

# 745 Hi-Mount Road



## DESIGNATION REPORT Wednesday, February 17, 1999

Landmarks Preservation Commission  
Palm Beach, Florida



# **DESIGNATION REPORT**

## **745 HI-MOUNT ROAD**

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Report produced by Research Atlantica, Inc.

Report edited by Timothy M. Frank, AICP, Planner/Projects Coordinator,  
The Town of Palm Beach.

**I. GENERAL INFORMATION**

**Location:** 745 Hi-Mount Road  
Palm Beach, Florida

**Date of Construction:** 1939

**Principal Architect:** Howard Major  
Eugene Pandula

**Present Owner:** Richard M. and Isabel Furlaud Trs.

**Present Use:** Residential

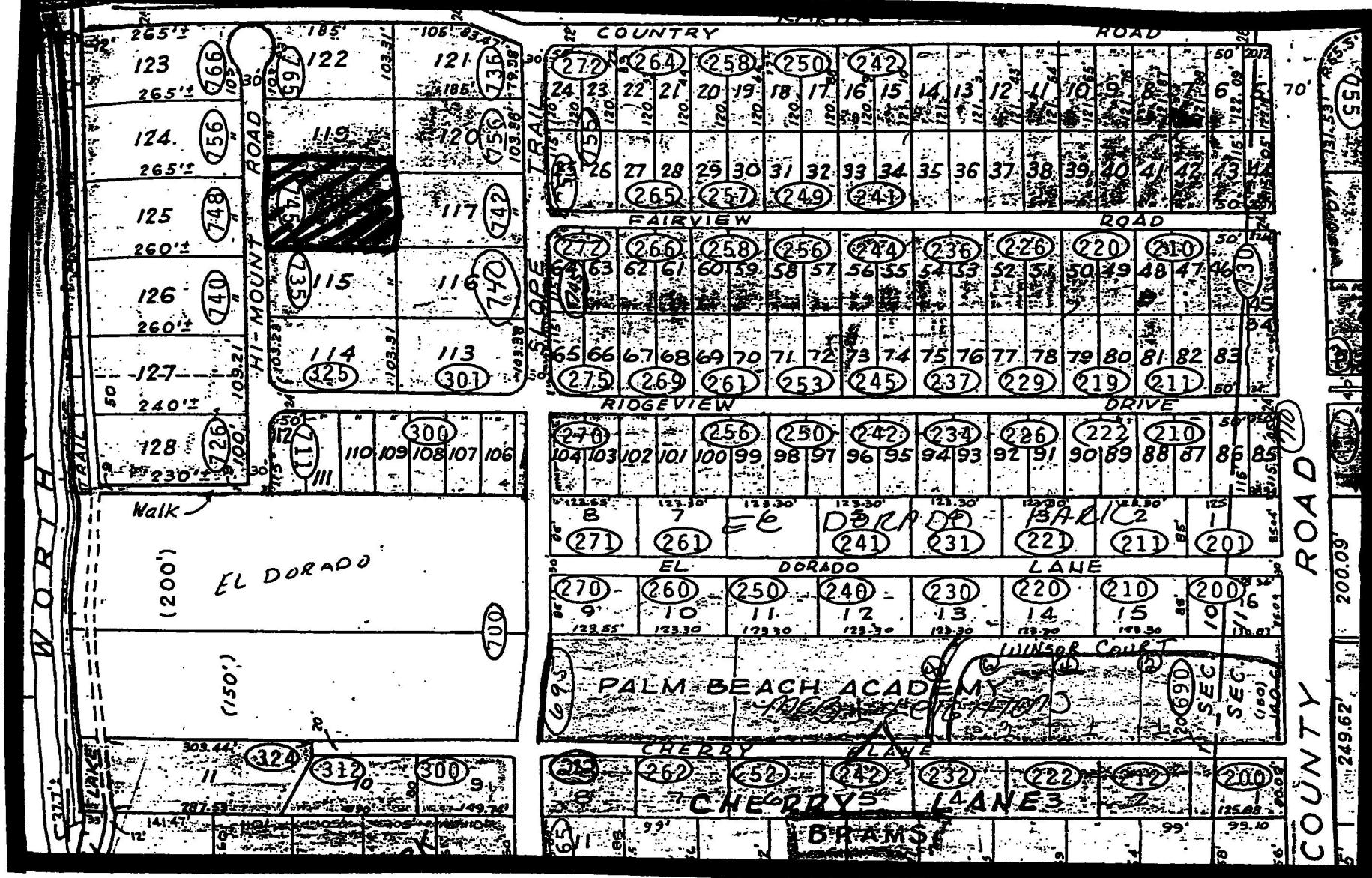
**Present Zoning:** R-B

**Palm Beach County  
Tax Folio Number:** 50-43-43-10-04-000-1180-001

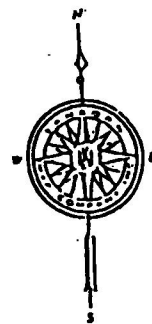
**Current Legal  
Description:** MARK RAFALSKY TR LT 118 & S 30 FT OF LT  
119

