

216 Monterey Road



DESIGNATION REPORT

January 22, 2025

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

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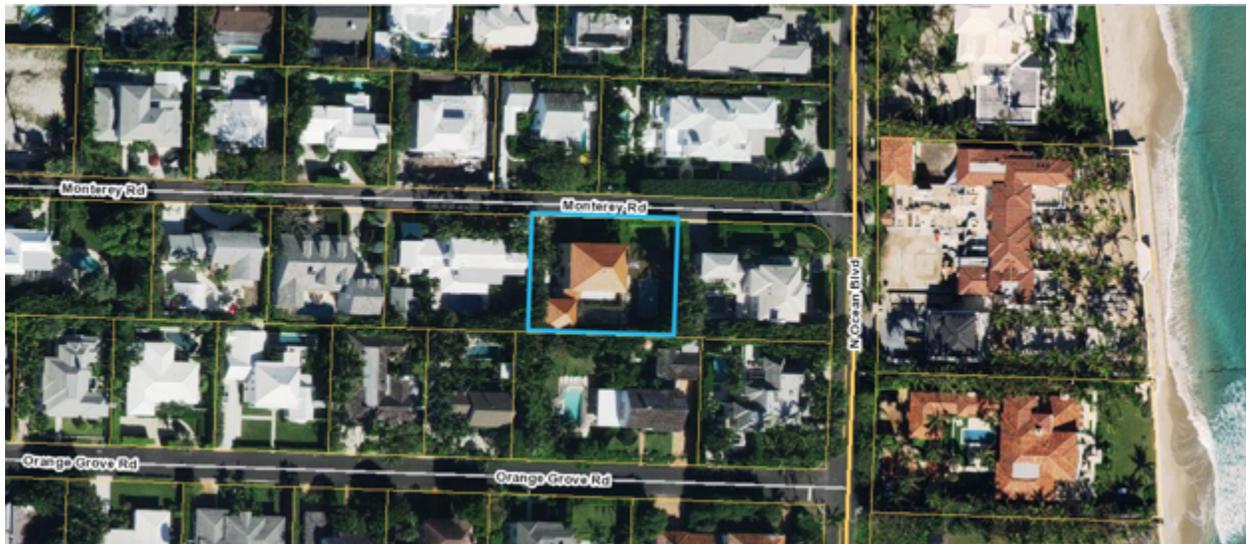
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I. General Information

Location:	216 Monterey Road Palm Beach, Florida
Date of Construction:	1938
First Owner:	Edward A. Ehinger
Architect:	Treanor and Fatio
Builder:	Edward A. Ehinger
Present Owner:	Henry D. IV & Leslie L. Jamison
Present Use:	Single Family Dwelling
Present Zoning:	RB
Palm Beach County Tax Folio Number:	50-43-43-03-13-000-0031
Current Legal Description:	Gregory Addition West 70 Feet of Lot 3 & East 55 Feet of Lot 5

II. Location Map

216 Monterey Road



III. Architectural Information

The residence at 216 Monterey Road was designed in the Monterey style by Maurice Fatio, one of Palm Beach's most important architects. Fatio was commissioned to design the house in 1938 by developer and Palm Beach building inspector Edward Ehinger.



216 Monterey Road is a very good example of Maurice Fatio's interpretation of the Monterey style of architecture. The Monterey style originated as an interpretation of Spanish Colonial houses of northern California. The 1834 Larkin House in Monterey, California is generally identified as the first Monterey style house being an Angelized form of the Spanish Colonial house. The style, however, did not become widespread until California architect Robert E. Coate, Sr, helped revive the style by writing about early Monterey dwellings, designing houses in the style and winning a Better Homes in America Award for a Monterey style design.¹ The later designs that were especially popular in the United States between 1925 and 1955 were a fusion of mostly Spanish Colonial and Colonial Revival styles with some examples incorporating French Creole design details. The result was designs that were two-story

¹ Virginia Savage McAlester. A Field Guide to American Houses. New York: Alfred A. Knopf, 2021.

residences with the main identifying feature being a second floor, cantilevered, open-air balcony covered by the principal roof. Decorative detailing of these Monterey residences is often confined to the balcony railing, which are typically styled in wood or metal. The roofs are characteristically low-pitched with the exterior walls constructed of brick, stucco or wood. Early examples of the Monterey style tend to feature more Spanish detailing, while later examples typically emphasized Colonial details.



