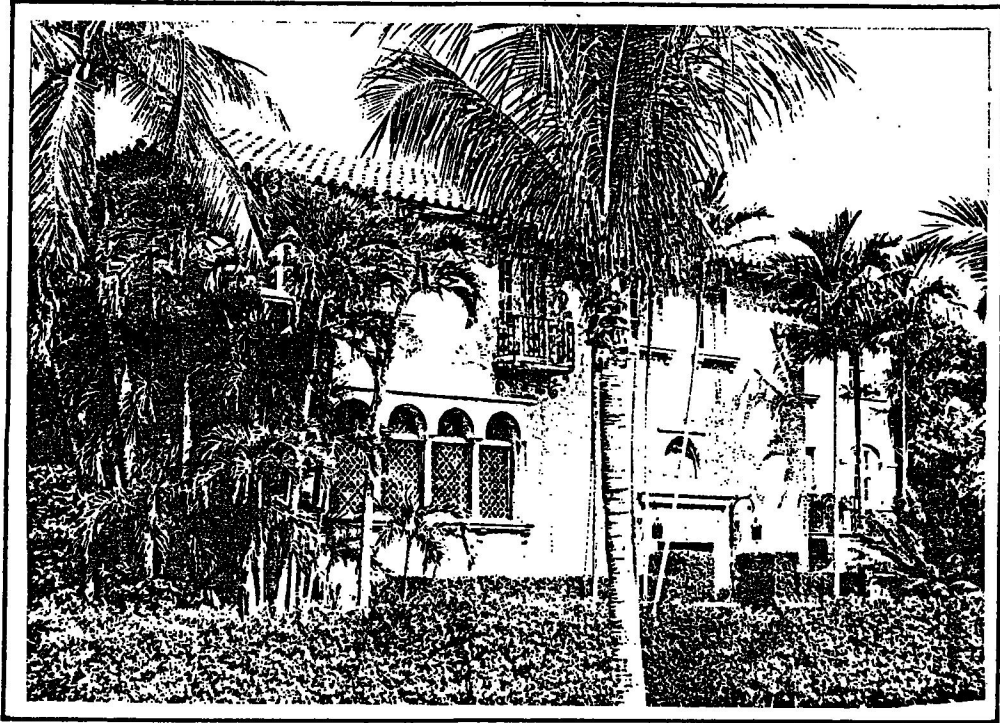


CASA DE LOS ARCOS



DESIGNATION REPORT

APRIL 10, 1985



LANDMARKS PRESERVATION COMMISSION

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I. GENERAL INFORMATION

HISTORICAL NAME (S):

Casa De Los Arcos

CURRENT NAME:

Casa De Los Arcos

LOCATION:

70 Middle Road
Palm Beach, Florida

DATE OF CONSTRUCTION

1924

ARCHITECT(S):

Marion Sims Wyeth, Palm Beach, Florida

PRESENT OWNER:

Mr. Louis D. Root, Jr.
70 Middle Road
Palm Beach, Florida
33480

I. GENERAL INFORMATION (Continued)

PRESENT USE:

Private Residence

PRESENT ZONING:

R-A Estate Residential

LEGAL DESCRIPTION:

Singer Addition, South 3 feet of Lot 62, Lots 63 and 64 and 10 feet of Lot 79 as in Plat Book 8, Page 81, of the Public Records of Palm Beach County.

