

Designation Report
Historic Preservation Board
Delray Beach, Florida



Historic Wellbrock House
22 North Swinton Avenue
Delray Beach, Florida 33444
Circa 1937

January 14, 2020

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Report prepared by:
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Redevelopment Manager
Delray Beach Community Redevelopment Agency
20 North Swinton Avenue, Delray Beach, FL 33444
(561) 276-8640

I. GENERAL INFORMATION

Date of Construction: Built Circa 1937

Location of Original Construction: 215 NE 7th Avenue, Delray Beach, FL 33483

Architect of Record: Samuel Ogren, Sr. (1899-1988)

Previous Use: Private Home

Builder: Lawson and Waters

Original Owner: John C. Wellbrock (1892-1965)

Current Location/Relocation Site: 22 N. Swinton Avenue, Delray Beach, FL 33444

Property Control Number: 12-43-46-16-01-060-0120

Present Owner: Delray Beach Community Redevelopment Agency

Present Future Land Use: Other Mixed Use

Present Zoning: Old School Square Historic Arts District

Future Use: Delray Beach Community Redevelopment Agency Office Space

Classification for Designation: Architectural Significance

II. LOCATION MAP



III. BACKGROUND INFORMATION

Original Location

215 Northeast 7th Avenue, Delray Beach, Florida 33444

Palm Beach County Property Control Number: 12-43-46-06-122-0031

Legal Description:

Lot 3, Block 122, less the South 10 feet thereof, Wellbrock Subdivision, according to the map or plat thereof as recorded in Plat Book 24, Page 219, Public Records of Palm Beach County, FL

The circa 1937, two-story, wood frame Colonial Revival structure was originally designed by Samuel Ogren, Sr. and constructed at 215 NE 7th Avenue, Delray Beach, Florida 33483, as a private residence, for John Charles (J.C.) Wellbrock, a local produce broker in the early to mid-1900's. The house had been sold several times over the years, and in April 2019, the property was acquired by a local developer with plans to find an alternative location for the house and construct residential townhomes on the site. Because the house was not within a historic district and lacked any historic designation, no protection was in place to prevent the demolition of the historic home.

Historic structure preservation is a major objective of the Delray Beach Redevelopment Agency (Delray Beach CRA). Once informed of the demolition, the Delray Beach CRA took action to preserve the historic home through relocation.

Timeline:

May 14, 2019: Delray Beach CRA Board discussed preservation by relocating the house to the west

side of the Delray Beach CRA office property located at 20 North Swinton Avenue Delray Beach, Florida 33444.

June 11, 2019: Delray Beach CRA Board unanimously approved the Purchase and Relocation Agreement with the owner, as well as, awarded the house relocation contract.

July 3, 2019: Delray Beach Historic Preservation Board approved the CRA's request for a Certificate of Appropriateness (COA).

November 17, 2019: Wellbrock House was physically relocated to its new permanent location at 22 North Swinton Avenue, Delray Beach, Florida 33444.

The following will succeed the relocation:

- Local Register of Historic Places
- COA and Class IV Site Plan Modification
- Restoration of Structure

Once the restoration and renovation is complete, the Delray Beach CRA plans to utilize the structure for additional office space.

Relocating the Historic Wellbrock House to the Old School Square Historic Arts District (OSSHAD), as well as, obtaining the Local Register of Historic Places designation, will not only ensure protection of the structure, but furthers the Delray Beach CRA's mission of historic preservation within the community.

IV. SITE INVENTORY

Property Information

Address: 20-22 North Swinton Avenue, Delray Beach, Florida 33444

Palm Beach County Property Control Number: 12-43-46-16-01-060-0120

Legal Description:

Lot 12, Less the South 4 feet thereof, Blck 60, TOWN OF DELRAY, Florida, as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida.
AND

Condominium Units 17-25 of Block 60 PARKING CONDOMINIUM, according to the Declaration of Condominium recorded in Official Record Book 9962, Page 308, of the Public Records of Palm Beach County, Florida.

Two (2) historic freestanding structures are located on the parcel:

Historic Monterey House

20 North Swinton Avenue, Delray Beach, Florida 33444

A Monterey style single-family residential dwelling designed by Belford Shoumate and constructed in 1939.

Belford Shoumate
(1903-1991)

designed the
Historic Monterey
House. After
graduating from the



University of Pennsylvania School of Architecture, he worked in New York City with Joseph Urban, the architect who designed Mar-A-Lago. Mr. Shoumate's first commission in South

Florida was a home he designed in Palm Beach. In 1939, it was named “The House of the Future” at the New York World’s Fair for its Art Modern style. Mr. Shoumate practiced architecture for fifty (50) years and designed over 1,500 buildings in South Florida.

This structure was relocated in 1994 by the Delray Beach CRA from the Hillcrest Neighborhood located in West Palm Beach, FL. The relocation and historic preservation of this structure was a result of redevelopment and construction of the Palm Beach County Airport. On June 6, 1995 this structure was listed on the Local Register for Historic Structures (Ordinance 27-95).

Currently, it is utilized as office space for the Delray Beach CRA.

Historic Wellbrock House

22 North Swinton Avenue, Delray Beach, Florida 33444

A Colonial Revival single-family residential dwelling designed by Samuel Ogren, Sr. for J.C.

Wellbrock, and constructed in 1939. The historic structure was relocated by the Delray Beach CRA on November 17, 2019, from the Wellbrock Subdivision, more specifically, 215 Northeast 7th Avenue, Delray Beach, FL 33483. The relocation and historic preservation of



this structure was the result of a developer acquisition with plans to redevelop the property.

Adjacent Historic Bungalow

24 North Swinton Avenue, Delray Beach, Florida 33444

A Craftsman style bungalow constructed in 1925. This structure was relocated in 1994 by the Delray Beach CRA from the Hillcrest Neighborhood located in West Palm Beach, Florida. The relocation and historic preservation of this structure was a result of the redevelopment and construction of the Palm Beach County Airport. This structure was listed on the Local



Register for Historic Structures on June 6, 1995 (Ordinance 28-95).

The Historic Monterey House and Bungalow were relocated concurrently in January 1994. The structures were moved by ground transportation along Southern Boulevard in West Palm Beach, taken to an Intercoastal Waterway launch site near the intersection of Southern Boulevard and Flagler Drive, loaded onto a barge and sent southward to Knowles Park in Delray Beach, Florida (January 25, 1994). From there, the structures were taken by ground transportation to the Palm Beach County Courthouse property (northwest corner of SW 1st Street/SW 1st Avenue), a temporary site, where they remained until June 1994. After which, both structures were moved to their permanent location at 20 and 24 North Swinton Avenue, Delray Beach, Florida 33444.

V. ARCHITECTURAL SIGNIFICANCE

The Wellbrock House is an exceptional example of Colonial Revival architecture. It is simple and symmetrical, typical of Georgian Architecture. This style of architecture was especially influential in Florida in the early to mid-1900s with Vernacular designs. Characteristics of the structure include the following:

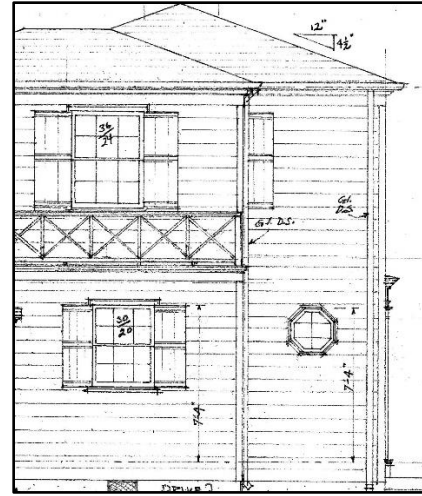
- Height: Two-Story
- Plan Shape: Symmetrical
- Building Material: Wood Frame/Clapboard
- Exterior Surface Treatment: Wood Siding
- Roof Type: Hip
- Window: Sash/Double Hung
- Other: Brick Fireplace, Octagonal Windows, Decorative Molding, Wooden Pilaster/Front Entry, Board and Batton Shutters, and Second Story Balcony with Decorative Railing.

Colonial Revival architectural style originated in the northern United States beginning in the late nineteenth century and lasting through the early Twentieth Century (1880-1940). Twentieth Century Colonial Revival are typically interpretations of a combination of elements taken from Georgian, Federal, or Adam style architecture, thus, a mixture of many architectural styles.

Several contributing exterior elements to the Colonial Revival architectural style are seen on each elevation of the Wellbrock House. The house is simple in a classical sense, framed in wood clapboard and complimented by decorative elements and detail, providing for interesting aesthetics. The front elevation is typical of a Georgian style house, simple in shape, a centered main entry door and symmetrical windows.



Front/West Elevation



Side/North Elevation

The original elevation above shows the simplistic front and side façade with a decorative centered front entry door, including a cornice, pilaster/columns, and casing. The stately and grand entry is consistent with the Georgian period, a time of wealth for many. The windows are symmetrical, and consistent: a lintel above, casing and a board and batton shutter on either side.

There is a second story balcony, which is relic to the time when the home was designed. While original balcony was replaced, the intent of the design remains.



Rear/East Elevation

The rear and east side of the house continues with the symmetrical theme and style. The brick chimney on the south side of the building is an architectural element that is both functional and aesthetically interesting.

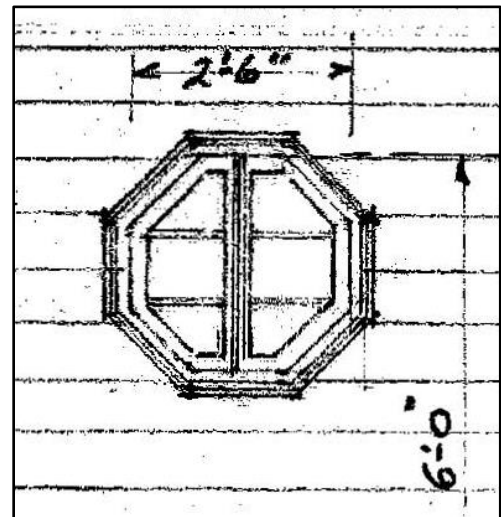


Side/South Elevation (Chimney)



Interior Fireplace

Examples of the decorative elements seen around the building are shown below.



Two (2) octagonal windows are present, one (1) above the front entry door and one (1) on the north side of the structure. The octagonal windows provide variation on an otherwise basic, simple plane. Thus, each elevation has an architectural element providing a point of interest. A two (2) car attached garage was part of the structure, however, it was unable to be relocated, due to future site limitations. The integrity of the structure and majority of architectural features have been preserved. Based on visual observation, the structure is in good condition considering the

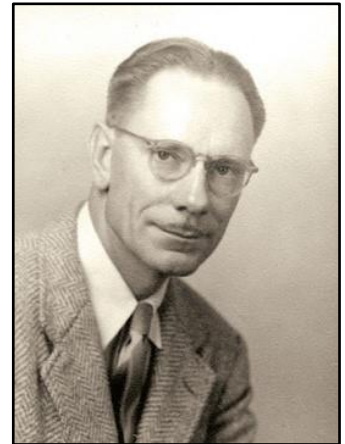
age. Further, it is the intention of the CRA to restore the exterior of the house to the original design based on the original architectural renderings where feasible.

Architect of Record

Design by Samuel Ogren, Sr., the first licensed Architect of Delray Beach, Florida.

Samuel Ogren, Sr. (1899-1988)

Samuel Ogren Sr., the first registered architect in Delray Beach, Florida, was hired by J.C. Wellbrock to design his private Delray Beach residence at 215 Northeast 7th Avenue. Mr. Ogren was born in China to Swedish missionaries in 1899 and passed away in Florida in 1988. His father died during the Boxer Rebellion when he was an infant, however, his mother was able to escape with her children. Subsequently, his mother moved to New York City where she homeschooled young Samuel. Records



indicate Mr. Ogren originally came to West Palm Beach, Florida in 1922, to work for William Manly King, and became a Florida registered architect in 1924 (License No. 024).

