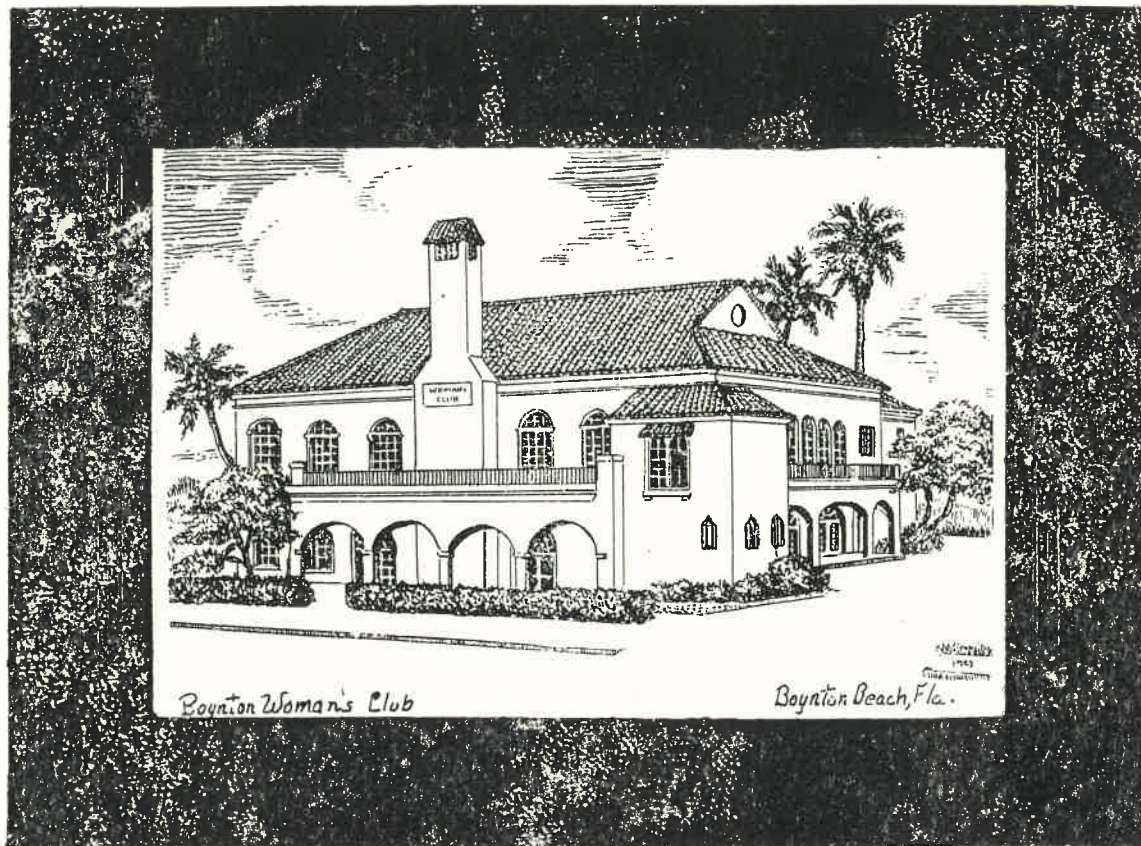


EXTRA COPY of ARC 975.932 Boynton
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CITY OF BOYNTON BEACH, FLORIDA

HISTORIC SITES SURVEY



Prepared For:

City of Boynton Beach, Florida
Planning and Zoning Department

Research Atlantica, Inc.
September 1996

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The Historic Sites Survey of the City of Boynton Beach was a cooperative effort performed by many people. Like all successful surveys, it was only with the community's help and cooperation that much of the information could be gathered and recorded.

The City of Boynton Beach supported this project with the matching funds required to obtain a grant from the State Division of Historical Resources. Special thanks should be given to Mayor Jerry Taylor and City Manager Carrie Parker. The help of: Tambri Heyden, Director of the Planning and Zoning Department; Michael Rumpf, Senior Planner; Dan De Carlo, Assistant Planner; Jerzy Lewicki, Assistant Planner; Jose Alfaro, Planning Technician; and Debbie Reamsnyder, Clerk/Receptionist was invaluable. Special mention must be given to Betty Sangi from the City Clerk's office.

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Staff members from the Boynton Beach Historical Society, Historical Society of Palm Beach County, Historical Palm Beach County Preservation Board, and the Cornell Archives Room of the Delray Beach Historical Society were all extremely helpful with their special collections. Stanley Weaver and his family generously gave their time to edit portions of the survey.

We would also like to thank the staff at the Florida Division of Historical Resources, Florida Department of State. Their leadership, suggestions and support help all of us in Florida who work for historic preservation.

Without the citizens and property owners of the City of Boynton Beach none of this survey could have been completed. They permitted photographs and site inspections, and answered questions to the best of their knowledge. An historic sites survey is a working tool and as such is never complete. Forms and recommendations should be updated as new information becomes available. It is

the hope of the staff of Research Atlantica, Inc. that this survey will be the basis for future historic preservation programs in the City of Boynton Beach and will help the community recognize the important place their city holds in South Florida history.

Cover sketch courtesy of the Boynton Woman's Club.

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INTRODUCTION

The Purpose of Historic Preservation

Increasingly in South Florida, historic and cultural resources are threatened by destruction due to rapid growth in population and ensuing development. Resources are links with the past, they make communities unique, giving them a "sense of place," and provide a source of pride. More importantly, historic resources allow for the education of present and future generations of their place and time in the continuum of the human experience and societal development. The purpose of historic preservation is not to halt growth or change, because it is recognized that both are needed to keep a community alive. The purpose of historic preservation is to integrate the past with the present and the future.

What Are Historic Resources?

Historic resources as defined in Chapter 267 of the Florida Statutes are:

"any prehistoric or historic district, site, building, object, or other real or personal property of historical, architectural, or archaeological value. These properties or resources may include, but are not limited to, monuments, memorials, Indian habitation, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure trove, artifacts, or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the state." (s.267.021(3), F.S. 1986)

Historic resources are the non-renewable visible remains of the past. Once they are lost, they can never be replaced. The preservation and maintenance of historic resources results in a community's sense of stewardship for present and future generations. The analysis and interpretation of historic resources are not undertaken just to understand the past, but to give a community a sense of its unique place in history.

The National Register of Historic Places and the Florida Site File Inventory

Historic resources are defined in a national context by the **National Register of Historic Places** which is maintained by the National Park Service, under the Department of the Interior. The criteria used by the National Register to determine historical significance can also be used as a guideline for local determination and listing. The criteria for listing on the National Register are:

1. A property is associated with events which have made a significant contribution to the broad patterns of history; or
2. A property is associated with the lives of persons significant in the past; or
3. A property is significant if it embodies the distinctive characteristics of a type, period, or method of construction, for example, it represents the work of a master, or if it possesses high artistic values, or if it represents a significant and distinguishable entity whose components may lack individual distinction, such as a district; or
4. A property which yields, or may be likely to yield, information important in prehistory or history.

The Florida Department of State, Division of Historical Resources utilizes the national criteria but is less restrictive about what is included in the Florida Site File. The Florida Site File (FSF) inventory (formally the Florida Master Site File), is maintained by the Florida Department of State, Division of Historical Resources and is utilized as a first source information bank for local preservation planning. The general procedure for generating an inventory is to record all resources which are fifty years or older. However, a site does not necessarily have to be fifty years old if an important person or event is associated with the resource, nor does it have to be historically or architecturally significant for recording. All sites, buildings, structures and objects, no matter how insignificant they may seem, should be recorded on a FSF form to have a comprehensive inventory of historic resources in a community.

Historic site surveys are important because they are the first step in establishing a community's historic preservation program. Surveys are conducted to develop an inventory of historic resources in a community, and are used as the foundation for preservation planning. Surveys identify styles of architecture, dates of construction, and condition of historic resources. When available, surveys identify past and present owners and their place in a community's history. Surveys, therefore, build awareness in a community of the scope and significance of their cultural resources.

Several types of historic resources can be recorded on the FSF, such as buildings, engineering structures, objects, landscapes, and archaeological sites. In the present survey of the City of Boynton Beach only buildings and one engineering structure were recorded. Each site's physical characteristics and historic significance are recorded in a systematic way on a Florida Site File form. With few exceptions, a site needs to be fifty years or older to warrant recording. Each site is assigned its own identification number by the Division of Historical Resources, Florida Department of State. The site's location is indicated on a United States Geological Survey map, and a photograph is taken. The forms, maps, and photographs are then sent to the Division of Historical Resources for processing.

The forms become part of a state wide informational data base and are cross referenced into the state's computerized Geographical Information System. Recording sites on the FSF does not in any way provide protection for a site. Surveys are strictly a means by which a community can inventory their historic resources.

Survey Method

An historic sites survey is a systematic and detailed recording of historic resources. Surveys may be either thematic in scope or geographic. Examples of thematic surveys would record only those resources of a predetermined type (i.e. all Frame Vernacular Architecture within a predetermined area). A geographic survey, when properly conducted is comprehensive for the area surveyed and includes all historic resources within the area. In the case of Boynton Beach, Florida, a geographic survey was conducted using the city boundaries and every effort was made to be comprehensive in respect to the built environment of the city. The survey area within the city limits includes an irregular shaped area from the Intracoastal Waterway west to Congress Avenue. The north/south boundaries are from Gulfstream Boulevard to Lake Shore Drive.

The method of conducting an historic sites survey is logical and consists of three important steps. First the historic literature is examined to determine the period of development for the city and the pioneer families involved in this development. In this review, staff identified and reviewed seventy eight buildings previously cited by the 1990 Boynton Beach Historic House Inventory. Also included was the Boynton Beach Bridge (930105) which has been cited in The Historic Highway Bridges of Florida as one of 208 historic vehicular bridges in the state.

The second step in an historic site survey is the field work. Windshield and pedestrian surveys were conducted to determine what additional structures from the history of Boynton Beach were still intact. Site data was recorded, photographs were taken and confirmation of building dates was attempted by interviewing property owners and by reviewing the Palm Beach County tax rolls for all the properties included in the survey. This basic information was then recorded on Florida Site File forms and maps were drawn so that all properties could be easily found by interested parties. All information was entered on the computer and disks of all forms will be sent to Tallahassee along with hard copies.

Final analysis of the properties was completed and recommendations were made for future action. Final reports should be made available to the public through the Planning and Zoning Department of the City of Boynton Beach, Florida. Original negatives are stored at Research Atlantica, Inc. in Coral Springs, Florida. Copies

of the report should also be available through the Boynton Beach Historical Society and the local library.

IMPORTANT DATES IN THE HISTORY OF THE CITY OF BOYNTON BEACH, FLORIDA

- | | |
|------------------|--|
| Pre 16th Century | -Indian occupation of the area comprising present day Palm Beach County. The Native Americans are believed to be Jaega or Ais. |
| 1513 | -Ponce de Leon reaches Florida and claims the land for Spain. |
| 1696 | -Jonathan Dickinson's shipwreck and subsequent account of the Indians along the east coast of Florida. |
| 1763 | -Great Britain takes control of Florida. |
| 1784 | -The Second Spanish Era begins. |
| 1814-1819 | -First Seminole War. |
| 1821 | -President James Monroe signs the Adams-Onís Treaty ceding Florida to the United States. |
| 1836-1842 | -Second Seminole War. |
| 1837 | -Major Nathan Smith Boynton is born in Port Huron, Michigan |
| 1838 | -Military Trail is cut west of Boynton Beach. |
| 1845 | -Florida becomes the 27th State in the Union. |
| 1855-1858 | -Third Seminole War. |
| 1860 | -The Jupiter Lighthouse, the oldest structure in Palm Beach County, is completed. |
| 1861 | -Florida secedes from the Union during the Civil War. |
| 1872 | -H.D. Pierce becomes assistant keeper at the Jupiter Lighthouse |
| 1877 | -Dexter Hubel and his family arrive from Michigan and settle on an ocean ridge south of Boynton Beach. |

- 1885 -"Barefoot Mailman" begins to travel the beach.
- 1890s -Two black families, the Kings and the Cades, begin to farm in Boynton.
- 1894 -The East Coast Canal is completed from Jacksonville to Miami. Major Nathan S. Boynton and Congressman William S. Linton explore South Florida.
- 1895 -Boynton buys the Hubel homestead and begins construction of the Boynton Hotel.
- 1896 -First boatload of new residents arrive in Boynton. Charles W. Pierce opens his general store on Ocean Avenue and the F.E.C. train service arrives. A temporary school building is constructed.
- 1897 -Frederick S. Dewey, secretary to Henry Flagler, purchases land which he later divides and sells.
- 1898 -Dewey records the plat of the Town of Boynton.
- 1900 -The population of Boynton reaches 83. The first permanent school opens. The area becomes well-known as a supplier of tomatoes and pineapples.
- 1901 -William Cox becomes the first postmaster.
- 1905 -Boynton Methodist Episcopal Church South is established and Henry Flagler donates \$250 toward the building construction. Black pioneer W.C. Girtman builds a home for his family.
- 1907 -Federal Highway opens.
- 1908 -Saint John Baptist Church is founded by Reverend James Butler and Sister Sarah Sims.
- 1909 -Creation of the Boynton Woman's Club. Norwegian ship "Coquimbo" runs aground off Boynton, salvaged cargo of lumber is sold to locals.
- 1910 -Lumber from the "Coquimbo" is used to construct the H.B. Murray house and the first Boynton Woman's Club.

- 1911 -Major Nathan S. Boynton dies. First bridge completed over the East Coast Canal at Ocean Avenue. The Woman's Club joins the Florida Federation of Women's Clubs and opens the first library which is staffed by volunteers.
- 1913 -Boynton School, designed by architect W. W. Maughlin, is constructed to replace the overcrowded wooden school.
- 1915 -First Bank of Boynton is opened.
- 1916 -The ocean road known as AIA is opened and black-topped.
- 1920 -Boynton is incorporated as a town and the police department is organized.
- 1921 -John Meredith installs the town's first electric lights. The sewer system is installed and the Chamber of Commerce is formed.
- 1923 -The first municipal water system is completed.
- 1924 -City gives Addison Mizner 6,200 feet of ocean front land. In exchange, Mizner's group is to build a new Ocean Boulevard for the city. \$100,000 bond is approved for new City Hall. Volunteer fire department starts.
- 1925 -The road known as Mizner Mile is dedicated. Boynton Elementary School (for blacks) is built to replace an earlier one-story school. Doctor Marion Weems Sr. arrives in Boynton. The new Woman's Club building is designed by Addison Mizner, Major Boynton's heirs donate \$35,000 for the construction of the Woman's Club building as a memorial to him. Boynton Hotel is demolished. Hotel Blake is planned as one of finest in Florida.
- 1926 -Seaboard Air Line Railway Station is completed. Boynton Inlet, A.K.A. South Lake Worth Inlet, opens. Two Hurricanes hit the area! City commission enjoined from building new Mizner-designed City Hall.
- 1927 -Boynton Beach High School is constructed. The East Coast Canal is renamed the Intracoastal Waterway when the Florida Inland Navigation District is formed.

1928	-Boynton Beach Casino opens as a community gathering place.
Late 1920s	-Boynton Beach gets first telephone lines.
1928	-Direct hit by Hurricane! Town Hall, Hotel Cassandra, First Methodist Church destroyed, high school badly damaged,
1930s	-Landscape architect C.O. Miller develops Rainbow Tropical Gardens. Vogwill family develops the Lee Manor Inn.
1931	-Boynton (west of Intracoastal) and Boynton Beach (east of Intracoastal) become two separate municipalities.
1935	-Ocean Avenue bridge built.
1936	-Alberts & Merkel Brothers begin nursery.
1939	-Boynton Beach changes name to Ocean Ridge.
1941	-Boynton changes name to Boynton Beach.
1942	-German submarine torpedoes tanker S.S. Eclipse off Boynton Beach.
1946	-Lucille and Otley Scott open a restaurant at the Casino. "The Boynton Beach News" begins publication.
1947	-City Hall is constructed.
1950	-Boynton Beach's population reaches 2,543.
1959	-Bethesda Memorial Hospital opens.
1960	-Civic Center built. Population reaches 10,400.
1961	-Dedication of the City Library.
1962	-New water treatment plant opens.
1967	-15th Avenue bridge completed. Beach front Casino is torn down.
1968	-WXEL requests broadcast license.

- 1968 -Boynton Beach Historical Society formed.
- 1970 -Incorporation of the Greater Boynton Beach Chamber of Commerce.
- 1977 -FEC reduced to single track.
- 1977 -I-95 completed through Boynton Beach.
- 1979 -Boynton Woman's Club listed on the National Register of Historic Places.
- 1983 -Motorola opens operation in Boynton Beach.
- 1985 -Boynton Beach Mall completed.
- 1985 -Quantum Corporate Park developed.
- 1990 -Boynton Beach's population reaches 46,194.
- 1990 -Tri-Rail Station opens.
- 1993 -Boynton Beach Interchange for the Turnpike opens.
- 1994 -1913 Schoolhouse listed on the National Register of Historic Places.
- 1994 -City bus service begins.
- 1995 -New water tower built.
- 1995 -Boynton Beach Centennial Celebration.

THE GROWTH AND DEVELOPMENT OF THE CITY OF BOYNTON BEACH:

A CHRONOLOGICAL OVERVIEW

The topographical area which encompasses the City of Boynton Beach is known as the Atlantic Coastal Ridge. This geographical term is used to describe a narrow ridge that extends along the eastern coast of the United States from Georgia to the southern portion of Dade County. Boynton Beach is located within the coastal low lands portion of the ridge where the rock formation is known as the Anastasia Formation. Formed approximately 100,000 years ago, Anastasia is porous bedrock composed of coquina and is known as a fair to good aquifer. The Atlantic Coastal Ridge, considered the youngest rock formation in the United States, is also called the rim of the Everglades.¹

Prior to the sixteenth century discovery of Florida by Spanish explorers, the area around today's Boynton Beach was inhabited by Native Americans. Nomadic hunters roamed throughout Florida for 10,000 years before European settlement began. Although the specific Indian group that lived in this area is unknown it is believed that they were either the Jaega or Ais Indians.² These semi-nomadic Indians were hunters and gatherers who settled near streams, inlets and coastal areas where fish and game were plentiful. Excavation of midden mounds and burial mounds in western Boynton Beach show an area abundant with oak trees, banyans, sabal palmettos, red maple, cypress, wild citrus and berries. Numerous pottery shards dating as early as 150 B.C. and a few more recent arrowheads have also been uncovered at these mounds. Charcoal remains date between 300 and 900 A.D. Glass, gold and silver beads dating from the sixteenth century have been discovered with human burials at the same west Boynton Beach site. The glass

¹John Edward Hoffmeister, Land from the Sea: The Geologic Story of South Florida, (Coral Gables: 1974) 21.

²Interview with Robert Carr, Dade County Archaeologist, Miami, FL, 8 April 1996.

beads are attributed to Spanish influences.³ By the late 1700s all of the native population had died from either European diseases, warfare or slavery.⁴

Spanish exploration and settlement of Florida began in 1513 with Ponce de Leon. Other sixteenth century Spanish explorers included Panfilo de Narvaez and Hernando de Soto. While no definitive references have been made to the Boynton Beach area, it is quite possible that Spanish ships returning to Spain laden with New World treasures sailed past Boynton Beach where Gulf Stream currents are closer to shore than in any other location on the eastern coast. Frequent hurricanes were responsible for the wrecks of numerous treasure ships which in turn have given Palm Beach County its nickname as the "Gold Coast" or "Treasure Coast".⁵

Ownership of Florida changed frequently. Spain, Great Britain and France wrestled for control of the peninsula from the late 1500s through the early 1800s. By 1814 the United States gained control and the Adams-Otis Treaty of 1819 solidified the American position. Statehood was achieved in 1845.

