Municipal Building for Boca Raton

Some months ago it was recognized that a town as progressive as Boca Raton should have a suitable building in which to house its police department, its fire department, and other offices necessary to the conduct of the affairs of a progressive community.

Work was started on a splendidly designed building of the Spanish motif, but finding it difficult to finance the enterprise, work was suspended for several months. Conditions have changed to such an extent, however, that arrangements were made to finance it, and a contract was entered into with Messrs. Cramer & Cramer for its completion. Work is now progressing rapidly, and it is estimated that all departments will be housed in the new building before April has passed.

The first floor will cover a space 112 feet by 64 feet. The second floor will be 28 feet by 64 feet and will be devoted to an auditorium for the use of the Woman’s Club, and for general meeting purposes.

The building will face on the Kings Highway, now the Federal Aid Highway. The contract calls for the building complete, with paving of the streets on all sides, white lighting of same, sidewalks, and properly landscaping the property. The finished job will be a suitable monument to the progressive spirit of Boca Raton, and its beauty in keeping with the surrounding development.

We present herewith a cut showing the building in course of construction. A later issue will show the completed building. The total cost will be $100,000.

“Off They Go at Pompano”

With the closing of the Miami Jockey Club Track on March 5th the sports will turn their eyes to Pompano, the new track just seven miles south of Boca Raton. Here a splendid new track has been constructed, with a club house that is said to be the finest of its kind in the country. Many of the horses that have been seen at Miami and Havana will be seen at Pompano, and it is anticipated that a most successful season of twenty-one days will be enjoyed. March 7th will be the opening day.

Those who own lots in Boca Raton, and who live in either Miami or the Palm Beaches, are cordially invited to visit Boca Raton enroute to the races.
Golf at Boca Raton

The outstanding event in the golfing activities at Boca Raton for February was the St. Valentine’s Tournament. A large and representative entry presented themselves on February 12th at the Ritz-Carlton Course, which because of its sporty nature and splendid condition, is most interesting of the many courses in South Florida.

E. V. Blake, of Berrian Hills, negotiated the 18 holes in 78. Jack Ryerson, of Chicago, made the second low gross with 79, while John Gillespie, of Detroit, and E. D. Bailey, Ft. Lauderdale, played a tie low nett with 83-12-71.

Many of the golfers remained over for the St. Valentine’s dinner dance held in the evening at the Cloister Inn. Miami and the Palm Beaches sent a quota for the dance, as it is recognized that the Cloister affairs have a charm that is especially appealing.

Among the distinguished persons playing the courses are Lady and Lord Dunsford, of London.

Probably the most enthusiastic golfer in our midst is Colonel George A. Carruthers, of Canada. His game has improved very rapidly, which gives him nearly as much pleasure as the evenings spent with Captain Carter discussing the relative merits of the British and Canadian troops in the late unpleasantness.

Outside of the discussions, they maintain a united front, and are known as “the bloomin’ British Army.” Incidentally, Captain Carter set a record of 67 for the Cloister course the other day. This betters par by three strokes, and should stand for some time.

The feature for March is the Southern Golfers’ visit on the ninth. Some three hundred representatives from the middle west will spend the day playing over the two courses. Both the courses are in splendid condition to receive them. The Ritz-Carlton is said to be the best in the state.

The Cloister Course, being adjacent to the Inn, is being reserved for guests. This course is particularly attractive in its setting, and will undoubtedly be the show course of the East Coast next season.
Apartment Houses at Boca Raton

Frequently we have inquiries from lot owners asking if pleasant quarters may be obtained in apartment houses in Boca Raton. We are illustrating two splendid apartment buildings which will give one a fair idea of the accommodations that may be arranged for in Boca Raton.

The Dunigan Apartment is an attractive building containing six apartments, having two each of two rooms, three rooms, and four rooms. Every reasonable convenience has been provided, including steam heat. There are but few days when any artificial warmth is necessary, but the system is kept in readiness for the occasional day that comes around and requires it.

Located on the lot extending from the Kings Highway to DeSoto Road, and facing upon the latter, the apartment overlooks the Cloister Course, with the Inn in the distance, presenting an especially attractive view from the many windows. The apartment is owned by Mr. Dunigan, who with Mrs. Dunigan, left Providence, Kentucky, about three years ago and have made their home in Boca Raton for the past year.

The Donaldson Apartment consists of four apartments of three rooms each, with space-saving devices such as in-a-door beds, pullman dining nooks, etc. This arrangement allows for three spacious closets in each apartment. The living rooms are 22 feet by 16 feet, being exceptional in size for apartments in the south.