Mr. King (1886-1961) was an architect in Florida who designed many of the schools located in Palm Beach County, including, but not limited to, Palm Beach High School and the old Boynton High School. Many buildings designed by Mr. King are on the National Register of Historic Places.

After becoming a Florida licensed architect in 1924, Mr. Ogren started his own architectural firm in Delray Beach, Florida, and practiced between 1925 and 1950. His designs included mostly Colonial and Mediterranean Revival. Some of his more prominent designs include the Arcade Tap House (built 1925), Delray Beach High School and Gymnasium (Old School Square

campus) (built 1926) and the Sandoway House (built 1936). He is well known throughout Delray Beach for his craft, contributing an architectural style, known in and around town today as, “old Delray”. Consequently, the Delray Beach Historical Society has five hundred (500) of Mr. Ogren’s original drawings in archives.



Arcade Tap Room (1925)

Old School Square Historic District

East and West sides of Swinton Avenue North and South Atlantic Avenue

Local Register of Historic Places: February 9, 1988 (01-88) and June 15, 2010 (10-10)



Old School Square Complex
51 North Swinton Avenue
National Register of Historic Places:
March 10, 1988

Delray Beach High School/Gym
(1926)

Sandoway House
142 South Ocean Boulevard
Local Register of Historic Places:
December 3, 1996
National Register of Historic Places:
March 25, 2003



Sandoway House (1936)

The preservation of Mr. Ogren's work has been instrumental in the continuance of Delray Beach's revitalization efforts. Although his designs are known for building scale and proportion, it is the sense of place he created for the community which proves timeless. Samuel Ogren, Sr. leaves behind a legacy, rich not only in architectural style, but also a moment in time that should not be forgotten and is worth preserving.

VI. HISTORICAL AND CULTURAL SIGNIFICANCE

Original Owner

Built for J.C. Wellbrock, a prominent businessman and resident in Delray Beach, Florida.

John Charles Wellbrock (1892-1965)

The home was originally built for John Charles (J.C.) Wellbrock in

circa 1937. Records indicate Mr. Wellbrock was born on

December 17, 1892, in Charleston, South Carolina, and died in

Charleston, South Carolina in 1965. Based on information

provided by the Delray Beach Historical Society, he was the son of

John W. Wellbrock, who passed away when his son was thirteen



(13) years old. Like his father, J.C. Wellbrock was in the produce business, joining his father's

firm in South Carolina after his father's death, and working in the industry brokering and

shipping fruits and vegetables along the east coast of the United States. During World War I

(WWI), J.C. Wellbrock served in the United States Medical Corps. After returning from the war,

he started his own produce company (J.C. Wellbrock and Co.) in Charleston, South Carolina. At

the age of thirty-three (33), he suffered from ill health and came to Delray Beach, Florida in

1925 to recover. Within a year, his health improved, and he started Wellbrock and Company,

Inc. and became a prominent shipper in Florida. The Wellbrock family was prominent in Delray

Beach, Florida coming to town in the winter months for over three (3) decades. At this time, his

company was known as Wellbrock and Sloan, Inc., shipping 1,200 boxed cars of produce

annually from Seaboard Air Line Train Station. In addition, he served as a partner in the

brokerage firm of Howell, Brown and Co., out of Boynton Beach, Florida, as well as, partnered

with another firm in New York City during off-season months. In 1955, he ended fifty (50) years in the business.

Historical Information

The Historic Wellbrock House was designed and constructed in Delray Beach, Florida after WWI and the 1920s Florida Land Boom. The warm Florida weather was enticing to northerners and Henry Flagler's East Coast Rail, connecting New York to Southeast Florida allowing for transport of construction materials. South Florida experienced accelerated development, but only for a limited time. Land speculation, overinflated property values and several natural disasters scared away investors, halting development throughout South Florida, however, Delray Beach continued as a resort community, even through the Great Depression (1929-1933).

Records indicate design and contractor selection of the Historic Wellbrock House took place in 1937; completion of construction was in 1939.

Following the Depression, World War II transformed Florida into a military training ground. The Historic Wellbrock House had been completed and Delray Beach became home to many servicemen training in the area. This was a significant time in history, not only for Delray Beach, Florida, but for the world. Changing economic and political factors over the years influenced the growth of the community and resulted in the changing environment.

In the preceding decades, the City of Delray Beach was longing for revitalization, especially in the downtown area. As a result, in 1985, the City established the Delray Beach CRA to catalyze redevelopment and create sustainability within its District, two (2) years later, the Old School Square Historic Arts District (OSSHAD) was established.

In 2019, the Historic Wellbrock House was relocated to the OSSHAD.

Criteria for Designation of Historic Sites

The Historic Wellbrock House meets the following criteria required by the City of Delray Beach Land Development Regulations, specifically, Section 4.5.1(B) to qualify and receive the City of Delray Beach Local Historic Designation:

Section 4.5.1(B)(2)

- (a) Is associated in a significant way with the life or activity of a major person important to the City.
- (c) Is associated in a significant way with a major historic event, whether cultural, economic, social, military or political.
- (d) Exemplifies the historical, political, cultural, economic or social trends of the community in history.



Section 4.5.1(B)(3)

- (a) Portrays the environment in an era of history characterized by one or more distinctive architectural styles.
- (b) Embodies those distinguishing characteristics of an architectural style, period, or method of construction.
- (c) Is a historic or outstanding work of a prominent architect, designer, landscape architect or builder.
- (d) Contains elements of design, detail, material, or craftsmanship of outstanding quality or which represented, in its time, a significant innovation or adaptation to the South Florida Environment.





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DELRAY BEACH

By LETTIA V. WEBB

DELRAY BEACH—J. C. Wellbrock, produce broker of New York and Delray Beach, has let the contract for the building of a \$9,000 home on Northeast Seventh avenue to Lawson and Waters of this city. The house will be of Colonial style and will be of frame construction. It will consist of seven rooms. Samuel Ogden is the architect.

Lane and Howard Page

Mrs. Cornelia Steve
ained the ladies of the
Auxiliary of St. Paul's
Church at luncheon Mon
new home on the canal.
ernoon was spent in
hangings for the church
Her guests were M
Johnson, Mrs. Clint M
Philip Keller Mrs. E. V

Mrs. Louis Haskel Honored At Coffee

Friends of Mrs. Louis Haskel honored her at a coffee given Tuesday, May 12, by Mrs. Matt Gray II at her home on N.W. Third Ave. Mrs. Haskel has been visiting with her parents, Mr. and Mrs. Frank Orsney.

Those present were: Mrs. John Banta, Mrs. Clark Wormer, Mrs. James Raymond, Mrs. Robert Gray, Mrs. Nell MacMillan, Mrs. Ralph Friessmeyer, Mrs. Vincent Gallagher, Mrs. Sidney Zuckerman, Mrs. Robert Klemman, Mrs. Robert Boyce, Mrs. Donald Ricketta, Mrs. Richard Hanna, Mrs. Robert Alterman, Mrs. William Gearhart, Mrs. Paul Ledridge, Mrs. James Jones, Mrs. Betty Jones, Mrs. Julius Gold, Mrs. Robert Stafford, Mrs. John Pitts and Mrs. W. L. Lyons Brown.

Party Honors Evelyn Ward

Miss Evelyn Ward was honored Monday night, May 11, on her 17th birthday with a party given by the Friendship Class of the Boynton Beach Baptist Church at the Church Educational building. About 40 people attended the affair, which was under the direction of Mrs. T. A. Ward. Games were played and group singing was enjoyed.

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In Town... and Out

Mrs. Lauren Hand and Mrs. Clarence Butts have gone to Tallahassee where Mrs. Hand is attending to school affairs. En route home, they will visit with Mrs. Hand's daughter, Barbara, who is attending Southern College in Lakeland, Florida. They are expected to return here on Saturday, May 9.

Mr. and Mrs. Charles Wimsitt and two children, Sally and Christopher, formerly of this city, were guests of Mr. and Mrs. William J. Snow, Crestwood Drive, Mrs. Wimsitt is now living in Miami Springs, Florida.

Mr. and Mrs. Jack Walker will return to their home on 501 S.E. Second Ave. after a three-weeks visit with Mrs. Walker's parents, Mr. and Mrs. Fred Bishop of Union, S.C.

Mr. and Mrs. Edwin Fricks and children, Douglas and Linda, returned to their home in Plattsburgh, New York, after a month's visit in Delray Beach.

Mr. and Mrs. Joseph Walker of 304 S.E. Fourth Ave. had as their guest for a week Mrs. Walker's aunt and husband, Mr. and Mrs. Harold Lundberg of Pittsburgh, Pa.

Mr. and Mrs. James T. McMurrain left Wednesday for Ashburn, Georgia to attend the funeral of Mr. McMurrain's uncle, Mr. Oscar Vance. They returned Saturday, May 4.

Mrs. Madelon Tengbergen of N. Dixie Blvd. left Monday May 12 for New York, where she will embark on an extended tour of Europe and Holland. She sails May 19 and is expected back sometime in November.

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Lions Auxiliary Has Husband- Wife Dinner

The Lions' Auxiliary wives and husbands met at the Lions' Club house on S.E. Fourth Avenue on Tuesday night, May 5, for a turkey dinner.

Guests were Mrs. J. C. Cooper of Pensacola, Mrs. Kenneth Sims of Delray Beach, Miss Marian C. Hulme of Lake Worth, Mr. and Mrs. Ernest Deutsch and daughter Joanne of Delray Beach.

Miss Joanne Deutsch did a series of dances for the group. Joanne has performed on the M. & M. Candy Carnival Show on television in Miami. Miss Hulme accompanied Joanne on the piano.

Eugene Elliott was program chairman. Mrs. Ellis Lamb, Mrs. Howard Wharon, Mrs. Kenneth Jacobson, Mrs. C. C. Cook and Mrs. Royce C. Lawson were co-hostesses.

Those attending included Mr. and Mrs. Roy Harvel, Mr. and Mrs. R. C. Keen, Mr. and Mrs. Jack C. Faircloth Jr., Mr. and Mrs. Wendell R. Boyd, Mr. and Mrs. John Williams, Mr. and Mrs. Paul Sanderson, Mr. and Mrs. W. J. Seymour, Mr. and Mrs. Aaron T. Smock, Mr. and Mrs. Charles Trieste, Mr. and Mrs. Robert Sweetman.

Also Mr. and Mrs. Kenneth Jacobson, Mr. and Mrs. C. W. Pierce, Mr. and Mrs. M. E. Frump, Mr. and Mrs. Robert G. Smith, Mr. and Mrs. Roy O. Brady, Mr. and Mrs. Edwin T. Bell, Mr. and Mrs. Howard G. Wharton, Mr. and Mrs. Paul Gringle, Mr. and Mrs. Royce C. Lawson, Mr. and Mrs. Roy Hayden.

Also Mr. and Mrs. Julian B. Wells, Mr. and Mrs. James A. Erwin, Mr. and Mrs. Albert H. Lohman, Mrs. Eugene V. Elliott and Mrs. George McMurrain.

Woman's Club Holds Benefit Splash Party

The Woman's Club of Delray Beach will hold a benefit splash party at Nautical Air in Seagate on Wednesday, May 20, at 10:30 a.m. Mrs. Sophie Schellenberg and Mrs. Archie Crickson will have charge of the affair. There will be refreshments served and the price is \$1.00. Proceeds will go to the club building fund. The public is welcome.