Exploration and Early Settlement

The earliest recorded property owner in the Boynton Beach area was Captain James A. Armour, the head lighthouse keeper in Jupiter. In 1875 Armour filed a claim for the beachfront land which encompasses the present Boynton Municipal Beach. While it is doubtful that Armour ever lived on the property, a palmetto-thatched house was built there.⁶

Another early settler was Hannibal Dillingham Pierce who brought his wife Margretta and son Charles from Chicago in 1871. By 1872 H. D. had become the assistant keeper at the Jupiter lighthouse. Enticed by tales of beautiful land south of Jupiter the Pierce family moved further down the coast and became the second

³Howard Jaffee, "Preliminary Report of a Midden Mound and Burial Mound of the Boynton Mound Complex," Florida Anthropologist, Vol. 29, December 1976. 146-150.

⁴Joan E. Gill and Beth R. Read, eds., Born of the Sun, (Hollywood, Florida: Florida Bicentennial Commemorative Journal, Inc., 1975) 41.

⁵Elethea M. Goodkin, "The History of the Boynton Beach Municipal Beach," 1985.

⁶Ibid 5.

family to homestead on the shores of Lake Worth.⁷ Pierce settled his family at the Orange Grove House of Refuge when he was appointed its caretaker.

Few settlers followed the Armour and Pierce claims. In 1877 a Michigan lumberman named Dexter Hubel cleared a beachfront site for a home and garden for his parents and five siblings. Hubel's land was adjacent to the southern boundary of Armour's claim. Unfortunately he lacked the necessary materials to construct a dwelling for his family. When the family arrived from Michigan they spent their first night at the Orange Grove House of Refuge which lay four miles south of their property. Orange Grove was then operated by H. D. Pierce and his family. The following evening the Hubels moved to Captain Armour's property and remained there for two weeks until a cooking fire destroyed the palm-thatched cabin. The family again relied on the assistance of the Pierce family. According to Charles Pierce a small group of unnamed settlers joined in a community effort to build a home for the Hubel family.⁸

One of the earliest accounts of an adventuresome tourist was by Dr. James A. Henshall. Henshall, a Kentucky physician, traveled throughout the southeastern coast of Florida in the 1870s. Henshall convinced ill friends that the pure air, bright sunshine, balmy weather and exercise would restore their health. His expedition camped out from the Indian River south to Biscayne Bay. Henshall described the coast line south of Lake Worth as:

"...a great sameness in the appearance of the south-east coast of Florida, being mostly a narrow white beach, backed by a low sandy ridge, which is covered with saw-palmetto, oak scrub, sea-grape, and myrtle, with occasional clumps of cabbage-palms and live-oaks."⁹

Henshall also mentions sighting a cabin on the beach ridge which was once occupied by the Hubel family. On an earlier trip to Florida, Henshall and his crew used the cabin as a stopover on a trip to Biscayne Bay.

An ingenious method of mail delivery developed in the sparsely populated area from Lake Worth to Miami. Regular postal service began in 1886 with a group of young men known as "Barefoot Mailmen." The mailmen used small boats to cross inlets and creeks but trekked most of the journey by foot along beachfront paths.

⁷Mary Linehan, "Early History of Boynton and the Boynton Woman's Club," (Boynton Woman's Club Diamond Jubilee Week brochure) 1984.

⁸Goodkin, "History," 5.

⁹James A Henshall, M.D., Camping and Cruising in Florida, (Cincinnati, 1884) 99.

Each carrier had a tin pail, cup, biscuits, coffee, hatchet, matches and the mail sack. Overnight stops were at the Houses of Refuge.¹⁰ Regular carriers included Charles Pierce and Andrew Garnett before they settled in Boynton. The Barefoot Mailman service was discontinued in 1890 when crude shell and limestone roads connected West Palm Beach and Miami.¹¹



Portrait of Major Nathan Smith Boynton
by Artist Sam Gibbons.
This portrait hangs in the Boynton
Woman's Club.

While pioneer families were planning their future and early tourists became mesmerized by the beauty of the South Florida landscape, Major Nathan S. Boynton was building an impressive public life in Michigan. Boynton was born July 23, 1837 in Port Huron, Michigan. At the start of the Civil War he enlisted in the Union Army as a private. Boynton soon rose to the rank of lieutenant and ended the war as a major with the Seventh United States Cavalry.¹² Returning home to Port Huron Boynton became the editor and publisher of the Port Huron Press.

¹⁰"Barefoot Mailmen Kept on Their Toes," Miami Herald, 11 September 1966.

¹¹"Charles Pierce - Boynton Postmaster, Barefoot Mailman," Sun-Sentinel, 20 April 1980.

¹²Bill McGoun, "Delray Founder Forgotten; Boynton's Still A Mystery." N.D.

Active in politics Boynton was elected to the Michigan state legislature in 1868. He served multiple terms as mayor of Port Huron where he was well-respected for his business-like, non-partisan administration. During the 1880s Boynton headed a group known as the "Order of the Maccabees" which later became the "Macabees Life Insurance Society."¹³

Major Boynton made his first journey to South Florida in 1894. This was the year that Henry M. Flagler's East Coast Railroad completed its track to Lake Worth, making a non-stop journey from New York to South Florida attractive to northern tourists. Boynton's visit was planned to counter his ill-health and cold Michigan winters. On an outing with his friend, Michigan Congressman William S. Linton, Boynton cruised with Captain Fred S. Voss down Lake Worth and through the newly opened East Coast Canal. Boynton was so impressed by the area that he purchased 500 acres and a mile of the oceanfront from the Dexter Hubel homestead. In 1895 a survey of the land was completed and the following year Boynton began construction of an oceanfront hotel in the new community he named "Boynton." Linton was also impressed and began another community further south which he aptly named "Linton."

Another Flagler enterprise was the Model Land Company which encouraged agricultural and industrial growth on land adjacent to the newly opened railroad. James E. Ingraham, who headed the Model Land Company, publicized the advantages of the area with enticing descriptions. The company also advertised special prices to groups who wished to colonize large tracts of land.¹⁴ By 1896 the Michigan Home Colonization Company was organized by Major Boynton and Congressman Linton to promote the communities named after them. The first group of pioneers to Boynton arrived in January 1896. This first settlement included two Michigan families, Horace Murray, his wife Mary Elizabeth and children and Bert Kapp and his wife. Also included was Frank Funk, a bachelor from Chicago.¹⁵ The families lived in tents for the first year which were later replaced by palmetto shacks. The Murrays met two black families that were already homesteading in the area. The Samuel B. Cade family, originally from Georgia, and the L.A. King family farmed rich muck land west of the East Coast

¹³"Boynton's Founder from Michigan", Boynton Beach Star, 22 September 1966.

¹⁴David Leon Chandler, Henry Flagler. The Astonishing Life and Times of the Visionary Robber Baron Who Founded Florida, (New York: Macmillan Publishing Company, 1986) 131.

¹⁵Boynton Beach. The First One Hundred Years, (Boynton Beach Historical Society and Friends of the Boynton Beach City Library, 1995) 2.

Canal. These two families gave much-needed assistance to the newcomers from the North.¹⁶



The Boynton Hotel
From the archives of the Boynton Beach Historical Society.

Construction of Major Boynton's beach front hotel began in 1896 with the arrival of additional settlers recruited from Michigan. When completed in 1897, the Boynton Beach Hotel complex included a main building, five guest cottages and an annex that could accommodate 100 guests. Boynton also opened a road which led from the canal to his hotel. The hotel attracted many of Boynton's Michigan friends and became the winter residence of the Boynton family. It supplied employment for many of the local residents. L.A. King drove a surrey for guests. In later years Anna Meredith was the housekeeper.¹⁷ A thirty acre citrus grove and vegetable garden supplied guests with a variety of fresh fruit and vegetables.¹⁸ Neighboring Seminole Indians provided venison and other game

¹⁶Linehan, "Early History," 8.

¹⁷Interview with Peggy Meredith Stanley, Boynton Beach, FL, 9 April 1996.

¹⁸W.B. Scott, "What a Michigander Thinks of Boynton," Capac, Michigan Journal, 17 April 1899. (reprinted in The Homeseeker, May 1899).

BOYNTONS SUBDIVISION OF A PART OF THE TOWN OF BOYNTON DADE CO FLA

COMMISSIONING
LOTS 1 AND 2, THE 4th of THE NW 1/4
SECTION 27, T4N, R11W, S14E, 1/2 of Section 28
1/2 of Section 29, T4N, R11W, S14E, 1/2 of Section 30
Surveyed by Sherrill and Butler
and Division by Henry J. Rogers

DEDICATION

BEFORE ME, the undersigned authority, on this 1st day of March, 1900, personally appeared Henry J. Rogers, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1st day of March, 1900.

Notary Public in and for the State of Florida.

WITNESSES my hand and seal of office this 1st day of March, 1900.

Scale reduced to 100 ft. line for copying.

STATE OF FLORIDA

COUNTY OF DADE

JOHN W. BOYNTON, JR.

JOHN W. BOYNTON, JR.

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JOHN W. BOYNTON, JR.

JOHN W. BOYNTON, JR.

OCEAN

ATLANTIC



Plat No. 10, page 3.

STATE OF FLORIDA

COUNTY OF DADE

JOHN W. BOYNTON, JR.

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1900 - Plat Map of the Town of Boynton
From the private collection of Marie Shepard.

to the hotel.¹⁹ A hand-operated barge, also known as a lighter, transported people and equipment across the East Coast Canal to the hotel.

Turn of the Century

During the late 1890s residences and commercial buildings sprang up along Ocean Avenue, Boynton's main east/west street. W. H. Cox and his family constructed a building that was soon sold to M. B. Lyman. Lyman had a general store in Lantana and opened a similar facility in Boynton. Cox and H. B. Murray became the first postmasters in the community. It is believed that the first post office was located in the Cox building.²⁰ H. D. Pierce and his son Charles also opened a general store on Ocean Avenue when the family moved to Boynton in 1896.

In 1898 Fred S. Dewey, a secretary to Henry Flagler, purchased a large tract of land west of the East Coast Canal. The earliest record of this site showed it originally was purchased in the 1880s by William Edwards when he filed an application with the Internal Improvement Board, a Florida state agency responsible for the subdivision of undeveloped land.²¹ Dewey, who was also an agent for the Model Land Company, platted the town of Boynton. He then subdivided the rich muck land into 2 1/2 acre tracts and resold the tracts as farm sites to workers from the hotel and newly arrived settlers. Each purchaser of a tract received an additional lot within the proposed townsite for a residence. A local newspaper, the Daily Palm Beach News, reported on February 29, 1898 that:

Boynton is a very lively settlement; the gardens have grown rapidly since they were planted, a few weeks ago, after the cold weather which at first seemed to be a serious matter, but has since taken the shape of a blessing in disguise. This last week Mr. Dewey took down an experienced gardener and started a "farm" for himself, thus adding example to precept in encouraging his settlers.²²

¹⁹Boynton Beach, First Hundred Years, 4.

²⁰"A History of the Founders of Boynton Beach, Florida as told by Mary Lou Muster, Granddaughter of Boynton Pioneer," Delray Beach News and County News, 13 August 1953.

²¹"Early History of Boynton Beach, Part 2," (compiled from the Public Records of Dade and Palm Beach Counties, the Minutes of the Town and Interview with Settlers) The Examiner, 11 July 1974.

²²Untitled, Daily Palm Beach News, 29 February 1898.

The rich soil from these small farms quickly produced tomatoes, beans, peppers, pineapples and bananas. Dairy farming also developed on the ocean ridge east of the Florida East Coast Canal. Major Boynton's personal stationery was printed with the statement "Tropical trees, Fruits, Plants and Vegetables Grown in Midwinter..."²³ The success of the hotel and increased local farm production prompted the designation of Boynton as a regular stop for Flagler's F.E.C. Railroad. Prior to this opening the only way produce could be sent to market was by a stage coach route to Fort Lauderdale which required a two-day journey.

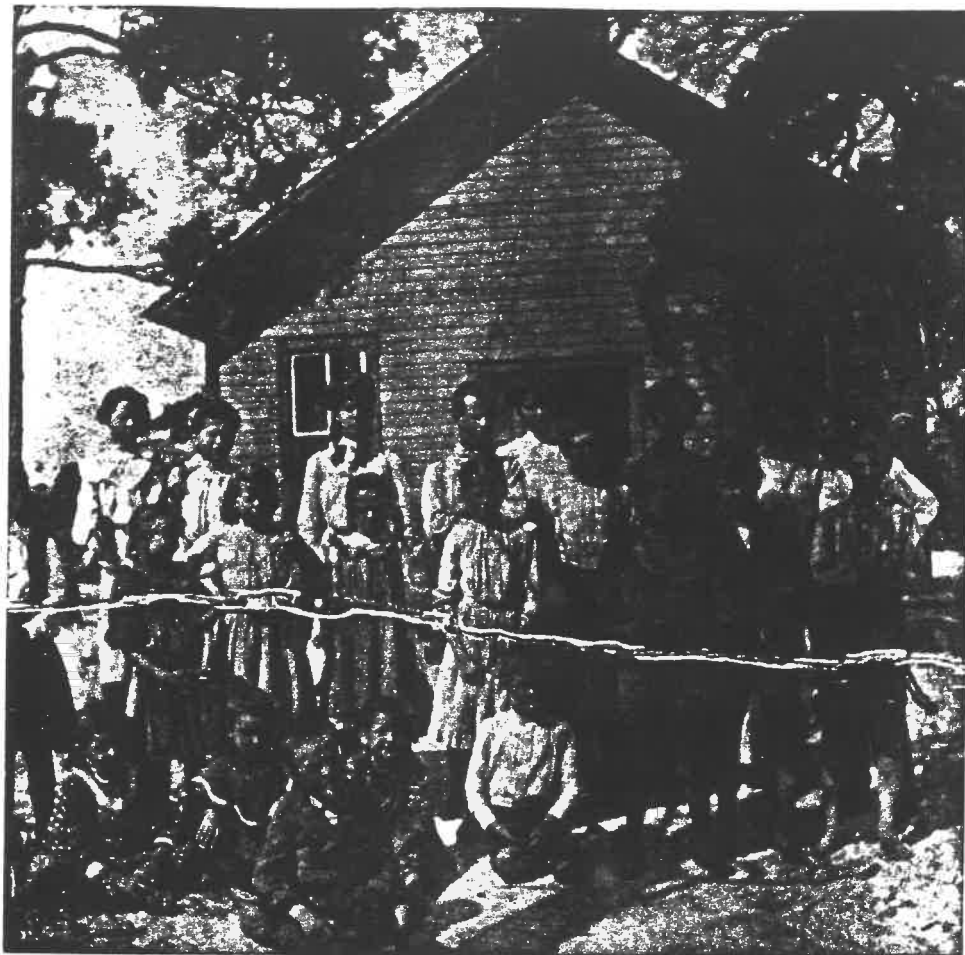


1910 - Looking west on Ocean Avenue from U.S. 1
Woman's Club on the left, Boynton's first church on the right
From the archives of the Boynton Beach Historical Society.

The pioneer spirit prevailed over numerous obstacles. While the rich muck land was ideal for farming, neighboring swamp land was a breeding ground for mosquitoes, typhoid fever and snakes. Cattle ticks plagued the small dairies. The lack of sanitation facilities caused serious discomfort to the early residents. In a letter to James Ingraham dated May 12, 1899 Major Boynton inquired about the "fever situation" and stated that if it got worse to please notify Boynton.²⁴ In the early years local medical care was non-existent. Doctor John Cason Jr. provided care to Boynton residents in 1905 after he opened his practice in Delray Beach. The nearest hospital was in West Palm Beach.

²³Letter addressed to J. E. Ingraham, 17 November 1899. In Boynton Beach History File at the Boynton Beach Library.

²⁴Boynton letter on file at the Boynton Beach City Library.



c1904 - Boynton's first school house
Mrs. Vallie H. Perry and her students
From the private collection of Marie Shepard.

Boynton was named School District #19 by the Dade County School Board when the 1896 school census listed seven children eligible for public school classes. The list included three year old Glen Murray. Glen's enrollment assured the Boynton school of the required number of students needed before the school board would

school for two years.²⁶ Local labor was donated to build the temporary school building which was used until 1900. It was replaced by a larger wood frame building on the northeast corner of Ocean Avenue and Seacrest. By 1904 the school board added another two-room school to accommodate the growing population.

Churches played an integral part in the development of the new community. The Methodist Episcopal Church South was established in 1905 with 21 members. Reverend Ludwig Oser, a traveling minister, conducted services in various homes and the school house. Congregants came by mule wagon from as far as Hypoluxo to attend services. By 1908 the Methodist congregation constructed its own building on the corner of U.S. 1 and East Ocean Avenue.²⁷ Fred S. Dewey and Cullen Pence donated the land for the church which became known as "The Corner Church".²⁸ Mrs. Charles W. Pierce was the first organist for the new congregation. Henry Flagler pledged \$250 for the construction of the church. Flagler frequently pledged money for public buildings in communities that his railroad serviced. He believed churches were the social center of the community.²⁹

The social needs of the community were filled at the Boynton Beach Hotel. Sunday evenings were enjoyed by hotel guests and local residents who came dressed in their finest attire to hear piano or cello recitals. Poet Edgar Guest was a regular participant at the weekly functions. Guest was known to perch local children on his knee during his poetry readings.³⁰

Boynton's reputation as a farming community continued to grow. Numerous pineapple fields thrived. The Campbells, Duncans, Funk Brothers, James McKay, Charles Petris, F.W. Webber, C. Upton, and the Rousseaus were all active in pineapple farming. Robert Rousseau eventually became known as the father of the Palm Beach coastal tomato industry.³¹ M. A. Weaver, who arrived in Boynton in 1910-1911, worked various jobs, ranging from farming for the Benson Brothers to

²⁶Linehan, "Early History," 8.

²⁷Compiled from Existing Church Records and Notes of Remembrances of Mrs. Frederick Voss, on file with the First United Methodist Church, Boynton Beach. 26 October 1980.

²⁸Linehan, Early History, 9

²⁹Chandler, Henry Flagler, 246.

³⁰Stanley Interview.

³¹"Tomato Industry Founder," Birt's Eye View, N.D.

carpentry. After a job with Ward Miller's dairy, Weaver started his own dairy in 1922 which grew to 1500 acres.³² Boynton eventually had sixteen dairies.³³ W. G. Mayberry farmed and opened a store on Ocean Avenue. Harry Benson who arrived from Michigan in 1901 farmed and was active in local politics for many years. The Daugharty family arrived in 1902 with a railroad car filled with merchandise for a general store.