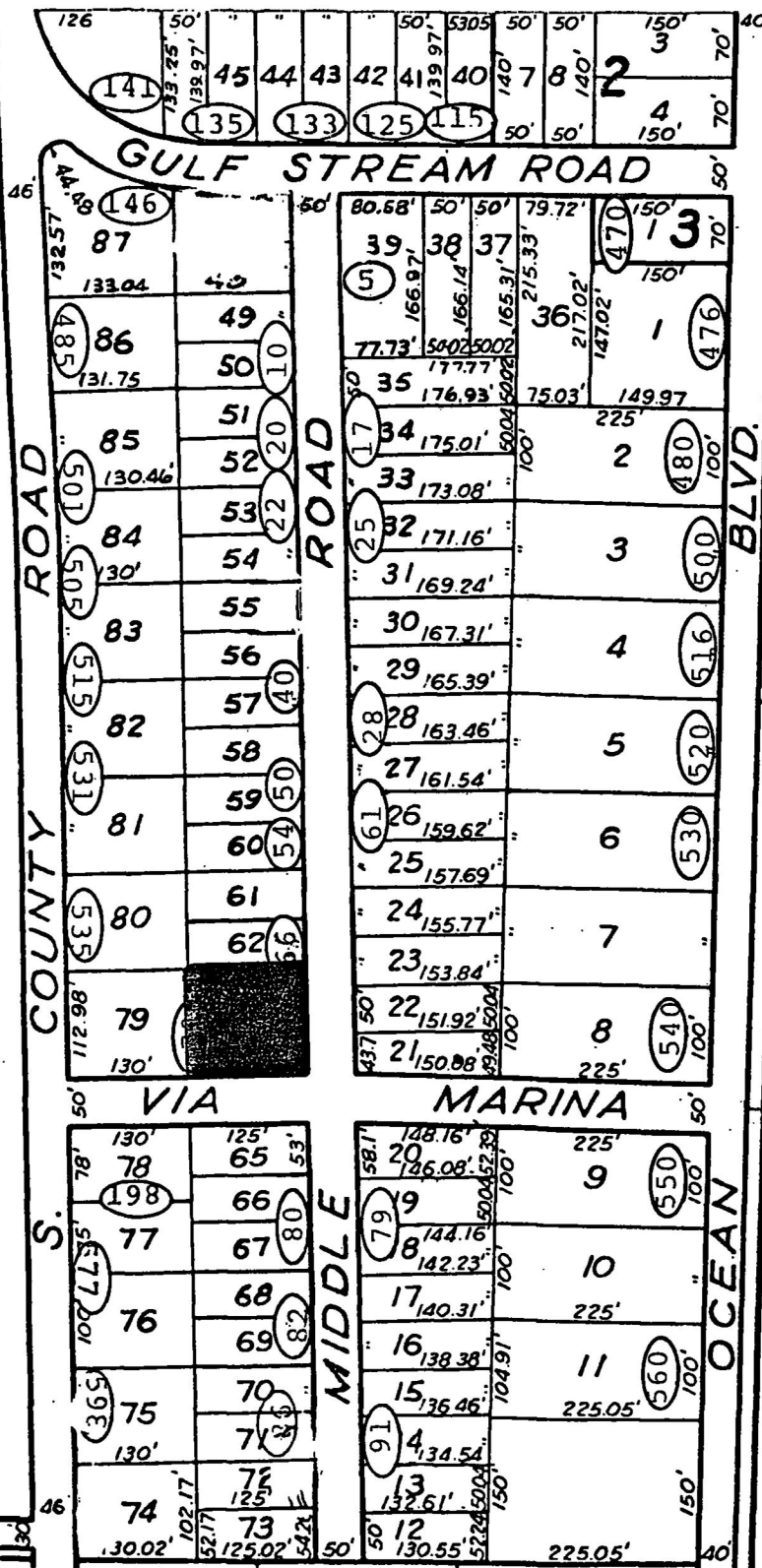
PALM BEACH COUNTY TAX FOLIO NUMBER:

504343-26-03-0000-621

CLASSIFICATION IN THE "HISTORICAL BUILDING SURVEY OF PALM BEACH":

Grade B: A structure which is of statewide or local architectural or historical significance, but is not necessarily eligible for the National Register of Historic Places. It may be representative of a certain stylistic development in Palm Beach at its finest, or a document of an important era or trend in the Town's history.

II. LOCATION MAP (70 Middle Road)



Villa - Marine
(Bk. 2 - Pg. 98)

Singer Additic
(P.B. 8 - Pg. 81)

Govt. Lot 1
Govt. Lot 2

ATLANTIC OCEAN



III. ARCHITECTURAL & HISTORICAL INFORMATION

Typical of many Palm Beach buildings, this two-story Mediterranean Revival style residence consists of simple rectilinear masses highlighted by arched window openings, stone ornamentation and balconies decorated with wrought-iron balustrades. The asymmetrically massed primary facade (east face) consists of two major sections.