According to circuit court records, a tract of land southwest of Delray Beach has been sold for a reported \$140,000. Frank J. Wood of Ft. Lauderdale purchased the acreage from Mr. and Mrs. R. D. Smith of Broward County. The sale was recorded in circuit court last Saturday.

Delray School Children Enter Art In Exhibit

On exhibit this week at the Norton Art Gallery in West Palm Beach is the art work of children of the Palm Beach County Schools. The exhibition, sponsored by the Association for Childhood Education, opened on May 10 and will continue through May 17.

According to Mrs. Eileen McKean, principal of the Delray Elementary School, each teacher was allowed to enter two items from her room. Mrs. Elizabeth Ratu was chairman of the committee in charge of preparing the exhibit from the Delray School and was aided by other faculty members in mounting and framing the paintings.

The following children from the Delray School have their art work on display in the exhibit:

Ann Brenbauer, Johnny Rickett, Susie Wormer, Barry Evans, David Adams, Brooks Wood, Elsie Newlon, Ronnie Senykoff, Alan McKelips, Jerry Miller, Gloria Sprout, Barry Searer, Sharon Knight, Ina Sue Rawls, Phyllis Carter, Patsy Clelland, Johnny Pitts, Jerry Richardson, Benny Hamilton.

Also Walter Herz, Jo Ann Neal, Paul Wilder, Bill Willis, Susan Campbell, Joan Little, Judith A. Messeroll, Sally Van Sweden, Donna Jean Sanderson, Suzanne Brady, Donna Dean.

Also Mary Durr, La Verne Reil and Kenneth Walker, Bill Kruse, Soap carving: Steven West, Wood carving: Helen Mendel, Seed picture: Junior Hall, Sail boat: Three figures: Jerry Lang, Mary Linda DeLoach, Jack Anderson.

Also on display are handcraft belts woven with milk straws and yarn by Mrs. Fern Simpson's fifth grade.

Births

Mr. and Mrs. Ralph Bickel of N.E. Seventh Ave. announce the birth of a son, David Ralph, at Good Samaritan Hospital, May 4. Mrs. Bickel is the former Miss Mary Goff.

Mr. and Mrs. Thomas Murray announce the birth of a son, Timothy Thomas, at Good Samaritan Hospital on May 8. Mrs. Murray is the former Miss Constance Miller.

Sgt. and Mrs. Richard Arthur Cobb formerly of Alden Road, Boynton Beach, now stationed with the Air Force in Edwards, California, announce the birth of a girl, Nina Marie, April 24.

Mr. and Mrs. Don V. Kendall, the former Roberta Love, announce the birth of a son, Tuesday, May 12 at Rochester, N.Y. The maternal grandparents are Mr. and Mrs. J. L. Love, Sr.

Mr. and Mrs. Lewis Vogler are the parents of a daughter, Pamela Jean, born May 10 at Alachua General Hospital in Gainesville. The paternal grandparents are Dr. and Mrs. C. W. Vogler of 127 N.W. Third Street, Delray Beach.

Luncheon Given In Honor Of Miss Jinks

Mrs. Clint Moore gave a luncheon on Wednesday, May 13, honoring Miss Vance Jinks, who is to be married Saturday May 16 at the home of Mrs. Charles Byron on N.E. 17th St.

Those present included: Mrs. J. C. Kern, Mrs. George Irwin, Miss Laura Bentley, Mrs. Lyle Johnson, Miss Lyle Elizabeth Johnson, Mrs. W. C. Williams, Mrs. William Buck, Mrs. Charles Byron, and Mrs. Clint Moore, hostess.

RECENT ARRIVALS

SEA HORSE
Mr. and Mrs. Fred B. Atwood and daughter, Chicago, Ill.; Mr. and Mrs. H. W. Churchill, Verona, N.J.; Miss Eunice Helser, New York City, N.Y.; Mr. and Mrs. Carl F. Merle, Riverside, Ill.; Mr. and Mrs. George Murphy, Aurora, Ill.; Mr. and Mrs. S. A. Robinson and daughter, Susan, Rumford, R.I.; Mr. Paul R. Thomas, Miami, Fla.; Mr. Ted Stone, Palm Beach, Fla.; Mr. C. F. Coe, Palm Beach, Fla.; Mr. and Mrs. Ray Sparks, Cincinnati, Ohio.

CELEBRATING MOTHERS' DAY

at the home of Mr. and Mrs. George McMurrain, Dixie Boulevard, Sunday were members of the Chapman-McMurrain family. Gathered for the occasion were, front row, l. to right, David Chapman, Julian Chapman, Malcolm Chapman, Tommy Tucker McMurrain and Wanda Chapman; second row, Ronald Chapman and Jimmy Chapman; third row, seated, Samuel Purvis, Lellius Chapman, Mrs. M. T. Chapman — the honored mother —, James Chapman and Mrs. Marlene McMurrain; fourth row, Marvin Chapman, holding son, Leland; Mrs. Marvin Chapman, Mrs. Lellius Chapman, Mrs. George McMurrain, George McMurrain and Mrs. James Chapman. Only members of the clan not present were Mr. and Mrs. J. W. Gibbs of Sycamore, Ga.; Barbara McMurrain and George McMurrain, Delray Beach.

Photo by Hank Cohen

Photo by Hank Cohen

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Photo by Hank Cohen

Photo by Hank Cohen

Photo by Hank Cohen

Photo by Hank Cohen

Photo by Hank Cohen

Photo by Hank Cohen

Photo by Hank Cohen

Photo by Hank Cohen

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Photo by Hank Cohen

Photo by Hank Cohen

Photo by Hank Cohen

Photo by Hank Cohen

Photo by Hank Cohen

Photo by Hank Cohen

Photo by Hank Cohen

Photo by Hank Cohen

Photo by Hank Cohen

Photo by Hank Cohen



HOME OF MR. AND MRS. J. C. WELLBROCK, NE 7th AVE.
This Delray Beach home, built in 1937 entirely of wood, is an outstanding example of the durability and attractiveness of that type of construction. The interior floors, of sturdy oak and durable pine, recently completely refinished at nominal cost, have regained the glowing beauty of new wood—further proof of the economy and good common sense displayed in the use of wood.

Mr. Wellbrock plans to build another home in the not too distant future, and states that it definitely will be built of WOOD.

For the best of Florida living, BUILD WITH WOOD!

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The Delray Beach News, Thursday, May, 14, 1953, pg. 3. *Courtesy of the Delray Beach Historical Society.*

Home of Mr. and Mrs. J.C. Wellbrock, NE 7th Ave.

This Delray Beach home, built in 1937 entirely of wood, is an outstanding example of the durability and attractiveness of that type of construction. The interior floors, of sturdy oak and durable pine, recently completely refinished at nominal cost, have regained the glowing beauty of new wood – further proof of the economy and good common sense displayed in the use of wood.

Mr. Wellbrock plans to build another home in the not too distant future, and states that it definitely will be built of WOOD.

For the best of Florida living, BUILD WITH WOOD!

Delray Lumber Company

Phone 6087

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Tycoons in Delray Beach's Farming and Produce Industry

By Herb Roth

Roll Comes to ment with C. Railway

Details of city business came before the city council, Monday night, forty of which were referred to committees for study or recommendation. One, however, which has been pending for almost countless hours in committee came in a final conclusion an agreement as to the type of traffic signals to be installed by the C. Railway at local street crossings.

W. A. L. Miller announced that panel had met with F. L. Goshin; railway a day last week and had it to abandon the idea of gates for cranes. Instead, a flashing red light will be installed at Atlantic and bright reflectors installed at Second street, Germantown Road, Fourth street and Dixie Road. The light will be controlled by an in the tower during daylight and an automatic device will operate when the train is not in F.

LIBRARY TO GET
A MONTH

The council voted to give the Public Library Association the sum of \$25 a month during the year or as long as the money holds out." Mayor Miller said that a report submitted to the council by the library board showed that the library was a big asset to the community, "more than we realized." The motion was made by Councilman F. W. Hill and seconded by Councilman C. M. Booth.

RECEIVED A.L.E. GENTILE



The above group was sketched by Herb Roth, as a group of farmers met for their daily jam-sow at the office of Wellbrock and O'Neal in the Love building to discuss the weather, the price of beans, the war or what have you.

Among those in the picture will be son Harold Hulse, who with his father, farm 2,500 acres west of Bonn, Baten, raising hogs exclusively.

E. E. O'Neal is a partner in the firm of Wellbrook and O'Neal in charge of the local office, but also is interested in the 800-acre farm operated by his brother, H. E. O'Neal. They grow green beans and lima beans.

Mich. Bloom and R. J. Holland signed

a fleet of trucks and see that Delong's winter grown beans are delivered to southern markets.

18. Review is in charge of the sales department at Boydan for Wallbrook and O'Meara.

The firm of Welbeck and O'Neil was organized in 1870 when Mr. Welbeck was sent to Florida for his health and instead of returning to his

61

business in the north, remained here to operate his produce business a part of each year.

Other large growers not included in the picture are Clint Moore and Clint Moore, Jr., who operate a farm of several thousands acres west of Indianapolis. E. W. Shaw, who has 200 acres, Vincent Garrison with 300 acres and Kenneth Mann, who has 200 acres.

Anglers' Club


International Matches

Prizes Are Announced for Benefit

Bundles for Britain Benefit at Bowling Arcade, a Gala Event

Saturday, February 26, will be a good day at the Defeat Sewing Arcade, with many patterns, prints, and exhibitions. W. Seward Webb, proprietor, has announced that the entire proceeds of the events will go to benefit the British War Relief Committee.

The Derby Reading Arcade will open at 11 a. m. tomorrow. For that day an admission fee of 25 cents will be charged of all who enter. These persons are warned to attend the sale of their tickets as the numbers on these tickets will settle them to claims on the money draw prices which will be given at the drawing to be held in the evening.

[illegible]

John Wellbrock Ends Half Century in Produce Business

John C. Wellbrock, well known produce man, has just ended 50 consecutive years in the produce business.

Before his return to Delray Beach, Fla., for the winter, a party of friends celebrated his half century in the business at Vita-Wellbrock-Kearney, Inc., of which he is a partner, in New York City.

Wellbrock has long been associated with the produce business in the South Florida area.

He was born in Charleston, S.C., in 1892. He was the son of John W. Wellbrock, who with a brother, J.C. Wellbrock, operated as Wellbrock Bros., growers, shippers and receivers of fruits and vegetables.

After the death of his father in 1904 and that of his uncle a year later, the business was continued by a cousin of the brothers. Not yet 13 years old, young John became associated with the firm in 1906. He continued his education by attending night school.

In 1910, he joined the old Charleston firm of C. Earl and Co. and in 1914, the Atlantic Coast Distributors. In 1915, when he was 23, Wellbrock started his own business under the name of Wellbrock Fruit Co.

Three years later he was called into military service in World War I and he became a member of the Medical Corps, Evacuation Hospital No. 14, attached to the First Army.

After his discharge from military service he went to work for Hens and Lesemann, Charleston, and a year later again went into business for himself under the name of J.C. Wellbrock and Co., but falling health necessitated his retirement and in 1925 he came to Delray Beach to rest and recuperate.

Within a year he had regained his health and started a shipping organization under his own name. In 1927, he and S.E. O'Neal formed the partnership that became well known in farming circles.

In 1931, Wellbrock went to New York to supervise the produce firm of W.C. Deyo and Bros., when Emory Deyo became ill. The Deyos were old friends of their new supervisor. The Wellbrocks, father and son, had been shipping to the Deyo firm since 1902.

Upon the death of Emory Deyo, Wellbrock continued to manage the business for the estate. He remained with the firm, of which he was vice-president, until 1954 when he became vice-president of the Vita-Wellbrock-Kearney, Inc.