**Classification in the "Historic Building Survey of Palm Beach, 1997":** This is a good example of a Bermuda style residence designed by noted architect, Howard Major, who promoted the style in Palm Beach. The distinct "welcoming arms" entry is a common Bermuda style feature.

# LOCATION MAP



745 Hi-Mount Road





PAGE 1  
Original  
Update 8-14-97

HISTORICAL STRUCTURES FORM  
FLORIDA MASTER SITE FILE

SITE 8PB04227  
Recorder JD

SITE NAME: R.M. & I. Furland, House  
HISTORIC CONTEXTS: Depression/New Deal  
NAT. REGISTER CATEGORY: Building  
OTHER NAMES OR MSF NOS: none  
COUNTY: Palm Beach OWNERSHIP TYPE: Private-individual  
PROJECT NAME: Town of Palm Beach Historic Sites Survey DHR NO:  
LOCATION:  
ADDRESS: 745 Hi-Mount Road CITY: Town of Palm Beach  
VICINITY OF/ROUTE TO: On the east side of Hi-Mount Rd west of North Lake Way  
north of Ridgeview Dr.  
SUBDIVISION: Rafalsky BLOCK NO: LOT NO: 118  
PLAT OR OTHER MAP:  
TOWNSHIP: 43 RANGE: 43 SECTION: 10 1/4: 1/4-1/4:  
IRREGULAR SEC? yes LAND GRANT:  
USGS 7.5' MAP: Palm Beach Quadrangle 1946 PR 1983  
UTM: ZONE: EASTING: NORTHING:  
COORDINATES: LATITUDE: LONGITUDE:

HISTORY

ARCHITECT: Howard Major  
BUILDER: Smith & Yetter  
CONST DATE: 1939 CIRCA: RESTORATION DATE (S):  
MODIFICATION DATE (S):  
MOVE: DATE: ORIG LOCATION:  
ORIGINAL USE (S): Residence-private  
PRESENT USE (S): Residence-private

DESCRIPTION

STYLE: Bermuda  
PLAN: EXTERIOR: irregular  
INTERIOR:  
NO: STORIES: 1 OUTBUILDINGS: PORCHES: 1 DORMERS:  
STRUCTURAL SYSTEM (S): masonry  
EXTERIOR FABRIC (S): stucco  
FOUNDATION: TYPE: continuous MATLS: concrete  
INFILL:  
PORCHES: raised entry-W.  
ROOF: TYPE: cross gable SURFACING: flat tile  
SECONDARY STRUCT.:  
CHIMNEY: NO: 2 MATLS: stucco LOCNS: w. exterior, s. central  
WINDOWS: metal 9/9 DHS  
  
EXTERIOR ORNAMENT: shutters, exposed rafters, metal, stucco  
CONDITION: good SURROUNDINGS: residential  
NARRATIVE: The entry has a modest surround with pediment.

## ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? Y x N (IF Y, ATTACH)  
ARTIFACTS OR OTHER REMAINS none observed

## RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: architecture

ELEGIBLE FOR NAT. REGISTER?	Y	N	LIKELY, NEED INFO x	INSF INF
SIGNF. AS PART OF DISTRICT?	Y x	N	LIKELY, NEED INFO	INSF INF
SIGNIFICANT AT LOCAL LEVEL?	x	Y	LIKELY, NEED INFO	INSF INF

## SUMMARY ON SIGNIFICANCE

This is a good example of the Bermuda style residence designed by the noted architect, Howard Major, who promoted the style in Palm Beach. The distinct "welcoming arms" entry is a common Bermuda style feature.

