 | 101 | South J Street | 1940 | Art Moderne |
| PB07102 | 410 | 4th Avenue South | C1915 | Bungalow |
| PB06921 | 231 | South K Street | C1915 | Bungalow |
| PB07068 | 204 | South M Street | C1915 | Bungalow |
| PB07066 | 214-216 | South M Street | C1915 | Bungalow |
| PB07009 | 810 | 1st Avenue South | C1923 | Bungalow |
| PB06957 | 114 | South J Street | C1923 | Bungalow |
| PB06937 | 323 | South K Street | C1923 | Bungalow |
| PB07041 | 502 | 5th Avenue South | C1925 | Bungalow |
| PB06965 | 128 | South J Street | C1925 | Bungalow |
| PB06920 | 230 | South K Street | C1925 | Bungalow |
| PB06929 | 311 | South K Street | C1925 | Bungalow |
| PB07030 | 314 | South L Street | C1925 | Bungalow |
| PB07040 | 432 | South L Street | C1925 | Bungalow |
| PB07062 | 223 | South M Street | C1925 | Bungalow |
| PB11411 | 413 | South J Street | C1935 | Bungalow |
| PB07054 | 311 | South M Street | C1935 | Bungalow |
| PB11488 | 313 | 5th Avenue South | C1930 | Colonial Revival |
| PB07022 | 212 | South L Street | 1915 | Frame Vernacular |
| PB06958 | 118 | South J Street | C1915 | Frame Vernacular |
| PB06966 | 130 | South J Street | C1915 | Frame Vernacular |
| PB06870 | 411 | South J Street | C1915 | Frame Vernacular |
| PB06977 | 107 | South K Street | C1915 | Frame Vernacular |
| PB06928 | 309 | South K Street | C1915 | Frame Vernacular |
| PB06876 | 415 | South K Street | C1915 | Frame Vernacular |
| PB06987 | 105 ½ | South L Street | C1915 | Frame Vernacular |
| PB07023 | 218 | South L Street | C1915 | Frame Vernacular |
| PB06886 | 419 | South L Street | C1915 | Frame Vernacular |
| PB11367 | 609 | 2nd Avenue South | C1920 | Frame Vernacular |
| PB11369 | 612 | 3rd Avenue South | C1920 | Frame Vernacular |
| PB06922 | 710 | 3rd Avenue South | C1923 | Frame Vernacular |
| PB07087 | 109 | South Federal Highway | C1923 | Frame Vernacular |
| PB07088 | 131 | South Federal Highway | C1923 | Frame Vernacular |
| PB07095 | 217 | South Federal Highway | C1923 | Frame Vernacular |
| PB06953 | 106 | South J Street | C1923 | Frame Vernacular |
| PB07011 | 106 ½ | South J Street | C1923 | Frame Vernacular |
| PB06954 | 107 | South J Street | C1923 | Frame Vernacular |
| PB06956 | 111 | South J Street | C1923 | Frame Vernacular |
| PB07013 | 114 ½ | South J Street | C1923 | Frame Vernacular |
| PB06904 | 209 | South J Street | C1923 | Frame Vernacular |
| PB06895 | 316 | South J Street | C1923 | Frame Vernacular |
| PB06868 | 422 | South J Street | C1923 | Frame Vernacular |
| PB06865 | 431 | South J Street | C1923 | Frame Vernacular |
| PB06909 | 202 | South K Street | C1923 | Frame Vernacular |
| PB06916 | 217 | South K Street | C1923 | Frame Vernacular |
| PB06990 | 113 | South L Street | C1923 | Frame Vernacular |
| PB06948 | 223 | South L Street | C1923 | Frame Vernacular |
| PB07025 | 224 | South L Street | C1923 | Frame Vernacular |
| PB07033 | 325 | South L Street | C1923 | Frame Vernacular |

| Site No. | Address | | Const Date | Style |
|---|---|---|---|---|
| PB07077 | 103 | South M Street | C1923 | Frame Vernacular |
| PB07070 | 128 | South M Street | C1923 | Frame Vernacular |
| PB07049 | 330 | South M Street | C1923 | Frame Vernacular |
| PB07045 | 409 | South M Street | C1923 | Frame Vernacular |
| PB11372 | 418 | 3rd Avenue South | C1925 | Frame Vernacular |
| PB07060 | 422 | 3rd Avenue South | C1925 | Frame Vernacular |
| PB06946 | 615 | 3rd Avenue South | C1925 | Frame Vernacular |
| PB07012 | 112 | South J Street | C1925 | Frame Vernacular |
| PB06902 | 217 | South J Street | C1925 | Frame Vernacular |
| PB06894 | 318 | South J Street | C1925 | Frame Vernacular |