He is a partner in the shipping firm of Wellbrock and Glens, which annually ships 1,200 cars of Florida vegetables out of Delray Beach. He is also a partner in the brokerage firm of Howell, Brown and Co., Boynton Beach, which handles 1,000 cars of Florida vegetables yearly. He has had a number of official posts with the United Fresh Fruit and Vegetable Association.

Mr. and Mrs. Wellbrock have been coming here each winter since 1925 and in recent years arrive earlier in the season. They reside on N.E. Seventh Ave.

Dr. Roborn Attending Duke Postgrad Course

Dr. Robert E. Roborn of Delray Beach is among 94 physicians attending a special postgraduate course in internal medicine at the Duke University School of Medicine, Durham, N.C., this week.

The five-day course is one of eight being offered throughout the United States during the fall and winter by the American College of Physicians.

Duke conducted a similar course for the ACP in 1953, and had a capacity class for the course.



JOHN C. WELLBROCK

Hospital Land Lease Discussed

A lease agreement between the county and the South Palm Beach County Hospital District was recommended last week as a means of providing a hospital site near Boynton Beach.

The commission had previously agreed to trade county owned lands for the Boynton Beach site, which it had planned to deed to the hospital district. County Attorney Harry Johnston advised the board this week that it was without authority to deed the land to the district but that a lease arrangement could be approved. Johnston further recommended that the board seek special legislation that would give the commission authority to deed the land.

Mr. and Mrs. W. Cottingham Allen, who have been North for several weeks, were at the Closers at Sea Island, Ga., before returning to their home at Delray Beach.

Bertha N. Clark
(Formerly in George Bldg.)
Now Doing Ladies and Mens Alterations
ON SECOND FLOOR in MOORE BLDG.
Phone 7810

H & W NURSERIES

2 miles West of Military Trail on W. Atlantic Ave., Delray Beach

Annual Flower Plants

and some

Vegetable Plants

Now Ready

Nice Selection of Ornamental and Fruit Trees and Indoor Plants.

Walter Shealy, Mgr.

Phone 5946



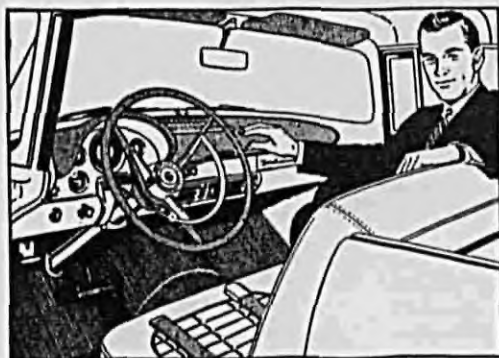
The 1956 Ford Thunderbird

The Fairlane Victoria is one of 18 new Thunderbird-inspired Fords. You can see Thunderbird beauty in its long, low lines.

Drive it today!

'56 FORD...with new 202-h.p. Thunderbird Y8

with new Thunderbird Styling...with new Lifeguard Design



4 NEW LIFEGUARD FEATURES—new deep-center steering wheel, new double-grip door locks, optional new padded instrument panel and sun visors, and optional new Ford seat belts.

A glance tells you that the '56 Ford has the long, low lines... the dazzling beauty of the Thunderbird.

But wait till you touch the gas pedal! Ford goes like the Thunderbird, too. With the new 202-h.p. Thunderbird Y-8 engine, available in Fordomatic Fairlane and Station Wagon models, you'll pass with new confidence, smile at hills.

And there's even bigger news—Lifeguard Design! With the cooperation of universities, medical associations and safety experts, Ford found that most accident injuries were caused by the driver being thrown against the steering post, occupants being thrown forward against hard surfaces, or from the car. So, Ford developed a new steering wheel with a deep-center structure to help protect you from the post... double-grip door locks to give added protection from doors opening under shock... optional cushioning for instrument panel and sun visors, to help lessen injury from impact... optional seat belts that help keep occupants in seats.

Come in! See the '56 Ford, drive it, learn what Lifeguard Design means for the greater safety of you and your family.

the fine car at half the fine-car price!

'56 FORD

EARL WALLACE FORD, INC.

207 East Atlantic Ave.

GREAT TV, FORD THEATRE, (SET STATION, TIME, DAY)

Phones 5211 - 5212

"John Wellbrock Ends Half Century in Produce Business," The Delray Beach Journal, Thursday, October 13, 1955, pg.8. *Courtesy of the Delray Beach Historical Society.*

John Wellbrock Ends Half Century in Produce Business

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IX. APPENDIX A: PHOTOGRAPHS



Wellbrock House - Front Elevation



Wellbrock House - Rear Elevation

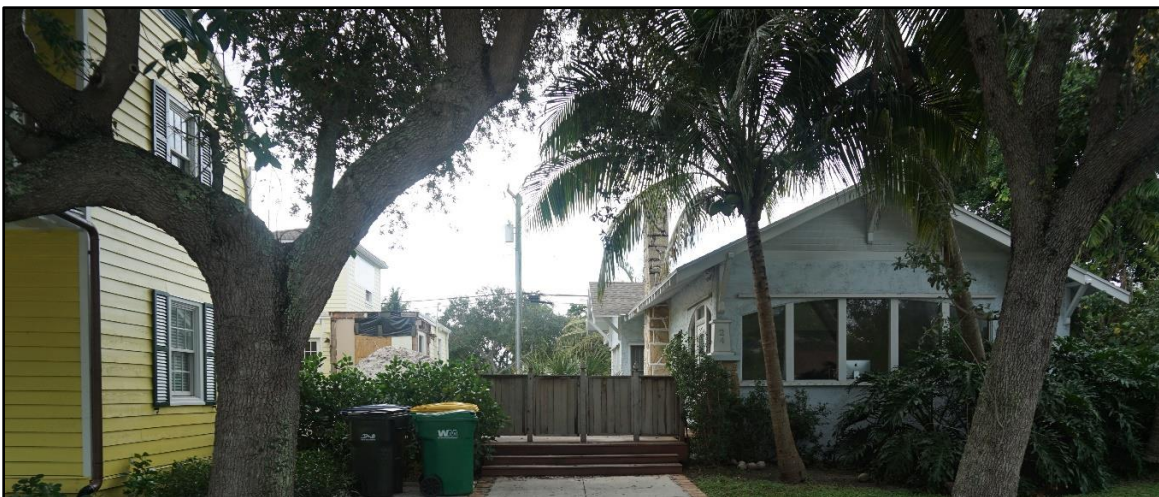
SUBJECT PROPERTY
20-22 North Swinton Avenue, Delray Beach, Florida 33444



Property - West Elevation



Property - South Elevation



Property - East Elevation

VII. STATEMENT OF SIGNIFICANCE

The creation of the Old School Square Historic Arts District (OSSHAD) was to provide for a mix of residential, office, and commercial uses. Further, it was established to stimulate the City's architectural heritage and to create a feeling of "old Delray Beach", resulting in an improvement to the quality of life and sustainability through preservation and adaptive reuse of structures within the District. This District received the Local Historic Designation on February 9, 1988 (Ordinance 01-88) and National Historic Designation on March 14, 2018.

The previously relocated Historic Monterey House and recently relocated Historic Wellbrock House are located on the same parcel within the OSSHAD. The OSSHAD holds many of the City's historic structures within its boundaries. Architectural styles in this District vary; the following styles can be found throughout: Masonry Modern, Frame Vernacular, Minimal Traditional, Queen Anne, Mediterranean Revival, Neo-Mediterranean, Art Deco/Moderne, American Four Square, Mission, French Colonial, Monterey, Ranch, International, Bauhaus and Bungalow.

The Old School Square Complex (51 North Swinton Avenue) is the focal point of the District and is comprised of the Delray Beach High School (Crest Theater) and original gymnasium (1926), as well as, the Cornell Museum (1913). Across Swinton Avenue and directly west of the Old School Square Complex is the Historic Monterey House, Historic Bungalow, and most recently the Historic Wellbrock House now located at 22 North Swinton Avenue. It is immediately west of the Historic Monterey House (current CRA office), facing west. The Historic Monterey House and Historic Wellbrock House share a similar architectural style and are complementary to each other. The adjacent Historic Bungalow was constructed fourteen (14)

years earlier, however the placement of the three (3) structures creates a well-planned campus like arrangement. Existing and future common walkways will enhance connectivity and a sense of community within the campus. The addition of the Wellbrock House is consistent with the goals and objectives of the City's Comprehensive Plan Historic Preservation Element and the CRA's Redevelopment Plan.

The structure is an asset to the historic inventory within the OSSHAD and downtown area. Designation of the structure to the Local Register of Historic Places will protect and preserve the architectural style designed by the prolific Samuel Ogren, Sr., and built for the prominent J.C. Wellbrock, both notable persons in the Delray Beach community who lived during a very significant and interesting time period in history. Thus, there is both tangible and intangible value in this preservation effort.

In conclusion, Historic Preservation is known and understood to be an effective revitalization tool. Preservation of structures not only safeguards the past, but also creates sustainability for the future. The City of Delray Beach has achieved prominence by encouraging and fostering historic preservation when possible. The area is now thriving, a place where residents and visitors can come and enjoy restaurants, festivals, art galleries, etc. The City's downtown success would not have been possible without the Delray Beach CRA's mission, dedication and emphasis on historic preservation, as part of the Community Redevelopment Plan. The relocation and addition of the Historic Wellbrock House meets the criteria for designation and will add intrinsic value to the site, the Delray Beach CRA District, the OSSHAD District, and the general downtown area.

VIII. BIBLIOGRAPHY AND SOURCES

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X. APPENDIX B: FLORIDA MASTER SITE FILE FORMS

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 7/18

Site#8 _____
 Field Date _____
 Form Date _____
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) _____ Multiple Listing (DHR only) _____
 Survey Project Name _____ Survey # (DHR only) _____
 National Register Category (please check one) building structure district site object
 Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Address: Street Number Direction Street Name Street Type Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name _____ USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) _____ In City Limits? yes no unknown County _____
 Township _____ Range _____ Section _____ ¼ section: NW SW SE NE Irregular-name: _____
 Tax Parcel # _____ Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone 16 17 Easting _____ Northing _____
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: _____ approximately year listed or earlier year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: yes no unknown Date: _____ Original address _____
 Alterations: yes no unknown Date: _____ Nature _____
 Additions: yes no unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☐ no ☐ unknown Describe _____

DESCRIPTION

Style _____ Exterior Plan _____ Number of Stories _____
 Exterior Fabric(s) 1. _____ 2. _____ 3. _____
 Roof Type(s) 1. _____ 2. _____ 3. _____
 Roof Material(s) 1. _____ 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) _____

Distinguishing Architectural Features (exterior or interior ornaments) _____

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date _____

Init. _____

KEEPER – Determined eligible: ☐ yes ☐ no

Date _____

Owner Objection _____

NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin* 15, p. 2)

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. _____ 2. _____ 3. _____

Foundation Type(s): 1. _____ 2. _____

Foundation Material(s): 1. _____ 2. _____

Main Entrance (stylistic details)

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): excellent good fair deteriorated ruinous

Narrative Description of Resource

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

FMSF record search (sites/surveys)

library research

building permits

Sanborn maps

FL State Archives/photo collection

city directory

occupant/owner interview

plat maps

property appraiser / tax records

newspaper files

neighbor interview

Public Lands Survey (DEP)

cultural resource survey (CRAS)

historic photos

interior inspection

HABS/HAER record search

other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

yes

no

insufficient information

Appears to meet the criteria for National Register listing as part of a district?

yes

no

insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name _____ Affiliation _____

Recorder Contact Information _____
(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