\* \* \* DHR USE ONLY \* \* \* \* \* DHR USE ONLY \*  
\*  
\* DATE LISTED ON NR \_\_\_\_\_ \*  
\* KEEPER DETERMINATION OF ELIG. (DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*  
\* SHPO EVALUATION OF ELIGIBILITY (DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*  
\* LOCAL DETERMINATION OF ELIG. (DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*  
\* OFFICE \_\_\_\_\_ \*  
\* \* \* \* \* DHR USE ONLY \* \* \* \* \* DHR USE ONLY \* \* \* \*

RECORDER INFORMATION: NAME F Jane

M S. L Day

DATE: MO 01 YR 1997 AFFILIATION Research Atlantica, Boca Raton, Florida

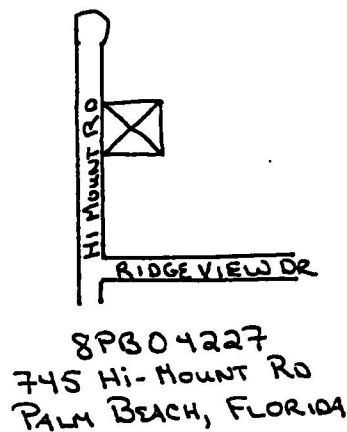
## PHOTOGRAPHS

LOCATION OF NEGATIVES Town of Palm Beach  
NEGATIVE NUMBERS roll #22, neg. #32

PHOTOGRAPH



MAP



745 Hi-Mount Road  
Palm Beach, Florida

FLORIDA-PALM BEACH CO.  
7.5 MINUTE SERIES (TOPOGRAPHIC-BATHYMETRIC)

80°

95 2'30"