The main block of the house (the southern 2/3's) features a number of interesting details. The most striking is the amber leaded glass which forms an unusual star-pattern that is set into the arched openings of the first floor (this glass is repeated on the south and west facades). The main block also features carved oak entrance doors set into a decorative cast stone surround highlighted with fanciful animal and human forms in bas relief. All windows and the small balcony are accentuated with stone lintels supported by decorative brackets.

The smaller north block gives the impression of being much taller than the adjoining main section. In addition to the two floors of living space at this end of the house a double garage has been carved out at the ground level. A balcony, with wrought-iron balustrade, appears over the garage with access provided by two sets of French doors decorated with the same leaded glass design as found in the main block. Stone lintels, brackets and columns are utilized extensively.

The plan of the house is basically "U" shaped and incorporates the customary Palm Beach courtyard. The courtyard is surrounded by a high wall, finished in the same rough-finished stucco of the house.

Casa De Los Arcos was constructed in 1924 at an estimated cost of \$48,000 from plans prepared by Marion Sims Wyeth (1889-1982), a Princeton graduate and Beaux-Arts - trained architect who came to Palm Beach in 1919 (see Appendix). Wyeth and Addison Mizner virtually monopolized the Palm Beach market for large villas during the early 1920's with Wyeth's list of clients including E. F. Hutton, John S. Pillsbury, James P. Donahue, E. T. Stotesbury, and many others. He also served as Joseph Urban's associate during

III. ARCHITECTURAL & HISTORICAL INFORMATION (Continued)

the construction of Mar-a-Lago, Marjorie Merriweather Post's lavish Palm Beach estate. Wyeth's Palm Beach career exceeded fifty (50) years and he had been credited with helping create the "Palm Beach Style" of architecture with his work gracing almost every street in town.

IV. STATEMENT OF SIGNIFICANCE &
CRITERIA FOR DESIGNATION

STATEMENT OF SIGNIFICANCE

Casa De Los Arcos, located at 70 Middle Road, is a fine example of the Mediterranean Revival style of architecture which was popularized during the 1920's Florida Land Boom and is now equated with Palm Beach. The house was designed by one of Palm Beach's most noted architects, Marion Sims Wyeth, and exhibits his grasp of the style of the day.

CRITERIA FOR DESIGNATION

Section 16-38 of the Code of Ordinances for the Town of Palm Beach, Florida, outlines the criteria for designation of a landmark or landmark site and suggests that at least one of the criteria be met to justify the designation. Listed below is the designation criteria and justification for designation:

- a) "Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town."

Casa De Los Arcos was constructed during the height of the 1920's Florida Land Boom which is generally recognized as the birth of the modern-day Palm Beach resort, a resort known world-wide.

- b) "Is identified with historic personages or with important events in national, state or local history."

Not applicable.

- c) "Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship."

This residence is a fine example of the Mediterranean Revival style of architectural popularized by the talented

IV. STATEMENT OF SIGNIFICANCE &
CRITERIA FOR DESIGNATION (Continued)

architects of Palm Beach. This style was to become the hallmark for architecture during the infamous Florida Land Boom and was copied far and wide.

- d) "Is representative of the notable work of a master builder designer or architect whose individual ability has been recognized or who influenced his age."

The design for Casa De Los Arcos was the work of Marion Sims Wyeth who has long been recognized as one of Palm Beach's most important architects. His impact on Palm Beach has been tremendous with his local career extending for more than 50 years. Wyeth, was among the group of early 20th Century architects to utilize the Mediterranean Revival style of architecture which became so popular during the 1920's.

V. SELECTED BIBLIOGRAPHY

Blumenson, John J.-G. Identifying American Architecture.
Nashville: American Association for State and Local
History, 1977.

Curl, Donald W. Mizner's Florida, American Resort Archi-
tecture. New York: Architectural History Foundation,
1984.

Florida Historic, Dramatic & Contemporary. New York:
Lewis Historical Publishing Company, Inc., 1952.

Whiffen, Marcus. American Architecture Since 1780. Cambridge,
Mass.: M.I.T. Press, 1969.