Facing south on Royal Palm Road, near the golf course, this apartment is particularly well located. Garage space for cars is available. The apartment was built and is owned by Mr. Charles A. Donaldson, of 1111 Forest Ave., Evanston, Ill. Mr. and Mrs. Donaldson and younster spent a part of the winter at Boca Raton, living in one of the apartments. They reported having a splendid time, and left for their northern home with greatest regret. Frequently to be seen at the Cloister for dinner and the dances, they won a host of friends during their stay.

Both buildings are of the Spanish type of architecture. This design has proven to be the best construction for this climate and seems to fit into the picture of southern Florida, adapting itself to the moods of the residents and fitting in splendidly with the landscape effects.
"The Voice of Tropical America"

Boca Raton always does the unusual. When it became necessary to build an operating studio for the broadcasting station, considerable thought was given to the location of the towers and to the construction of the studio. First thought would dictate that the towers should be placed near the Cloister Inn, to take advantage of the orchestra that will play there this winter. But who ever heard of a Cloister in remote Spain—and the Inn is so fashioned—having two steel towers rearing their more or less ungainly height of two hundred feet in such an atmosphere? It simply was too outre to be considered. So a location some tree miles west of the Cloister, upon a ridge, was selected. Here amongst a setting of Caribbean pines and palmettos, the towers looked like the hand of man had invaded some tropical setting. This suggested that the whole affair be designed in keeping. The studio was therefore constructed in the usual manner, with provision made to cover the building, both sides and roof with a thatch of palmetto leaves.

The result is truly artistic. It completes the picture. One could well imagine oneself on an isle in the mid-Pacific, and expect to see a reformed bench combler a la Rex Beach, answer the demand for admission. Indeed the snappy white uniform of the operator does lend itself to the suggestion. The question naturally arises "Why build a station three miles from the center of activity?" The answer may surprise some, but those wise in the ways of radio know that this is a correct principle. It affords privacy, preventing the casual visitor from interfering with the operation of the station. A radio station is not the place to entertain friends.

The station is a 1,000-watt type, operating on a wave length of 440 meters. It will be known officially as Station WFLA. These letters are assigned to the station by the Department of Commerce, but nearly every station has a name also. The location of WFLA in Boca Raton, on the southeastern coast of Florida, where the only tropical climate may be found in continental United States, suggested the name, "The Voice of Tropical America." The name was at once recognized as being suitable to carry to thousands who might listen in all the gaiety and life of the pleasant southland.

Every effort will be made to make WFLA the outstanding station of the south. Prominent people visiting Florida will be asked to give of (Continued on Page 5)
Work is progressing rapidly on the new concrete bridge to carry the Dixie Highway over the Hillsboro Canal at the southern limit of our property. This bridge is a county project, the contractor for which is the Luten Bridge Co. This bridge will replace the present narrow, one-way steel truss span.

Obstructions have been removed from the channel leading through Lake Boca Raton from the East Coast Canal to the Cloister yacht landing.

Electric power lines have been placed on 18th Street.

Mr. Jundt, who owns and occupies a house in plat five in the Druker Village, is doing extensive landscaping and soon will have a beautiful property. Numbers of palms and other tropical plants such as hibiscus, oleanders, bougainvilleas, will be planted. Mr. Jundt is placing a system of water pipes on his property to supply the water needed to induce satisfactory growth and appearance to his lawn and shrubbery.

The town commissioners and the Mizner Development Corporation are conducting negotiations looking to the erection of a 100,000 gallon elevated water tank for the town water supply. The erection of this tank will introduce considerable economy in the water department, as it will save a lot of pumping and also maintain an ample steady pressure on the water mains. Another advantage is that visitors to Boca Raton will have no doubt that the town does have a water supply. At present the pressure tanks are hidden in the pumping plant building and they are not seen by the casual visitor.

New wells have already been drilled, and pumping machinery is on hand to be installed for use with the water tank.

Improved and enlarged bathing facilities at the Beach House are complete and in use. A cabana has been erected on the beach, and this with the sunshades and beach chairs, is made full use of by Cloister guests and lot owners.

Six of the Directors' homes in plat eleven are now occupied. Extensive landscaping has been done at these houses. Each occupied house now has a fine lawn, and numbers of coconut palms, orange, grapefruit and mango trees have been set out. Judge Cooper's house has a fine display of crotons to which "the Judge" has added a fine fountain.

The Rev. Henry Mizner has constructed a new sidewalk in front of his house and has also planted a number of rare tropical plants and trees. Unfortunately the writer's knowledge of Latin and Spanish is not sufficient to enable him to give you the names of the plants, but he can assure you that they are most attractive. The Rev. Mr. Mizner has given a real Old World appearance to his property by placing antique busts and urns.