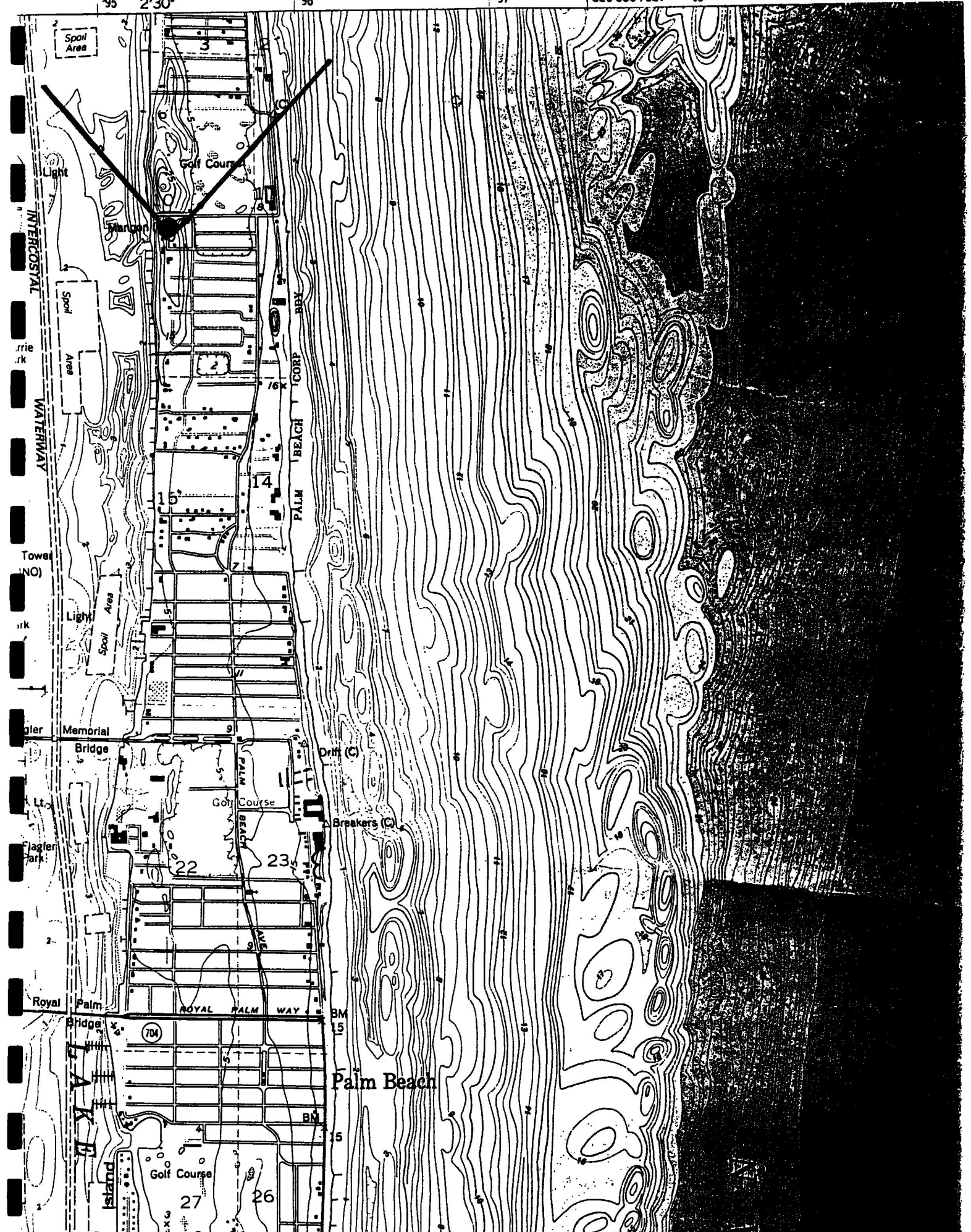
96

97

820 000 FEET

98

99



### **III. ARCHITECTURAL INFORMATION**

Commonly called the Bermuda style, the West Indian adaptation of Georgian architecture is also widely known as the British Colonial style. Residences designed in this style are usually one or two stories in height. They are symmetrical in fenestration and have white tile roofs and stucco exteriors. They are usually smaller than the Mediterranean Revival style homes that were prevalent in Palm Beach during the Boom Time years of the 1920s. Although introduced to the Island in 1925, the Bermuda style did not become popular until the 1930s and 1940s. 745 Hi-Mount Road is a good example of the style dating from the pre World War II era of 1939.

Asymmetrical in form and fenestration, the house at 745 Hi-Mount Road has a one and a half story central block with wings and additions extending to the west of the residence. The exterior walls are covered with a smooth stucco finish. Windows on the house are traditional Georgian 6/6 double hung sash windows. The windows have side hinged shutters which although not original are common in Bermuda style structures.

The original central block of the house is topped with cross gabled roofs. The roofs are steeply pitched and covered with white flat tile. This is characteristic of the Bermuda style of architecture. Two chimneys with geometric windcaps give a vertical axis to the overall horizontal feel of the design. One is placed on the west slope of the roof, the other is outlined in full height on the west end wall of a projecting front wing of the house. Exposed rafters create a transition between roof and wall junctions.

The most important feature of the front facade and the Howard Major design is the front entrance. Simple in form, the door is raised a half a story with steps and a welcoming arm at the entrance. The door is topped with an open pediment. The entire entrance projects slightly from the main block of the house and is accented by a curvilinear parapet.

A review of building permits for this property indicates that there have been many changes since 1939. A pool and patio were added during the 1980s. In 1998, Eugene Pandula completed a major renovation to the house but though extensive in scale, Pandula's additions retained the architectural integrity of Major's original design.<sup>1</sup> The renovations recently won the prestigious Ballinger Award given by the Preservation Foundation of the Town of Palm Beach.

### **IV. HISTORICAL INFORMATION**

The house at 745 Hi-Mount Road was designed by Howard Major and built by Smith-Yetter & Company in 1939 for Horace Tucker. Building permit # 5339 was signed by G. K. Yetter and the

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<sup>1</sup>Town of Palm Beach Building Permits.

cost of the original structure was listed as \$16,000.<sup>2</sup>

The Bermuda style of architecture was introduced to Palm Beach in 1925 by Howard Major with the design of Major Alley on Peruvian Avenue. Major proposed that the Bermuda style, lighter and simpler in design than the Mediterranean Revival style, was better suited to South Florida's climate.<sup>3</sup> The Bermuda style was not commonly used, however, until the 1930s when John L. Volk expanded on the theme and constructed a number of other residences in this style including White Gables on South County Road.<sup>4</sup>

Major's version of the Bermuda style at 745 Hi-Mount Road was built immediately before residential construction slowed for World War II. Housing and entertaining was on a smaller scale than during the Boom Times of the 1920s and the house reflects that change. Plans for the original building are on file with the Town of Palm Beach.<sup>5</sup>

Since its construction in 1939 745 Hi-Mount Road has undergone numerous alterations but still retains its architectural integrity. During the 1980s a pool was added and the driveway, patio and walkway were reworked. In 1984 an "all purpose laundry room" was added to the house. The most extensive renovations were made to the house in 1998 by Eugene Pandula. Large additions were added to the rear and the north facade. By being sensitive to the original Howard Major design, however, the street facade was left nearly intact and the home was given the prestigious Ballinger Award by The Preservation Foundation of Palm Beach in 1998. This award noted that "the Furlaud home maintained its traditional presence in its neighborhood, while the private areas of the home were expanded to provide dramatic spaces that unified interior and exterior views."<sup>6</sup>

## V. STATEMENT OF SIGNIFICANCE

The house at 745 Hi-Mount Road is a good example of the Bermuda style of architecture as is was interpreted in the Town of Palm Beach during the late 1930s. It was designed by well known architect Howard Major and in 1998 won The Preservation Foundation Ballinger Award for a

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<sup>2</sup>Town of Palm Beach Building Permit # 5239. On file with the Town of Palm Beach.

