

# WPB Historic Neighborhood Districts

## Northwood Harbor



The Northwood Neighborhoods began to be established in the 1920s with the arrival of Henry Flagler's Florida East Coast Railroad. The majority of the homes (1925-1955) are an excellent representation of "old South Florida." Originally built as winter residences and homes for local business proprietors, the area began to grow after WWII due to the exposure to military personnel. Per neighborhood request, the area became a Historic District in 2006.

## Flamingo Park



Originally a pineapple plantation, Flamingo Park was established by local contractors and developers. Recently, residents have fought to ban commercial and industrial zoning. Common styles in the district include Mission, Mediterranean Revival, and Spanish styles. It is the home of the Armory Arts Center (designed by William Manly King). It has been a West Palm Beach historic district since 1993 and listed in the National Register of Historic Places in 2000.

## Central Park



Around 1919, this tropical wilderness was transformed into an exclusive neighborhood with curbed roads, sidewalks and a pier. The neighborhood became part of West Palm Beach in 1926, and was named a historic district in 1993. In 1999 the neighborhood was listed in the National Register of Historic Places.

## Northwood Hills



The period of significance of the Northwood Hills Historic District is from 1925 to 1953. On the oval blocks at the center of the district, the developers stipulated that purchases be made in three lot increments for a minimum of 75 feet of street frontage, resulting in a cluster of larger historic homes, many referred to as the "castles". Common styles in the district include Mission Revival, Mediterranean Revival, Vernacular Ranch, Minimalist Traditional, and Minimalist Modern.

## El Cid



Noted for its Mediterranean revival and Mission-style homes, El Cid developed in the height of Florida's real estate boom and was named after a Spanish hero, "El Cid" (lord), who conquered Valencia in 1094. The home of the Norton Gallery of Art founders is on the National Register of Historic Places, and is now utilized in conjunction with the Ann Norton Sculpture Garden. It has been a city historic district since 1993 and was listed in the National Register of Historic Places in 1995.

## Vedado Hillcrest



50 acre residential area with a variety of architectural styles expressed in one-story structures and multi-family dwellings. Its suburban setting with a distinguishing lack of site walls and fences evokes a cohesive sense of community. It's the City's first post-war historic district, listed in their Register of Historic Places in 2007. Vedado was placed on the National Register in 2010.

## Old Northwood & Northboro



These districts were developed from 1920 to 1940 as extravagant neighborhoods with Mediterranean revival, Mission and Frame Vernacular houses built for upper-middle-class professionals. Old Northwood became a city historic district in 1991 and was listed in the National Register of Historic Places in 1994. Northboro Park became a city historic district in 1992 and was placed on the National Register of Historic Places in 2007.

## Prospect/Southland Park

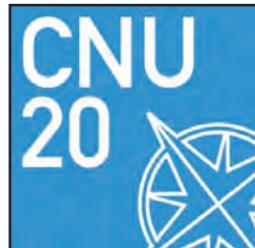


Promoted as a high-end neighborhood patterned after the prominent Prospect Park district in Brooklyn, this area consisted of mostly smaller estates for prominent business people and northern investors. The neighborhood has a high concentration of Mediterranean revival and Mission revival houses. It was developed from 1920 to 1935 and became a city historic district in 1993. It was placed on the National Register in 2011.

## Belair



Developed from 1925 to 1935 as a neighborhood for tradesmen and real estate salesmen who helped develop Palm Beach County, some of Belair was originally a pineapple plantation owned by Richard Hone. Belair became West Palm Beach's fifth historic district in August 1993.



# CITY GUIDE

## THE NEW WORLD

MAY 9-12, 2012 WEST PALM BEACH, FLORIDA

- + Chapter Meet-ups
- + Places of Interest
- + Shopping/Dining
- + Lodging
- + Events



## HISTORY OF WEST PALM BEACH

According to early settler accounts, Palm Beach received its name from a shipwreck named the "Providencia." The ship washed ashore in January of 1878 with a load of coconuts bound from Havana to Barcelona. Early settlers lost no time claiming salvage and planting the coconuts, which were not native to the area, in an effort to launch a commercial industry. When Henry Flagler first arrived in 1893, he called the Lake Worth region "a veritable paradise" and decided upon a dual plan for the area: turn Palm Beach into a resort and build a city across the lake for his workers.<sup>1</sup> Flagler expanded his railroad, now the Florida East Coast Railroad (FEC), to support his venture.