The successes from the farms and dairies triggered more expansion to the area throughout the early 1900s. Boynton now had a bottling works run by the Harper family. New general stores were opened by the Harper and the French families. Mrs. W. W. Funk operated the first intown hotel, the Freelund Hotel later known as the Vera Hotel. In addition to his postal duties, Charles Pierce ran a bicycle shop, sold fishing tackle and owned a stationery store. Knight and Funk became boat builders. Walter Lyman became the first commercial fisherman in the area and eventually operated a charterboat service.³⁴ W. S. Shepard arrived in 1910. Although Shepard was a pharmacist by trade he worked in farming and real estate before opening his plant nursery. Harvey Oyer Sr. farmed before becoming a carpenter. Adolph Wyble became the first shoemaker when he moved to Boynton in 1913. The Muster family opened the Buckeye State Hotel in 1914. E. V. K. Hopkins experimented with 2 1/2 acres of Sea Isle cotton which the county agricultural agent deemed highly successful.³⁵

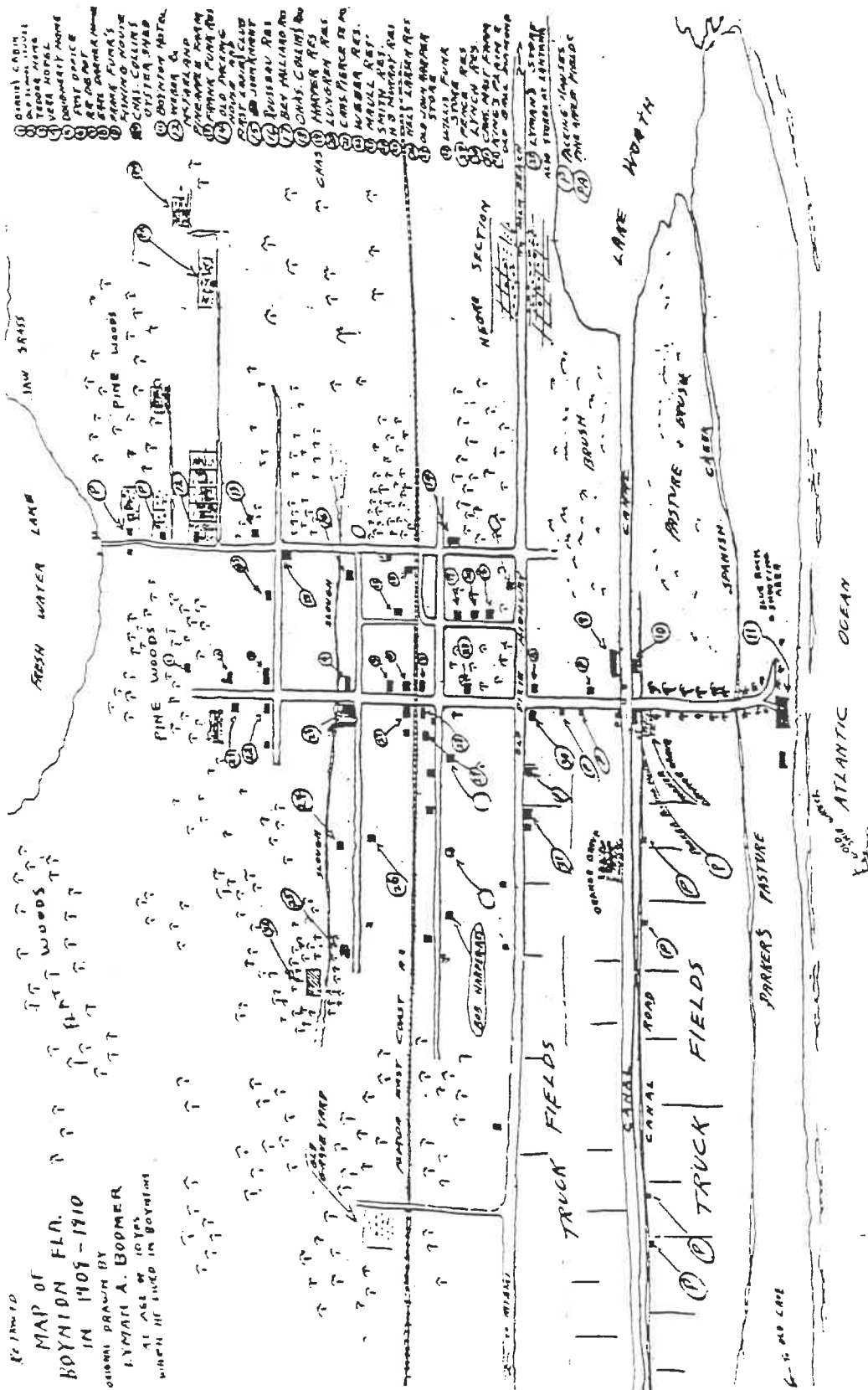
Black families continued to arrive in Boynton. Many of these families were farm workers who migrated from Georgia. Some families originated in the Bahamas. W. C. Girtman arrived in 1900 from Apopka and purchased two acres along the Boynton canal where he grew citrus trees and raised pheasants. In addition to his

³²"Curtis Weaver: You Didn't Know You Were Poor," The Palm Beach Post, N.D.; Interview with Stanley Weaver, Boynton Beach, FL. 23 July 1996.

³³"Boynton Beach, The First Hundred Years," 37.

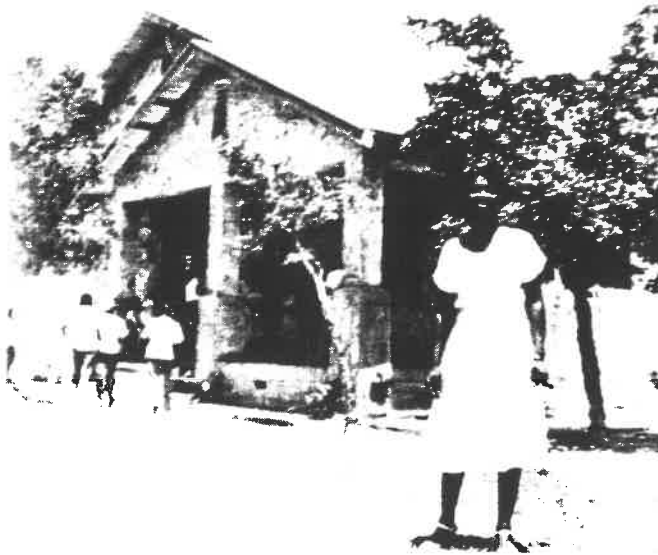
³⁴"Boynton's First Commercial Fisherman," Delray Beach News, 13 August 1953.

³⁵"Sea Isle Cotton Grown Successfully by Boynton Farmer," Palm Beach Post, 28 September 1918.



Map sketched by 10 year old Lyman A. Boomer in 1909-1910.
From the archives of the Boynton Beach City Library.

farm, Girtman made a daily trek to his job in West Palm Beach on a bicycle.³⁶ Matthew Deal brought his family to Boynton from Americus, Georgia. The Deals were one of the first families to form the black community which was located between North Seacrest and the railroad tracks from 10th Avenue to 13th Avenue. The neighborhood had rooming houses, small stores, a restaurant and three churches.³⁷ Proprietors of two neighborhood grocery stores were the Girtman family and James Butler.³⁸



The Rosenwald Building at the Boynton Elementary School
(for blacks). Built c1925.
Teacher, Blanche Hearst Girtman, in foreground.
Photograph c1945
From the archives of the Boynton Beach Historical Society.

A one-story school was built to accommodate the neighborhood black children. Elijah C. Wood was one of the first teachers. By 1925 this school was no longer able to accommodate the increased number of students. The building was replaced by the Boynton Elementary School (for blacks). This new four room school building was located on the corner of Seacrest and N.W. 12th Avenue. It became known as the "Rosenwald Building" after Julius Rosenwald, chairman of the board of Sears Roebuck and Company, whose financial assistance helped construct the building. In the early 1920s Rosenwald created a philanthropic

³⁶Interview with Blanche Girtman, Boynton Beach, FL. 17 July 1996.

³⁷"Mathalene Deal: Kids Today Don't Know How To Have Fun," The Palm Beach Post, N.D.

³⁸Interview with Sarah Williams, Boynton Beach, FL, 16 May 1996.
Interview with Blanche Girtman, Boynton Beach, FL, 16 May 1996.

foundation which donated millions of dollars into the construction of schools for black children. With the aid of Rosenwald Foundation money over 5,000 schools were constructed in 15 southern states.³⁹ Boynton Elementary School underwent a substantial expansion in 1952 and continued to serve the community until replaced by Poinciana Elementary School in 1960.

One of the first churches in the black community, the Saint John Missionary Baptist Church, was organized in 1908 by two Boynton pioneers, the Reverend James Butler and Sister Sarah Sims. An unknown white landowner donated a parcel of land on Dixie Highway north of Ocean Avenue where the first Church building was erected.⁴⁰ Two other early churches in the community were the Saint Paul African Methodist Episcopal and Saint Cuthbert's.

Community spirit was reinforced in 1908 when a group of civic-minded women banded together to improve the quality of life for local residents. The group was formally organized into the Boynton Woman's Club in October 1909. The Woman's Club quickly succeeded in its main purpose: to provide a venue for local social affairs and to house a lending library. Cullen Pence, the husband of club member Emma Ewing Pence, constructed the Club's first building, a two story structure on Ocean Avenue. The Club used the second floor for its meeting room and the lending library while the first floor was rented to Roscoe Higgins for his general store.⁴¹

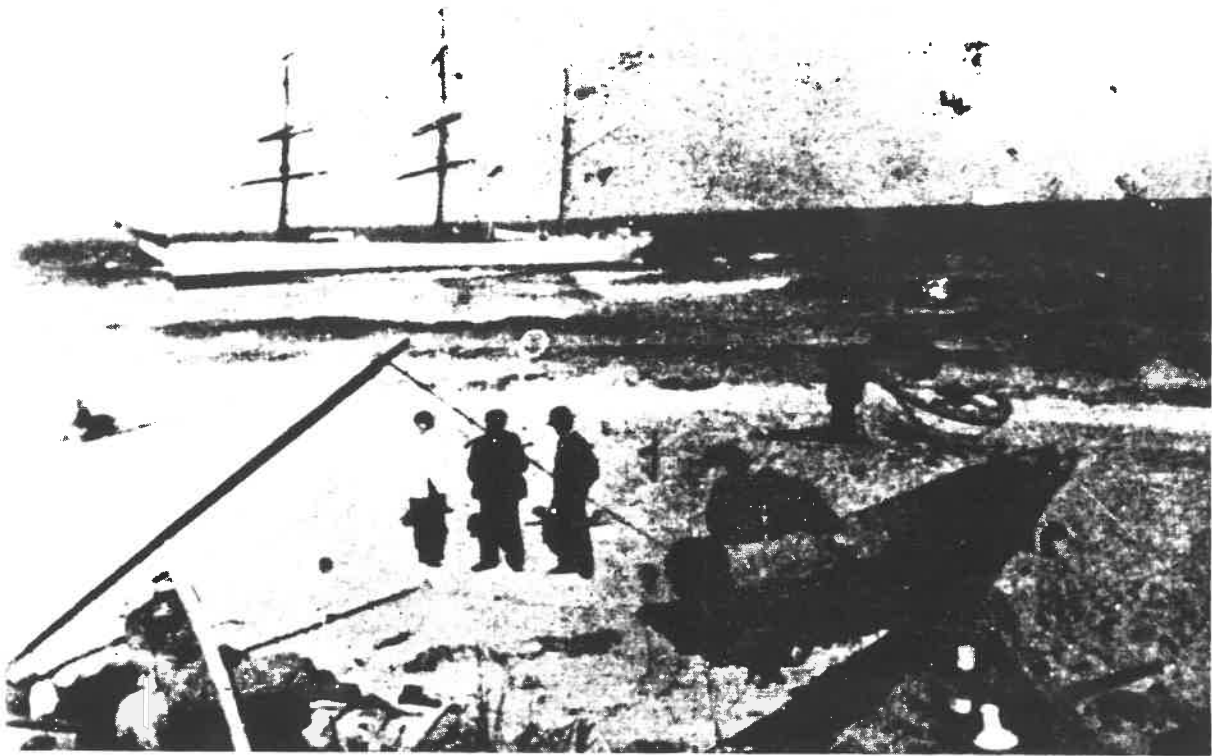
During the winter of 1909 an unusual event received a great deal of attention from the residents of Boynton. A Norwegian barkentine, the "Coquimbo", ran aground about a 1/4 mile south of the Boynton Hotel. The wreck became a popular diversion for hotel guests and locals. The ship bound for Europe with a load of timber remained intact until May of 1909 when spring storms began to break it apart. When the valuable lumber began to float ashore a United States marshall held an auction for the remainder of the lumber and cargo. The original Woman's Club building, the H.B. Murray house and the Vera Hotel were constructed with "Coquimbo" lumber. The First Methodist Church utilized the ship's bell in its new tower. Local rumors, though never substantiated, persisted that the "Coquimbo" was deliberately run aground by its crew.⁴²

³⁹Donald Katz, The Big Store, Inside the Crisis and Revolution of Sears, (New York: Viking Press, 1987) 11.

⁴⁰"Christian Growth and Orientation Training," Saint John Missionary Baptist Church, (manual) N.D., 24.

⁴¹Linehan, "Early History," 10.

⁴²Boynton Beach First Hundred Years, 11.



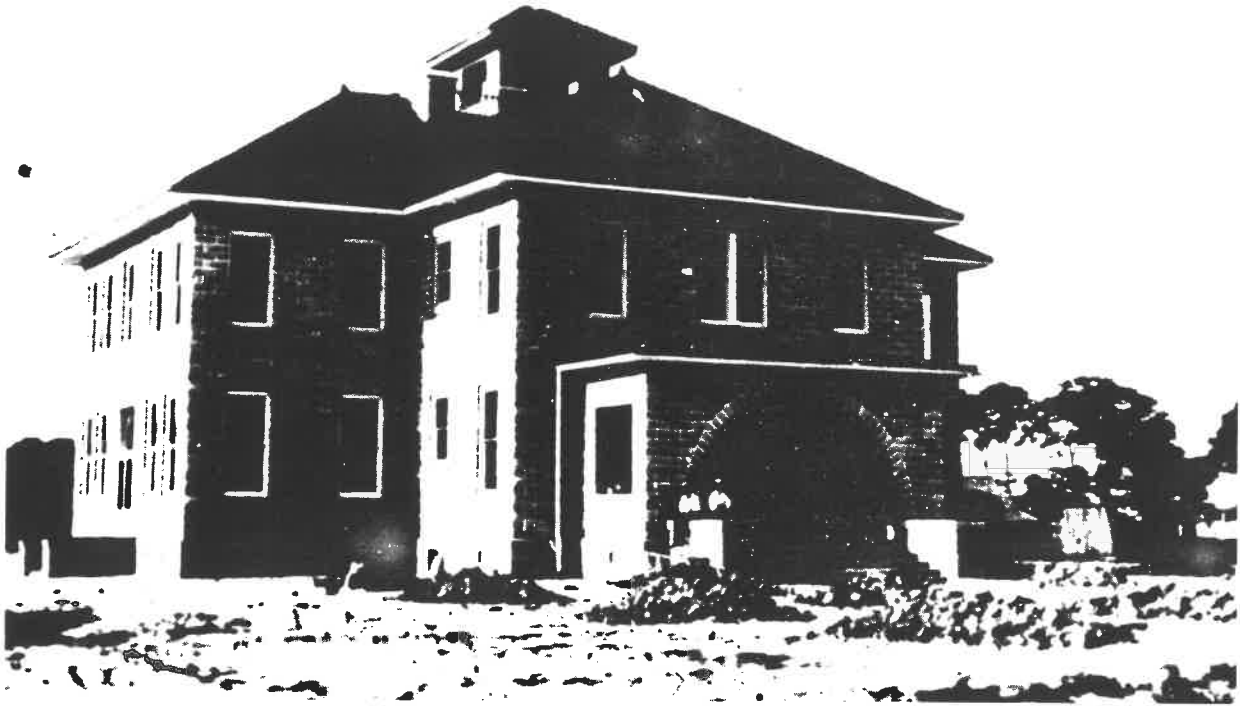
1909 - The Norwegian Barkentine, "Coquimbo"
From the archives of the Boynton Beach Historical Society.

Boynton continued to expand. In 1913 the overcrowded wooden school house on Ocean Avenue and Seacrest Boulevard was replaced by a two-story concrete block building that housed six classrooms. The new Boynton School was designed by architect W.W. Maughlin of West Palm Beach.⁴³

The Bank of Boynton, organized in 1915, was located on the south side of Ocean Avenue between the Florida East Coast tracks and U.S. 1. In 1919 Mr. and Mrs. T. A. Newlan, both registered pharmacists, opened the town's first drug store on the ground floor of the building.⁴⁴ The two story bank building was also used by the Masonic Order of Boynton as their first meeting site after the group organized in 1917. The second floor of the bank housed the Boynton Hotel. In 1924 Mrs. Jennie Jones opened the Jones Hotel at this same site.

⁴³Interview with Arleen Dennison, Boynton Beach, FL, 10 July 1996.

⁴⁴Ibid 16.



1913 - Boynton Beach School designed by W.W. Maughlin
From the archives of the Boynton Beach Historical Society.

Boom Time Era

On April 14, 1920 fifty qualified voters met at the Boynton Lumber Company to decide upon incorporation of the town. Forty-eight voters approved the incorporation plan. G. E. Coon was elected Mayor while A. A. Atwater, C. M. Jensen, A. C. Shepard, W. S. Shepard and J.P. Bowen were named Alderman. Fred Benson was elected Town Marshall. Charles W. Pierce declined the clerk's position which then went to B. F. Evans. West Palm Beach attorney H. L. Bussey filed these proceedings with the state of Florida on July 20, 1920. The newly incorporated town held its first meeting at the Masonic Hall before the proceedings were filed by Bussey.⁴⁵

⁴⁵Notes of the Town of Boynton, Florida, compiled from the Public Records of Dade and Palm Beach Counties, the Minutes of the Town and Interviews with

A \$10,000 bond issue was passed in November of 1920 which financed the \$6,000 purchase of an ocean front park, an issue long on the minds of the local citizens. The park had originally been part of the northern boundary of the Boynton Beach Hotel. The bond issue also allowed the town to purchase a small generator to produce electric light service along the main street. John Meredith of Meredith's Electric Shop was responsible for placing the first wires carrying electrical service in the new town. Another of the early projects ordered by the town was the construction of a jail. Within the next three years the town proceeded with paving streets and installing a water treatment system.⁴⁶ Telephone service arrived in the late 1920s.

A volunteer fire department was organized in 1924 by Charles Senior, the first Chief. Senior appointed Roy Myers, Oscar Magnuson, V. G. Weaver and T. A. Ward as volunteer firemen. The department relied on a used hose reel supplied by the Lake Worth Fire Department. By 1925 a 1910 American LaFrance fire truck was purchased. It is believed that the volunteers paid for the truck.⁴⁷

With the installation of basic municipal services local residents saw expanded opportunities for investments. The William Menzel family, operators of a grocery store, founded Boynton's first movie theater. The Herold Theatre, a renovated warehouse, opened on December 27, 1925 and showed "The Lure of The Yukon" and Charlie Chaplin's "Dough and Dynamite".⁴⁸ A. C. Shepard, proprietor of El Pastor Nursery on North Dixie Highway, began cultivating ornamental shrubbery and coconut palms which were in high demand for landscaping the newly constructed residences and commercial buildings throughout Boynton.

The Florida "Boom Time Era" was at its peak during the early 1920s. The population of Boynton reached 2,500 residents.⁴⁹ In 1920 the Florida East Coast Railroad doubled the railroad tracks which serviced Boynton. By 1925 the Seaboard Coastline Railroad also served the Boynton area. Well-known architect Gustav Maas designed a Mediterranean Revival style depot for the Seaboard

Settlers, from the personal collection of Marie Shepard. N.D., 4-6.

⁴⁶"Settlement of Boynton, Florida as Told by H.B. Murray, First Settler," (On file at the Flagler Museum).

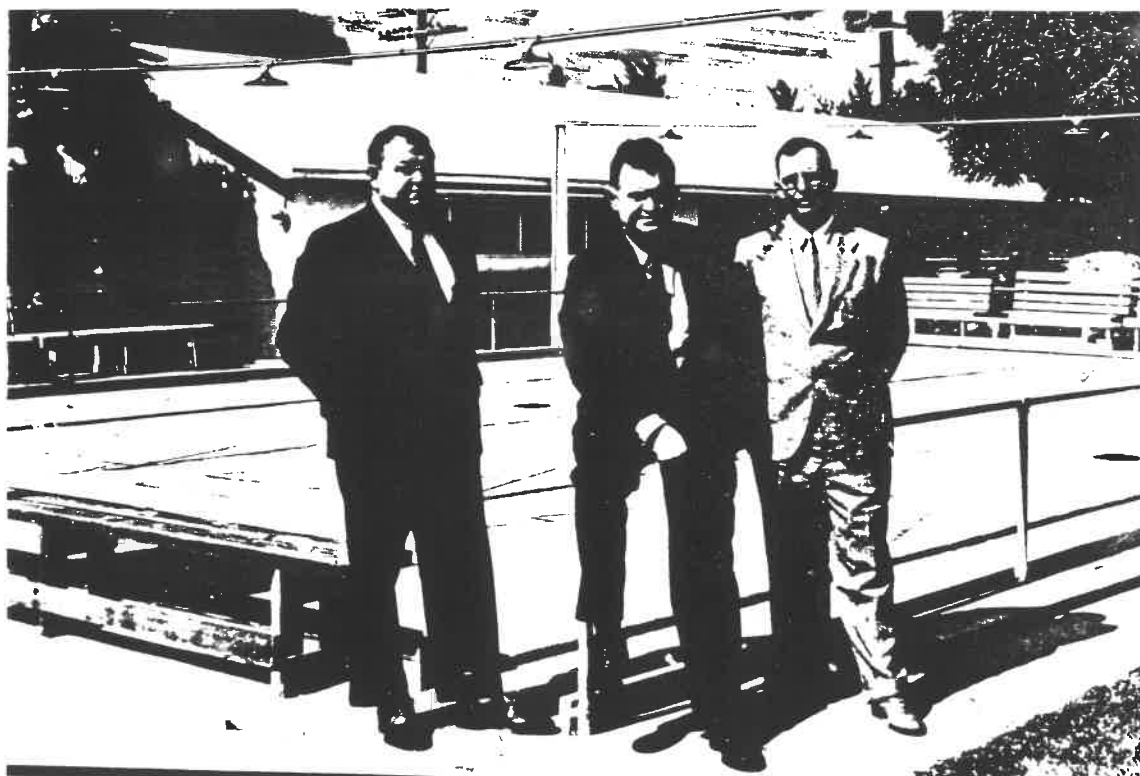
⁴⁷"Boynton Beach, The First Hundred Years," 29.