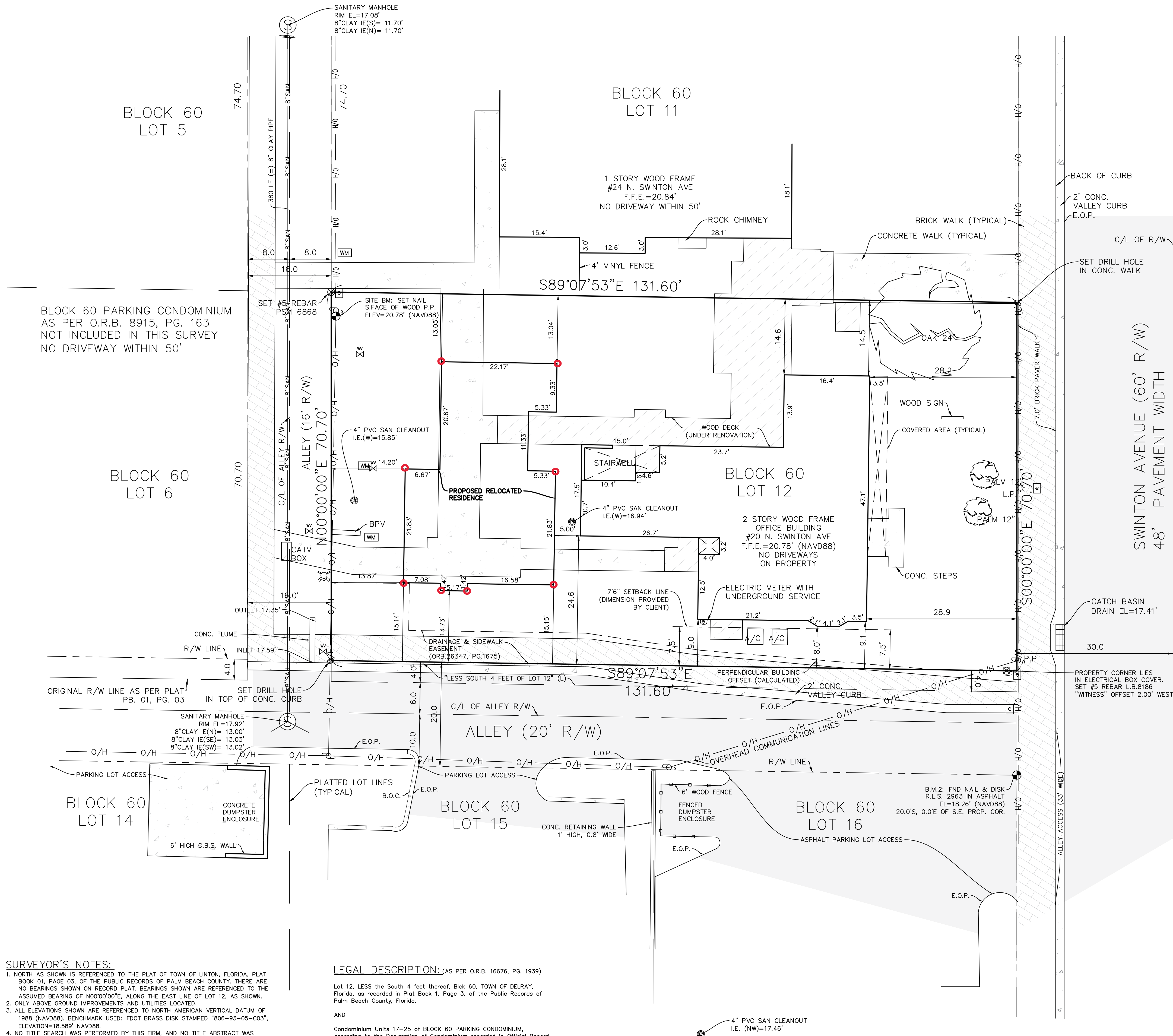
② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).

Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

XI. APPENDIX C: SURVEYS AND PLATS



SYMBOL LEGEND

- WM = WATER METER
- = ELECTRIC BOX
- ⊙ = SEWER CLEANOUT
- ⊗ = FIRE HYDRANT
- ⊗ = WATER VALVE
- ⊙ = POWER POLE
- ⊙ = LIGHT POLE
- ⊙ = SEWER MANHOLE
- ⊙ = TREE, WITH DESCRIPTION AND APPROXIMATE DIAMETER AT BREAST HEIGHT

| EXISTING SPOT ELEVATION TYPES (NAVD88) | |
|--|---------------------|
| | = GROUND |
| | = CROWN OF PAVEMENT |
| | = WOOD DECK |
| | = CONCRETE |
| | = BACK OF CURB |
| | = EDGE OF PAVEMENT |
| | = BACK OF WALK |
| | = SITE BENCHMARK |

ABBREVIATIONS LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- I.P. = IRON PIPE
- I.R. = IRON ROD
- C.M. = CONCRETE MONUMENT
- FND. = FOUND
- TYP. = TYPICAL
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- B.M. = BENCHMARK
- ELEV. = ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- S.F. = SQUARE FEET
- E.O.W. = EDGE OF WATER
- M.H.W.L. = MEAN HIGH WATER LINE
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- U.E. = UTILITY EASEMENT
- F.P. & L. = FLORIDA POWER AND LIGHT COMPANY
- C.B.S. = CONCRETE BLOCK CONSTRUCTION
- S/T = SEPTIC TANK
- D/F = DRAINFIELD
- P.P. = POWERPOLE
- M.H. = MANHOLE
- C.B. = CATCH BASIN
- F.H. = FIRE HYDRANT
- E.O.P. = EDGE OF PAVEMENT
- B.O.C. = BACK OF CURB
- R/W = RIGHT OF WAY
- C/L = CENTERLINE
- P.L. = PROPERTY LINE
- (P) = PLAT DATA
- (L) = LEGAL DESCRIPTION DATA
- (M) = MEASURED DATA
- (C) = CALCULATED DATA
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- R. = RADIUS
- L. = LENGTH
- C. = CHORD
- C BRG. = CHORD BEARING
- N.R. = NON-RADIAL
- P.T. = POINT OF TANGENCY
- P.C. = POINT OF CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.C. = POINT OF COMPOUND CURVATURE
- P.O.C. = POINT ON CURVE
- STA. = STATION
- F.B. = FIELDBOOK
- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- I.E. = INVERT ELEVATION

FEMA FLOOD ZONE DETERMINATION
FLOOD ZONE "X" (MINIMAL FLOOD HAZARD)
PANEL # 12099C 0979F
EFFECTIVE 10/05/2017

SURVEYOR'S CERTIFICATE
I, WILLIAM J. WRIGHT, DO HEREBY CERTIFY THAT I AM A DULY LICENSED AND PRACTICING PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA; ALSO THAT THE SKETCH OF THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 5J-17 OF FLORIDA ADMINISTRATIVE CODE, AND THAT UNDER MY SUPERVISION DID MAKE AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, AND THAT SAID SURVEY WAS PHYSICALLY MADE ON THE GROUND PER RECORD DESCRIPTION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM J. WRIGHT, P.S.M.
LICENSE NO. 6868, STATE OF FLORIDA
ELECTRONIC VERSION OF THIS SURVEY SIGNED AND SEALED BY
WILLIAM J. WRIGHT, P.S.M., ON DATE SHOWN, USING AN SHA-1 AUTHENTICATION CODE.
THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PAPER COPIES OF THIS SURVEY NOT VALID WITHOUT ORIGINAL INK SIGNATURE AND RAISED SEAL.

CERTIFIED TO:
DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

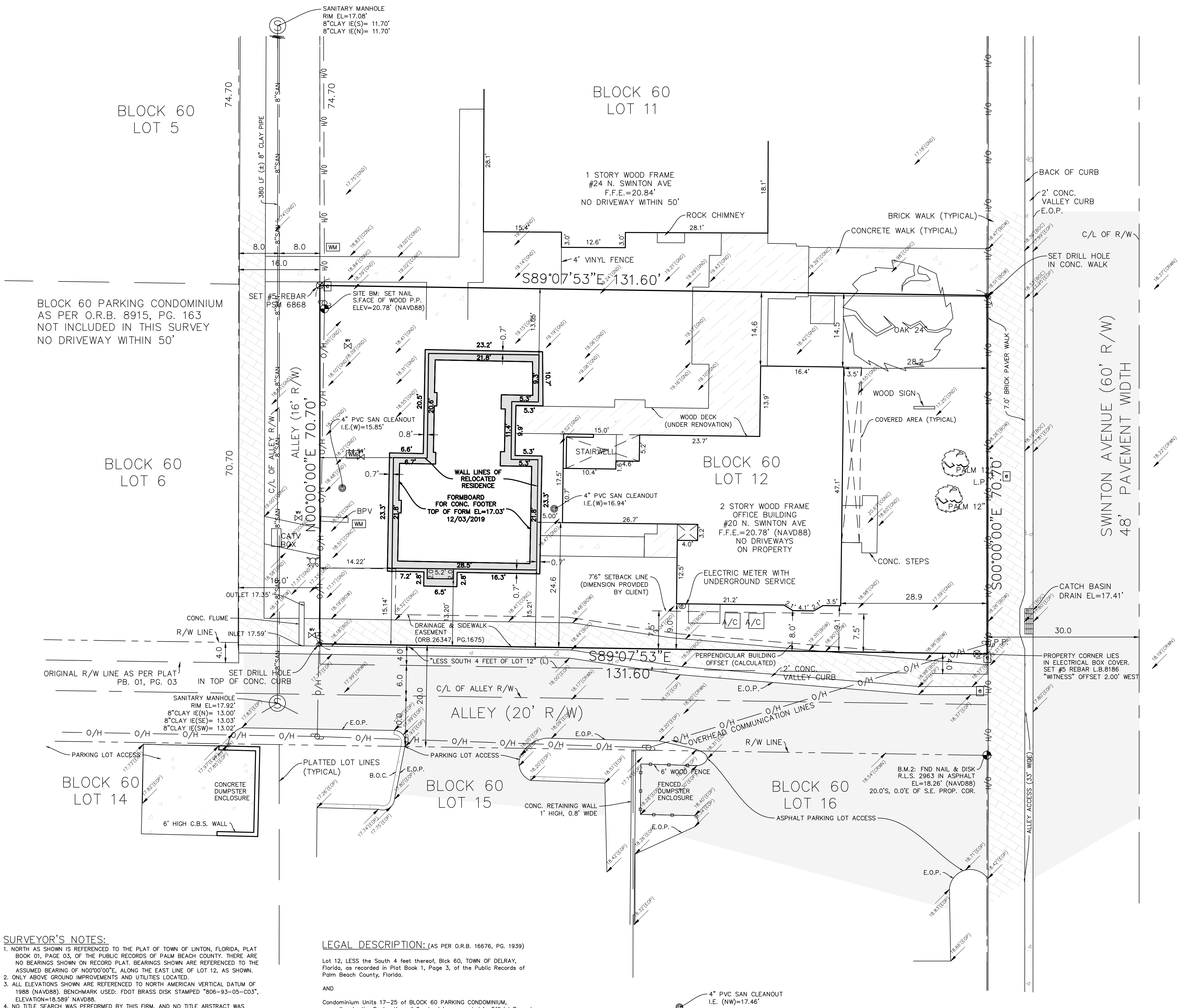
SURVEYOR'S NOTES:
1. NORTH AS SHOWN IS REFERENCED TO THE PLAT OF TOWN OF LINTON, FLORIDA, PLAT BOOK 01, PAGE 03, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY. THERE ARE NO BEARINGS SHOWN ON RECORD PLAT. BEARINGS SHOWN ARE REFERENCED TO THE ASSUMED BEARING OF N00°00'00"E, ALONG THE EAST LINE OF LOT 12, AS SHOWN.
2. ONLY ABOVE GROUND IMPROVEMENTS AND UTILITIES LOCATED.
3. ALL ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK USED: FOOT BRASS DISK STAMPED "806-93-05-C03", ELEVATION=18.589' NAVD88.
4. NO TITLE SEARCH WAS PERFORMED BY THIS FIRM, AND NO TITLE ABSTRACT WAS SUPPLIED.
5. THERE IS NO OBSERVED PHYSICAL EVIDENCE OF ACTIVE CONSTRUCTION, OR LAND USE INDICATING A CEMETERY, WASTE DUMP, OR LANDFILL ON PREMISES AT THE TIME OF THIS SURVEY.
6. THE ACCURACY OF SURVEY CONTROL HAS BEEN VERIFIED BY TRAVERSE CLOSURE, AND EXCEEDS THE REQUIREMENT FOR COMMERCIAL/HIGH RISK LINEAR ACCURACY OF 1 FOOT TO 10,000 FEET, AS PER RULE 5J-17.051(3)(B)(15)(B)(II)

LEGAL DESCRIPTION: (AS PER O.R.B. 16676, PG. 1939)

Lot 12, LESS the South 4 feet thereof, Block 60, TOWN OF DELRAY, Florida, as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida.