| PB06891 | 408 | South J Street | C1925 | Frame Vernacular |
| PB06869 | 417 | South J Street | C1925 | Frame Vernacular |
| PB06867 | 428 | South J Street | C1925 | Frame Vernacular |
| PB06980 | 106 | South K Street | C1925 | Frame Vernacular |
| PB06979 | 110 | South K Street | C1925 | Frame Vernacular |
| PB06976 | 111 | South K Street | C1925 | Frame Vernacular |
| PB06973 | 122 | South K Street | C1925 | Frame Vernacular |
| PB06972 | 124 | South K Street | C1925 | Frame Vernacular |
| PB06969 | 127 | South K Street | C1925 | Frame Vernacular |
| PB06970 | 128 | South K Street | C1925 | Frame Vernacular |
| PB06914 | 211 | South K Street | C1925 | Frame Vernacular |
| PB06918 | 225 | South K Street | C1925 | Frame Vernacular |
| PB06923 | 302 | South K Street | C1925 | Frame Vernacular |
| PB06930 | 314 | South K Street | C1925 | Frame Vernacular |
| PB06931 | 318 | South K Street | C1925 | Frame Vernacular |
| PB06935 | 319 | South K Street | C1925 | Frame Vernacular |
| PB06936 | 321 | South K Street | C1925 | Frame Vernacular |
| PB06873 | 409 | South K Street | C1925 | Frame Vernacular |
| PB06879 | 425 | South K Street | C1925 | Frame Vernacular |
| PB06880 | 427 | South K Street | C1925 | Frame Vernacular |
| PB06989 | 111 | South L Street | C1925 | Frame Vernacular |
| PB06993 | 123 | South L Street | C1925 | Frame Vernacular |
| PB06951 | 205 | South L Street | C1925 | Frame Vernacular |
| PB07021 | 208 | South L Street | C1925 | Frame Vernacular |
| PB06949 | 211 | South L Street | C1925 | Frame Vernacular |
| PB07024 | 220 | South L Street | C1925 | Frame Vernacular |
| PB07028 | 308 | South L Street | C1925 | Frame Vernacular |
| PB07031 | 318 | South L Street | C1925 | Frame Vernacular |
| PB06944 | 321 | South L Street | C1925 | Frame Vernacular |
| PB06943 | 325 | South L Street | C1925 | Frame Vernacular |
| PB06941 | 329 | South L Street | C1925 | Frame Vernacular |
| PB07038 | 418 | South L Street | C1925 | Frame Vernacular |
| PB06885 | 421 | South L Street | C1925 | Frame Vernacular |
| PB07064 | 217 | South M Street | C1925 | Frame Vernacular |
| PB07063 | 218 | South M Street | C1925 | Frame Vernacular |
| PB07057 | 301 | South M Street | C1925 | Frame Vernacular |
| PB07052 | 319 | South M Street | C1925 | Frame Vernacular |
| PB07048 | 325 | South M Street | C1925 | Frame Vernacular |
| PB07050 | 328 | South M Street | C1925 | Frame Vernacular |
| PB07047 | 331 | South M Street | C1925 | Frame Vernacular |
| PB07043 | 419 | South M Street | C1925 | Frame Vernacular |
| PB11368 | 610 | 2nd Avenue South | C1930 | Frame Vernacular |
| PB11371 | 420 | 3rd Avenue South | C1930 | Frame Vernacular |
| PB11489 | 311 | 5th Avenue South | C1930 | Frame Vernacular |

| Site No. | Address | | Const Date | Style |
|---|---|---|---|---|
| PB11404 | 303 | South J Street | C1930 | Frame Vernacular |
| PB11408 | 317 | South J Street | C1930 | Frame Vernacular |
| PB11412 | 417 | South J Street | C1930 | Frame Vernacular |
| PB11414 | 431 | South J Street | C1930 | Frame Vernacular |
| PB11416 | 507 | South J Street | C1930 | Frame Vernacular |
| PB11429 | 514 | South J Street | C1930 | Frame Vernacular |
| PB11418 | 515 | South J Street | C1930 | Frame Vernacular |
| PB11428 | 516 | South J Street | C1930 | Frame Vernacular |
| PB11427 | 518 | South J Street | C1930 | Frame Vernacular |
| PB11420 | 519 | South J Street | C1930 | Frame Vernacular |
| PB11425 | 524 | South J Street | C1930 | Frame Vernacular |
| PB11424 | 526 | South J Street | C1930 | Frame Vernacular |
| PB11452 | 504 | South K Street | C1930 | Frame Vernacular |
| PB11434 | 505 | South K Street | C1930 | Frame Vernacular |