⁴⁸"A History of The Founders of Boynton Beach, Florida," Delray Beach News, N.D.

⁴⁹"Boynton Well Supplied With Material for Rapid Growth Toward Real Metropolis," Palm Beach Times, 15 November 1925.

station which was located on the western side of Boynton. The opening of the Seaboard line was greeted by festivities that included a brass band. To the great consternation of town officials the inaugural train arrived late.⁵⁰

Boynton's first doctor, N. Marion Weems Senior, arrived in Boynton in 1925. The Emory-trained physician was encouraged to move to South Florida by a classmate, Dr. A. L. Rowe, who practiced in Lake Worth. Rowe told Weems of the need in the area for physicians.⁵¹ "Doc Nat" made his first journey from his home town of Clopton, Alabama to Boynton in a Model "T" Ford. His practice spanned forty years.⁵²



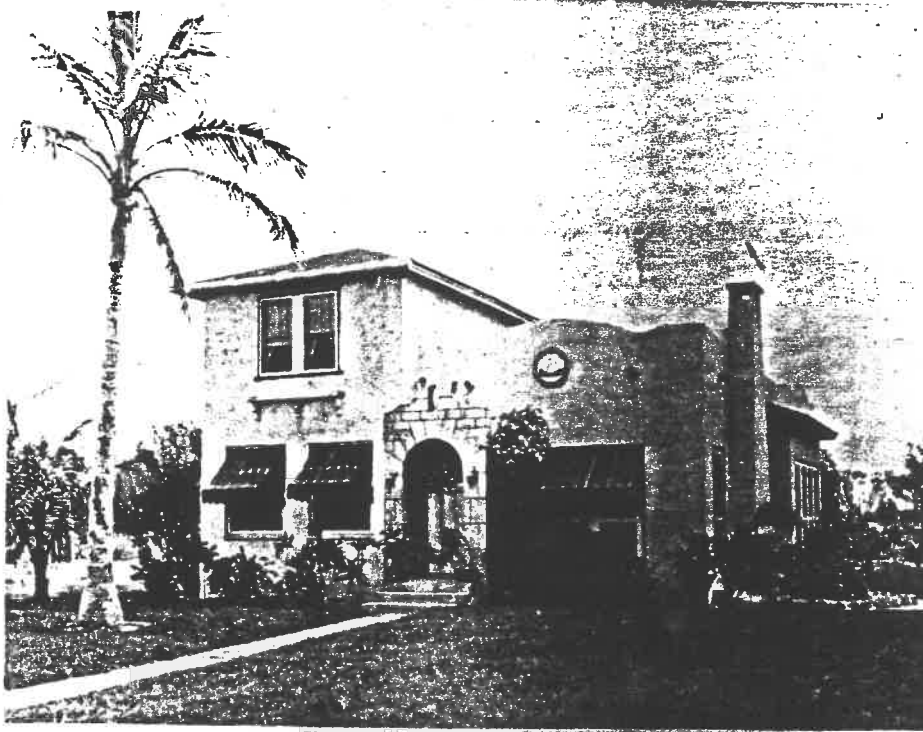
"Doc Nat" Weems (center) with Mr. Peterson (left) and M.A. Weaver (right) unknown date. From the private collection of Mrs. Margaret Weems.

⁵⁰Seaboard Railway file, City of Boynton Beach.

⁵¹Interview with Dr. Marion Weems Jr., Boynton Beach, FL. 16 July 1996.

⁵²"Boynton Beach Rotary Club Thirty-Fifth Anniversary, A Pictorial Membership Directory," (private collection of Mrs. Margaret Weems).

Enterprising men were developing large tracts of land throughout Boynton. James Hartley and the Palm Beach-Boynton Development Company with K. D. Purdy began Lake Boynton Estates, a subdivision at the west end of Ocean Avenue. Imposing entrance gates on the east side of the development led to the first platted area in November of 1925. Two additional platted areas increased the size of Lake Boynton Estates. Full page advertisements boasted of the "ideal environment" and "wonderful bet" found at the Estates.⁵³ Individual builders constructed as many as 30 houses each with a different look.



V. G. Weaver's Mediterranean Revival style house constructed in Bowers Park.
From the private collection of Marie Shepard.

Stile Hall, C. F. Knuth and C. O. Miller organized the Boynton Finance Corporation to cover all aspects of real estate from construction to finance. The firm purchased tracts of land for both residential and commercial development throughout the

⁵³Palm Beach Post, 29 October 1925.

Lake Boynton Estates

3rd PLAT opens TO-DAY at 8:30

THE LAST OPPORTUNITY TO
BUY IN LAKE BOYNTON ESTATES
AT PRE-DEVELOPMENT PRICES

¶ To-morrow morning at 8.30 A. M., Plat No. 3 of Lake Boynton Estates opens for public sale.

¶ This section lies to the south of Plats No. 1 and No. 2... right up on the high ridge back of Boynton... midway between the Dixie and the Lake.

¶ Valencia Way, Barcelona Way and Seville Way run through Plat No. 3... connecting with Ocean Avenue, the main thoroughfare of Boynton which leads to the Ocean Only 1 1/4 miles away.

¶ NOTE: These are the last lots in Lake Boynton Estates which will be offered at pre-development prices... easily 50% under quotations in any development of equal character on the East Coast.

¶ Engineers and laborers are in this section now, working with all possible speed.

RESERVATIONS

Naturally, the choicest lots will go to those who get their reservations in first. We recommend that those who cannot manage to stop at No. 4 Datura Arcade or our field office on the Dixie and Lake Avenue in Boynton to-day... wire, write or phone 1151, West Palm Beach.

\$100. DEPOSIT RESERVES
A LOT. WIRE OR MAIL...



ON THE "GOLD COAST" OF FLORIDA

... in Boynton, just 2 1/2 miles south of Palm Beach is the spot that K. D. Purdy picked to build the greatest development of his career...

A development as perfect as man and money can build... a place which has every advantage of location and real, natural beauty... a project which is the talk of Florida.

Home-seekers who want an ideal environment to build in... investors who want a "wonderful bet" that doesn't require too great an investment... see Lake Boynton Estates.



Lake Boynton Estates

PALM BEACH - BOYNTON DEVELOPMENT CO.
4 DATURA ARCADE WEST, PALM BEACH

RAY J. MCCARTHY DIRECTOR OF SALES

Full page advertisement for Lake Boynton Estates in Palm Beach Post
October 29, 1925. From the Historical Society of Palm Beach County.

community.⁵⁴ Two developments by Knuth and Miller were found in Beverly Hills and Bower's Park. Hall with K. D. Purdy developed Lakeside Gardens and Boynton Heights, whose 300 lot tract was 90% sold within a short period of time.⁵⁵ L. E. Perkins purchased 30 acres of the Carrie Knapp tract west of town for redevelopment. Development was so rapid that crews of workmen struggled to complete streets and sidewalks. More than \$450,000 was spent on paving streets throughout the town. The major holdup for completing work was the shortage of materials.⁵⁶ The Blake Company owned by George H. Blake developed Boynton Hills which was originally the Hardee pineapple fields. The Blake Company's extensive plans called for a "Grand Boulevard" which would accommodate 350 lots. Blake also planned the Blake Hotel, a modern one hundred room hotel with attractive shops and lobby which was being advertised as one of the finest in Florida.⁵⁷

During the height of the Boom Frank J. Nutting of the Nutting and Perkins Real Estate Firm confirmed a land sale exceeding \$10,000 an acre for a 15 acre tract owned by Harry Benson. The newly named El Dorado Park became the costliest parcel in the area according to Nutting.⁵⁸

In 1925 Boynton's landmark, the Boynton Hotel, was sold by the Boynton family. Since the Major's death in 1911 the family had maintained the hotel. It was originally believed that the new owners would expand the hotel after the old building was demolished in 1925 but unexpected events soon unfolded that erased plans for future redevelopment.

Wilson Mizner, brother of well-known Palm Beach architect Addison Mizner, and Victor Searles controlled a large parcel of Boynton ocean front property just south of the Boynton Inlet. A new wooden Ocean Avenue bridge built over the East Coast Canal in 1924 made this ocean front property easily accessible. The parcel, known as the "Mizner Mile", became steeped in controversy when Mizner and his partners wanted to change the route of Ocean Boulevard whose path cut through their property. It was believed that Addison Mizner wanted to build a world class hotel on the site and the boulevard hampered the desirability of the property.

⁵⁴"Local Men Organize New Realty Firm," Palm Beach Post, 23 June 1925.

⁵⁵"Boynton Subdivision is 90% Sold," Palm Beach Post, 1 January 1925,

⁵⁶"Boynton Building Showing Activity," Palm Beach Post, 15 June 1925.

⁵⁷"Boynton to Have \$125,000 Hotel," Palm Beach Post, 1 January 1925.

⁵⁸"Land Brings \$10,000 An Acre In Boynton," Palm Beach Post, 23 April 1925.

To alleviate the problem Wilson Mizner and Mayor C. F. Knuth reached an agreement. The Mizners would pave a replacement road west of their property in exchange for the current Ocean Boulevard. This agreement did not have the backing of the town council. When workers began destroying the road late one Saturday night in January 1925, Deputy Sheriff Alex Taylor promptly arrested Mizner's workmen and issued warrants for the arrests of Wilson Mizner and Mayor Knuth who were accused of "aiding, abetting and assisting in destruction of public property."⁵⁹ Deputies were stationed on the road to prevent further destruction.⁶⁰

Addison Mizner had been cultivating a business relationship with the Town of Boynton and a social relationship with some prominent local residents. He was approached by Bertha Chadwell to donate a design for a new club house for the Woman's Club. Mizner used this opportunity as a goodwill gesture towards the community. The result was an elegant two story Mediterranean Revival style building that became the social hub of Boynton. The Woman's Club was completed by 1926. A generous donation of \$35,000 by the heirs to Major Boynton led to the dedication of this property to the Major's memory.⁶¹ Another donated Mizner-design was a proposed Boynton City Hall and Fire Station. This project, however, was never executed.

A series of unfortunate events began to unfold in Boynton. After the Ocean Boulevard incident the Mizner brothers severed plans for a local hotel and moved south to Boca Raton where the Cloister Inn eventually was constructed. Mizner Mile would eventually become McCormick Mile, a name still recognized in Boynton Beach and Ocean Ridge.

More trouble occurred in early 1925 when citrus canker was discovered in the orange groves. This forced the local government and the State Plant Board to destroy all citrus groves in Boynton.⁶²

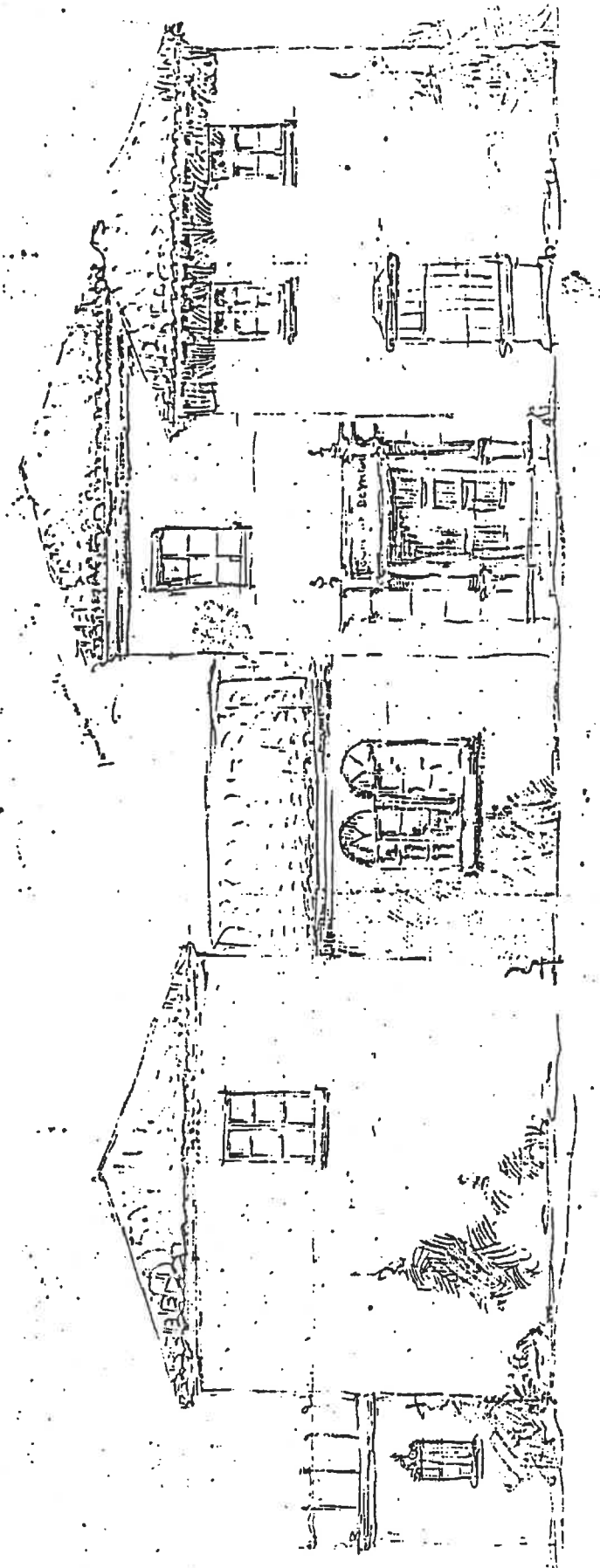
Financial problems also began to plague the town. Tax assessments continued to rise. Recall elections and failed resolutions were topics of discussion at town council meetings. Resignations became commonplace with municipal officers. At one point the local bank was ordered to refuse to honor checks signed by the City

⁵⁹"Mizner and Boynton Mayor Arrested," Palm Beach Post, 5 January 1925.

⁶⁰"Wilson Mizner Arrested with Boynton Mayor," Palm Beach Post, 5 January 1925.

⁶¹Linehan, "Early History," 12.

⁶²"Notes of the Town of Boynton, Florida", p.10.



Sketch of Addison Mizner's proposed new City Hall.
From the Historical Palm Beach County Preservation Board.

Clerk.⁶³ By 1926 Mayor Knuth was recalled. For \$20,000 the town sold a franchise to Florida Power and Light Company for electrical service to the community. Financial problems continued when the town was unable to issue improvement bonds. While salaries for municipal workers were slashed by as much as 50% and bonds were burned, the voters of Boynton voted unanimously for the construction of the long-awaited beach front casino. The casino included a dining room, locker room, showers and a concession area and cost nearly \$12,000.⁶⁴ By now Boynton was deeply in debt.



1928 Hurricane damage at the Methodist Church
From the private collection of Marie Shepard.

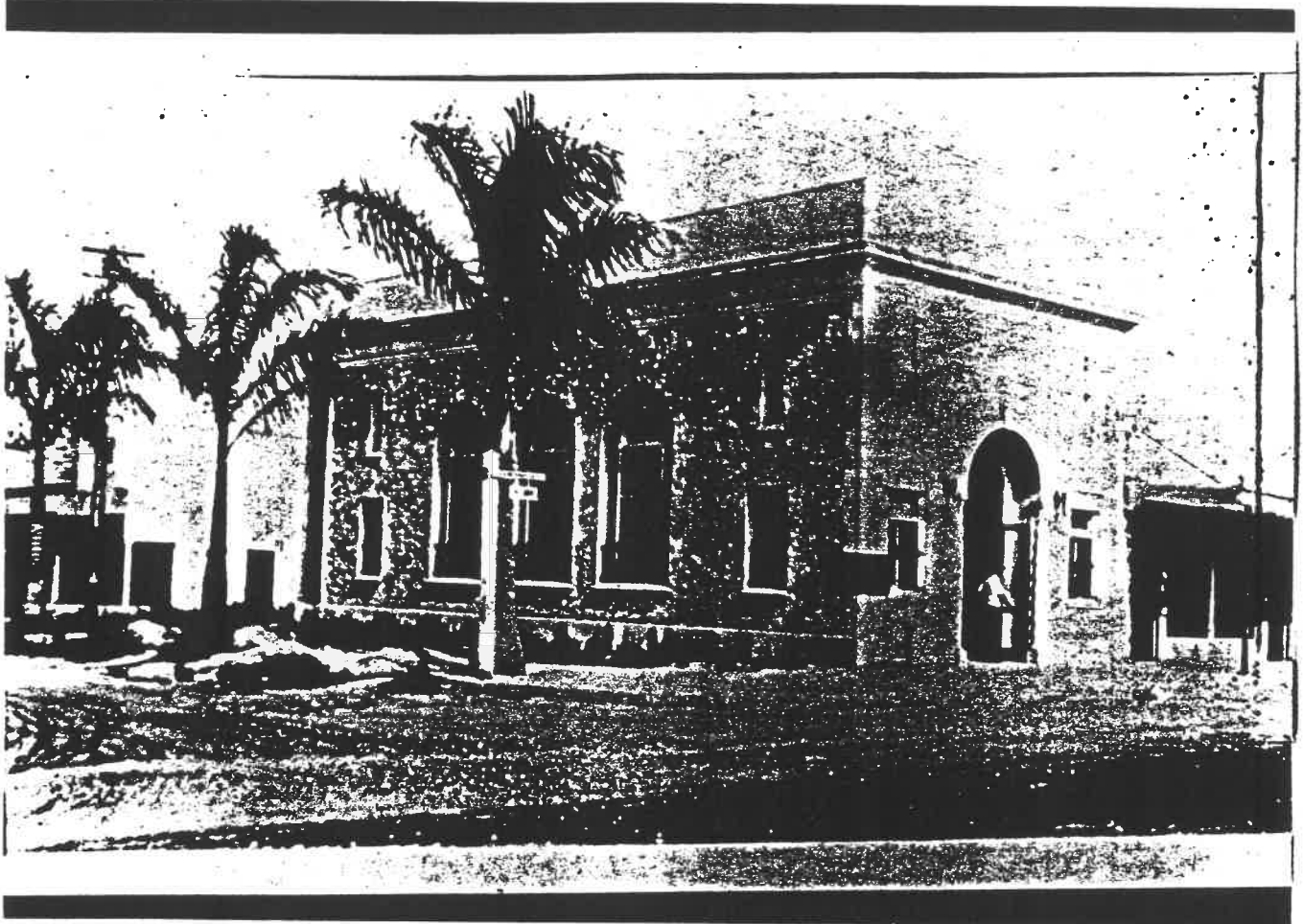
The Florida Land Boom was waning. Two hurricanes in 1926 added to the precarious situation of South Florida's economy which relied heavily on the real estate and construction industries. Additional blows to the economy came with the devastating September 1928 hurricane. A personal account of the storm described "buildings torn to bits."⁶⁵ Families who took refuge in the new \$120,000

⁶³"Notes of the Town of Boynton, Florida", compiled from Public Records of Dade and Palm Beach Counties, the Minutes of the Town and Interviews with Settlers", (private collection of Marie Shepard, N.D.), 11.

⁶⁴Ibid., 13.

⁶⁵"Florida Storm is Vividly Described," The Woodstock News, 18 October 1928.