216 Monterey Road is located on the south side of Monterey Road between North Ocean Boulevard and North Lake Way. The two-story, L-shape, frame residence is surfaced wood siding, and has a low-pitched hipped roof covered with mostly flat red tiles with exposed rafter tails beneath. The front facade has symmetrical fenestration and is composed of a main block and a wing on the west that projects forward to the north. The main block contains the focal point of the Monterey style house – the second story cantilevered balcony. This balcony features an appealing picket and geometric design rail and Tuscan square posts supported by horizontal beams underneath as well as square posts extending from the ground floor to the cantilevered balcony. The first story of the main block features two multilight French doors and the picturesque main entrance with its fluted arch surround, sidelights, wood paneled door, and eye-catching elliptical fanlight.² The design of this main entry

² Doors with elliptical fanlights and sidelights were often featured in Colonial Revival, Early Classical Revival and Neoclassical style houses.

suggests that Fatio was using the later Colonial Revival influence in this Monterey design. The second story of the main block has a six-over-six sash window flanked by a multilight French door to the east and a multilight single door to the west. This main block's east facing elements include a door on the first story and a window on the second story. The projecting L portion of the front facade includes six-over-six sash windows on the first and second stories. The east and west elevations of the dwelling both have multiple six-over-six sash windows with the east elevation featuring a brick chimney and the west elevation featuring a projecting bay window. In addition to the main house, there is a semi-detached garage at the southwest corner of the dwelling which has arched overhead garage doors on the first floor with two six-over-six sash windows above. Most of the windows and doors are flanked by paneled shutters.



Main Entrance



Northwest Corner
with Bay Window on West Facade

During the dwelling's eighty-six year history there have been exterior additions, alterations and repairs to the dwelling. In 1967, owner H. Press

Daniels commissioned architects Peacock and Lewis to enclose the two-story rear porch. In 1996, two awning windows were replaced with sash windows and two French doors were installed on the rear. In 2008, the current owners replaced the roof and in 2014 they replaced some exterior doors as well as some exterior wood trim and the front balcony wood decking. This house has been well maintained with few additions and alterations thereby preserving its historical and architectural integrity.³

IV. Historical Information

The property at 216 Monterey Road is located in Palm Beach's north end Gregory Addition subdivision which includes the properties along Monterey Road between North Ocean Boulevard and Lake Worth. The Gregory Addition was developed by long-time Palm Beach resident and developer John C. Gregory and his wife Kathryne in June 1935. At this time the subdivision was located to the west of the Joseph Kennedy estate, north of John S. Phipps' property and south of Joseph Ridsen's property.⁴ This was one of the north end's earlier subdivisions developed during the late Depression/New Deal Era of the mid to late-1930s when many owners sought mid-size residences in classic designs rather than the ornate Mediterranean Revival style estates of the 1920s Land Boom. A November 22, 1936, Palm Beach Post article described this change of design and construction occurring in Palm Beach:

"Construction Enters Third Era of Design: Majority of Homes Now Being Erected Are of Moderate Sized Type; Showplaces Are Now Things of Former Years.

With nearly 60 new residences as a permanent addition to the winter colony, Palm Beach passes into the third season of its third architectural era. For though a few spasmodic instances of Colonial motif had been noted over a period of several years, it was not until the summer of 1934 that the definite trend away from the Spanish became an accepted fact. As construction has steadily mounted in 1934, 1935 and 1936, the white of the Colonial and the classic has replaced the pastels of the Spanish; simplicity of line and design has

³ These additions and alterations are from Town of Palm Beach records. If there were additions or alterations completed without obtaining permits, they are not part of this report.

⁴ The former Kennedy estate was once known as the Winter White House. The house, named La Querida, was designed by Addison Mizner in 1923 for Rodman Wannamaker. Joseph Kennedy purchased the property in 1933, and it stayed in the Kennedy family until it was purchased in 1995.

succeeded the elaborate. In brief, Palm Beach houses are becoming homes rather than show places. The current cycle of architectural fashion has replaced the Spanish, just as after 1918, Addison Mizner's palatial designs took the place of some of the barn-like structures of the pioneer era."⁵

A subsequent Palm Beach Post article discussed the first houses developed and properties purchased along Monterey Road:

"New Monterey Road Residence Completed

With the completion of a house on the north side of Monterey Road, work on a second one on the south side of the street is now getting underway according to E.B. Walton, builder. These two houses mark the first to be built in the new Gregory Addition, one of the recently developed subdivisions near the inlet. Others are planned by Mr. Walton, and among those who have recently purchased property there are Frederick G. Seelman, architect, and Edward Ehinger, building inspector. The new house just completed was designed by Treanor and Fatio and is a Southern Colonial model. Treanor and Fatio are also the architects for the other house that will be in the Monterey style."⁶

Despite having some difficult times following the market crash and start of the Great Depression, by 1934 Maurice Fatio once again became one of Palm Beach's most sought after architects.⁷ This surge in commissions coincided with the beginning of significant growth in Palm Beach's north end where he was an architect in high demand to design houses for his individual clients as well as speculative houses for developers.⁸

After developing the property as a speculative venture in 1938, Edward Ehinger sold 216 Monterey Road to William and Marion Beehan of Larchmont,

⁵ Palm Beach Post. "Nearly Sixty Residences Built Last Summer: Construction Enters Third Era of Design." 22 November 1936.

⁶ Palm Beach Post. "New Monterey Road Residence Completed." 18 December 1935.

⁷ Treanor and Fatio had so few contracts between 1931 and 1933 they considered closing their Palm Beach office in 1933.

⁸ Some of the developers included Eden Properties Inc., Palm Beach Modern Homes, Inc., E.B. Walton and Sons, J.S. Willson Company, Edward Ehinger, and Arnold Construction Company.

NY and Narragansett, Rhode Island. The Beehan's owned the property for over twenty-five years, selling it to Herbert Pressley "H.P." and Anne R. Daniels in 1967. The Daniels owned the property for 5 years selling it to Mr. & Mrs. Alva Charles "A.C" and Eloise C. Cuddeback in 1972. The Cuddebacks subsequently sold the property to Charles and Jane Shepherd who then sold it in 2000 to the current owners and longtime Palm Beach residents Henry Downs Jamison IV and his wife Leslie C. Lees Jamison. Leslie Lees Jamison, the daughter of Dr. and Mrs. Irving Balcom Lees, grew up in Palm Beach and her husband Henry has been a contributing member to the Town of Palm Beach government serving on the Recreation Advisory Commission for several terms.

V. Architect and Builder Biographies

Maurice Fatio (Architect)

Maurice Fatio was one of Palm Beach's leading architects from the 1920s to the early 1940s. His firm, Treanor & Fatio was one of the largest architectural firms in Palm Beach and Fatio's distinctive designs can be seen throughout the Island.

Fatio was born in 1897 in Geneva, Switzerland. He studied architecture under Karl Moser at the Zurich Polytechnical. After graduation in 1920, Fatio came to America and apprenticed with Harrie T. Lindeberg, a prominent New York architect of Norman and English style country houses.

In 1921, Fatio formed a partnership with William A. Treanor, another architect in Lindeberg's firm. They quickly achieved a great deal of success, constructing numerous houses, primarily Colonial, on Long Island as well as buildings in Manhattan, including Beekman Tower on the East River. Fatio's association with Florida can be traced to his employment with Lindeberg, when he received the commission for eight small houses in New Smyrna, Florida. In October, 1923, Treanor and Fatio were asked to be the architects for the Olympia Beach development, now Jupiter Island. The next year Fatio opened an office in Palm Beach.

Fatio's many commissions for houses and commercial buildings in Palm Beach were based on his reputation in New York as well as his charm, good looks, and European manner. During his career in Florida, Fatio designed in many diverse styles. Mediterranean Revival, more specifically, Italianate houses

incorporating tower blocks, were designed for William McAneeny (195 Via Del Mar), the Coopers (801 South County Road), Mortimer Schiff (920 South Ocean Boulevard), and Daniel McCarthy (550 South Ocean Boulevard). More horizontal, symmetrical and formal Florentine houses were designed for Otto Kahn (690 North County Road) and Joseph Widner (1500 South Ocean Boulevard). In 1928, he designed a French Normandy style house for his future mother-in-law Mrs. Charles Curry Chase (Via Del Mar). In the mid-30s, Fatio began designing in the Georgian and British Colonial styles. Large commissions for Albert Worswick (1860 South Ocean Boulevard), E. F. Hutton (1768 South Ocean Boulevard), and Wolcott Blair (1960 South Ocean Boulevard) with their simple materials and uncluttered lines reflected the sober, economic climate and set the pace for the smaller Colonial and Regency commissions that followed them. Fatio was a much sought after architect in the early years of development in Palm Beach's north end both for individual clients and speculative developers designing mid-size houses in the new subdivisions.