| PB11448 | 520 | South K Street | C1930 | Frame Vernacular |
| PB11447 | 522 | South K Street | C1930 | Frame Vernacular |
| PB11458 | 521 | South L Street | C1930 | Frame Vernacular |
| PB11459 | 525 | South L Street | C1930 | Frame Vernacular |
| PB11460 | 527 | South L Street | C1930 | Frame Vernacular |
| PB11461 | 529 | South L Street | C1930 | Frame Vernacular |
| PB11467 | 505 | South M Street | C1930 | Frame Vernacular |
| PB06908 | 709-711 | 2nd Avenue South | C1935 | Frame Vernacular |
| PB07091 | 211 | South Federal Highway | C1935 | Frame Vernacular |
| PB06964 | 131 | South J Street | C1935 | Frame Vernacular |
| PB11405 | 305 | South J Street | C1935 | Frame Vernacular |
| PB11415 | 505 | South J Street | C1935 | Frame Vernacular |
| PB11430 | 506 | South J Street | C1935 | Frame Vernacular |
| PB11419 | 517 | South J Street | C1935 | Frame Vernacular |
| PB06932 | 324 | South K Street | C1935 | Frame Vernacular |
| PB06938 | 327 | South K Street | C1935 | Frame Vernacular |
| PB06883 | 430 | South K Street | C1935 | Frame Vernacular |
| PB11451 | 506 | South K Street | C1935 | Frame Vernacular |
| PB11435 | 507 | South K Street | C1935 | Frame Vernacular |
| PB11444 | 530 | South K Street | C1935 | Frame Vernacular |
| PB11443 | 532 | South K Street | C1935 | Frame Vernacular |
| PB11465 | 512 | South L Street | C1935 | Frame Vernacular |
| PB11456 | 513 | South L Street | C1935 | Frame Vernacular |
| PB11457 | 517 | South L Street | C1935 | Frame Vernacular |
| PB11462 | 530 | South L Street | C1935 | Frame Vernacular |
| PB06903 | 211 | South J Street | 1924 | Masonry Vernacular |
| PB07010 | 815 | 1st Avenue South | C1923 | Masonry Vernacular |
| PB07097 | 301 | South Federal Highway | C1923 | Masonry Vernacular |
| PB06959 | 115 | South J Street | C1923 | Masonry Vernacular |
| PB06899 | 231 | South J Street | C1923 | Masonry Vernacular |
| PB06881 | 429 | South K Street | C1923 | Masonry Vernacular |
| PB06945 | 317 | South L Street | C1923 | Masonry Vernacular |
| PB07020 | 519 | 2nd Avenue South | C1925 | Masonry Vernacular |
| PB07059 | 416 | 3rd Avenue South | C1925 | Masonry Vernacular |
| PB11370 | 608 | 3rd Avenue South | C1925 | Masonry Vernacular |
| PB06889 | 605 | 4th Avenue South | C1925 | Masonry Vernacular |
| PB06940 | 720 | 4th Avenue South | C1925 | Masonry Vernacular |
| PB07101 | 331 | South Federal Highway | C1925 | Masonry Vernacular |
| PB06900 | 222 | South J Street | C1925 | Masonry Vernacular |
| PB06871 | 401 | South J Street | C1925 | Masonry Vernacular |

| Site No. | Address | | Const Date | Style |
|---|---|---|---|---|
| PB06866 | 430 | South J Street | C1925 | Masonry Vernacular |
| PB06924 | 306 | South K Street | C1925 | Masonry Vernacular |
| PB06925 | 308 | South K Street | C1925 | Masonry Vernacular |
| PB06874 | 413 | South K Street | C1925 | Masonry Vernacular |
| PB06877 | 419 | South K Street | C1925 | Masonry Vernacular |
| PB11366 | 513 | 2nd Avenue South | C1930 | Masonry Vernacular |
| PB11417 | 513 | South J Street | C1930 | Masonry Vernacular |
| PB11421 | 523 | South J Street | C1930 | Masonry Vernacular |
| PB11422 | 605 | South J Street | C1930 | Masonry Vernacular |
| PB11474 | 531 | South M Street | C1930 | Masonry Vernacular |
| PB06986 | 608 | 1st Avenue South | C1935 | Masonry Vernacular |
| PB06968 | 706 | 1st Avenue South | C1935 | Masonry Vernacular |
| PB06967 | 708 | 1st Avenue South | C1935 | Masonry Vernacular |
| PB06995 | 710 | 2nd Avenue South | C1935 | Masonry Vernacular |
| PB06907 | 715 | 2nd Avenue South | C1935 | Masonry Vernacular |