<sup>3</sup>Shirley Johnston, Palm Beach Houses, (New York: Rizzoli International Publications, 1991), p. 19.

<sup>4</sup>Donald W. Curl, Palm Beach County. An Illustrated History, (Northridge, California: Windsor Publications, 1986), p. 98.

<sup>5</sup> Town of Palm Beach Building Permits.

<sup>6</sup>"The Preservation Foundation Newsletter" December 1998.



"sensitive combination of restoration and rehabilitation."

## **VI. CRITERIA FOR DESIGNATION**

Section 16-38A of the Town of Palm Beach Landmarks Preservation Ordinance #2-84 outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

**(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 craftsmen."**

The Bermuda or British Colonial style of architecture popularized in the Town of Palm Beach exhibits the adaptations of Georgian architecture to the landscape and climate of subtropical Florida. The house at 745 Hi-Mount Road is a good example of the Bermuda style as designed by Howard Major in 1939 with additions by Eugene Pandula.

**(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."**

Howard Major designed this Bermuda style residence in 1939. It was added to in 1998 by Eugene Pandula and awarded the Preservation Foundation Ballinger Award for the its "sensitive combination of restoration and rehabilitation." As such it clearly fulfills criteria (d) for designation as a Landmark of the Town of Palm Beach.

## **VII. ARCHITECT'S BIOGRAPHY**

### **Howard B. Major**

Howard Brougham Major was born in 1883 and died in 1974 at the age of ninety two. Trained at the Pratt Institute and the Atelier of the Society of Beaux-Arts in New York City, Major practiced on Long Island before coming to Palm Beach in 1925. He joined Addison Mizner's firm and began his Palm Beach career by designing Spanish style houses for Nelson Odman and Richard Cowell in Palm Beach, and Howard Whitney in Gulfstream.

Although Major started his Florida career in the Spanish style he soon became disenchanted with the results. In a 1926 for Architectural Forum entitled "A Theory Relating to Spanish and Italian Houses in Florida." he suggested that other styles of architecture were more appropriate to the Florida climate and the "national character." Major also was the author of a book entitled Domestic Architecture of the Early American Republic: The Greek Revival. He favored the Greek Revival

style and was also a proponent of the British Colonial style and all its variants.

In Palm Beach Howard Major is best known for designing "Major Alley," a small complex of six Bermuda style town homes on Peruvian Avenue. These homes are currently listed as Landmarks of the Town of Palm Beach. He also completed a home for Charles Merrill called "Merrill's Landing" that has been demolished. Other projects include homes for Mr. Robert Magowan, Mrs. Henry Littleton, Mrs. Arthur Gardner and Mr. Atwater Kent, Jr.

Besides his work in Palm Beach, Howard Major did projects in Hobe Sound and Gulfstream, Florida. In Naples he laid out the development of Port Royal and designed the "Church of Trinity-by-the-Sea." In Nassau, Bahamas, Major designed the Porcupine Club and residences for Arthur Vining Davis and Edward Lynch.

## **IX. BIBLIOGRAPHY**

The Book of Florida, James O. Jones Co., 1925.

Curl, Donald, Palm Beach County: An Illustrated History. Northridge, California: Windsor Publications, Inc. 1986.

McAlester, Virginia and Lee McAlester, A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

"The Preservation Foundation Newsletter," December, 1998.

Town of Palm Beach Building and Zoning Department.