Boynton High School soon fled when the roof came crashing down. The eye of the storm passed over Boynton in the early evening of September 16th.⁶⁶ Damage throughout the town was extensive. An ordinance was adopted by City Commissioners which prohibited profiteering on food, building materials, labor and other services.⁶⁷ The Town Hall was destroyed. Cleaning up hurricane damage took months. The long anticipated Cassandra Hotel, whose framework was completed prior to the storm, was abandoned. This site was ultimately cleared in the 1930s.



The Bank of Boynton. From the private collection of Marie Shepard.

⁶⁶Ibid.

⁶⁷"Notes of the Town of Boynton, Florida," 14.

Depression/New Deal Era

State legislative assistance alleviated some of Boynton's financial problems. Funds came from the Road Department to complete resurfacing of Dixie Highway. Concerns regarding indebtedness from municipal projects reached a peak when residents on the east side of the Intracoastal Waterway, which was earlier known as the East Coast Canal, served notice to the Town of their wish to separate from Boynton and start a new municipality. When bond holders began to press for payment on nearly a million dollars of indebtedness Boynton and the eastside residents reached an agreement. Upon assumption of half the indebtedness a new municipality would be established east of the canal. This agreement was finalized on April 17, 1931 with the formation of two separate municipalities, Boynton and Boynton Beach. The East Coast Canal separated the towns. Indebtedness in excess of \$350,000 was assumed by the new Boynton Beach.⁶⁸

Throughout the Depression financial problems continued to mount in Boynton. The Bank of Boynton failed in 1929. Past due interest on outstanding bonds increased. The town negotiated with bondholders throughout the 1930s for relief from the massive debt.

While much of the economy was in poor condition, a few new projects began which made lasting impressions on the community. Mr. and Mrs. C. O. Miller opened the Rainbow Tropical Gardens, a 13 acre tropical garden complex. The Millers' worked for years to create the gardens which were dubbed "an artist's paradise."⁶⁹ Exotic bougainvillea, gardenias, and citrus trees graced flagstone walkways that led to foot bridges, wishing wells, stone seats and shrines. Miller's exotic landscape expertise might have developed from his association with the flamboyant Addison Mizner who was believed to have hired Miller as a landscape designer.⁷⁰

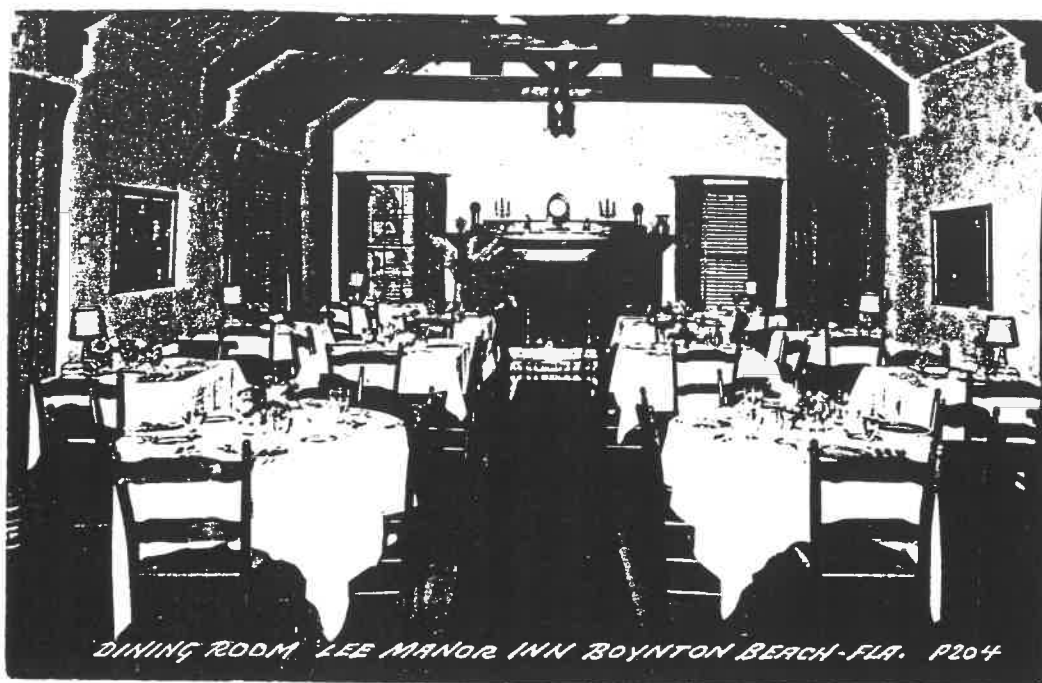
Another ambitious project in the 1930s was the development of Lee Manor Inn by Mr. and Mrs. J. D. Vogwill. Lee Manor was billed as a quiet retreat for the "discriminating traveler."⁷¹ The Vogwill's built five colonial style cottages complete with luxurious appointments within a sixteen acre complex filled with tropical foliage. The Inn boasted of its close proximity to fine beaches, deep sea fishing, polo fields and golf courses.

⁶⁸Ibid., 17-18.

⁶⁹"Rainbow Tropical Gardens - 1971," News-Journal, 18 March 1971.

⁷⁰"Developer Spawns Garden Paradise", undated article from the Historic Palm Beach County Preservation Board file on Boynton Beach.

⁷¹Lee Manor Inn brochure, (private collection of Kathy Ruth, N.D.).



Dining Room of Lee Manor Inn. From the private collection of Kathy Ruth.

Boynton had a long standing reputation as the home of numerous nurseries. Norman and Jean Merkel, two industrious brothers from Ohio, moved to Boynton in 1936 when they took over a nursery previously operated by a Mrs. Howard. The Merkels, graduates of Cornell University horticulture programs, came from a family whose landscape experience dated back to the 1890s. The brothers were looking for a warm climate to begin orchid cultivation. In 1946 B.W. Alberts joined the firm which became known as Alberts and Merkel and still exists today. World wide travel by the Merkels filled the nursery with unique and rare foliage. As the Alberts and Merkel reputation grew the firm began to supply flowers to United States presidents as well as arrangements for Palm Beach socialite Marjorie Merriweather Post's famous Sunday square dances and a growing list of cliental throughout the world.⁷²

By 1935 the Town of Boynton began the construction of a replacement for the old wooden bridge on Ocean Avenue. The new bridge was financed with Depression Era relief funds supplied by the federal government.⁷³ The bridge operates with

⁷²Alberts and Merkel Bros. Inc. catalog, 1966; Interview with Jean Merkel, Boynton Beach, FL, 11 June 1996.

⁷³Florida Historic Bridge Survey #930105-Inventory Form (Florida Department of State, Division of Historical Resources. 1989).

a Scherzer rolling lift bascule, an unusual movable span that is found in only two other bridges in Florida. The span was designed by William Scherzer of Chicago and built by the Nashville Bridge Company, a major builder of bridges in Florida for more than sixty years.⁷⁴ Projects funded by the federal government during the Depression were often depicted in a very utilitarian style. The 121 foot bridge conveys that look with its simple steel railings, plain abutments and unadorned tenders house.

North of the Ocean Avenue bridge was the marina where local fishermen docked charter boats and the commercial fishing fleet. Two notable fishermen were Walter Voss and Captain Lyman. The Lyman family maintained a small fish market west of the marina. As many as 30 charter boats were moored at the Boynton Beach Marina and Lyman's Sport Fishing Docks. Commercial fishing ceased during the government enforced blackouts of World War II.

In 1939 the Town of Boynton Beach changed its name to Ocean Ridge. Within two years the Town of Boynton also adopted a new name and became the Town of Boynton Beach.



c1945 - Looking west on Ocean Avenue from U.S. 1
From the archives of the Boynton Beach Historical Society.

⁷⁴Ibid.

World War II

The 1940s brought the War years and a new kind of living to local residents. Night time activities ceased in the community. Total blackouts were ordered by the United States military all along the shoreline. Horse and dog patrols kept watch on the beaches which were off-limits at night and partially limited in the day.⁷⁵ Civilians who volunteered as coastal patrol and aircraft spotters recounted evenings when they could hear German submarines surface to charge their batteries.⁷⁶ Allied ships became the targets of German U-boats. During one four month period sixteen ships were torpedoed between Cape Canaveral and Boca Raton. Local residents actively participated in rescue operations during these torpedo raids. Additional local support was given to the Red Cross and the United Services Organization, (U.S.O.). Both organizations were housed in the Boynton Woman's Club building throughout the war years.

After the war, the Boynton Beach Casino resumed its position as the social center of the town. In 1946 Lucille and Otley Scott rented the casino building and established their highly popular restaurant, Lucille and Otley's.⁷⁷ Also in 1946 The Boynton Beach News began local publication.

Modern Era

By the 1950s Boynton Beach was developing along the lines of other small South Florida cities. A new city hall on the corner of Seacrest Boulevard and Boynton Beach Boulevard was finally constructed in 1958. The city purchased additional beachfront property to extend recreational facilities. The construction of Bethesda Memorial Hospital assured Boynton Beach residents of medical care at a nearby facility.

Substantial municipal improvements were made during the 1960s. A civic center and library were built. A state-of-the-art water treatment plant was completed in 1962. A bridge was erected over the Intracoastal at 15th Avenue. Unfortunately a Boynton Beach landmark was lost when the city demolished the badly deteriorated Boynton Casino in 1967.

Private developers once again returned to the community. In the mid 1960s three large residential projects began at Hampshire Gardens, Sterling Village and the 415

⁷⁵Interview with Harvey Oyer Jr., Boynton Beach, FL, 25 April 1996.

⁷⁶Stanley Weaver Interview.

⁷⁷Boynton Beach, The First Hundred Years, 24.



c1936 - Fishing aboard Captain Walter Voss's "Dream Girl"
From the private collection of Marjorie Nelson.

acre Leisureville. A boost to the local economy again occurred with the completion of I-95 and the widening of Congress Avenue. These expanded facilities helped stimulate commercial growth within the community. In 1983 telecommunications giant Motorola Inc. relocated a substantial portion of its paging division to Boynton Beach. Additional development at Quantum Corporate Park in 1985 and a Tri-Rail Commuter Railway station in 1990 attracted new businesses to the area. The opening of the Boynton Beach Mall in 1985 added to the explosive growth in the western suburbs. The Community Development Corporation (CDC), a black-owned company incorporated in 1992, has made a significant impact on the availability of low-cost housing to the black community.⁷⁸

In 1995 Boynton Beach celebrated the 100th anniversary of Major Nathan Smith Boynton's arrival. The City has evolved greatly from the wilderness first seen by those pioneers. From a small community with a one room wooden school building Boynton Beach now has seven elementary schools, two middle schools and a technical education center. There are more than eighteen houses of worship. Agriculture and tourism continue to play important roles in the livelihood of the community. While economic and natural disasters slowed progress in the past the City of Boynton Beach has continued to grow and mature.

⁷⁸Interview with Angela Girtman, Boynton Beach, FL. 25 July 1996.

ARCHITECTURAL DESCRIPTION OF SITES IN THE CITY OF BOYNTON BEACH

Domestic Architecture

A review of domestic architecture in the City of Boynton Beach Historic Sites Survey revealed four major architectural styles: Frame Vernacular, Mission Style, Mediterranean Revival, and Masonry Vernacular. These styles are typical of other sites in South Florida and reflect the built environment of the area from the turn of the century to World War II. A single example of each of two other domestic architecture styles was also identified. These Georgian Revival and Bungalow style houses will be considered at the end of this section.

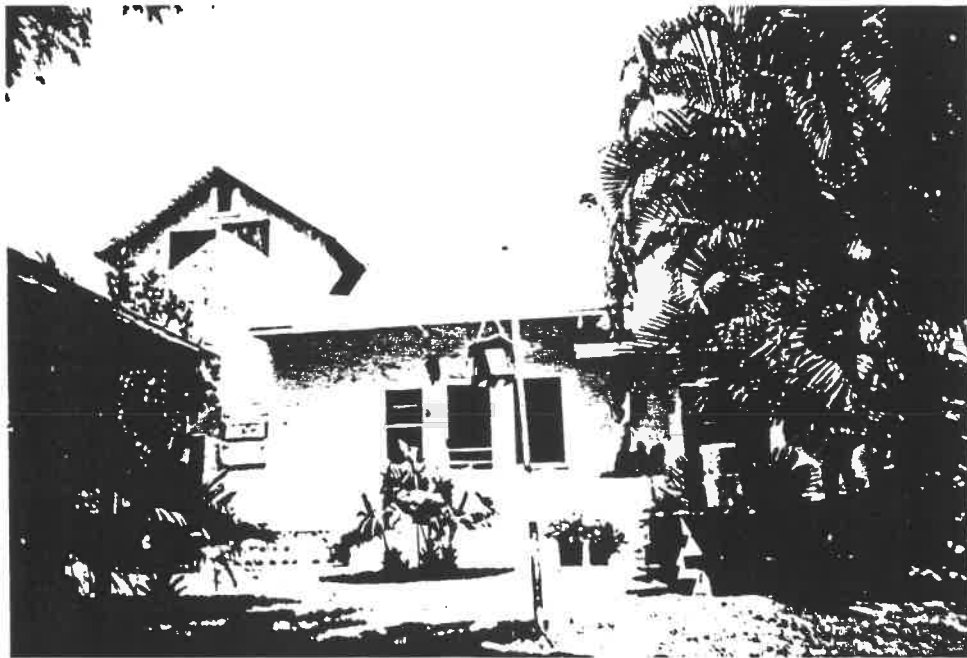
Frame Vernacular

Wood frame vernacular buildings represent the most typical method of construction used by pioneers in South Florida. In Boynton Beach this style accounts for 46% of the built environment included in this survey. Vernacular architecture is ordinary architecture. It does not adhere to a particular school of design. The builder's experience coupled with local materials creates a useful and practical building. More wood frame vernacular buildings were identified in the Boynton Beach Historic Sites Survey than any other style. Fifty nine examples were identified.

The typical frame vernacular building is noted for its stark simplicity. The floor plan may be either rectangular or irregular in shape. The one or two story structures are built on masonry or stone piers and generally have a raised front porch. The exterior is covered by vertical board and batten, horizontal clapboard, weatherboard or shingles. The earliest examples have deeply pitched roofs that are either gabled or hipped and have wide overhangs. A lower pitched roof usually indicates construction after the 1920s. Windows in a frame vernacular residence characteristically are double hung wood sash although in Boynton Beach many of the early examples have been replaced since the 1940s with aluminum awning windows or jalousies. Doors are a simple panel. Exterior decoration is limited to oolitic limestone details on porches, stone or brickwork on chimneys, or wood roof brackets. Attic louvers are common but their application is more practical as a source for ventilation than decorative.

The oldest standing structures in an area are usually the wood frame vernacular buildings. This holds true in Boynton Beach. The oldest buildings in this survey are frame vernacular. It should be noted that these buildings are the hardest to accurately date. Early records are scarce and the utilitarian nature of the style adapts to climate and materials rather than fashion. The following construction dates are approximate.

One of the oldest documented residences in Boynton Beach is the Dimick House located at 2637 Lake Drive. Constructed c. 1904 on the banks of the East Coast Canal, the house is made of cypress. It is two stories in height and has many of the characteristics of the frame vernacular style. The roof is a steeply pitched intersected gable, windows are one over one double hung sash, and the eaves have a wide overhang with exposed rafters. Although the interior of the house was not inspected, it's unaltered exterior and association with the pioneer Dimick family make it likely to qualify for the National Register of Historic Places. Besides being a single family residence the house also served as an inn.



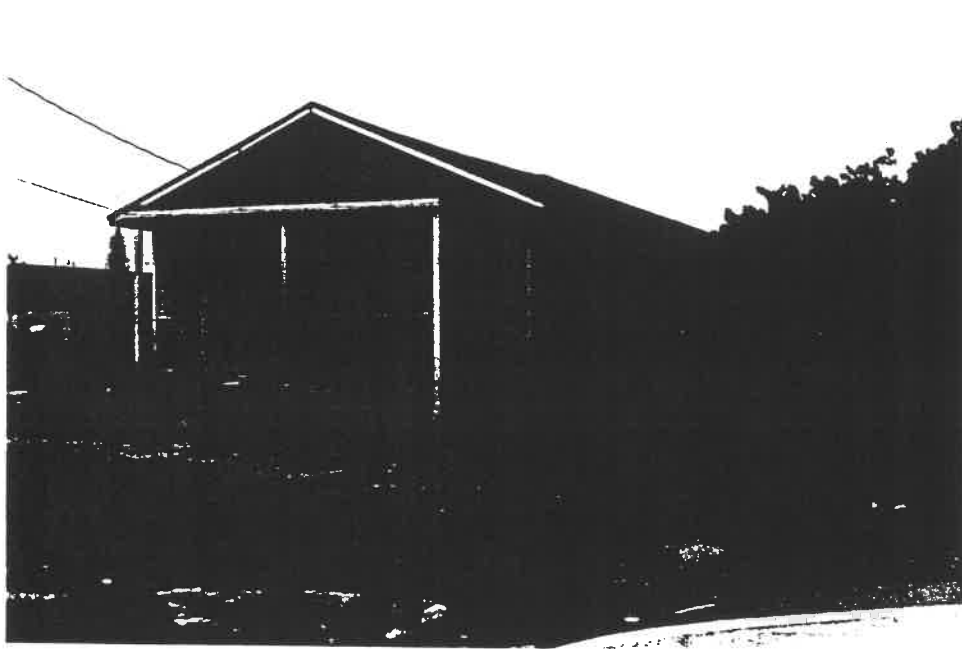
The Dimick House

Another of the oldest residences in Boynton Beach was built c. 1905 and is located at 405 E. Ocean Avenue. Constructed by Jesse and Ida Daugherty, this building is typical of wood frame vernacular structures from the Spanish-American War Period (pre-1910). The large two story building is comprised of two rectangular blocks which form an L. The building has an interesting gabled roof facing both the east and south side of the building. Personal records from a local pioneer family state that the house was wired for electricity in 1922. While some of the windows are aluminum awning, 2/2 double hung wood sash windows remain on west and north sides of the house. A front porch typical of the style and era has been enclosed. Although the house has been altered the size and history warrant local protection.



The Daugherty House

One distinct variety of the frame vernacular style can be seen in the shotgun variation. This simple folk design was common to expanding southern communities where narrow urban lots existed. The dominate feature of the shotgun style is that



The Albury House

the wood frame structure is only one room wide. Rooms are placed in a row, front to back. It is said that if a shotgun went off through the front door the pellets would travel out the back door. A front facing gable is usually steeply pitched. The origin of the shotgun is unknown although some scholars have complex theories on its beginnings. These theories range from similar styles found in the West Indies to influences from post Civil War New Orleans buildings. One theory is that shotgun houses are simply the familiar one room deep, parlor plan of the South turned sideways to accommodate narrow lots found in modest neighborhoods.

One example of the shotgun style in Boynton Beach is found at the Albury house at 120 N.E. 8th Avenue. The L-shaped extension to the east side of this 1930s house is unusual but was probably a later addition.



The Andrews House

The Andrews House built c. 1909 at 306 SE 1st Avenue is one of the least altered residences in Boynton Beach. With its steeply pitched gable roof and double hung sash windows it is typical of the frame vernacular style. One interesting design detail is the wood shingle work on the gable ends of the roof and dormer. Because of its age and unaltered appearance this house warrants local protection.

Masonry Vernacular

Masonry vernacular architecture also represents a common form of construction used in South Florida during the early twentieth century. Although brick was a common building material in many northern states its scarcity in South Florida precluded its widespread use. Hollow clay tile, oolitic limestone and concrete block became the more common building material in this area. Most masonry vernacular buildings in Boynton Beach are symmetrical. Roofs are usually gabled or hipped. Composition shingles are the most frequent covering used in Boynton Beach. Double hung sash or casement windows were used. Few decorative features were found. Lintels over windows and doors were often the most prominent features. Cast stone columns, dormers and rafters were sparingly used. The masonry vernacular style of architecture is found throughout Boynton Beach but without the frequency of the frame vernacular style. In Boynton Beach only four examples of the masonry vernacular style were found representing 3% of the built environment. None of the examples were worthy of local designation.