AND

Condominium Units 17-25 of BLOCK 60 PARKING CONDOMINIUM, according to the Declaration of Condominium recorded in Official Record Book 9962, Page 308, of the Public Records of Palm Beach County, Florida.



SYMBOL LEGEND

- WM = WATER METER
E = ELECTRIC BOX
S = SEWER CLEANOUT
F = FIRE HYDRANT
W = WATER VALVE
P = POWER POLE
LP = LIGHT POLE
SM = SEWER MANHOLE
T = TREE, WITH DESCRIPTION AND APPROXIMATE DIAMETER AT BREAST HEIGHT

| EXISTING SPOT ELEVATION TYPES (NAVD88) | | | |
|--|---------------------|--|--------------------|
| | = GROUND | | = BACK OF CURB |
| | = CROWN OF PAVEMENT | | = EDGE OF PAVEMENT |
| | = WOOD DECK | | = BACK OF WALK |
| | = CONCRETE | | = SITE BENCHMARK |

| ABBREVIATIONS LEGEND | |
|----------------------|-------------------------------------|
| P.O.C. | = POINT OF COMMENCEMENT |
| P.O.B. | = POINT OF BEGINNING |
| I.P. | = IRON PIPE |
| I.R. | = IRON ROD |
| C.M. | = CONCRETE MONUMENT |
| TYP | = TYPICAL |
| FND. | = FOUND |
| P.R.M. | = PERMANENT REFERENCE MONUMENT |
| P.C.P. | = PERMANENT CONTROL POINT |
| B.M. | = BENCHMARK |
| EL. | = ELEVATION |
| F.F.E. | = FINISHED FLOOR ELEVATION |
| S.F. | = SQUARE FEET |
| E.O.W. | = EDGE OF WATER |
| M.H.W.L. | = MEAN HIGH WATER LINE |
| C.C.C.L. | = COASTAL CONSTRUCTION CONTROL LINE |
| U.E. | = UTILITY EASEMENT |
| F.P. & L. | = FLORIDA POWER AND LIGHT COMPANY |
| C.B.S. | = CONCRETE BLOCK CONSTRUCTION |
| S/T | = SEPTIC TANK |
| D/F | = DRAINFIELD |
| P.P. | = POWERPOLE |
| M.H. | = MANHOLE |
| C.B. | = CATCH BASIN |
| F.H. | = FIRE HYDRANT |
| E.O.P. | = EDGE OF PAVEMENT |
| B.O.C. | = BACK OF CURB |
| R/W | = RIGHT OF WAY |
| C/L | = CENTERLINE |
| P.L. | = PROPERTY LINE |
| (P) | = PLAT DATA |
| (L) | = LEGAL DESCRIPTION DATA |
| (M) | = MEASURED DATA |
| (C) | = CALCULATED DATA |
| SEC. | = SECTION |
| TWP. | = TOWNSHIP |
| RGE. | = RANGE |
| R | = RADIUS |
| L | = LENGTH |
| C | = CENTRAL ANGLE |
| C BRG | = CHORD BEARING |
| N.R. | = NON-RADIAL |
| P.T. | = POINT OF TANGENCY |
| P.C. | = POINT OF CURVATURE |
| P.R.C. | = POINT OF REVERSE CURVATURE |
| P.R.C. | = POINT OF COMPOUND CURVATURE |
| P.O.C. | = POINT ON CURVE |
| STA. | = STATION |
| F.B. | = FIELDBOOK |
| P.B. | = PLAT BOOK |
| O.R.B. | = OFFICIAL RECORDS BOOK |
| PG. | = PAGE |
| I.E. | = INVERT ELEVATION |

FEMA FLOOD ZONE DETERMINATION
FLOOD ZONE "X" (MINIMAL FLOOD HAZARD)
PANEL # 12099C 0979F
EFFECTIVE 10/05/2017

SURVEYOR'S CERTIFICATE
I, WILLIAM J. WRIGHT, DO HEREBY CERTIFY THAT I AM A DULY LICENSED AND PRACTICING PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA; ALSO THAT THE SKETCH OF THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 5J-17 OF FLORIDA ADMINISTRATIVE CODE, AND THAT UNDER MY SUPERVISION DID MAKE AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, AND THAT SAID SURVEY WAS PHYSICALLY MADE ON THE GROUND PER RECORD DESCRIPTION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM J. WRIGHT, P.S.M.
LICENSE NO. 6868, STATE OF FLORIDA
ELECTRONIC VERSION OF THIS SURVEY SIGNED AND SEALED BY
WILLIAM J. WRIGHT, P.S.M., ON DATE SHOWN, USING AN SHA-1 AUTHENTICATION CODE.
THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
PAPER COPIES OF THIS SURVEY NOT VALID WITHOUT ORIGINAL INK SIGNATURE AND RAISED SEAL.

CERTIFIED TO:
DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

SURVEYOR'S NOTES:
1. NORTH AS SHOWN IS REFERENCED TO THE PLAT OF TOWN OF LINTON, FLORIDA, PLAT BOOK 01, PAGE 03, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY. THERE ARE NO BEARINGS SHOWN ON RECORD PLAT. BEARINGS SHOWN ARE REFERENCED TO THE ASSUMED BEARING OF N00°00'00"E, ALONG THE EAST LINE OF LOT 12, AS SHOWN.
2. ONLY ABOVE GROUND IMPROVEMENTS AND UTILITIES LOCATED.
3. ALL ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK USED: FOOT BRASS DISK STAMPED "806-93-05-C03", ELEVATION=18.589' NAVD88.
4. NO TITLE SEARCH WAS PERFORMED BY THIS FIRM, AND NO TITLE ABSTRACT WAS SUPPLIED.
5. THERE IS NO OBSERVED PHYSICAL EVIDENCE OF ACTIVE CONSTRUCTION, OR LAND USE INDICATING A CEMETERY, WASTE DUMP, OR LANDFILL ON PREMISES AT THE TIME OF THIS SURVEY.
6. THE ACCURACY OF SURVEY CONTROL HAS BEEN VERIFIED BY TRAVERSE CLOSURE, AND EXCEEDS THE REQUIREMENT FOR COMMERCIAL/HIGH RISK LINEAR ACCURACY OF 1 FOOT TO 10,000 FEET, AS PER RULE 5J-17.051(3)(B)(15)(B)(II)

LEGAL DESCRIPTION: (AS PER O.R.B. 16676, PG. 1939)
Lot 12, LESS the South 4 feet thereof, Blk 60, TOWN OF DELRAY, Florida, as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida.
AND
Condominium Units 17-25 of BLOCK 60 PARKING CONDOMINIUM, according to the Declaration of Condominium recorded in Official Record Book 9962, Page 308, of the Public Records of Palm Beach County, Florida.

JOB No. 15-111

Sheet No. 1 OF 1

WrightPSM, LLC

PROFESSIONAL SURVEYING AND MAPPING

1248 SE 12TH AVE DEERFIELD BEACH, FL 33441

info@wrightpsm.com (772) 538-1858 www.wrightpsm.com

CERTIFICATE OF AUTHORIZATION NO. LB 8186

BOUNDARY AND TOPOGRAPHIC SURVEY FOR

DELRAY BEACH COMMUNITY

REDEVELOPMENT AGENCY

Scale 1"=10'

Checked DWJ WJW

Task No.

By F.B. & PG. Date

WJW 04-44 08/04/15

WJW 04-44 11/18/16

WJW FILE 03/27/17

WJW 06-29 4/26/2017

WJW FILE 06/03/19

MDM 08-28 12/03/19

Rev. Description

RECORD SURVEY

UPDATE & RECERTIFY

REVISED DRAWING

UPDATE & RECERTIFY

FORMBOARD SURVEY

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PLAT OF WELLBROCK SUBDIVISION

DELRAY BEACH, FLORIDA

IN SECTION 16, TWP. 46 S., RGE. 43 E.

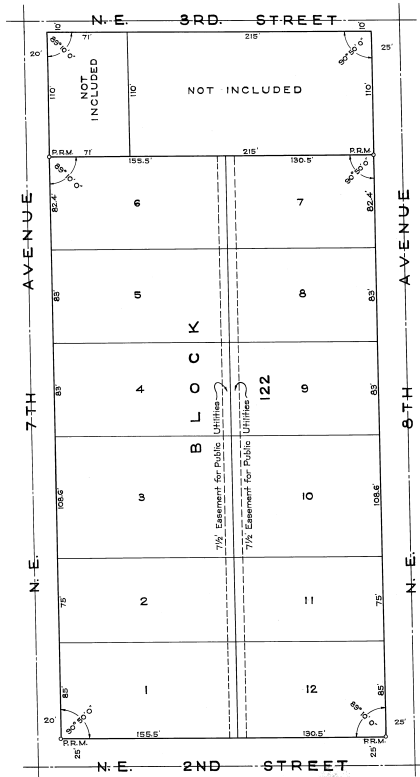
PALM BEACH COUNTY, FLORIDA

Being a part of Block 122, recorded in Plat Book 1, Page 3,
Public Records of Palm Beach County, Fla.

PL195600024

219

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on this 11 day of April 1956, and duly recorded in Plat Book No. 2-56, page 219.
J. ALDREDGE, Clerk Circuit Court
By: [Signature] Deputy Clerk



NOTE
Building Set Back Lines to be as required by
ordinances of the City of Delray Beach, Florida.

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that J. C. WELLBROCK and his wife, CARLOTTA B. WELLBROCK, the owners of the tract of land lying and being in Palm Beach County, Florida, shown hereon as WELLBROCK SUBDIVISION, and more particularly described as follows, to wit:

Block 122, less the North 10 feet thereof, Delray Beach (formerly Town of Linton), Florida, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 1, Page 3.

Have caused the same to be surveyed and platted as shown hereon, and do hereby dedicate to the perpetual use of the public, as public highways, the Streets and Avenues shown hereon, and the use of the Easements for the installation and maintenance of Public Utilities.

IN WITNESS WHEREOF they have hereunto set their hands and seals this 1st day of September, A. D. 1955.

Witness: Helen C. Metz

Witness: Hazel M. Casady

J. C. Wellbrock (Seal)

Carlotta B. Wellbrock (Seal)

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, J. C. WELLBROCK and his wife, CARLOTTA B. WELLBROCK, to me well known and known to me to be the individuals described in, and who executed the foregoing dedication, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY that the said CARLOTTA B. WELLBROCK known to me to be the wife of the said J. C. WELLBROCK, on a separate and private examination, taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said dedication for the purpose of renouncing, relinquishing and conveying, all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the Streets and Avenues described therein, and that she executed the said dedication freely and voluntarily, and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Charleston, County of Charleston, and State of South Carolina, this 1st day of September, A. D. 1955.