E. T. Halter, secretary and treasurer of the corporation, who is shortly to move into one of the Director's homes, has planted a real horticultural exhibit, having at least one of every kind of tropical tree and shrub our nurseries can provide.

The improvement in appearance caused by this landscaping is extraordinary, and shows what a wonderful combination Florida's climate and flora make.

Fine grading on the north half of El Camino Real has been completed from the Florida East Coast railroad west to Cortez Road.

The corporation, in conjunction with the town water department, has completed tests and final inspection of the main water lines in plats one and two.

Surveys of Lake Boca Raton, preparatory to making plans for dredging and bulkheading, are in progress.

Engineers of the Florida Highway Department are making surveys for the Federal Aid Highway through Boca Raton, and it is expected that this work will start soon.

The engineer department is co-laborating with the town authorities in making plans and estimates for extensive road building throughout the whole property.

Crosby Tappan, Chief Engineer

WFLA GOES ON THE AIR.
(Continued from Page 4)

their talents and as even the most gracious become more so in Florida, it is expected that some very fine programs will be rendered.

Your cooperation is also necessary to make the station a real success. Artists are always inclined to be temperamental. When the audience is present, the artist is encouraged to give of their best by the contact, but working before an "unseen audience" is trying on the nerves. Only through your reporting on the programs that please you may we be able to pass on encouragement to those who give of their talents, and to formulate programs that please.

The station cannot satisfy everyone, of course, but we can and will try. You can help by telling us how you like the programs. If you dislike some of the features, tell us that also. The main thing is, let us hear from you. Address, "Station WFLA, The Voice of Tropical America, Boca Raton, Florida."

Kingfish and sailfish have been plentiful off the Boca Raton reefs during the past two weeks and several members of the Club have reported fine catches. It is claimed that the reefs off Boca Raton provide the best deep sea fishing to be found on the coast.
BANK of BOCA RATON

General Improvement Bonds of the Town of Boca Raton make a splendid investment. These bonds were sold to finance the building of the new municipal building and other improvements in the town. This bank, being thoroughly familiar with the conditions in this section, recognized the worth of the bonds as an investment proposition, with their splendid margin of safety and high rate of interest. A limited amount may be secured at this time. The price yields an exceptional return for bonds of this character.

Amounts from one thousand dollars up may be purchased.

For full information, address
BANK OF BOCA RATON
BOCA RATON, FLORIDA

The Leading Construction Company
of Boca Raton

To those anticipating the building of a home, an apartment or other building in Boca Raton, we are able to offer excellent service.

Having a complete organization, thoroughly acquainted with labor conditions and prices of materials, we are prepared to submit estimates that will convince you that now is the time to build in Boca Raton.

Correspondence invited.

CRAMER & CRAMER
BOCA RATON, FLORIDA

Contractors for the Municipal Building
Editor's Page

During the past month the editor made a business trip to several of the cities in the Southeast. Wherever he went, Florida became the subject of conversation. Everyone seemed interested whether they owned property in Florida or not. Those who had never visited the state seemed just as much interested.

The questions most frequently asked pertained to how many tourists were in Florida this winter, whether they were real tourists or the "tin can" variety. Were the amusements on in full blast as in previous years. And many like questions.

It will probably be of interest to give the writers observations of the present season as it pertains to the lower east coast, meaning from Palm Beach to Miami.

Florida has never, with the exception of the two boom winters, enjoyed such a crowd as is present right now. It is the wealthy class too. Seldom do you see a "tin can" tourist such as came in droves during the boom period. If we did not have the memory of the boom years to compare conditions with, every one would declare this to be Florida's most successful year.

When the boom was on in full blast there were not sufficient accommodations. Since then dozens of wonderful hotels have been completed, hundreds of apartment houses and homes built. Florida can take care of all those who were here in perfect comfort. At present there is ample room for all the visitors. Rates have been reduced to a point comparable to any large city. Palm Beach and Miami are comfortable places in which to spend a vacation again. Where last year the days and nights were made hideous with the air hammers riveting steel in skyscrapers and other pneumatic machines were busy tearing up streets to install public services, now one finds a nearly complete picture. Streets have been paved, services installed and everything made ready for the comfort and convenience of the strangers within our gates. Florida has learned its lesson well. To prepare in summer for the entertainment of its winter guests.

Probably the best evidence that there is a crowd in Miami is reflected in the racing situation. Last year the horse race track and one dog race track supplied all the diversion in this line. This year the horse track is entertaining even larger crowds and there are three dog race tracks. The nights the writer visited them each seemed to be as successful as the one was last year.