Mission Style

Inspired by 18th century Spanish Mission churches, the Mission style had its beginnings in California during the 1880s. In Florida the style became popular for low to moderate priced houses and reached its peak in popularity during the 1920s. The Mission style is noted for its simplicity. The most prominent feature of this style is a curved parapet at the roof line. The roofs are traditionally flat, with interest given to an occasional secondary roof feature such as a dormer or sloping porch. Exterior walls are generally block or wood frame which is covered with smooth or rough cast stucco. Arched openings are common. Windows are either double hung sash or casement and sometimes accompanied by canvas awnings. Porches are a prominent feature. Scuppers are also frequently found below the roof line. The Mission style was very popular in Boynton Beach during the 1920s. Thirty five examples were found and listed on the Florida Site File. This represents 28% of the surveyed properties and is second only to frame vernacular in quantity.

One outstanding example of the Mission style in Boynton Beach is found at 206 N.W. 6th Street. The house was constructed in 1926 by James Hartley who developed the surrounding residential neighborhood of Lake Boynton Estates. This house displays many of the features found in the Mission style. It should be noted that these features are original and in excellent condition. The current owners purchased the house from the Hartley estate. This house warrants protection as a historic resource of the City of Boynton Beach. It may qualify for the National Register of Historic Places although more information is needed.

The Webber House at 3641 SE 1st Street is another good example of the Mission style of architecture. Two stories in height, the house features a stucco exterior over wood frame construction, a flat roof, parapet, medallions and arched openings. Originally this house was in the center of a pineapple field. It is important to Boynton Beach not only for its architecture but also for its connection to early agriculture in the area.



The Webber House

Mediterranean Revival

The Mediterranean Revival style of architecture was inspired by European structures that were built around the basin of the Mediterranean Sea. Themes were borrowed from Spanish, Italian, North African and Moorish examples. This style was very popular in California and Florida during the 1920s. It adapted well to Florida's warm climate and Spanish heritage. The style is expressed with applied ornamentation, carved decorations, twisted columns, balustrades, and ceramic tile. Exterior walls are stuccoed in a light color. Low pitched terra cotta tile roofs, either gabled or hipped, are typical. Windows and doors are arched and include a variety of shapes such as semi-circular, pointed, ogee or segmented. The majority of Mediterranean Revival houses tend to be large although modest examples do exist. In Boynton Beach there are thirteen examples of the Mediterranean Revival style representing 10% of the surveyed properties. Most are of modest scale.

One fine example of the Mediterranean Revival style in Boynton Beach is found at 104 SE 5th Avenue. This multi-level house was originally owned by V.G. Weaver, a member of a prominent pioneer family. It was constructed in 1925-26. The main focal point of the house is the arched and segmented door surround. This entryway leads to a planked door which appears original. Other prominent features include a stone medallion, cypress facia, tiled decoration, and stone planters. The roof is both hipped and flat. Windows are both 4/1 and 6/1 double hung wood sash and appear original. Barrel tile accents various features of the house. The present owners appear committed to a thoughtful restoration of the house. This house warrants protection as a historic resource of the city and could qualify for designation in the National Register of Historic Places.



The Weaver House

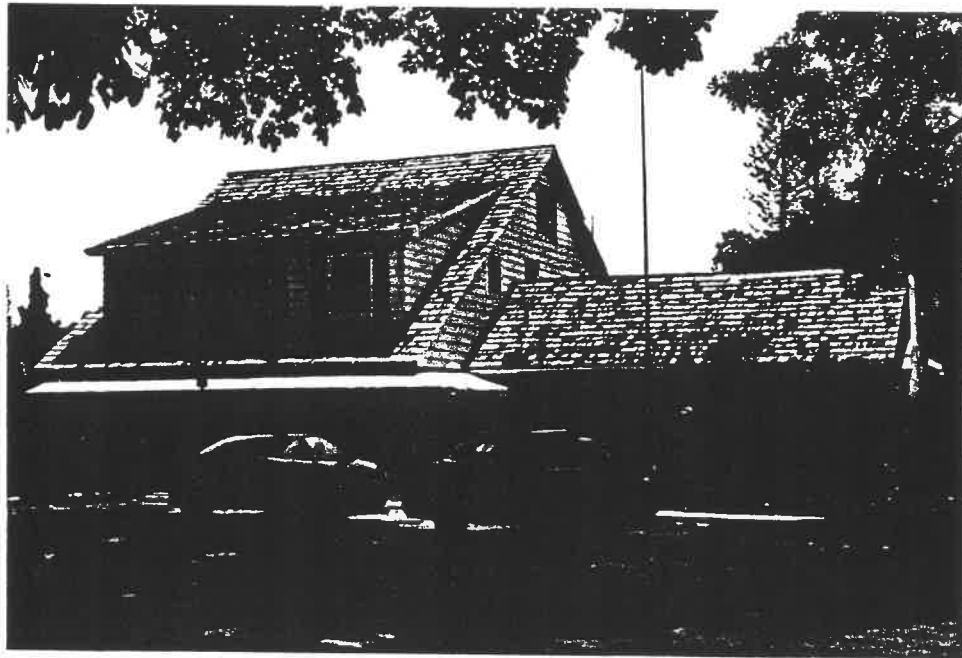
The Walter Lewerenz House at 324 NW 1st Avenue is another good example of the Mediterranean Revival style. Smaller in scale than the Weaver House, this house was built by Walter Lewerenz, one of Boynton Beach's master carpenters. The quoins around the windows and door opening give the building its distinctive character. It warrants local protection for its architecture and historic associations.



The Lewerenz House

Bungalow

The Bungalow became an architectural style at the turn of the 20th century through the Arts and Crafts Movement. This movement advocated the pre-industrial ideas of craftsmanship, simplicity, honest expression of materials, and harmony with nature. It became the most popular style of home in middle class suburbs throughout the 1920s and 1930s. The typical bungalow is modest in scale, one, or one and a half stories in high, with a low pitch gable roof, a large front porch, and a simple floor plan. The Lee Manor Inn, built c. 1935 and now owned by United American Properties Inc., at 1120 South Federal Highway is the only example of the bungalow style found in Boynton Beach.



Lee Manor Inn

Georgian Revival

The Georgian style of architecture is one of the most long-lived in American history. It dominated the English colonies of the 18th century. Variations on the style were popular throughout the Caribbean and were adapted in revival form in South Florida. Sometimes called the Bermuda style, this West Indian adaptation of Georgian architecture features pedimented dormers, quoins and a hip roof. The only example in Boynton Beach is the Brickbaker House at 321 SW 1st Avenue.

Commercial Architecture

The historical commercial section of the City of Boynton Beach is a One-Part and Two-Part Commercial Block on both the east and west side of the Florida East Coast railroad tracks on East Ocean Avenue extending to Federal Highway. While many of the original buildings have been demolished, enough remain to present a picture of the early commercial history of the town. The One-Part Commercial Block was developed during the mid-nineteenth century and became common in small towns and cities all over the United States. Individual buildings are grouped together so that the facades are unified in function. Most of the commercial buildings are vernacular in style. These buildings are constructed of either masonry or wood frame. Windows are used for display and today are most often plate glass. Entries are frequently recessed. Design details are minimal. The small scale is pedestrian friendly. The area should be reviewed as a whole.

The downtown commercial area is extremely important in any future planning for the city. The contiguous historic buildings along East Ocean Avenue are important to tradition as well as aesthetics. The Jefferson Hotel, the Masonic Lodge, the original Woman's Club building, and the Oyer Building form important anchors for redevelopment.



The Oyer Building is an example of a One-Part Commercial block with Mission style details.

Another commercial property that is very important to the history of Boynton Beach is the Alberts & Merkel Nursery at 2210 South Federal Highway. Four structures on the property make up a small commercial historic district. Three of the buildings are frame vernacular, the fourth is a greenhouse. These buildings date from the 1930s. They contribute to the history of the economic development of Boynton Beach. The nursery provided plants for U.S. Presidents, high society and international clients. They were also instrumental in the development of orchids.



The Greenhouse at the Alberts & Merkel Nursery

Fourteen Commercial buildings in Boynton Beach were included in this survey. They make up 11% of the survey properties.

Public Buildings

Public buildings are included in this report for their historic and architectural value to the community. They were built in a variety of styles. They are the gathering places of a society. They are buildings with area wide name recognition. Because their significance to the Town's citizens is substantial they should be the cornerstones of preservation activities in Boynton Beach.

The Boynton Woman's Club was designed by well known architect Addison Mizner. It was built in 1926 in the Mediterranean Revival style. It has a barrel tile roof, cast stone details, iron grill work, arches and balconies. It is listed in the National Register of Historic Places.



Boynton Woman's Club

The Boynton School is another important public building in Boynton Beach. Designed by William W. Maughlin in 1913, the school is built in the masonry vernacular style. It features an arched portico and bell tower. Listed in the National Register of Historic Places, this building is being converted to a children's museum.



The Boynton School

Architectural Style of Buildings Surveyed

<u>Style</u>	<u>No. of Buildings</u>	<u>Percentage</u>
Frame Vernacular	59	46%
Mission	35	28%
Masonry Vernacular	4	3%
Mediterranean Revival	13	10%
Commercial	14	11%
Other	3	2%
Total	128	100%

RECOMMENDATIONS

Once a survey is completed and an overview of a town's history is recorded, it is important to use the information that has been gathered in the planning and decision making process. Historic resources are irreplaceable. It is imperative that government move quickly and carefully into the implementation stage of historic preservation.

Historic preservation, however, will not be successful if implemented strictly by government action and control. Citizen and community support is vital. Workshops should be set up for interested property owners and convincing arguments for historic preservation need to be made both to supporters of the preservation movement and their opponents.

Basically there are three main reasons to pursue historic preservation in any community.

Tradition - Maintaining a community's sense of time and place within the development of an area or region is important for citizens of all ages. South Florida in particular had been criticized as a transient community with much of its population coming from different countries and regions of the United States. Promoting the unique history of the City of Boynton Beach, through the remaining built environment, would help establish a basis of tradition for the future development of the city. Pioneer families would have their forbearers recognized, school children would better understand local history and the naming of streets, parks and schools, and newcomers would immediately be aware of the community's roots, through its historic structures.

Aesthetics - Maintaining historic structures and developing plans for restoration and adaptive reuse make a neighborhood more livable, while continuing to build on the traditions of a community. By implementing design guidelines and beautification programs, owner and tenant pride is increased. Distinct properties that merit listing on the National Register of Historic Places also contribute to this effort. These special properties become landmarks of the community, a focus for civic pride and an anchor to hold together aging neighborhoods. Furthermore, improving one's living environment helps improve conditions of social disorder and civic unrest. In blighted areas, the entire community benefits. Rather than being uprooted into projects, old housing styles and traditions are restored, giving a sense of community and a feeling of importance.

Economics - Probably the most important reason to pursue historic preservation in the City of Boynton Beach is economic. Contrary to some

thought, preservation is not anti-development. In our profit minded society, it is clear that people need economic incentives to restore and rehabilitate historic structures. At this time, Federal tax law does allow some benefit for rehabilitation of eligible commercial structures. This is a direct economic incentive to the owner/developer and would enhance the proposed downtown redevelopment of Boynton Beach.

Indirect economic benefits arise because the local construction industry is put to work and jobs are created as the rehabilitated building is put back into use. In many cases, preservation activities also help start the rebuilding of entire neighborhoods or districts by promoting other development. As neighborhoods improve, so do property values, rents and the city's tax base.

Finally, studies also have shown that tourism benefits from historic preservation. Historic sites hold special appeal for out of town visitors who want more than just the beach and good weather on their vacations. An area is often identified in the public mind by its structures and these historic sites could be used in advertising and as an effective promotional campaign for the City of Boynton Beach.

Specific Recommendations for the City of Boynton Beach

Architectural Survey

This report, with its accompanying Florida Site File Forms completes the first phase of architectural survey work for the City of Boynton Beach. In total, 128 sites built before 1947 were reviewed. These sites represent historic resources that were either previously identified or new sites that were found by the survey team from Research Atlantica, Inc.

These Florida Site File forms should be retained by the Planning and Zoning Department of the City of Boynton Beach. They should be updated as more information becomes available and retained as a basis for decision making concerning historic preservation for the city. Notations should be made when any of these structures are altered or destroyed. Structures should be added to the inventory as they become 50 years old.

Archaeological Survey

An archaeological survey of the City of Boynton Beach was outside the scope of work on the present project. However, a model for site occurrence needs to be drawn up based on known sites in South Palm Beach County. An archaeological team should examine soil type, vegetation, and topography of the area for possible unrecorded sites.

Three Florida Site File forms for archaeological sites within the City of Boynton Beach were completed in a previous survey. The sites showed Pre-Colombian inhabitation. It is believed that these sites have been destroyed. Additional research should be made to determine the current status of these sites.

Recognition of Historic Properties

After completing a survey, the next step in historic preservation is the formal recognition of Historic Properties. This can be done on either the Federal or local level.

THE NATIONAL REGISTER OF HISTORIC PLACES: On a Federal level recognition is given through the National Register of Historic Places. The criteria for listing a property in the National Register of Historic Places are listed at the beginning of this report. The Register is maintained by the Department of the Interior and listing is essentially honorary. It provides no protection for properties and does not restrict a property owners' ability to alter the structure in any way. The only exception to this rule is if federal funds or activities are directed to the property. If this is the case, a review process is required before federal funds can be used.

One concrete benefit of listing an income producing property on the National Register or including it in a National Register District is the Tax Rehabilitation Credit offered by the Federal government. Residential structures do not qualify for this program but any building listed on the National Register is automatically considered a certified historic structure.

In the City of Boynton Beach there are two structures that are currently listed in the National Register of Historic Places. The Boynton Beach Woman's Club was given this prestigious honor in 1979. In 1994 the Boynton Beach Elementary School received the same honor.

Nominating a property to the National Register can be done in a number of formats. The first and most common is the individual nomination. Historic Districts can also be nominated with defined boundaries and a common history. And finally, multiple property nominations cover scattered resources that have a common history, pre-history or architecture.

National Register Nomination forms may be completed either by a property owner or a consultant. These forms require a history, legal and geographical description, historic context and architectural analysis. Photographs and maps are also required. Footnotes are a must. Libraries, local historical societies, the County Courthouse, probate records, tax rolls and building permits should all be consulted. Newspapers contemporary to the construction date can also be read for more information. The finished form is sent to the State Historic Preservation Officer, Bureau of History Preservation, R.A. Gray Building, 500 South Bronough Street, Tallahassee, Florida 32399-0250 (800-847-7278) for review. While in Tallahassee the nomination is reviewed by the National Register Review Board, whose members are appointed by the Secretary of State. If the nomination is passed it is forwarded to the Department of the Interior for a final determination on eligibility. Both State and Federal Grant money is available to help defray the cost of a National Register nomination.

In the City of Boynton Beach, the following properties may have the potential for listing on the National Register. A final determination can be made only on an individual basis after an interior inspection of the properties is completed.

Potential National Register Properties

8PB00177 Hartley
206 NW 6th Avenue 1925 Mission
This property was built for James Hartley, the developer of Lake Boynton Estates, an early Boynton Beach subdivision.

8PB08312 V. G. Weaver
104 SE 5th Avenue 1925/6 Mediterranean Revival
This property is an outstanding example of Mediterranean Revival architecture as developed in Boom Time Boynton Beach.

8PB08360 Webber
3641 SE 1st Street 1924 Mission
This property represents the success of the pineapple farmers and the Boom Time development of Boynton.

8PB08367 Lee Manor Inn
1120 South Federal Highway c1935 Bungalow
This bungalow is a fine example of the development of Boynton Beach during the Depression/New Deal Era.

8PB08377

Dimick/Fox House

2637 Lake Drive

1904 Frame Vernacular

The oldest documented house in Boynton Beach, this house represents the early development of Boynton Beach. Its association with one of the oldest pioneer families in Palm Beach County makes it most significant.

8PB08380, 82, 87, 88 Alberts and Merkle

2210 South Federal Highway

1936-9 Frame Vernacular

These buildings represent the development of the horticulture industry in Boynton Beach.

Besides the individual National Register nominations suggested above, the City should also nominate a "Main Street Commercial District." Boundaries need to be drawn and contributing buildings identified. As commercial structures these businesses could benefit from the Federal Tax Incentives.

Multiple Property Nominations may also be proposed because of the wide variety of Frame Vernacular and Mission style houses in Boynton Beach. Built during the 1910s and 1920s, these houses represent two distinct eras of moderate income housing. The City of Boynton Beach has 59 Frame Vernacular houses and 35 Mission style houses.

Local Recognition

Because the City of Boynton Beach does not have an Historic Preservation Ordinance, there is no vehicle in place at this time to designate local districts or individual properties. All the properties listed above as potential for National Register should also be recognized at the local level. In many cases the local designation should be given priority over the National Register Designation to ensure expedient protection and preservation from future development and impact. Local designation is more conscientious in regulating demolitions, alteration and modifications than if national recognition is achieved. It must always be remembered that listing on the National Register is purely honorary.

Properties Eligible for Local Designation

8PB00098	1010 S. Federal Highway	1926 Mediterranean Revival
8PB00171	141 E. Ocean Avenue	1913 Masonry Vernacular
8PB00172	204 NW 1st Street	c. 1926 Mission
8PB00174	324 NW 1st Street	c. 1925 Mediterranean Revival
8PB00175	331 NW 1st. Avenue	c. 1926 Mission
8PB00176	701 W. Ocean Avenue	1924 Mediterranean Revival
8PB00177	206 NW 6th Avenue	1925 Mission
8PB00498	211 E. Ocean Avenue	c. 1919 Frame Vernacular
8PB00499	405 E. Ocean Avenue	c. 1905 Frame Vernacular
8PB00500	413 E. Ocean Avenue	c. 1912 Mission/Commercial
8PB00504	518 W. Ocean Avenue	1926 Mediterranean Revival
8PB00505	115 S. Seacrest Blvd.	1925 Frame Vernacular
8PB00507	304 S. Seacrest Blvd.	c. 1920 Frame Vernacular
8PB00508	701 S. Seacrest Blvd.	1926 Mediterranean Revival
8PB00509	310 NW 1st Avenue	c. 1926 Mission
8PB00513	306 SE 1st Avenue	c. 1909 Frame Vernacular
8PB00516	217 SE 3rd Street	c. 1913 Frame Vernacular
8PB00523	118 SE 5th Avenue	1924 Mediterranean Revival, Moorish
8PB00526	205 NW 8th Street	1924 Mediterranean Revival
8PB00527	133 E. Ocean Avenue	1926 Mediterranean Revival
8PB08299	321 SE 1st Avenue	1924 Georgian Revival

8PB08309	208 NE 1st Street	c. 1910 Frame Vernacular
8PB08312	104 SE 5th Avenue	Mediterranean Revival
8PB08316	115 SE 3rd Avenue	c. 1926 Mediterranean Revival, Moorish
8PB08320	216 SE 3rd Street	c. 1926 Frame Vernacular
8PB08325	120 NE 8th Avenue	c. 1930 Frame Vernacular/Shotgun
8PB08330	114 NE 4th Avenue	c. 1935 Frame Vernacular
8PB08354	628 Dimick Road	c. 1940 Frame Vernacular
8PB08360	3641 SE 1st Street	1926 Mission
8PB08367	1120 S. Federal Highway	c. 1935 Bungalow
8PB08369	209 E. Ocean Avenue	1919 Frame Vernacular
8PB08370	628 Oak Street	1925 Frame Vernacular
8PB08377	2637 Lake Drive	1904 Frame Vernacular
8PB08380,82, 87,88	2210 S. Federal Highway	1936-9 Frame Vernacular
8PB08383	527-531 E. Ocean Avenue	1924 Commercial
8PB08389	102 W. Ocean Avenue	c. 1940 Frame Vernacular

Districts

Two types of districts may be developed under a local Historic Preservation Ordinance.

LOCAL ORDINANCE CERTIFIED: A local district that is certified must be created by ordinance or state statute, and must meet the criteria of the National Register. The enabling legislation must be endorsed by the SHPO and certified by the Keeper of the National Register. Historic structures within this district are not eligible for grant monies, but income producing properties are eligible for federal tax incentives.

LOCAL ORDINANCE: Historic districts may be created by local ordinance and be entirely under the jurisdiction of the local government. The local government may establish their own architectural review procedures and zoning laws. Privately owned properties are not eligible for grant monies or federal tax incentives. Property owned by a not-for-profit organization or governmental agencies may apply for monies administered by the Division of Historical Resources.