Special Acknowledgments

Sidney K. Neill, A.I.A., for access to original plans for
this building.

Town of Palm Beach Building Department for building permit
information.

APPENDIX

Marion Sims Wyeth, of Palm Beach, architect and member of the firm of Wyeth, King and Johnson, established practice in that city after many years of professional experience in New York, where he still maintains a business address. He has been a significant influence in the upbuilding of his home community in recent years, and is one of the best-known professional men in the region.

Son of Dr. John Allan and Florence Nightingale (Sims) Wyeth of New York, Marion Sims Wyeth was born in that city on February 18, 1889. He attended local schools, graduated from Lawrenceville School in 1906, and from Princeton University four years later, with the degree of Bachelor of Arts. From 1910 to 1914, he prepared himself for his chosen profession through studies at the Beaux Arts in Paris. During 1914-1915, he served as private secretary to Thomas Nelson Page, in Rome, and returning to the United States in the latter year, began practice of his profession.

His first professional connection was with Bertram Grosvenor Goodhue, in New York City, and the next year he became identified with Carrere and Hastings. From 1919 until 1932, Mr. Wyeth practiced independently. He has continued to maintain offices in New York, at 37 East 57th Street.

Since 1932 Mr. Wyeth has been a partner in his present firm, earlier known as Wyeth and King, and now as Wyeth, King and Johnson. He became a partner in Florida Associates in 1942, and in Southern Associates in 1944. His professional experience in the Peninsula State has included construction of airports, hospitals, and Army and Navy facilities. He is a member of the American Institute of Architects, the Society of Beaux Arts Architects, and the Florida Association of Architects.

APPENDIX (Continued)

Active in the community life of the region which he has chosen as his home, Mr. Wyeth was a member of the board of directors of the Good Samaritan Hospital in West Palm Beach. He has served as chairman of the board of the large Poly-clinic Hospital in New York City, so has had ample experience in this aspect of hospital administration and welfare work. He is a member of the Seminole, Everglades, and Bath and Tennis clubs of Palm Beach, and the Knickerbocker Club, Princeton Club and Century Association in New York. In his politics, Mr. Wyeth is a Democrat.

On November 25, 1915, Marion Sims Wyeth married Eleanor Orr, and they are the parents of four children: 1. Florence Nightingale. 2. Alice Eleanor. 3. Joan Allan. 4. Marion Sims. The family resides on Woodbridge Road, Palm Beach, and Mr. Wyeth's professional offices are in the Wyeth Building.

Reprinted from:

Florida Historic, Dramatic & Contemporary.

New York: Lewis Historical Publishing
Company, Inc., 1952.

HISTORICAL & ARCHITECTURAL INVENTORY DATA

I. GENERAL INFORMATION:

ADDRESS: (Current) 70 Middle Road; (Includes) _____; (Prior) 360 Middle Road
 PROPERTY TAX NO.: 504343 26 03 0000 621
 INSTRUCTIONS FOR LOCATING: N.W. Corner of Middle Rd. and Via Marina

LOCATION: (Subdivision) Singer Add.; (Block) _____; (Lot) Pt. of Lot 62, Lot 63-64 & Pt. of Lot 79
 LEGAL DESCRIPTION: Singer Add. S. 3 ft. of W. 81 ft. of Lt. 62, Lts. 63 & 64 & E. 10 ft. of Lt. 79 as in Plat Book 8, Page 81.

(PAR dated 3/10/83 Page 365 for Legal Description & Owner's name).

PRESENT OWNER: Middle Road Estates Inc. c/o Ronald Alvarez

TYPE OF OWNERSHIP: Corporate

PRESENT OCCUPANT: _____ PRESENT USE: Private Residence

PRESENT ZONING: RB

LPC CLASSIFICATION: Listed for consideration 12/02/81

GRADING: "B"

- 1-79 CRITERIA: LANDMARK: (1) _____ exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or Town; or
 (2) _____ is identified with historic personages or with important events in national, state, or local history; or
 (3) _____ embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship; or
 (4) _____ is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

- DISTRICT: (a) _____ exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or Town; or
 (b) _____ is identified with historic personages or with important events in national, state, or local history; or
 (c) _____ embodies distinguishing characteristics of one or more architectural types, or contains specimens inherently valuable for the study of a period, style or methods of construction or use of indigenous materials or craftsmanship; or
 (d) _____ is representative of the notable works of one or more master builders, designers or architects whose individual ability has been recognized to have influenced their age; or
 (e) _____ constitutes a unique density of architecture, scale, landscaping and planning.