The "worker city" would become West Palm Beach. Flagler's surveyors laid out a simple grid and named the streets alphabetically for native plants. Clematis Street, a bustling main street, connected the train station to a ferry that took visitors to the island. On Palm Beach, Flagler built the Royal Poinciana and the Palm Beach Inn, known today as The Breakers Hotel. The Town of Palm Beach grew as a winter resort. Victorian cottages, Flagler's home, the palatial "Whitehall", and Mediterranean villas were built around the hotels. By the roaring twenties, Addison Mizner's Mediterranean Revival designs were establishing the signature Palm Beach architectural style.

From 1920 to 1927, West Palm Beach's population quadrupled, and everything grew including schools, the farming and sugar businesses in the Glades, hotels and theaters.<sup>1</sup> In 1925, the Seaboard Air Line Railway became the second train line to serve the city and the Seaboard Station remains active today, served by Tri-Rail and Amtrak.

Then came the killer hurricanes of 1926 and 1928. The Storm of 1928 devastated Palm

Beach County, killing almost half of the population in the Glades when the dike around Lake Okeechobee gave way under the force of what would now be considered a Category 4 hurricane. The terrible storms sent South Florida into the Great Depression a year before the rest of the nation.<sup>1</sup>

West Palm Beach would come back, but it took World War II to do it. Strengthened by military dollars and an influx of veterans moving south after 1945, West Palm Beach exploded into a new era of progress: the city's total property value increased by 800% in less than 30 years!<sup>1</sup> The West Palm Beach metropolitan area was the fourth fastest growing area in the US between 1950 and 1960.<sup>1</sup> The combination of aging infrastructure and lifestyle expectations promoted by suburban developers lured residents out of the city center and original neighborhoods into new developments. Businesses followed over time lining the roadways with strip shopping centers. Compounding a nationwide trend toward suburban settlement, a labor dispute removed passenger service from the FEC and for the past half-century, Flagler's railway has carried only freight through South Florida. A 20-year period of decline in the downtown followed.

In 1986, Henry Rolfs, quietly acquired 340 lots in downtown West Palm Beach in just nine months, using 20 individual real estate agents.<sup>2</sup> Called Downtown/ Uptown, Rolf's plan was to recreate the west end of downtown to build a spectacular gateway to Palm Beach. After razing most of the buildings, the project ultimately failed in the real estate depression of the late 1980s. Rolfs died a few years later, virtually impoverished. A statue of him now marks the boundary of five acres he donated to build the Kravis Center for the Performing Arts.

In 1993, City leaders hired DPZ to forge a



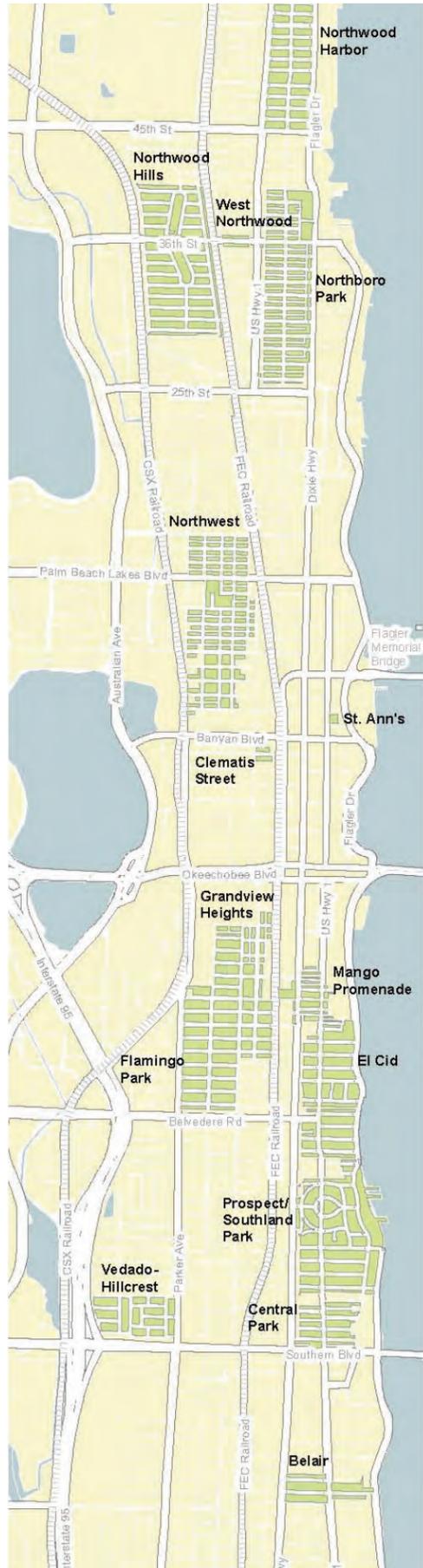
new vision to reclaim the downtown. The Downtown Master Plan was adopted in 1995, establishing city-building redevelopment practices through one of the first municipally adopted form-based codes in the country. In the same era, citizen-led efforts ensured the protection of the remaining 1920s neighborhoods through historic designation. The City and CRA seized control of the Downtown/Uptown land, which had fallen into foreclosure and, in 1996, selected CityPlace Partners to build a grand infill project to recast the city's image. In 2000, CityPlace opened with 600,000 sf of commercial, a 20-screen movie theater, and 570 private residences.<sup>2</sup>