Using Preservation Incentives

There are a variety of legal instruments and financial incentives available to assist local governments and citizens in their historic preservation efforts. Some are already provided by federal and state law, others need to be adopted by local agencies within the City of Boynton Beach. As has already been noted, economic incentives are often the most powerful in promoting historic preservation.

Federal Incentives

REHABILITATION TAX CREDITS: Federal tax credits for the expenses incurred in the rehabilitation of an income producing historic structure have been present for a decade. Present law (1986 Tax Reform Act) provides for a twenty percent credit for certified historic structures and a ten percent credit for structures more than fifty years old that do not meet listing criteria in the National Register or contribute to an NR District. These are the Federal Tax Incentives already referred to in this report. In order to qualify, income producing structures must be listed on the National Register or be part of a National Register Historic District. A Downtown Main Street District on East Ocean Avenue would qualify if designated by the National Register.

HISTORIC PRESERVATION FUND: Authorized under the 1966 National Historic Preservation Act, this fund was established by the federal government to finance historic preservation activity throughout the nation. The annual appropriation from the United States Congress finances each states's Historic Preservation Office and the National Trust for Historic Preservation.

COMMUNITY DEVELOPMENT FUNDS: Rehabilitation of historic structures is a qualified expenditure for Community Development Block Grants (CDBG) or similar federally backed funding sources for the rehabilitation of low and moderate income housing. This program was established in 1974 and is one of the Federal government's principle vehicles for providing assistance to local and state governments for community revitalization and improvement. The program has the primary objective of developing viable

urban communities by providing decent housing and a suitable living environment.

By combining historic preservation with the CDBG funds the city has an opportunity to combine rehabilitation with a strong sense of ethnic pride in minority neighborhoods. Programs of this type have successfully been carried out in the MacFarlane Homestead in Coral Gables, Florida; Savannah, Georgia; Shreveport, Louisiana; and Baltimore, Maryland. Citizens in these programs need both financial and technical assistance. Architectural renderings and historic guidelines are necessary to keep the neighborhoods intact. Absentee landlords and owners must be encouraged with financial incentives. The results in other communities however, have shown the importance of revitalization in saving deteriorating historic neighborhoods.

State of Florida Incentives

AD VALOREM TAX RELIEF: The State of Florida permits counties and cities to offer property tax abatement to property owners in historic districts. This program had recently been adopted in Palm Beach County. Boynton Beach is not eligible for this program until there is an Historic Preservation Ordinance in place.

CERTIFIED LOCAL GOVERNMENT PROGRAM (CLG): The 1980 amendments to the Historic Preservation Act of 1966 established a means by which local governments could create an Architectural Review Commission. This Commission is empowered to enforce the municipality's preservation ordinances, to conduct historic site surveys and to review and approve all National Register nominations. The Commission must include as members: professionals in architecture, architectural history and history. The State Historic Preservation Office will work closely with the Certified Local Government and will provide technical assistance to the Commission. The CLG is eligible for matching grants from the State Historic Preservation Office to carry out their duties. The money comes from a source of funds that equals at least ten percent of the money each state receives from the Historic Preservation Fund. Boynton Beach is not eligible for this program until there is an Historic Preservation Ordinance in place.

LEGISLATIVE SUPPORT: The State of Florida is currently one of the largest investors in historic preservation in the nation. In 1983, a Historic Preservation Trust Fund was established as a depository for legislated funds. Grants are reviewed by the Florida Historic Preservation Advisory Council (HPAC), awarded by the Secretary of State, and administered by the Division of Historical Resources, Department of State. In two annual grant

cycles, funding is provided for acquisition and development, survey and planning, educational programs, and the Main Street program. Some of the funds are distributed through a 50/50 match of in-kind services and cash. Once a year, Special Category funds are available for large scale restoration projects. Units of government and registered non-profit organizations are eligible to apply. Future grant cycles include:

Federal and State Grant Cycles

HISTORIC PRESERVATION GRANTS-IN-AID **SMALL MATCHING GRANTS**

- Authority:** Section 267.0612 and 267.0617, Florida Statutes.
Chapter 1A-35, Florida Administrative Code.
- Purpose:** To assist and encourage the identification, excavation, protection, rehabilitation, and public knowledge of historic and archaeological properties in Florida and to encourage historic preservation in Florida's smaller cities through the Main Street Program.
- Eligibility:** Departments or agencies of the State (including state universities), units of county, municipal, or other local governments; not-for-profit corporations, institutes, organizations, and other non-profit entities. There are two grant cycles annually: One begins on July 1 and ends August 31 and the other begins October 1 and ends December 15. Applications must be received or postmarked by the deadline.
- Criteria:** All applications are evaluated using criteria relating to the site, grantee, and public benefit. These include historic significance, endangerment, appropriateness of work, local cost share, educational potential, economic impact, public use or other public good. The maximum matching grant award is \$40,000; however, most grant awards range from \$5,000 to \$25,000.
- Review Process:** All grant applications are evaluated on a competitive basis by the Historic Preservation Advisory Council in public meetings held in the Spring and Fall, and ranked in priority order with a recommended level of funding for each project. Grants are awarded by the Secretary of State, based on the recommendations of the Historic Preservation Advisory

Council. The twelve members of the Historic Preservation Advisory Council are appointed by the Secretary of State.

Availability of Funds:

Funds are available in mid-January for the first cycle and after July 1 for the second.

Funding Sources:

Dedicated funding through the licensing of Fictitious Names for businesses (approximately \$2 million per year). Annual apportionment of funds from the U.S. Department of the Interior (approximately \$200,000 per year).

Local Match:

50% of project costs which may include cash, allowable in-kind and donated services and allowable donated materials.

Contact:

For additional information and grant applications contact:
**Grants and Education Section
Bureau of Historic Preservation
(904) 487-2333 or Toll Free at 1-800-847-PAST.**

**HISTORICAL MUSEUMS GRANTS-IN-AID
SMALL MATCHING GRANTS**

Authority:

Section 267.072, Florida Statutes
Section 1A-43, Florida Administrative Code.

Purpose:

To provide funding for the development of educational exhibits relating to the history of Florida and to assist Florida history museums with basic operational costs.

Eligibility:

Public educational exhibit grants are available to a department or agency of the State; unit of county, municipal, or other local government; or a public or private profit or private non-profit corporation, partnership, or other organization. General operating support grants are available only to a non-profit Florida history museum that is not an agency of the State and has been operating for at least two years. There are two grant cycles annually: One begins on April 1 and ends June 30 and the other begins September 15 and ends on December 15. Applications must be received or post-marked by the deadline.

Criteria: All applications are evaluated on the basis of the educational benefits of exhibits, administrative capability of the applicant, public impact of the museum or organization, and appropriateness of the proposed project. Maximum award for operating grants is 20% of the operating expense budget up to a maximum of \$75,000. Maximum award for exhibits is \$35,000.

Review Process: Applications are evaluated on a competitive basis by an ad hoc committee, appointed by the Secretary of State, knowledgeable about the development and operation of historical museums and historical exhibits. The committee reviews all application in a public meeting held in the Spring, and ranks them in priority order with a recommended level of funding for each project. Grants are awarded by the Secretary of State, based on the recommendations of the ad hoc committee.

Availability of Funds: Funds are available in mid-January for the first cycle and after July 1 for the second.

Funding Source: \$1.5 million transferred annually from the Division of Corporations Trust Fund to the Museum of Florida History Trust Fund.

Local Match: 50% of project costs which may include cash, allowable in-kind and donated services and allowable donated materials.

Contact: For additional information and grant applications contact:
Education Section
Bureau of Historical Museums
(904) 487-1902

HISTORIC PRESERVATION AND HISTORICAL MUSEUMS
GRANTS-IN-AID
SPECIAL CATEGORY GRANTS

Authority: Section 267.0612 and 267.0617. Florida Statutes.
Chapter 1A-35, Florida Administrative Code.

Purpose: To assist major restoration of historic structures, major archaeological excavations, and major museum exhibit projects

involving the development and presentation of exhibitions and educational materials on the history of the human occupation of Florida.

Eligibility: Departments of agencies of the State (including state universities). Units of county, municipal, or other local governments; not-for-profit corporations, institutions, organizations, and other non-profit entities. Application period begins on April 1 of each year and ends on May 31. Applications must be received or post-marked by May 31.

Criteria: All applications are evaluated using criteria relating to the site, grant, and public benefit. These include historic significance, endangerment, appropriateness of work, local cost share, educational potential, economic impact, public use or other public good. No maximum amount for grant award; however, the majority of the Special Category grant awards are in the \$50,00 to \$250,000 range.

Review Process: All grant applications are evaluated on a competitive basis by the Historic Preservation Advisory Council in a public meeting held in the Fall, and ranked in priority order with a recommended level of funding for each recommended project. Council recommendations are submitted to the Secretary of State for approval. The approved list is submitted for legislative consideration as part of the Department of State's annual budget request. The twelve members of the Historic Preservation Advisory Council are appointed by the Secretary of State.

Availability of Funds:

Funds are available after July 1 of the year in which the funds are appropriated by the Legislature (13 months after application deadline).

Funding Source:

State General Revenue Fund.

Local Match:

Evidence of substantial local cost share at a minimum of \$50,000 to be eligible for consideration. Project costs incurred during the five years preceding the application are allowable. A 50% or better local cost share is preferred.

Contact:

For additional information and grant applications contact

**Grants and Education Section
Bureau of Historic Preservation
(904) 487-2333**

or

**Education Section
Bureau of Historical Museums
(904) 487-1902**

Local Government Incentives

In most cases, the incentives and legal instruments available to local governments and citizens are tools utilized in real estate and tax law. Some of these incentives may be in place, others need to be considered for future action. All of these concepts, however, have been successful in other areas and would help strengthen preservation and community development in the City of Boynton Beach.

EASEMENTS: An easement is a restriction placed against the future development of a property. In historic preservation, an easement can be placed with a non-profit organization that is qualified to maintain it over a period of time. Tax advantages are available for some easements. Federal law permits, for example, the donation of a facade easement for the purposes of preserving the exterior integrity of a qualified historic building. Scenic or open space easements are used to preserve archaeological sites.

RESTRICTIVE COVENANTS: Restrictive covenants are prohibitions against particular uses of a property. A covenant attached to a deed, for example, might prohibit subdivision of the property or demolition of a structure.

PURCHASE OF DEVELOPMENT RIGHTS: This device, equivalent to an easement, involves the acquisition of certain rights to a property. The value of the development right is defined as the difference between the property's market value and its useful value.

TRANSFER OF DEVELOPMENT RIGHTS: This legal instrument is utilized to protect historic resources, such as archaeological sites, by permitting the right to develop a property to be transferred to another location, sparing the original property from destruction or alteration.

REVOLVING FUND: A revolving fund, normally administered by a non-profit or governmental agency, establishes a monetary basis on which property can be bought, improved, maintained, and sold. Revolving fund monies are

subsequently returned and reused. The funds act to create a new economic and social force in the community.

INTEREST-FREE LOAN PROGRAM: A tool of Community Redevelopment, this program assists the property owner in obtaining interest free loans for periods of up to five years for certain improvements on the exterior of buildings. For example, loans may be up to \$7,500 for single family homes, or \$15,000 for income producing property, and may be applied to permit fees, roof repair, painting, landscaping, or other exterior restorations. A local bank participates in the project, and the work done is in accordance with design guidelines for the site or historic district.

BOOTSTRAP PROGRAM: This program is a grant awarded by a city to property owners for the same type of restorations as the interest free program, except that there is no pay back required. The grants are usually a smaller award, and some can be a 50/50 match. To begin the program, specific restorations can be designated, such as painting, landscaping and roofing.

PERMIT FEE WAIVER: A municipality can create the means by which permit fees for restoration work on certified historic properties, either individual or within a designated district, can be waived.

ZONING AND BUILDING CODE RELIEF: Historic rehabilitation projects may be considered for exemption from certain zoning code regulations or building codes, provided life and safety are not threatened. This relief should be reviewed on an individual basis after an Historic Preservation Ordinance is in place.

Educational Programs

One of the greatest benefits of historic preservation are the countless educational opportunities created for schools, community, and the visiting public. Historic preservation is a tool in the classroom used to teach many subjects including urban studies, math, and science. Communities benefit through the knowledge and appreciation for their past, and the field of heritage tourism is quickly growing in Florida.

The following are several suggestions for meeting the educational needs of The City of Boynton Beach. Many of these projects can be funded in part through the Division of Historical Resources, State of Florida and should be carried out in conjunction with the Palm Beach School Board and local Parent-Teacher Organizations.

Elementary to High School

Efforts should be made to reach the student audience by:

- *producing presentations and lectures aimed at the elementary and high school levels.
- *sponsorship of essay, art, and photography contests and other activities designed to foster an awareness of history utilizing local resources.
- *the production of coloring books, activity books, and project books for the elementary level.
- *creating a "plant an historic tree" program for graduating seniors.
- *establishing a committee to co-ordinate a program promoting interdisciplinary studies and interaction among academic departments in the schools and professional institutions in the community.

College Level

- *college level students may be offered an opportunity to participate in historic preservation programs through internships, research, fellowships and historic site surveys

Community and Visiting Public

Efforts are needed to increase public awareness of historic properties and provide access to historic resources. This can be accomplished through:

- *media contacts
- *publication of self guided tours and brochures
- *production of promotional materials for the City of Boynton Beach such as posters, tee-shirts, buttons, and school supplies
- *production of videos on historic properties
- *adopt a block program - With the cooperation of the property owners, consultants, and city implement a block wide improvement project dealing with the historic and architectural makeup of that block. An example would

be the NE 4th Avenue block between N. Seacrest Blvd. and NE 1st Street which encompasses nine houses included in this report.

Individual Property Owners

There is an educational need to provide individual property owners with technical assistance in the preservation process through:

- *workshops and community meetings involving the distribution of information concerning the restoration, maintenance, and interpretation of historic buildings

- *development of design guidelines concerning additions, alterations and modifications to historic buildings

- *development of guidelines concerning financial incentives available to property owners

Other Programs

DESIGN GUIDELINES: In order for a preservation program to be successful, the community needs technical assistance in restoration projects. For this reason, Design Guidelines need to be developed. The guidelines would serve as a resource manual for property owners to understand the type of building they have, and what kinds of windows, doors, roofs, and fixtures that are needed to restore their building back to its original condition. The guidelines would contain instructions for restoration, types of materials to use and descriptions of architectural styles, plus a list of resources available to owners.

IMMEDIATE ACTION PLAN

1. Produce an Historic Preservation Ordinance for the City of Boynton Beach. State grant monies are available to support the procedure.
2. Enact Historic Preservation Ordinance for City of Boynton Beach.
3. Apply for Certified Local Government Status. This is only available after adoption of an Historic Preservation Ordinance.
4. Establish an Historic Preservation Board. This can only be established after the adoption of an Historic Preservation Ordinance. With the establishment of a board, the city can:
 - a. Designate local properties. Designated properties may be eligible for county tax abatements.
5. Produce Design Guidelines for owners of designated properties. State monies may be available through grants to assist in this project.
6. Assist local property owners who wish to apply for the National Register of Historic Properties. State monies may be available through grants to assist in this program.
7. Develop an educational program for area schools and property owners aimed at increased knowledge regarding historic preservation.

REGULATION OF HISTORIC RESOURCES

In response to a growing demand to protect historic resources, various federal, state and local historic preservation laws and regulations have been promulgated. An awareness of the applicable laws and regulations is critical to effective public participation and to development of an effective plan. There are more than 40 federal laws and 20 state laws with historic preservation elements. The following are limited to those laws which are of interest to local government comprehensive planning efforts.

Federal Laws

NATIONAL HISTORIC PRESERVATION ACT OF 1966: The nation's primary historic preservation legislation with respect to activities affecting state and local governments. This act declares a national policy of historic preservation and establishes the Advisory Council on Historic Preservation. It provides for an expanded National Register program established in the office of the State Historic Preservation Officer (SHPO). In Florida the position of the SHPO is established within the Department of State, Division of Historic Resources and is occupied by the Chief of the Bureau of Historic Preservation. **SECTION 106** of this act requires that all projects which are federally funded or require a federal license or permit take into account the potential impact of the project upon archaeological sites, historic structures and other historic resources listed or eligible on the **National Register of Historic Places**. The Advisory Council reviews the actions under Section 106 and encourages the various agencies to consider measures that will protect historic properties.

DEPARTMENT OF TRANSPORTATION ACT OF 1966: This act mandates a national policy that special efforts be made to preserve historic sites. The Secretary of Transportation cannot approve any program or project which requires use of any land from historical or archaeological sites for national, state or local significance unless there are no feasible alternatives.

NATIONAL ENVIRONMENTAL POLICY ACT OF 1969: This act established a national policy for the protection and enhancement of the environment including the preservation of important historical, cultural and natural aspects of national heritage.

COASTAL ZONE MANAGEMENT ACT OF 1972: This act encourages states to undertake comprehensive planning and management for wise utilization of the land and water resources of the coastal zones. Full consideration should be given to ecological, cultural, historic and aesthetic values.

State Laws

FLORIDA HISTORICAL RESOURCES ACT, CHAPTER 267: Florida Statute, 267 is Florida's primary historic preservation legislation. Florida's policy concerning historic resources is stated in s.267.061(1), F.S.1986:

- (a) The rich and unique heritage of historic properties in this state, representing more than 10,000 years of human presence, is an important legacy to be valued and conserved for present and future generations. The destruction of these nonrenewable historical resources will engender a significant loss to the state's quality of life, economy, and cultural environment.

In addition, s.267.061(1) also requires the state to:

- 3. Contribute to the preservation of non state-owned historic resources and to give encouragement to organizations and individuals undertaking preservation by private means.
- 6. Assist local governments to expand and accelerate their historic preservation programs and activities.

Subsection 267.061(2), F.S. 1986, requires that each state agency of the executive branch must consider the impact of any undertaking on the state's historic properties that are included in, or eligible for inclusion in the National Register of Historic Places. Subsection 267.061(3), F.S.1986 establishes and gives the Division of Historical Resources of the Department of State the responsibility for the care and protection of Florida's historic resources.

OUTDOOR RECREATION AND CONSERVATION, CHAPTER 375: Section 375.021 establishes an Outdoor Recreation Advisory Committee. The director of the Division of Historical Resources of the Department of State is a statutory member. This act also gives the Department of Natural Resources the right to acquire land and identifies "historical and archaeological sites" among the types of land that may be acquired.

FLORIDA ENVIRONMENTAL LAND AND WATER MANAGEMENT ACT OF 1972, CHAPTER 380, F.S.: Section 380.05 addresses Areas of Critical State Concern. An area that contains significant historical resources that would be adversely impacted by public or private development may be designated as an area of critical state concern. Section 380.06 addresses the Development of Regional Impact (DRIs). This section states that historic preservation is to be considered in the evaluation and approval process of developments.

OFFENSES CONCERNING DEAD BODIES AND GRAVES, CHAPTER 872: This legislation protects prehistoric and historic burial sites either marked or unmarked. It is considered a felony to knowingly remove, injure or disturb the contents of a tomb or grave.

LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT, CHAPTER 163: This act originated in 1975, was amended in 1985 and 1986 and mandates all local governments to prepare and adopt comprehensive plans. The act requires local governments to address historic preservation concerns in at least two elements; Future Land Use and Housing, and a third Coastal Element for local governments in those regions. The act also provides for the creation of an optional separate element for historic preservation. In addition, the local government Comprehensive Plan must be consistent with the State Comprehensive Plan. The Department of Community Affairs, Division of Resource Planning and Management is the functional agency assigned to oversee local government comprehensive planning. Chapter 9J-5, F.A.C. contains the Minimum Criteria for Review of Local Government Comprehensive Plans and Determination of Compliance.

A summary of the minimal requirements for historic preservation in local government planning are as follows:

Future Land Use: The plan states that "the land use maps or map series shall generally identify and depict historic district boundaries and shall designate historically significant properties meriting protection." Also required are objectives and policies concerning the identification, designation and protection of historic resources.