During this time, Fatio also worked in the modern style, producing such modern masterpieces as "The Reef" built for Mr. and Mrs. Vadim Makaroff. The design of this house won Fatio the Gold Medal at the 1936 French Exposition Internationale des Arts et Techniques dans la Vie Moderne as the "Best Modern House In America." Other modern houses were designed for Messmore Kendall, aviator pioneer Grover Loening, and Prince and Princess Zalstem-Zalesky (Evangeline Johnson Merrill).

World War II brought a halt to construction in Palm Beach. Fatio had many international connections and entered the Office of Strategic Services in Washington, D.C. in June of 1943. He sadly died of cancer later that same year, on December 2, 1943, at the young age of 46.

Edward A. Ehinger, Sr. (Builder and Developer)

Edward A. Ehinger, Sr. was born in c. 1885 in Michigan but later moved to Toledo, Ohio. In 1924, he and his wife Margaret moved their family to Australian Avenue in Palm Beach and Ehinger began building properties in West Palm Beach. In 1926, Ehinger became the first building inspector for the Town of Palm Beach where he served until his retirement in 1952. During much of his employment as the Town's Chief Building Official, he served as ex

officio on the Art Jury with many of Palm Beach's finest architects.⁹ He also was a builder and developer who commissioned houses on speculation during these years. In 1951, his son Edward Ehinger, Jr. was appointed Assistant Building Official for the Town of Palm Beach. Upon his father's retirement in 1952, he was promoted to Chief Building Official, a position he held until his retirement in 1981. Edward Ehinger, Sr. passed away March 3, 1968, at the age of 83 and shortly thereafter the Palm Beach Town Council issued a resolution on behalf of the Ehinger family.

VI. Statement of Significance

216 Monterey Road is significant as a very good example of the Monterey style of architecture as interpreted by the distinguished architect Maurice Fatio at the beginning of considerable growth in Palm Beach's north end. The dwelling has had few exterior alterations over its eighty-six year history and continues to retain its historical and architectural significance.

VII. Criteria For Designation

Section 54-161 of the Town of Palm Beach Landmarks Preservation Ordinance 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 the criteria which relate to this property and justification for designation:

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

The house at 216 Monterey Road was built in 1938 in one of Palm Beach's early north end subdivisions during the late Depression/New Deal Era. The end of the Boom Time Era in Palm Beach had indicated a third era of architectural design and a change in development and construction of residences. The Monterey style residence at 216 Monterey Road exemplifies both the growth of residential development in North End subdivisions as well as the trend of

⁹ The Art Jury, precursor to today's Architectural Commission (ARCOM) was established in 1928 in order to protect the beauty of Palm Beach and property owners from "unartistic building erections." Any new project required approval, and the jury had the right to modify plans as it saw fit. The first jurors included architects Addison Mizner, Marion Sims Wyeth, and Maurice Fatio, engineer Halpin Smith and landscape architect Charles Perrochet. Some later jurors included John Volk and John Stetson.

moving away from the large, ornate, Mediterranean Revival style estates to more traditional styles of architecture. The developer of the property, Edward A. Ehinger, Sr. was the first Town of Palm Beach Building Inspector and served in this position for 24 years. For a number of years while working in this position, Ehinger was the Town representative on the Palm Beach Art Jury, the prestigious Palm Beach committee that was the precursor to Palm Beach's Architectural Review Commission.

(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.”

The residence at 216 Monterey Road is a very good example of Maurice Fatio's adept interpretation of the Monterey style of architecture. The attractive frame dwelling has a low-pitched hipped roof with exposed rafters, a symmetrical design and the requisite second floor, cantilevered balcony with a decorative railing. The design of the main entry with its fluted arch surround, sidelights, paneled door, and eye-catching elliptical fanlight suggests that Fatio was using the later Colonial Revival influence in this Monterey design.

(4) “Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or has influenced his age.”

Maurice Fatio was one of Palm Beach's leading and most sought-after architects from the 1920s to the early 1940s. He was an eclectic architect who took pride in his ability to work in different architectural styles from Mediterranean Revival style mansions in the 1920s to more reserved classical revival styles prevalent in the 1930s and 1940s. Fatio's ability to adapt to the changing economic climate and shifts in architectural trends is evident in his skilled design of 216 Monterey Road.

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