Outside of CityPlace, over 3,000 new residential units were built in the last decade, breathing life back into the downtown. After much debate, the public library moved up Clematis Street from its original waterfront location to Dixie Highway to co-locate with a new City Hall. A new waterfront & City Commons was unveiled in 2010. Multi-agency efforts have been underway for several years to re-introduce passenger rail service on the FEC. With almost 100,000 permanent residents, West Palm Beach is the largest community in Palm Beach County and the seat of its county government and, once again, boasts a vibrant, growing downtown and a promising future.



This information is available at these websites:

1. [www.westpalmbeach.com/history.html](http://www.westpalmbeach.com/history.html)
2. [www.cityplace.com/info/media/10th Anniversary](http://www.cityplace.com/info/media/10th%20Anniversary)



# West Palm Beach



- Conference Lodging
- Civic Buildings
- Historic Districts
- Retail Districts
- Free Trolley Lines
- Municipal Parking
- Markets & Pharmacies
- DecoBike Station

# Palm Beach



- Landmark Hotels
- Civic Buildings
- Retail Districts
- Vias
- Public Parking

## WEST PALM BEACH

### PLACES OF INTEREST

- ★ PBC Convention Center
- 1. Himmel Theater: *Built in 1926 and restored as a cultural arts center in the heart of City Place, once home to the First United Methodist Church of WPB*
- 2. Lake Pavilion
- 3. St. Ann's Catholic School
- 4. PBC Courthouse
- 5. Old County Courthouse: *1916 courthouse restored by removing an unfortunate modern facade wrap.*
- 6. WPB Public Library/City Hall
- 7. Clematis Street: *City's original waterfront main street with restaurants, live music, and shopping.*
- 8. Waterfront Commons
- 9. Seaboard Airline Station
- 13. Meyer Amphitheater
- 17. First Presbyterian Church
- 18. Alexander W. Dreyfoos School of the Arts: *Built in 1908; closed and slated for demolition in 1988; fully renovated and reopened in 1997; currently one of the top 100 high schools in the nation.*
- 21. Kravis Center
- 22. CityPlace
- 23. Community Foundation
- 24. Holy Trinity Episcopal Church
- 26. First Church of Christ Scientist
- 27. De Santis Family Chapel
- 28. First Baptist Church
- 29. Pedestrian Passage Way
- 30. Woodlawn Cemetery: *Its unique inscription is one reason why it is listed on the Local Historic Registry.*
- 31. Memorial Presbyterian Church
- 32. Norton Museum of Art: *Internationally known for its distinguished permanent collection; closed Mondays.*
- 34. Armory Art Center: *The historically designated Art Deco building was originally occupied by the National Guard.*
- 35. Public docks: *Take a stroll down the center dock for a lovely view of WPB & PB.*
- 36. New Spoil Island: *Under construction to improve water quality and bird/fish habitat.*

### MARKETS & PHARMACIES

- 10. Center City Pharmacy
- 11. The Market on Clematis
- 12. Clematis News Stand
- 14. City Place Pharmacy
- 15. Green Olive Marketplace
- 16. Publix Supermarket
- 19. City Corner Market

### HISTORIC DISTRICTS

**Northwest Historic District:** The first WPB historic district to be included on the National Register of Historic Places. The Northwest neighborhood was first settled in 1894, when the African American community was moved from the Styx in Palm Beach to WPB.

**Clematis Street Historic Commercial District:** The district is significant for its collection of vernacular, commercial architecture (early 20th century) and its association with

the development of commerce in the city.

**St. Ann's Roman Catholic Church Historic District:** The district consists of five properties ranging from 1895 to 1950. The 1895 Gothic revival style Church is one of the last remaining buildings of the Early Settlement Era (1884-1902) in WPB.