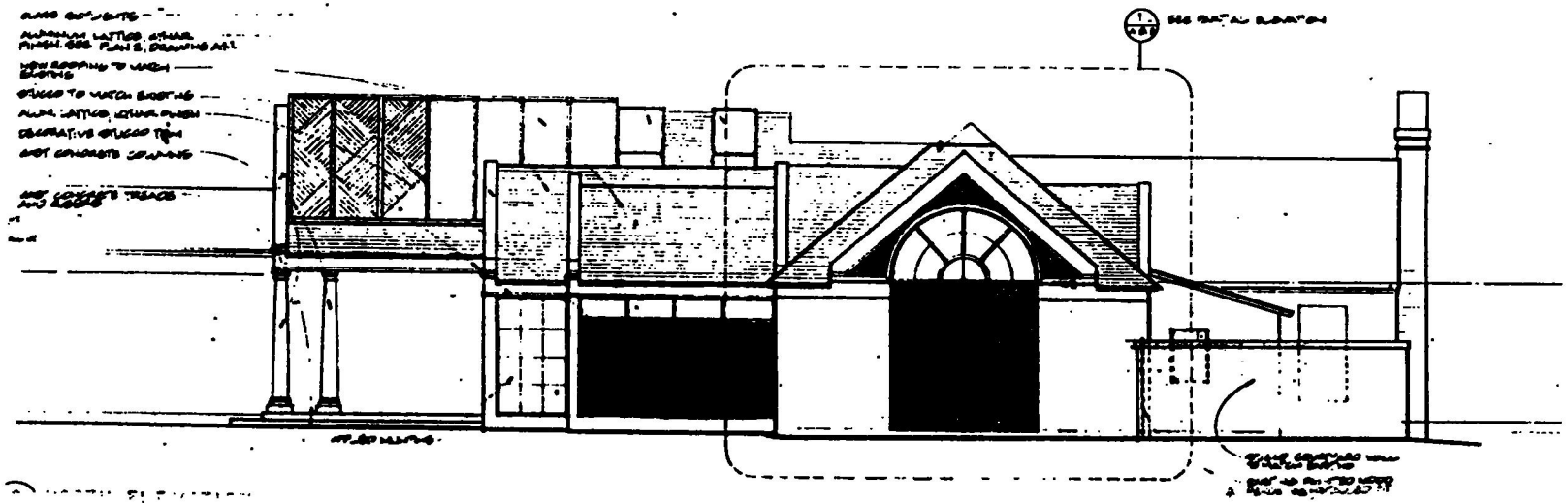
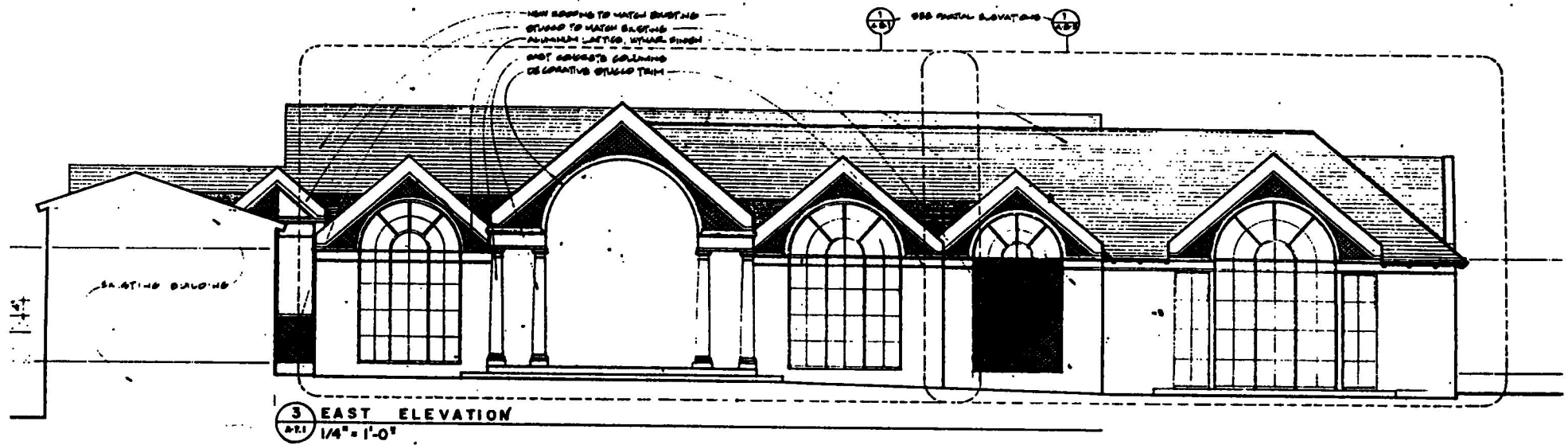
"Town of Palm Beach Historic Sites Survey," compiled by Research Atlantica, Inc., 1997.



Main entrance showing pediment and parapet above.



Full length chimney with windcap



Pandula addition on east facade.