My Commission expires at the pleasure of the Governor.

John P. Morgan
Notary Public

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey made under my direction, of the above described property, and that said survey is accurate to the best of my knowledge and belief, and that permanent reference monuments (T.R.M.) have been placed as required by law.

Subscribed and sworn to before me this 7th day of December, A. D. 1955.

Approved: Dec 13th, A. D. 1955
City of Delray Beach, Florida

By: [Signature]
Mayor

By: [Signature]
City Clerk

By: Charles R. Davidson
City Engineer

My Commission expires March 24, 1959.

N. P. Fitzgerald
Registered Land Surveyor
Florida Certificate No. 32

Madge Sherman
Notary Public

Approved: April 3rd, A. D. 1956
Board of County Commissioners

By: [Signature]
Chairman

By: [Signature]
County Engineer

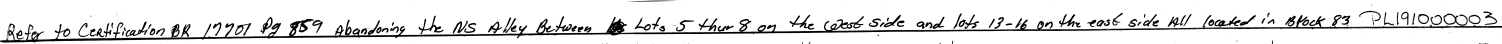
GEORGE S. BROCKWAY
REGISTERED ENGINEER & SURVEYOR
WEST PALM BEACH, FLORIDA

WELLBROCK SUBDIVISION

FIELD C.B.L. SCALE 1"=40' Dwg. No. BF-237
OFFICE H.L.S. DATE AUG. 1955
BY: J.L.F. PG. 3
BY: W-49 PG. 3

Situated in Sections 16 and 17, T₁P₄S₆, and R₄3E

A horizontal scale bar labeled "Scale of feet" with markings at 0, 500, and 1000.



Copied by
BIDWELL & HOLST, LAW
Firm of
CH. RUGGLES
County Engineer
- 100 -
2 Sheets
Sheet No. 1
Traced by C.H.H. Checked by J.H.

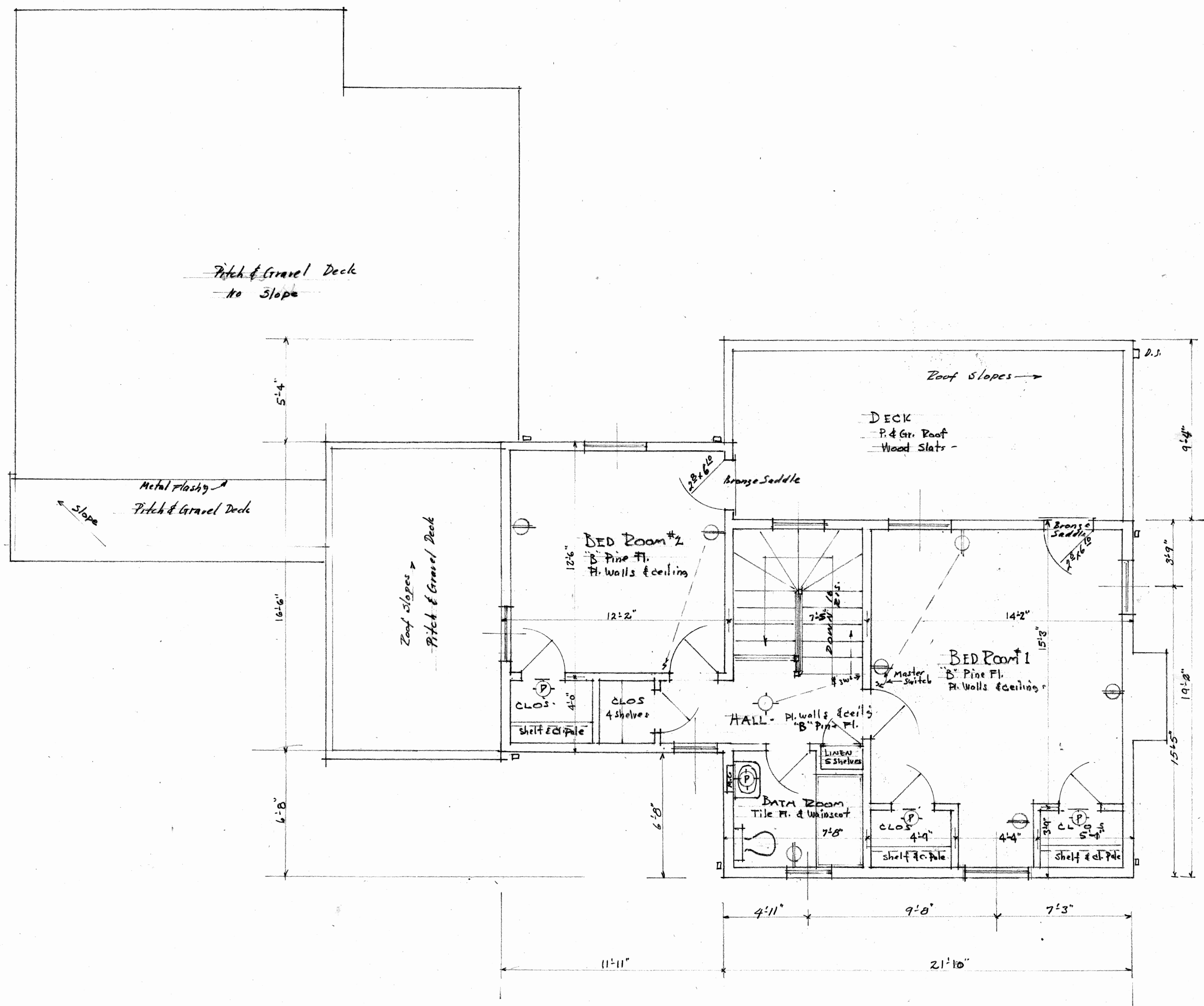
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OR BE 30355 PG 565
2005-2006 PG 102
Sanitation Planning and Monitoring
S1719
HEATING AND
RESOLUTION -
MANICURING



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NIDWILL & HOLSTLAW
COUNTY ENGINEER
COUNTY ENGINEER
TOWN OF LINTON
2 Sheets
Sheet No. 2
T. LINTON, CHAS. CHAS.

XII. APPENDIX D: ORIGINAL DESIGN DOCUMENTS

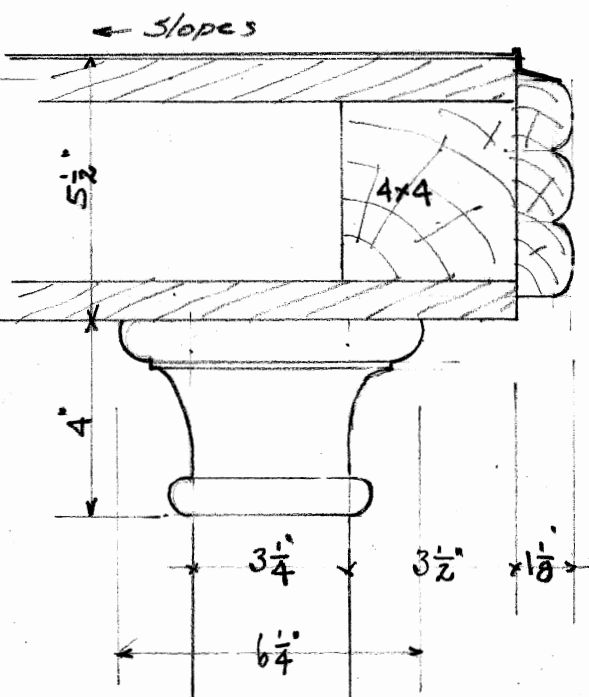


SECOND FLOOR PLAN

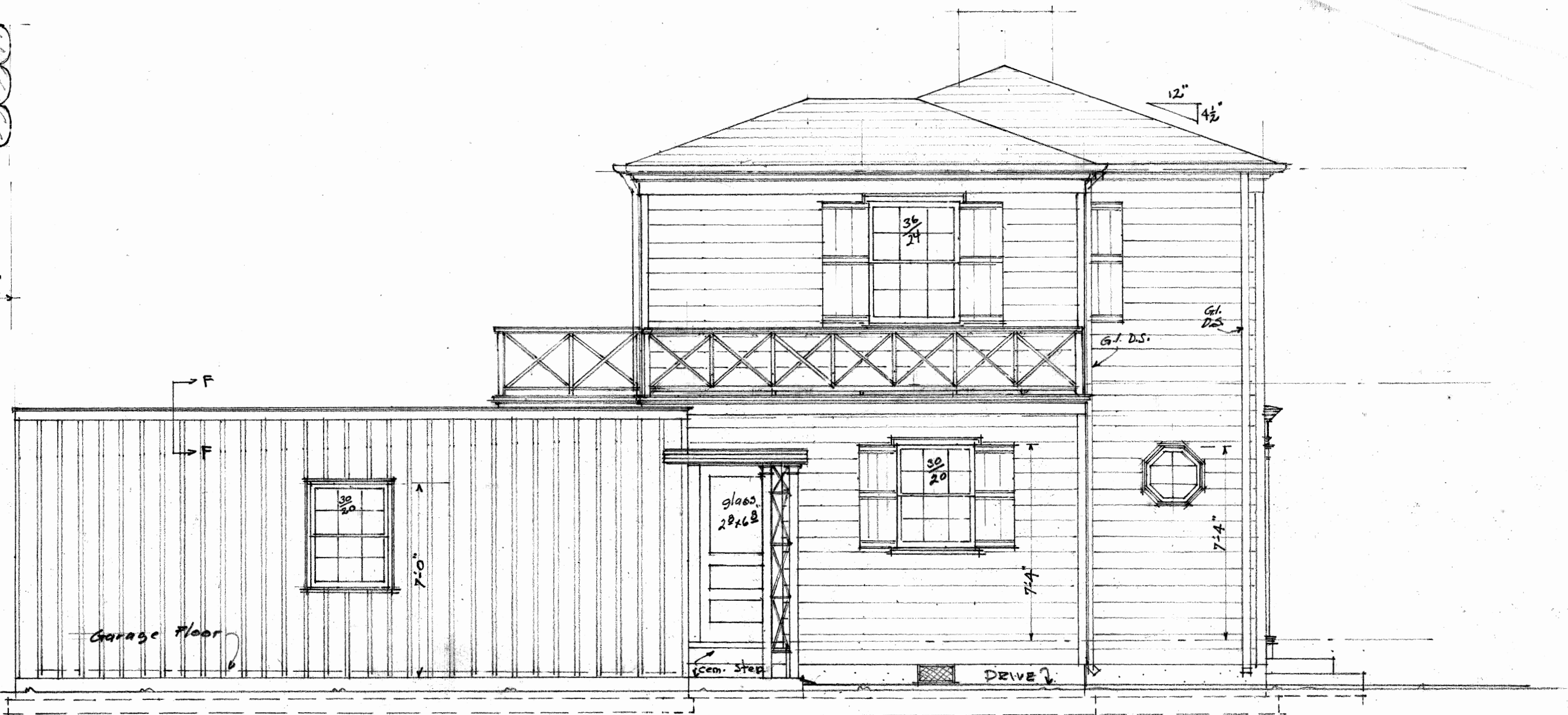
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RESIDENCE FOR
MR & MRS J.C. WELLBROOK
DELRAY BEACH, FLA