**Grandview Heights:** One of the city's oldest intact neighborhoods with one of the city's best collection of early craftsman-style bungalows and some modest, Mediterranean revival-style homes. Visit by walking through the pedestrian passage way behind the convention center.

**Mango Promenade:** This District was home to early area settlers. Find the unique pedestrian promenade that gives this neighborhood its name!

## PALM BEACH

### PLACES OF INTEREST

- 37. Royal Poinciana Way Commercial District
- 38. US Post Office
- 40. Whitehall/Flagler Museum: *Completed in 1902, Henry Flagler's Gilded Age mansion is now a museum open to the public.*
- 41. Royal Poinciana Chapel
- 42. Bethesda by the Sea Church: *The 1925 Gothic revival style church is a landmark and architectural gem.*
- 43. Lake Trail
- 44. The Society of the Four Arts: *The sculpture gardens are free and open to the public.*
- 45. PB Public School
- 46. Phipps Plaza
- 47. Royal Palm Way: *Entry to Palm Beach; featured in Great Streets.*
- 49. Town of PB Police Department
- 51. Palm Beach Town Hall and Memorial Fountain & Park
- 52. PB Fire Rescue Station
- 53. Pan's Garden
- 54. Preservation Foundation of PB
- 55. US Post Office
- 56. Public Parking: *\$5/hr. credit cards accepted*
- 57. The Everglades Club
- 58. Worth Avenue

### VIAS

*One of the most distinctive features of the Town of Palm Beach is its pedestrian passages and hidden courtyards.*

- 60. Via Parigi
- 61. Via Mizner: *Includes office, studio and residence of famous architect Addison Mizner*
- 62. Via DeMario
- 63. Via Roma
- 64. Via Bice
- 65. Via Encantada
- 66. Via Gucci
- 67. Via De Lela
- 68. Via Flora
- 69. Via Testa

### LANDMARK HOTELS

- 39. The Breakers
- 48. The Brazilian Court
- 50. Chesterfield Palm Beach
- 59. The Colony Hotel

## CNU 20 VENUES

- ★ PBC Convention Center
- 1. Himmel Theater
- 2. Lake Pavilion
- S O'Shea's Irish Pub
- C Sky 309

## CNU 20 LODGING

- 20. WPB Marriott Hotel
- 25. Hyatt Place Downtown WPB
- 33. Grandview Gardens B & B

## EVENTS & CHAPTER MEET-UP LOCATIONS

### OPENING PLENARY & RECEPTION

Wednesday, May 9, 5:30-8:00pm  
 ★ PBC Convention Center  
 650 Okeechobee Blvd.

### CHARTER AWARDS LUNCH

Thursday, May 10, 12:00-2:00pm  
 1. Himmel Theater  
 700 S Rosemary Ave.

### ATHENA AWARDS

Thursday, May 10, 5:30-6:30pm  
 1. Himmel Theater  
 700 S Rosemary Ave.

### CHAPTER MEET-UPS

**CNU Atlanta**  
 Thursday, May 10, 7:30 - 9:30 PM  
 E.R. Bradley's, 104 S Clematis St.

**CNU Cascadia**  
 Thursday, May 10, 7:30 - 9:30 PM  
 World of Beer, 101 N Clematis St., Suite 100

**CNU Colorado**  
 Thursday, May 10, 7:30 - 9:30 PM  
 Rocco's Tacos and Tequila Bar, 224 Clematis Street

**CNU DC and New England**  
 Thursday, May 10, 7:30 - 9:30 PM  
 Grease Burger Bar, 213 Clematis St.

**CNU Florida and New York**  
 Thursday, May 10, 7:30 - 9:30 PM  
 Sky 309, 309 Clematis St.

**CNU Great Lakes**  
 Thursday, May 10, 7:30 - 9:30 PM  
 Roxy's Pub, 309 Clematis St.

**CNU Northern California**  
 Thursday, May 10, 7:30 - 9:30 PM  
 Pistache, 101 N. Clematis St.

**CNU Texas: North, Central and Houston**  
 Thursday, May 10, 7:30 - 9:30 PM  
 O'Shea's Irish Pub, 531 Clematis St.

### ART OF THE NU EXHIBIT

- 2. Lake Pavilion
- 101 South Flagler Drive

### SALONS

Friday, May 11, 7:30-10:00pm  
 S O'Shea's Irish Pub: Beer Garden  
 531 Clematis Street.  
 (561) 833-3865

### CLOSING PARTY

Saturday, May 12, 7:30-10:00pm  
 C Sky 309, 309 Clematis St.  
 (561) 420-8600