| PB06906 | 717 | 2nd Avenue South | C1935 | Masonry Vernacular |
| PB07058 | 419 | 3rd Avenue South | C1935 | Masonry Vernacular |
| PB06898 | 815 | 3rd Avenue South | C1935 | Masonry Vernacular |
| PB06890 | 607 ½ | 4th Avenue South | C1935 | Masonry Vernacular |
| PB07090 | 205 | South Federal Highway | C1935 | Masonry Vernacular |
| PB11490 | 505 | South Federal Highway | C1935 | Masonry Vernacular |
| PB06960 | 117 | South J Street | C1935 | Masonry Vernacular |
| PB06961 | 119 | South J Street | C1935 | Masonry Vernacular |
| PB06963 | 127 | South J Street | C1935 | Masonry Vernacular |
| PB06905 | 212 | South J Street | C1935 | Masonry Vernacular |
| PB06901 | 221 | South J Street | C1935 | Masonry Vernacular |
| PB06896 | 313 | South J Street | C1935 | Masonry Vernacular |
| PB06893 | 324 | South J Street | C1935 | Masonry Vernacular |
| PB06892 | 326 | South J Street | C1935 | Masonry Vernacular |
| PB11530 | 409 | South J Street | C1935 | Masonry Vernacular |
| PB11431 | 502 | South J Street | C1935 | Masonry Vernacular |
| PB11423 | 528-530 | South J Street | C1935 | Masonry Vernacular |
| PB06978 | 105 | South K Street | C1935 | Masonry Vernacular |
| PB06975 | 119 | South K Street | C1935 | Masonry Vernacular |
| PB06974 | 120 | South K Street | C1935 | Masonry Vernacular |
| PB06911 | 208 ½ | South K Street | C1935 | Masonry Vernacular |
| PB06915 | 215 | South K Street | C1935 | Masonry Vernacular |
| PB06912 | 216 | South K Street | C1935 | Masonry Vernacular |
| PB06917 | 221 | South K Street | C1935 | Masonry Vernacular |
| PB06927 | 305 | South K Street | C1935 | Masonry Vernacular |
| PB06934 | 315 | South K Street | C1935 | Masonry Vernacular |
| PB06933 | 326 | South K Street | C1935 | Masonry Vernacular |
| PB06882 | 431 | South K Street | C1935 | Masonry Vernacular |
| PB11432 | 501 | South K Street | C1935 | Masonry Vernacular |
| PB11453 | 502 | South K Street | C1935 | Masonry Vernacular |
| PB11449 | 518 | South K Street | C1935 | Masonry Vernacular |
| PB11440 | 519 | South K Street | C1935 | Masonry Vernacular |
| PB07019 | 102 | South L Street | C1935 | Masonry Vernacular |
| PB06988 | 109 | South L Street | C1935 | Masonry Vernacular |
| PB06991 | 115 | South L Street | C1935 | Masonry Vernacular |
| PB06992 | 121 | South L Street | C1935 | Masonry Vernacular |
| PB06994 | 131 | South L Street | C1935 | Masonry Vernacular |
| PB06950 | 207 | South L Street | C1935 | Masonry Vernacular |
| PB07029 | 310 | South L Street | C1935 | Masonry Vernacular |

| Site No. | Address | | Const Date | Style |
|---|---|---|---|---|
| PB07032 | 322 | South L Street | C1935 | Masonry Vernacular |
| PB07034 | 332 | South L Street | C1935 | Masonry Vernacular |
| PB07035 | 402 | South L Street | C1935 | Masonry Vernacular |
| PB07036 | 404 | South L Street | C1935 | Masonry Vernacular |
| PB06887 | 407 | South L Street | C1935 | Masonry Vernacular |
| PB07039 | 430 | South L Street | C1935 | Masonry Vernacular |
| PB07074 | 112 | South M Street | C1935 | Masonry Vernacular |
| PB07072 | 118 | South M Street | C1935 | Masonry Vernacular |
| PB07056 | 306 | South M Street | C1935 | Masonry Vernacular |
| PB07055 | 314 | South M Street | C1935 | Masonry Vernacular |
| PB07053 | 315 | South M Street | C1935 | Masonry Vernacular |
| PB07046 | 403-405 | South M Street | C1935 | Masonry Vernacular |
| PB07044 | 414 | South M Street | C1935 | Masonry Vernacular |
| PB07042 | 426 | South M Street | C1935 | Masonry Vernacular |
| PB11477 | 510 | South M Street | C1935 | Masonry Vernacular |
| PB11491 | 521 | South Federal Highway | C1940 | Masonry Vernacular |