Housing: Minimal requirements are "standards, plans, and principles" for the "identification of historically significant and other housing for purposes of conservation, rehabilitation, or replacement." Subchapter 9J-5.010(1)(g), F.A.C. also requires "an inventory of historically significant housing listed on the Florida Site File, **National Register of Historic Places** or designated as historically significant by or in accordance with a local ordinance, and shall include their generalized locations."

Coastal: All coastal municipalities must have a provision for the "preservation, including sensitive adaptive use of historic and archaeological resources" and must show historic preservation areas on the land use and inventory map.

STATE COMPREHENSIVE PLAN, CHAPTER 187, F.S.: One of the goals addressed in s.187.201(18) Cultural and Historical Resources in the state's

comprehensive plan is to "increase access to historical and cultural resources and programs and encourage the development of cultural programs of national excellence." Historic preservation is also addressed in Housing s.187.201(5)(b), and in tourism s.187.201(23)(b). The policy in Housing is to recycle older homes to increase the supply of housing. Tourism policy (b) promotes "awareness of historic places and cultural and historic activities."

EAST COAST FLORIDA REGIONAL PLAN, CHAPTER 186, F.S.: As mandated by the State Comprehensive Plan, Florida's eleven regions must prepare comprehensive regional plans. Preservation concerns are addressed in two policy clusters, numbers 61 and 62. Regional Issue 61: Access to Cultural and Historical Resources encourages protection, preservation, and increased public awareness of the region's significant historic, archaeological, architectural, and cultural resources. The Development of Historical and Cultural Programs are addressed in Regional Issue 62 which states "provisions for ensuring the development of adequate, accessible and fiscally sound historical and cultural facilities and programs in the region, while encouraging the development of historical and cultural programs of national excellence."

ADMINISTRATION OF HISTORIC PRESERVATION

There are several public and private organizations now in place on the federal, state and local levels whose responsibility is to implement and administer historic preservation programs.

Public Organizations

Federal Government

NATIONAL PARK SERVICE: The nation's principal preservation agency. It is responsible for the national park system as well as administering the **National Register of Historic Places**.

NATIONAL REGISTER OF HISTORIC PLACES: A list of those buildings, structures and sites that have historical importance to the local community, the State and to the Nation. This is an honorary recognition that places no restriction on private property owners. Only actions that involve federal monies must be reviewed for their potential impact on buildings on or eligible for National Register listing. The National Register is administered by the State Historic Preservation Officer in each state.

State of Florida

STATE HISTORIC PRESERVATION OFFICE: This is the agency charged with administering each state's historic preservation program. It employs professionals who have specialized skills in Archaeology, Architecture, and History. They review and process all National Register nominations and review all Federal actions involving historic sites to insure compliance with The Historic Preservation Act of 1966. The state Historic Preservation Officer also conducts historic site surveys and works with private property owners who are rehabilitating income producing properties under the Investment Tax Credit Act. In Florida, the State Historic Preservation Office is in the Department of State, Division of Historical Resources. The Division is also responsible for administering federal and state grant funds for historic preservation (see Chapter VI, Legislative Support). The office is located in Tallahassee, (904) 487-2333.

Palm Beach County

The Historic Palm Beach County Preservation Board is located at 20 North Swinton Avenue, Delray Beach 33447-1221, (561) 279-1475.

Private Organizations

There are several not-for-profit organizations at the federal, state and local level which provide various types of services to preservation interests.

Federal

NATIONAL TRUST FOR HISTORIC PRESERVATION: The National Trust for Historic Preservation was chartered by Congress in 1949 and serves as the principle national lobbying group for preservation concerns. The National Trust provides assistance, advice, and some funding to private organizations for historic preservation activities, and produces educational and informational journals and technical publications. The National Trust maintains several historic properties, and conducts an annual fall conference to share expertise.

NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS: A network of landmarks, historic districts, and boards of architectural review in the United States providing members with information through newsletters, conferences, seminars and an annual meeting held in conjunction with the National Trust conference.

State

FLORIDA TRUST FOR HISTORIC PRESERVATION: Organized in 1979, the Florida Trust is the state equivalent of the National Trust and provides information and assistance to individuals and organizations, and assists the Department of State in fulfilling its historic preservation responsibilities. The Florida Trust is empowered to serve as a recipient for charitable donations that serve preservation purposes. It may be reached at (904) 224-8128.

PRESERVATION PLAN COMPONENTS

Although beyond the scope of this survey, the outline of a Preservation Plan is always helpful in the implementation process. The following list is from All About Old Buildings, National Trust for Historic Preservation, 1985. Many of the steps in this plan have already been taken in the City of Boynton Beach.

1. Historical Overview.
2. Treatment of architectural styles, construction, and other distinguishing features.
3. Description of the setting of the community.
4. Inventory of significant cultural resources.
5. Notation of area that may be eligible for local historical districts or the National Register.
6. Evaluation of the impact of public policy affecting cultural resources, zoning, building codes, municipal plans, transportation, housing etc.
7. Review of private policy and growth plans.
8. Indication of special problem areas (parking, traffic flow, utilities, etc.).
9. Establishment of preservation planning goals and objectives.
10. Suggestion of a cultural resources management program.
11. Potential funding sources.

INVENTORY OF SITES IN BOYNTON BEACH

Previously Identified Sites

The sites listed below were placed on the Florida Master Site File in 1986. They were revisited during this survey and an updated Master Site File Form was filled out on each site.

8PB00098	1010 S. Federal Hwy Boynton Woman's Club Mediterranean Revival designed by Addison Mizner National Register site	1926
8PB00171	141 E Ocean Blvd. Boynton School Masonry Vernacular National Register site	c1913
8PB00172	204 NW 1st Ave. Baskin House Mediterranean Revial	1926
8PB00173	316 NW 1st Ave. Charles M. King House Mediterranean Revival	1925
8PB00174	324 NW 1st Ave. Walter T. Lewerenz House Mediterranean Revival	1925
8PB00175	331 NW 1st Ave. Clyde Spahr House Mission	1924
8PB00176	701 W. Ocean Avenue Dorothy E. Johnston House Mediterranean Revival	1924
8PB00177	206 NW 6th St. Bertha Hartley House Mission	1925

8PB00493	402 W. Boynton Beach Blvd. Mission	1925
8PB00494	1730 N. Federal Hwy. Rainbow Gardens, Mediterranean Revival (now Benvenuto's Resturant)	c1925
8PB00496	133 E. Ocean Avenue Boynton Beach High School Mediterranean Revival	1927
8PB00497	209 E. Ocean Avenue Frame Vernacular	1919
8PB00498	211 E. Ocean Avenue Frame Vernacular	1919
8PB00499	405 E. Ocean Avenue Frame Vernacular	1909
8PB00500	413 E. Ocean Avenue Frame Mission	1912
8PB00501	500 E. Ocean Avenue (aka 516 E. Ocean Avenue) Jefferson Hotel Masonry Vernacular	1919
8PB00502	502 E. Ocean Avenue Frame Vernacular	c1910
8PB00503	514 W. Ocean Avenue F.E.C. Railway Warehouse Frame Vernacular	1895?
8PB00504	518 W. Ocean Avenue Seaboard Airline Railway Mediterranean Revival designed by Gustav Maas for Harvey and Clarke	1926
8PB00505	115 S. Seacrest Frame Vernacular	1925

8PB00506	117 S. Seacrest Mediterranean Revival	1925
8PB00507	304 S. Seacrest Frame Vernacular	1920
8PB00508	701 S. Seacrest Mediterranean Revival	1926
8PB00509	310 NW 1st Ave. Mediterranean Revival	1924
8PB00510	330 NW 1st Ave. Mediterranean Revival	1924
8PB00511	220 SW 1st Ave. Mission	1926
8PB00512	229 SW 1st Ave. Mission	1922
8PB00513	306 SE 1st Ave. Frame Vernacular	1909
8PB00514	203 NW 3rd St. Mission	1925
8PB00516	217 SE 3rd St. Frame Vernacular	1913
8PB00517	127 NE 4th Ave. Mediterranean Revival	c1925
8PB00518	118 SE 4th St. Mission	1928
8PB00519	412 SE 4th St. Frame Vernacular	1926
8PB00520	414 SE 4th St. Frame Vernacular	1926
8PB00521	101 SW 4th Ave. Mission	1925

8PB00522	104 SE 5th Ave. Mediterranean Revival	1926
8PB00523	118 SE 5th Ave. Mediterranean Revival	1924
8PB00525	1010 NE 7th St. Frame Vernacular	c1945
8PB00526	205 NW 8th St. Mediterranean Revival	1924

Demolished Sites

The following buildings were included in the 1986 survey conducted by Palm Beach County. Since then these buildings have been demolished or have been so altered that they no longer meet the criteria for inclusion in the current survey.

8PB00495 2200 North Federal Highway

8PB00515 331 NW 3rd Street

8PB00524 509 SE 5th Avenue

8PB00527 133 NE 10th Avenue

The following three sites were prehistoric in nature and were given Master Site File numbers. Each of these sites is no longer accessible or recognizable.

8PB00015

8PB00016

8PB00017

All Identified Sites

These sites were identified during the current 1996 survey as contributing to the historic character of Boynton Beach. A Site File Form was filled out on each building. Previously identified sites are marked with an asterick (*) and have been included in this list to make it comprehensive.

W. Boynton Beach Boulevard

402-402	Mission	1925
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Dimick Road

628	Frame Vernacular	1940
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North Federal Highway

802	Masonry Vernacular/Commercial	1946
1022	Frame Vernacular/Commercial	1945
1620	Frame Vernacular/Commercial	1934
*1730	Mediterranean Revival/Commercial	1924

South Federal Highway

104-110	One-Part Commercial	c1920
601	Frame Vernacular/Commercial	1925
625	Frame Vernacular/Commercial	c1914
*1010	Mediterranean Revival/Commercial	1926
1120	Bungalow/Commercial	c1935
2210	Frame Vernacular (A)	c1936
2210	Frame Vernacular (B)	c1939
2210	Frame Vernacular (C)	c1939
2210	Greenhouse (D)	c1939

Lake Drive

2625	Frame Vernacular	1922
2637	Frame Vernacular	1904

Lakeside Harbor

626	Frame Vernacular	1920
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Oak Street

628	Frame Vernacular	1925
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East Ocean Avenue

*133	Mediterranean Revival	1927
*141	Masonry Vernacular	1913
*209	Frame Vernacular	1919
*211	Frame Vernacular	1919
*405	Frame Vernacular	1905
*413	Mission/Commercial	1912
*502	Frame Vernacular/Commercial	c1910
*500	Masonry Vernacular/Commercial	1919
527(aka 531)	Two-part Commercial	1924

West Ocean Avenue

102	Frame Vernacular	c1940
130	Frame Vernacular	c1940
*514	Frame Vernacular	c1895
*518	Mediterranean Revival	1926
*701	Mediterranean Revival	1924

Potter Road

615	Mission	1924
626	Frame Vernacular	c1928
644	Frame Vernacular	c1925

North Seacrest Boulevard

101	Gothic Revival	1945
503	Mission	1925

505	Mission	1925
508	Mission	1924
512	Frame Vernacular	1925
516	Frame Vernacular	c1935

South Seacrest Boulevard

*115	Frame Vernacular	1925
*117	Mission	1925
215	Mission	1926
*304	Frame Vernacular	1920
415	Mission	1925
*701	Mediterranean Revival	1926

NE 1st Avenue

201	Frame Vernacular	c1940
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NE 1st Street

208	Frame Vernacular	c1910
313	Frame Vernacular	1945
407	Frame Vernacular	c1930
517	Frame Vernacular	c1935

NE 3rd Avenue

111	Frame Vernacular	c1940
110	Frame Vernacular	1935
116	Frame Vernacular	c1935
121	Frame Vernacular	c1940
126	Frame Vernacular	c1947
130	Frame Vernacular	c1935

NE 3rd Street

409	Frame Vernacular	1925
510	Mission	1925

NE 4th Avenue

105	Mission	1925
106	Frame Vernacular	1925
112	Frame Vernacular	1935
114	Frame Vernacular	c1935
115	Frame Vernacular	c1930
121	Frame Vernacular	c1935
124	Frame Vernacular	c1940
*127	Mediterranean Revival	1927
130	Frame Vernacular	c1940

NE 7th Avenue

619	Masonry Vernacular	c1940
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NE 7th Street

*1010	Frame Vernacular	c1945
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NE 8th Avenue

120	Frame Vernacular/Shotgun	c1930
636	Frame Vernacular	1940

NE 10th Avenue (Martin Luther King Blvd.)

117	Frame Vernacular	1930
416	Frame Vernacular	1935

NW 1st Avenue

*204	Mediterranean Revival	1926
*310	Mission	1926
*316	Mediterranean Revival	1925
*324	Mediterranean Revival	1925
*330	Mission	1924
*331	Mission	1926
829	Mission	1926

NW 2nd Street

204	Mission	1926
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NW 3rd Street

*203	Mission	1925
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NW 4th Avenue

120	Mission	1925
124	Mediterranean Revival	1935
219	Mission	1927

NW 5th Avenue

104	Mission	1928
112	Mission	1920

NW 6TH Avenue

111	Masonry Vernacular	c1947
133	Masonry Vernacular	1946

NW 6TH Street

*206	Mission	1925
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NW 8th Street

*205	Mediterranean Revival	1924
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SE 1st Avenue

*306	Frame Vernacular	1909
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SE 1st Street

3641	Mission	1926
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SE 3rd Avenue

115	Mediterranean Revival	1926
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SE 3rd Street

216	Frame Vernacular	c1926
*217	Frame Vernacular	1913

SE 4th Avenue

125	Mission	1926
416	Frame Vernacular	c1925
417	Frame Vernacular	c1910
418	Frame Vernacular	c1925

SE 4th Street

*118	Mission	1928
407	Frame Vernacular	1920
*412	Frame Vernacular	1926
*414	Frame Vernacular	1926
419	Frame Vernacular	1930
421	Frame Vernacular	c1935
513	Frame Vernacular	1925
515	Frame Vernacular	1925
918	Mission	c1924

SE 5th Avenue

*104	Mediterranean Revival	1926
*118	Mediterranean Revival	1924
415	Frame Vernacular	1920
421	Frame Vernacular	1930

SW 1st Avenue

125	Mission	1925
135	Mission	1947
*220	Mission	1926
224	Mission	1926
316	Frame Vernacular	1941
*229	Mission	1922
321	Georgian Revival	1924
327	Mission	1924

SW 2nd Avenue

107	Frame Vernacular	c1925
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SW 3rd Avenue

119	Mission	1930
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SW 4th Avenue

*101	Mission	1925
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SW 12th Avenue

114	Mission	1925
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APPENDIX A

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES, 1992

There are Standards for four distinct, but interrelated, approaches to the treatment of historic properties - Preservation, Rehabilitation, Restoration, and Reconstruction. **Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment) **Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. **Restoration** is undertaken to depict a property at a particular period of time in its history, while removing evidence of other periods. **Reconstruction** re-creates vanished or non-surviving portions of a property for interpretive purposes.

In summary, the simplification and sharpened focus of these revised sets of treatment Standards is intended to assist users in making sound historic preservation decisions. Choosing an appropriate treatment for a historic property, whether preservation, rehabilitation, restoration, or reconstruction is critical. This choice always depends on a variety of factors, including the property's historical significance, physical condition, proposed use, and intended interpretation.

PRESERVATION

is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

STANDARDS FOR PRESERVATION

1. A property shall be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property shall be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property shall be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and

features shall be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Changes to properties that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. The existing condition of historic features shall be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material shall match the old in composition, design color, and texture.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

PRESERVATION AS A TREATMENT.

When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment. Prior to undertaking work, a documentation plan for Preservation should be developed.

REHABILITATION

is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

STANDARDS FOR REHABILITATION

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

REHABILITATION AS A TREATMENT.

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for rehabilitation should be developed.

RESTORATION

is defined as the act or process of accurately depicting the form, features, and character of a property as it appears at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

STANDARDS FOR RESTORATION

1. A property shall be used as it was historically or be given a new use which reflects the property's restoration period.

2. Materials and features from the restoration period shall be retained and preserved. The removal of materials or alterations of features, spaces, and spatial relationships that characterize the period shall not be undertaken.
3. Each property shall be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period shall be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods shall be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period shall be preserved.
6. Deteriorated features from the restoration period shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials.
7. Replacement of missing features from the restoration period shall be substantiated by documentary and physical evidence. A false sense of history shall not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
9. Archaeological resources affected by a project shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
10. Designs that were never executed historically shall not be constructed.

RESTORATION AS A TREATMENT.

When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

RECONSTRUCTION

is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

STANDARDS FOR RECONSTRUCTION

1. Reconstruction shall be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location shall be preceded by a thorough archaeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures shall be undertaken.
3. Reconstruction shall include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction shall be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property shall re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction shall be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically shall not be constructed.

RECONSTRUCTION AS A TREATMENT.

When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment. Prior to undertaking work, a documentation plan for Reconstruction should be developed.

The Secretary of the Interior's Standards for the Treatment of Historic Properties may be applied to one historic resource type or a variety of historic resource types; for example, a project may include a complex of buildings such as a house, garage, and barn; the site, with a designed landscape, natural features, and archaeological components; structures such as a system of roadways and paths or a bridge; and objects such as fountains and statuary.

HISTORIC RESOURCE TYPES AND EXAMPLES

Buildings: houses, barns, stables, sheds, garages, courthouses, city halls, social halls, commercial buildings, libraries, factories, mills, train depots, hotels, theaters, stationary mobile homes, schools, stores, and churches.

Site: habitation sites, funerary sites, rock shelters, village sites, hunting and fishing sites, ceremonial sites, petroglyphs, rock carvings, ruins, gardens, grounds, battlefields, campsites, sites of treaty signings, trails, areas of land, shipwrecks, cemeteries, designed landscapes, and natural features, such as springs and rock formations, and land areas having cultural significance.

Structures: bridges, tunnels, gold dredges, firetowers, canals, turbines, dams, powerplants, corn-cribs, silos, roadways, shot towers, windmills, grain elevators, kilns, mounds, cairns, palisade fortifications, earthworks, railroad grades, systems of roadways and paths, boats and ships, railroad locomotives and cars, telescopes, carousels, bandstands, gazebos, and aircraft.

Object: sculpture, monuments, boundary markers, statuary, and fountains.

District: college campuses, central business districts, residential areas, commercial areas, large forts, industrial complexes, civic centers, rural villages, canal systems, collections of habitation and limited activity sites, irrigation systems, large farms, ranches, estates, or plantations, transportation networks, and large landscaped parks.

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation and protection of all cultural resources listed on or eligible for the National Register of Historic Places.

The Secretary of the Interior's Standards for the Treatment of Historic Properties, initially developed in 1975 and revised in 1983 and 1992, are intended to be applied to a wide variety of resource types, including buildings, sites structures, objects, and districts. The Standards are not codified as program regulations and may be used as a guide by anyone planning work on historic properties. *Note: this 1992 revision of the Standards replaces the Federal Register Notice, Vol. 48, N. 190, September, 1983.*

A slightly modified version of the Standards for Rehabilitation was codified in 36 CFR 67, and focuses on "certified historic structures" as defined by the IRS Code of 1986. These regulations are used in the Preservation Tax Incentives program. The 1992 Standards do not replace the Tax Incentives regulations; 37 CFR 67 should continue to be used when property owners are seeking certification for Federal tax benefits.

The Preservation Assistance Division prepares Guidelines to help property owners and others apply the Standards. The Guidelines provide general design and technical recommendations and establish a model process to follow in planning historic preservation project work. Please write: Preservation Assistance Division, National Park Service, P.O. Box 37127, Washington, D. C. 20013-7127 for further information.

The Division also develops technical information on preserving, restoring, and rehabilitating historic properties. Many of these publications, such as the *Preservation Briefs* series, are available from the Superintendent of Documents, Government Printing Office. Write to the Division at the above address for a free copy of the current *Catalog of Historic Preservation Publications*, which includes stock numbers, prices, and a convenient order form. In addition, copies of leaflets on preserving historic landscapes and on accessibility to historic buildings by individuals with disabilities may be requested.

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