II. LOCATION & SITE PLAN: See attached _____

III ARCHITECTURAL INFORMATION:

DATE (Beginning): Oct. 31, 1924 BP BLDG. PERMIT NO: #344-24

PLANS ON FILE: NO

ORIGINAL ARCHITECT: _____ (source) _____

ORIGINAL BUILDER: Corwin, Harry R. (source) Bldg. Dept.

OTHER DATA: Original residence built for J. Laddie Hess of Gloversville, N.Y. and Palm Beach. Residence & garage, tile walls, tile roof, 2 story. \$48,000.

Per A. Parker Bryant's literature, original architect was Marion Sims Wyeth.

SHOWN ON: 1932 E.H.Allen Survey	Yes	B. Hoffstot Book	No
March 1935 Aerial	Yes	HABS	No
May 1981 Survey	Yes	N.R.	No
Feiss Report	No	Other	No

ADDITIONS/REMODELING/RESTORATION (Architect/Builder/Date)

8/06/28	#11828	Loggia & Garden Wall, 1 story, 14 ft.	
1/23/41	#941	Tile Repairs.	
10/06/49	#26649	Repair Storm damage.	
11/19/49	#39449	Repair Storm damage.	
12/22/50	#49250	Alterations to porch.	
9/11/52	#35252	Construct slathouse, 8'x16'.	(POF)
2/05/53	#3753	Repair roof.	
9/29/53	#33953	Repair roof.	
1/04/55	#255	Repair roof.	(Continued at bottom of page)

OWNERSHIP: (Name & Year from present)

Middle Road Estates, Inc.	Nov. 1979	to Present
(Ronald V. Alvarez, Esq., Trustee)		
Coburn, R. B. & Jeanette	Sept. 1975	to Nov. 1979
Oehlert, Ambassador Benjamin Hilborn, Jr.	July 1968	to Aug. 1975
Bostwick, Wallace L.	April 1966	
Adams, Norton	Sept. 1964	to Dec. 1964
Luckenback	Aug. 1928	to Jan. 1941
Hess, J. Laddie	Oct. 1924	to Aug. 1928

OTHER: Note: There is a property survey (POF) in the Bldg., Dept., which was done for Wallace L. Bostwick, dated 7/14/65.

Also Note: Zoning Variance #21-82 and Moratorium #20-82M Re: Tower Addition to residence at 70 Middle Rd., which would exceed the story and footage height limitations allowed in the RB Zoning District was DENIED at the Town Council meeting held May 11, 1982.

ADDITIONS/REMODELING/RESTORATION (Architect/Builder/Date)

2/02/59	#6659	Close in existing second floor porch.	
2/22/63	#8663	Repair Roof.	
9/11/64	#51964	Repair Roof.	
9/23/64	#56364	Reroof kitchen & porch roof.	
12/09/64	#78364	Replace beam.	
8/30/66	#51666	Reroofing.	
7/17/68	#42868	Build Swimming Pool 13'x26'.	(POF)
10/14/68	#67068	Re-roof residence.	
11/11/68	#74168	Install A/C for living room.	(POF)
7/16/69	#50869	Add a room (size 338 sq. ft.) Belford Shoumate, Architect.	
9/05/69	#65369	Repair roof.	
3/10/70	#14470	Repair roof.	
10/ -/71	#78871	Build Flower planters at N. side of the house.	
11/16/71	#92671	Repair roof.	
9/23/75	#976-75	Replace A/C	(POF)
11/25/75	#B162	Sandblast roof shelter	
3/25/76	#B536	Remove existing glass & replace with 1/4 inch bronze pol. pl. glass in aluminum frames.	