Meantime many theatres have been built and each appears to be doing extremely well. The bands in the parks draw the usual quotas. There must be a crowd to sustain all these activities.

Now is certainly the time to visit Florida. Ample accommodations on excellent trains and boats make it easy to get here. Reasonable rates and a large share of comfort and service add to the pleasure of the trip. Never again, probably, will it be possible to visit Miami and the Palm Beaches at so reasonable a cost for the accommodations that may be secured.

And, as Will Rogers says, you are not in danger of your best friend pulling a blue print on you and making you buy a lot. Real estate offices have blossomed into restaurants where good meals may be had quickly at fair prices. Other offices have become smart dress shops where suitable light clothing may be bought at reasonable prices. Candy stores, florist's shops and others catering to tourists' wants compete right merrily to give you a dollars worth for a good old green back. A dollar has reverted to its former place of dignity.

If you have a hankering for an investment in real estate or to purchase a mortgage at a substantial discount, one of the reliable firms will be glad to take care of you.

Real bargains are to be found now. Like the stock market when a bull occurs there are always some who wish to get out. Now is the time to buy. Don't let the lower east coast prices of Florida on sunshine in winter. As long as the Gulf stream flows increasing thousands of persons to Florida. Its a cash crop that never fails and the amount of money it leaves in Florida every year is sufficient to bring prosperity to everyone within the state.

If possible, visit Florida this year, but no matter what else you do take Brisbane's advice and don't sell Florida short.

A very interesting article appears in this issue of the Record written by Mr. Harley D. Gates, entitled "Early History of Boca Raton."

Mr. Gates came to Florida some 13 years ago from Vermont. He was engaged in the real estate business there and at once recognized the fact that a land so favored by nature and susceptible to development by man, would increase in value very rapidly.

With a New Englander's thoroughness, Mr. Gates has studied his subject and today is probably the best authority on values in real estate on the lower East Coast. He has built a beautiful home on Palmetto Park Road and an office on the Kings Highway that is one of the best examples of the Spanish style of architecture to be found in this vicinity.

Mr. Gates is secretary of the Boca Raton Hunt Club, a member of the Miami Realty Board and takes a very active part in all matters tending to develop the business and social life of the community.
Early History of Boca Raton

By Harley D. Gates

The early history of Boca Raton dates back prior to the coming of Columbus when the Abaniki Indians or “Children of the Dawn” as they were poetically described, due to the fact that they were sun worshipers and lived on the sunrise coast of North America, built their mounds near the shores of Lake Boca Raton and north of Lake Wyman. These beautiful little lakes, lying within one mile of each other, are both within the present city limits of Boca Raton.

Some ethnologists claim that the Abanikis were the first human beings to tread the soil of Florida, and they were said to have been a “race of giants,” the statue of men being about eight feet. One of their mounds is on the Mizner Development Corporation’s property, known as Plat 8, and is located in a natural jungle where much of the foliage is strictly of West Indian origin and somewhat different from the surrounding growth. An excavation of this mound made several years ago disclosed the skeletons of a number of these Indians in a very good state of preservation. They were all buried facing the east according to Indian custom. The Smithsonian Institute at Washington is authority for the fact that these Indians were buried here nearly five centuries ago.

A large mound in the Villa Rica section north of Lake Wyman disclosed specimens of pottery, hatchets and other utensils. In this mound were found the bones of the saber-toothed tiger and other prehistoric animals once native of Florida. During the past fifteen years most of this mound has been removed and the shell composing it used for the building of roads. Just north of here in the Villa Rica development is a large sand mound, as yet unexplored, which may some day disclose rich treasures in archeology.

A visit to these mounds is always of interest and impresses one with the fact that Florida’s first inhabitants selected Boca Raton as a spot where they might dwell in peace and content throughout both life and eternity.

Even the blood-thirsty pirates and buccaneers of the Sixteenth and Seventeenth Centuries were struck by the peaceful beauty and glorious tropical scenery of Boca Raton. Here, sheltered from the storms and safe from pursuit, with the natural harbor formed by the attractive little lake lying just back from the ocean ridge, they rested between raids upon the Spanish Main. There are old parchment maps in existence today showing Boca Raton Inlet as the refuge for the lawless pirate craft who pursued and conquered the gold-laden galleons of Spain.

On the ocean ridge and surrounding the lake, it has been said, were buried untold millions in gold and precious stones, the rich booty of these old time pirate chiefs. Many have sought the recovery of this treasure as is apparent by the numerous excavations that have been made on the ridge between the ocean and lake and west of the Inlet.

(To be Continued)