

November 19, 2024

Landmarks Preservation Commission  
360 South County Road  
Palm Beach, FL 33480

Re: Potential Landmarking of 301 Ridgeview Drive, Palm Beach, Florida 33480

Dear Chairperson Patterson and Commission Members:

This firm represents David Strong, as Trustee of the Donald Carmichael Residuary Trust #1 U/A/D January 21, 1987, the owner of 301 Ridgeview Drive (the "Property"), and Anne Carmichael, whose homestead is at the Property (collectively, the "Owners").

The Owners received notice that the Landmarks Preservation Commission is considering designating the Property as a Landmark (the "Landmarking"). The Owners do not believe that the Property meets the requirements for Landmarking and are opposed to such Landmarking.

The amount of changes to the Property have been extensive and comprehensive. The home was originally built in 1936 according to a design by Marion Sims Wyeth, but it can no longer be considered a Wyeth home due to the quantity and extent of the changes to the surface finishes, the design elements, and subsequent additions to the home, all of which has taken place on a consistent basis over its near 90 year history.

Attached as Exhibit "1" is a copy of the original elevations for the house (the "Original Elevations"). Here is a list of changes to the house since it was built:

**Surface Finishes:**

1. The Original Elevations note that the roof is comprised of wood shingles. The roof has been replaced and modified many times. Currently there are no wood roof shingles on home. The current roof is primarily concrete and asphalt shingles.
2. For exterior wall surfaces, the Original Elevations note wood and stucco. At some point since construction, the exterior walls have been changed to brick with some areas of wood. Tim Givens with Tim Givens Building & Remodeling, Inc. performed an inspection and determined that the brick was added at a date later than the original construction of the home (see Exhibit "2"). The photographs on the Tim Givens report

show that where the Original Elevations showed wood, there is now brick, and where there is shown stucco, there is now brick and wood. Also noteworthy about the brick is that in the 1980s, the brick was hand brushed to change the look to more of a Chicago brick effect. One section remains unpainted.

Overall, this means that essentially no exterior surface is as originally designed and built.

**Design Elements:**

3. The servant's entrance and porch to the kitchen on the front of the house was eliminated.
4. The front was significantly changed with a changed doorway design, a changed covered portico, and new columns.
5. New entrance columns were added off Ridgeview Drive (see Exhibit "3").
6. There was a change to the opening location in the wall to the garage area.
7. When the brick was added to the house, it eliminated most of the roof overhang.

**Subsequent Additions and Removals:**

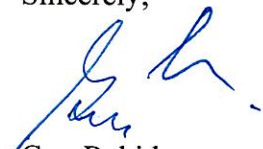
8. In the 1950s, there was an extension to the library to the south which also added a sloped roof in that location (see Exhibit "4").
9. The first-floor loggia was changed (see Exhibit "5").
10. The second-floor deck was enclosed.
11. A new large pool and pool deck was added (see Exhibit "6").
12. A new pool house was added (see Exhibit "7").
13. The North wall of the loggia was pushed out for more space, which also eliminated the existing door and windows. A large sliding glass door was added.
14. With the additional of more land to the original property in the 1990s, a one-car garage was built and attached to the existing two-car garage (see Exhibit "8").
15. An asphalt drive was removed, and a larger concrete drive was added (see Exhibit "9").

With the complete change to all the exterior surfaces, the multiple changes to the original design elements, and the many extensive additions to the exterior, the house cannot be considered a Wyeth designed home, nor the design of any one architect or era. The changes to this home have been so extensive it fails to meet the criteria for Landmarking as it reflects neither one architect, one design style, or even one era. It is a chameleon of homes.

For these reasons, the Property should not be landmarked.

Thank you for your consideration.

Sincerely,



Guy Rabideau

Enclosures



ELEVATIONS			
HOUSE FOR			
GUERNSEY CURRAN, JR.			
PAUL BEACH, FLA.			
SCALE 1/4" = 1'-0"	JOB NO. 233	REVISIONS	
DRAWN BY W.E.J.	SHEET NO. 5		
DATE APRIL 21 '34			
WYETH & KING ARCHITECTS			



**Tim Givens  
Building & Remodeling, Inc.**

Dear Anne,

As per your request, I visited your home at 301 Ridgeview to try to ascertain if the brick façade was original to the house.