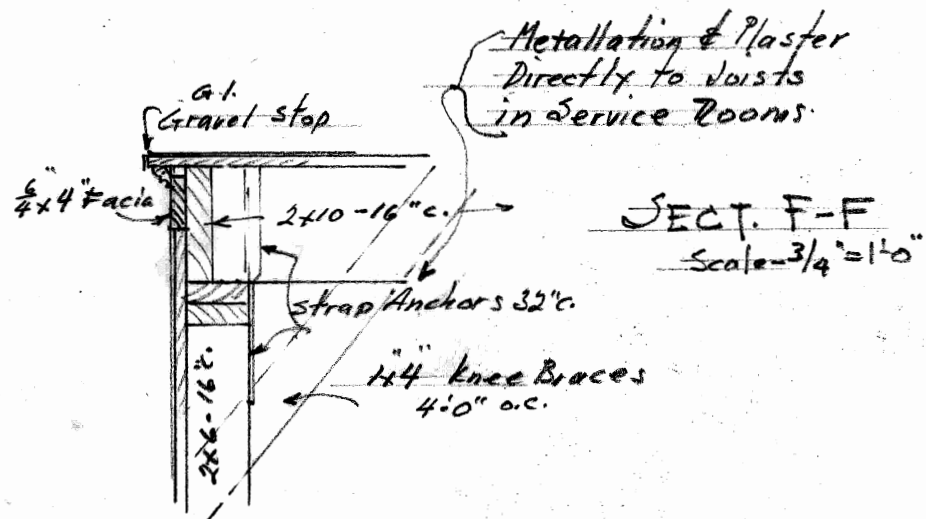
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| 4/11/37 | ARCHITECT | 79 |
| | DELRAY BEACH, FLORIDA | Sheet #3 |



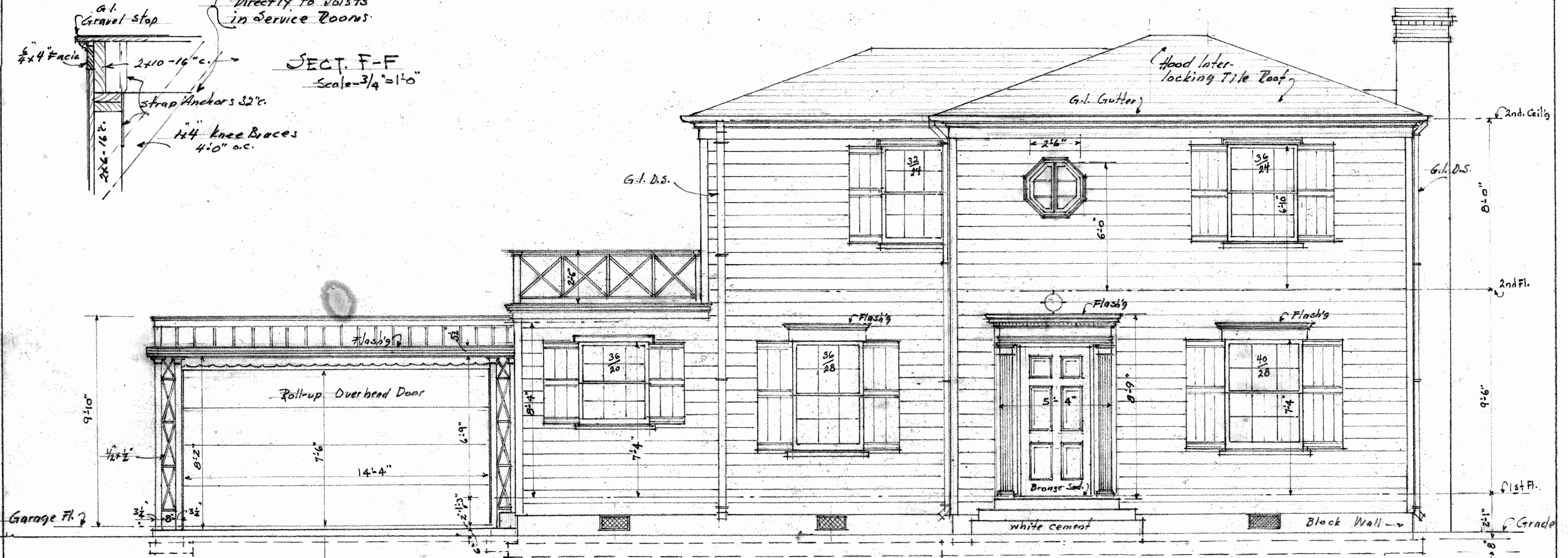
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NORTH ELEVATION
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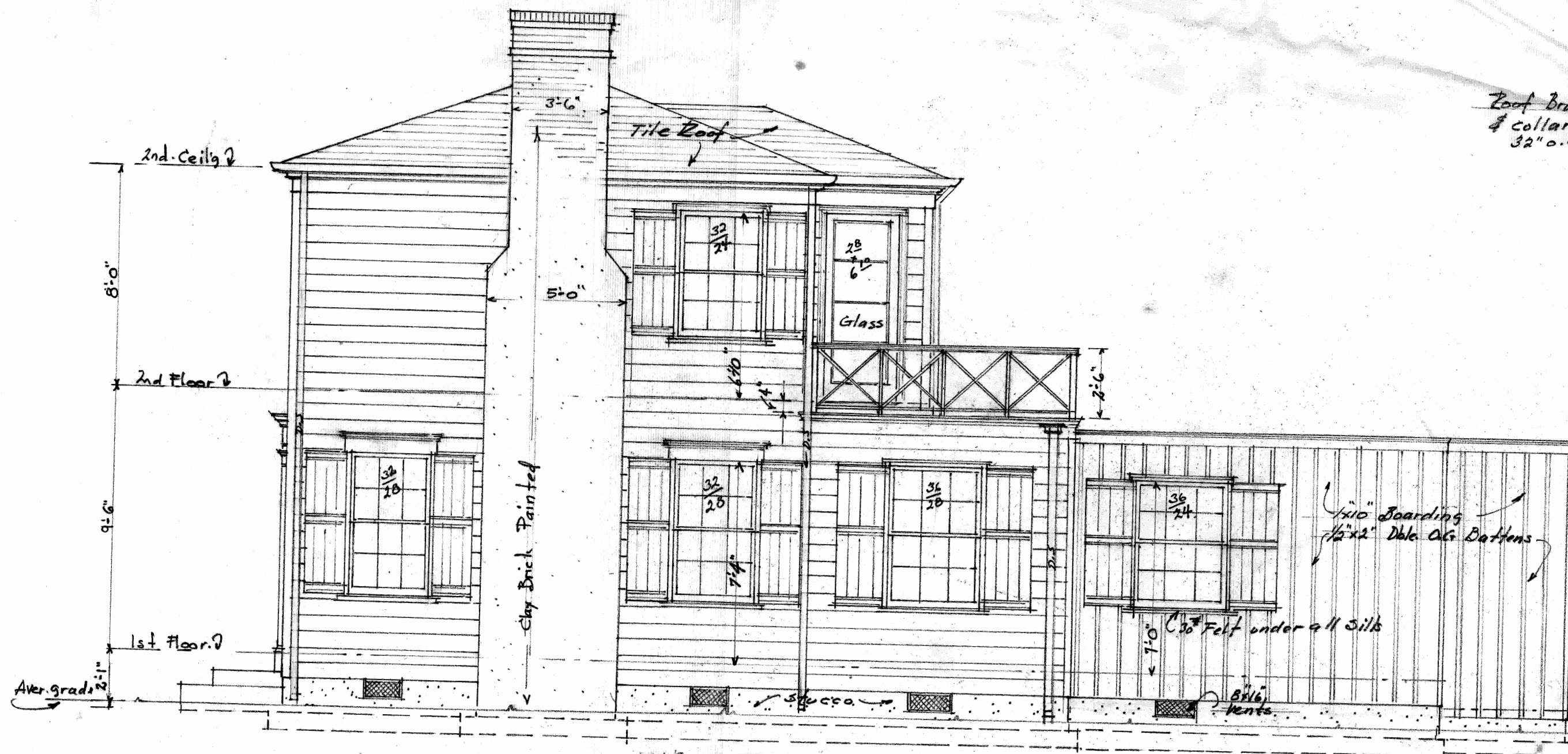
SECT. F-F
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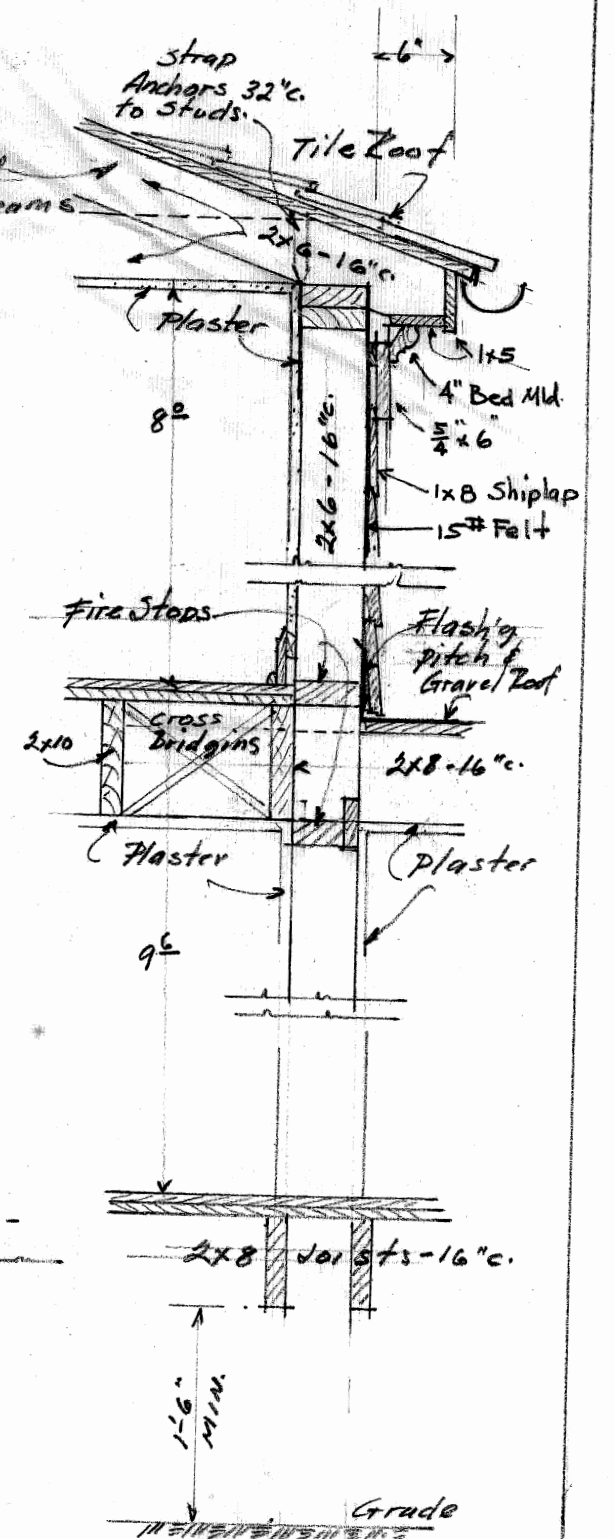
WEST ELEVATION
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RESIDENCE FOR
MR. & MRS J.C. WELLBROCK
DELRAY BEACH, FLA.

| | | |
|-----------------|--|---------------------------|
| DATE 7/12/37 | SAMUEL OGREN ARCHITECT DELRAY BEACH, FLORIDA | FOR NO. 79 Sheet #4 |
|-----------------|--|---------------------------|



SOUTH ELEVATION
Scale - 1/4" = 1'-0"



SEC. A-A
Scale - 3/4" = 1'-0"



EAST ELEVATION
Scale - 1/4" = 1'-0"

| | | |
|---|--|---------------------------|
| RESIDENCE FOR MR. & MRS. J.C. WELLBROOK DELRAY BEACH, FLA | | |
| DATE 7/16/37 | SAMUEL OGREN ARCHITECT DELRAY BEACH, FLORIDA | JOB NO. 79 Sheet #5 |