| PB11492 | 531 | South Federal Highway | C1940 | Masonry Vernacular |
| PB06962 | 123 | South J Street | C1940 | Masonry Vernacular |
| PB11407 | 315 | South J Street | C1940 | Masonry Vernacular |
| PB11413 | 427 | South J Street | C1940 | Masonry Vernacular |
| PB11441 | 523 | South K Street | C1940 | Masonry Vernacular |
| PB11466 | 501-503 | South M Street | C1940 | Masonry Vernacular |
| PB11476 | 524 | South M Street | C1940 | Masonry Vernacular |
| PB11475 | 526 | South M Street | C1940 | Masonry Vernacular |
| PB11365 | 507/509 | 2nd Avenue South | C1945 | Masonry Vernacular |
| PB06955 | 109 | South J Street | C1915 | Minimal Traditional |
| PB07065 | 212 | South M Street | C1915 | Minimal Traditional |
| PB06947 | 229 | South L Street | C1925 | Minimal Traditional |
| PB06952 | 603 | 2nd Avenue South | C1930 | Minimal Traditional |
| PB11471 | 519 | South M Street | C1930 | Minimal Traditional |
| PB11406 | 311 | South J Street | C1935 | Minimal Traditional |
| PB11426 | 522 | South J Street | C1935 | Minimal Traditional |
| PB06913 | 218 | South K Street | C1935 | Minimal Traditional |
| PB06939 | 331 | South K Street | C1935 | Minimal Traditional |
| PB11454 | 501 | South L Street | C1935 | Minimal Traditional |
| PB11464 | 516 | South L Street | C1935 | Minimal Traditional |
| PB11468 | 509 | South M Street | C1935 | Minimal Traditional |
| PB11469 | 511 | South M Street | C1935 | Minimal Traditional |
| PB11470 | 515 | South M Street | C1935 | Minimal Traditional |
| PB11473 | 529 | South M Street | C1935 | Minimal Traditional |
| PB07027 | 232 | South L Street | C1920 | Mission |
| PB06875 | 410 | South K Street | C1923 | Mission |
| PB06942 | 327 | South L Street | C1923 | Mission |
| PB07075 | 109 | South M Street | C1923 | Mission |
| PB07073 | 114 | South M Street | C1923 | Mission |
| PB07071 | 126 | South M Street | C1923 | Mission |
| PB07067 | 208 | South M Street | C1923 | Mission |
| PB07061 | 424 | 3rd Avenue South | C1925 | Mission |
| PB07104 | 411 | South Federal Highway | C1925 | Mission |
| PB06897 | 307 | South J Street | C1925 | Mission |
| PB06971 | 126 | South K Street | C1925 | Mission |
| PB06910 | 208 | South K Street | C1925 | Mission |
| PB06919 | 228 | South K Street | C1925 | Mission |
| PB06926 | 301 | South K Street | C1925 | Mission |

| Site No. | Address | | Const Date | Style |
|---|---|---|---|---|
| PB06872 | 401 | South K Street | C1925 | Mission |
| PB06878 | 426 | South K Street | C1925 | Mission |
| PB07026 | 226 | South L Street | C1925 | Mission |
| PB07037 | 416 | South L Street | C1925 | Mission |
| PB06884 | 431 | South L Street | C1925 | Mission |
| PB07076 | 105-107 | South M Street | C1925 | Mission |
| PB07069 | 203 | South M Street | C1925 | Mission |
| PB07051 | 326 | South M Street | C1925 | Mission |
| PB11479 | 411 | 5th Avenue South | C1930 | Mission |
| PB11409 | 405 | South J Street | C1930 | Mission |
| PB11410 | 407 | South J Street | C1930 | Mission |
| PB11433 | 503 | South K Street | C1930 | Mission |
| PB11450 | 508 | South K Street | C1930 | Mission |
| PB11436 | 509 | South K Street | C1930 | Mission |
| PB11437 | 511 | South K Street | C1930 | Mission |
| PB11438 | 513 | South K Street | C1930 | Mission |
| PB11439 | 515 | South K Street | C1930 | Mission |
| PB11446 | 524 | South K Street | C1930 | Mission |
| PB11445 | 526 | South K Street | C1930 | Mission |
| PB11442 | 529 | South K Street | C1930 | Mission |
| PB11463 | 518 | South L Street | C1930 | Mission |
| PB11478 | 506 | South M Street | C1930 | Mission |
| PB11472 | 523 | South M Street | C1930 | Mission |
| PB11455 | 507 | South L Street | C1940 | Ranch |