I was able to view the board and batten exterior cladding behind the brick and after reviewing the original Wyeth & King plans dated April 25, 1936, I'm sure the brick was added at a later date.

The entry portico and Dentil fascia do not match the plan as well as numerous additions and alterations to the house.

The original wood shingle roof has been changed to a 3 tab fiberglass material which has no relevance to the original design.

Best regards,



Tim Givens

Tim Givens Building & Remodeling, Inc.









Handyman at area  
opened for Tim GIBBS



AREA OPENED for Tim GIVENS







FEET OBSERVED at Gravel space  
South side of front road

# Exhibit "3"

Permit No. B 12448

Palm Beach, Florida, December 22, 1981

ARCOM #100-81

TO THE BUILDING INSPECTOR  
OF PALM BEACH, FLORIDA

The undersigned requests that you grant a building permit to Arthur Cowden

TO CONSTRUCT Porch and entrance columns

in accordance with plans and specifications submitted with this application.

Located on Lot 113 Subdivision Mark Rafalaky Tract

On 301 Ridgeview Street Between and

ZONING DISTRICT RB

Occupancy Classification residential Size of Addition

Construction Classification existing

Roofing Material none

Owner's Name R.S. Bromley

Builder's Name Arthur Cowden

Architect and/or Engineer Howard Chilton

Approximate Cost \$8,000.00 Height Story

Now, therefore, in consideration of this permit, the owner and builder agree to undertake said work in full compliance with Ordinances of the Town of Palm Beach, Florida, and further agree that no work shall be undertaken prior to securing a building permit, issued by the building inspector.

Signed  Applicant

State Certification  
or Registration No.

The Building Inspector's notes, as shown on the approved plans, will be adhered to.

The granting of this building permit is subject to the following special conditions pertaining thereto, as directed by the building inspector:

On behalf of the owner and builder, I agree to the terms of said special conditions.

Applicant







# Exhibit "4"

No. 25350

Palm Beach, Florida July 10 1950

TO THE BUILDING INSPECTOR  
OF PALM BEACH, FLORIDA

The undersigned requests that you grant a permit to

Mr. D.H. PROCKELMAN  
TO CONSTRUCT ADDITION TO RES-  
CLASS OF ZONE A

as per plans and specifications submitted with this application.

Class of Building 2 STY Size of Addition PLAN FILED  
Material BRAM Roofing WOOD

Located on Lot ✓ Block ✓ Addition ✓ Mark REALLY  
On RIDGEVIEW Street Between 12th and 13th

Owner's Name GUERNSEY CURRAN

Builder's Name D.H. PROCKELMAN

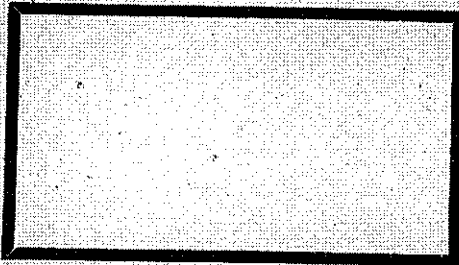
Architect DAVID PROCKELMAN

Approximate Cost \$5,000 Height 2 Story 2

Now, therefore, in consideration of this permit, the owner and builder agree to undertake said work in full compliance with the ordinances of the Town of Palm Beach, Florida, and further agree that no work shall be undertaken prior to securing a building permit, issued by the building inspector.

Signed:

D.H. Prockelman  
Applicant



PLOT PLAN

Before me, the undersigned authority, personally appeared \_\_\_\_\_  
to me well known, who being duly sworn deposes and says that the foregoing application signed by appli-  
cant is true in point of fact.

Applicant

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_

Notary Public State of Florida







# Exhibit "5"

No. 13556

Palm Beach, Florida .. October 5 19 56

## TO THE BUILDING INSPECTOR OF PALM BEACH, FLORIDA

The undersigned requests that you grant a permit to  
Mr. E B Walton, Inc.

TO CONSTRUCT Add porch and bay window

CLASS OF ZONE Res "A"

as per plans and specifications submitted with this application.

Class of Building Residence Size of Addition Porch--3' x 16'

Material Frame, Brick vincer Roofing Tar & Gravel

Located on Lot Block and Addition  
On NW Corner Ridgeview Drive and Stone Trail  
Street, Between and

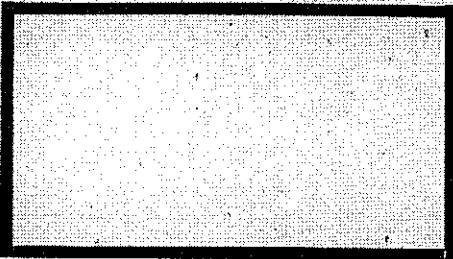
Owner's Name John Paul Address

Builder's Name E B Walton, Inc. Address

Architect Howard Chilton

Approximate Cost \$ 2,000 Height -- Story Work on first

Now, therefore, in consideration of this permit, the owner and builder agree to undertake said work in full compliance with the ordinances of the Town of Palm Beach, Florida, and further agree that no work shall be undertaken prior to securing a building permit, issued by the building inspector.



Signed:

*E B Walton*  
Applicant

### REMARKS

Before me, the undersigned authority, personally appeared  
to me well known, who being duly sworn deposes and says that the foregoing application signed  
by applicant is true in point of fact.

*E B Walton*  
Applicant

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_

Notary Public State of Florida



# Exhibit "6"

Permit No. B 16375 Palm Beach, Florida September 12 1983  
MO DAY YEAR  
CERTIFICATE OF OCCUPANCY \_\_\_\_\_  
TO THE BUILDING INSPECTOR INSPECTOR C. Johnson  
OF PALM BEACH, FLORIDA

The undersigned requests that you grant a building permit to Hackl Pools

TO CONSTRUCT pool and patio

In accordance with plans and specifications submitted with this application:

Located on Lot 113 Subdivision Mark Rafalsky Tract

On 301 Ridgeview Drive Street, Between \_\_\_\_\_ and \_\_\_\_\_

ZONING DISTRICT R-B

Occupancy Classification residential

Size of Addition \_\_\_\_\_

Construction Classification existing

Roofing Material ~~existing~~ none

Owner's Name Bromley

Builder's Name Hackl Pools

Architect and/or Engineer Martin

Approximate Cost 23,000 Height \_\_\_\_\_ Story \_\_\_\_\_  
FEE 178

Now, therefore, in consideration of this permit, the owner and builder agree to undertake said work in full compliance with Ordinances of the Town of Palm Beach, Florida, and further agree that no work shall be undertaken prior to securing a building permit, issued by the building inspector.

**WORK MUST PROGRESS TO  
AVOID "90 DAY VOID"  
CODE REQUIREMENT**

Signed \_\_\_\_\_

Applicant

Certification  
or Registration No. \_\_\_\_\_

CBC019827

The Building Inspector's notes, as shown on the approved plans, will be adhered to.

The granting of this building permit is subject to the following special conditions pertaining thereto, as directed by the building inspector and or Town Council, Landmarks Preservation Commission, and Architectural Commission.

On behalf of the owner and builder, I agree to the terms of said special conditions.

**IF FINAL INSPECTION IS NOT  
REQUESTED, PERMIT HOLDER  
ASSUMES FULL RESPONSIBILITY  
AND LIABILITY**

Applicant



# Exhibit "7"

Permit No. B 16974

Palm Beach, Florida November 28 19 83  
MO. DAY YEAR

CERTIFICATE OF OCCUPANCY 7 8

TO THE BUILDING INSPECTOR  
OF PALM BEACH, FLORIDA

INSPECTOR C. Johnson

The undersigned requests that you grant a building permit to Arthur Cowden G.C.

TO CONSTRUCT cabana

In accordance with plans and specifications submitted with this application.

Located on Lot 113, Subdivision Mark Rafaleky Tract

On 301 Ridgeview Street, Between          and         

ZONING DISTRICT R-B

Occupancy Classification residential Size of Addition         

Construction Classification existing

Roofing Material cement tile & b.u.

Owner's Name Bronley

Builder's Name Arthur Cowden

Architect and/or Engineer J. Carlton

Approximate Cost 24,000 Height 185 Story         

Now, therefore, in consideration of this permit, the owner and builder agree to undertake said work in full compliance with Ordinances of the Town of Palm Beach, Florida, and further agree that no work shall be undertaken prior to securing a building permit, issued by the building inspector.

**WORK MUST PROGRESS TO  
AVOID "90 DAY VOID"  
CODE REQUIREMENT**

Signed [Signature] Applicant

State Certification Registration No. CGC5658

The Building Inspector's notes, as shown on the approved plans, will be adhered to.

The granting of this building permit is subject to the following special conditions pertaining thereto, as directed by the building inspector and/or Town Council, Landmarks Preservation Commission, and Architectural Commission.

On behalf of the owner and builder, I agree to the terms of said special conditions.

IF FINAL INSPECTION IS NOT REQUESTED, PERMIT HOLDER ASSUMES FULL RESPONSIBILITY AND LIABILITY          Applicant

# Exhibit "8"

## TOWN OF PALM BEACH



PERMIT NO. 8061321 - 1  
ISSUED ON 4/22/2003

is granted in accordance with plans and specifications,  
submitted with the permit application, for property legally  
described herein, to:

MITCHELL, JOHN G 8/04  
JOHN G MITCHELL INC  
1440 OLD OKEECHOBEE RD  
WEST PALM BEACH, FL 33401

Location:  
301 RIDGEVIEW DR  
Suite #:

Phone: 561/655-6000 Cert: CGC-13718 VRU #: 1463

Permit Type and Purpose:

Building / Additions / Residential Addition CBS  
ADD;310 SQ FT,1-STORY,CBS GARAGE.ASPH SHINGLE

Owner of Record:

CARMICHAEL DONALD  
DONALD CARMICHAEL TR TITL HLDR  
301 RIDGEVIEW DR  
PALM BEACH FL 33480 3333, 334803333

Tenant Name:

Legal Description: 50-43-43-10-04-000-1130

MARK RAFALSKY TR LT 113 & LT 116 (LESS NLY 100 FT OF ELY 117 FT AS IN

RB Zoning District Landmark: N  
Flood Zone, 0' Base floor elevation, 0' Exist. or Prop.

Value: \$21,500 Fee: \$645.00

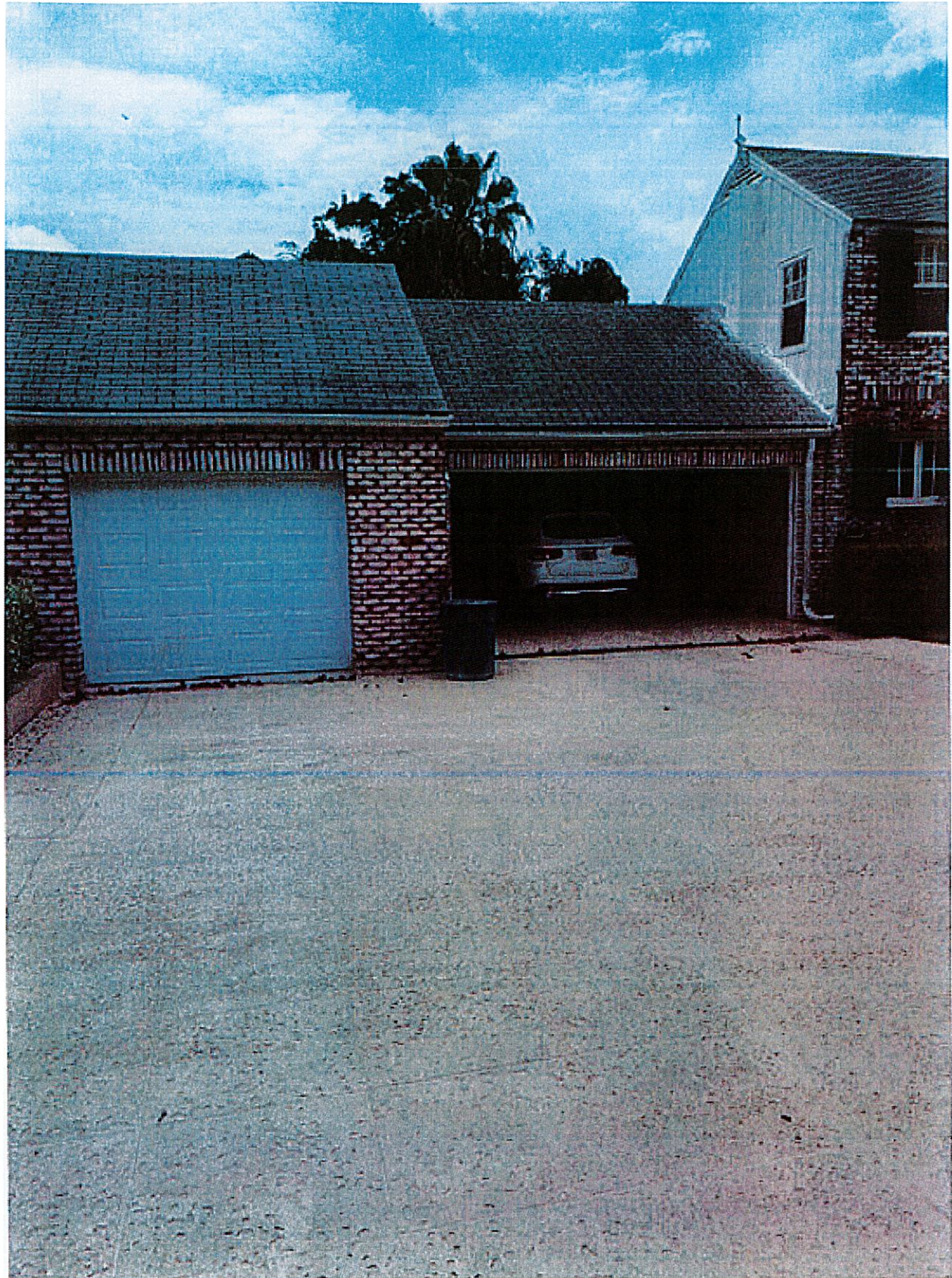
- 1) If a required inspection is not requested, permit holder assumes full liability and penalty. See Town Amendment Sec. 105.8
- 2) Work must progress to avoid "90 Day Void" Code requirement. Permit Fee is not refundable after 30 days.
- 3) NOTICE: In addition to the requirements of this permit, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

**\*\*WARNING TO OWNER\*\* YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY, IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**

In consideration of this permit, the Owner and Builder agree to undertake and work in full compliance with Ordinances of the Town of Palm Beach, agree no work will be undertaken prior to securing a permit, agree the Construction Inspector's notes on the reviewed plans will be followed, and further agree that THE ISSUANCE OF THIS PERMIT IS CONDITIONED UPON COMPLIANCE WITH ANY APPROVALS GRANTED BY THE TOWN COUNCIL, LANDMARKS PRESERVATION COMMISSION, AND/OR ARCHITECTURAL COMMISSION, AND THAT ANY MISREPRESENTATION OF FACTS PERTAINING TO REQUIRED PERMIT INFORMATION AND/OR THE REQUIRED DESIGN PROFESSIONAL'S PLANS SHALL BE CONSIDERED PRIMA-FACIE EVIDENCE AND BE CAUSE FOR PERMIT REVOCATION. Other Conditions stated below are accepted upon issuance of permit.

Variance #: COA #: ARCOM #:  
Conditions: ARCOM STAFF APPROVED TMF 4-10-03 FEE PD IN VRU











# Exhibit "9"

TOWN OF PALM BEACH  
P.O. BOX 1000  
PALM BEACH, FLORIDA 33440

FOR INSPECTION

PHONE 838-5432

B 89 025528 BUILDING 108 3/20/89  
PERMIT NO. PERMIT TYPE INSPECTOR DATE

THE UNDERSIGNED REQUESTS THAT YOU GRANT A CONSTRUCTION PERMIT TO:

VAN PORTELEET CONSTRUCTION, IN  
VAN PORTELEET CONSTRUCTION  
9239 W. HIGHLAND PINES DR  
LAKE PARK, FLORIDA 33418

SPECIAL APPROVALS

FOR REMOVE OLD ASPHALT AND ADD NEW CONCRETE DRIVE

IN ACCORDANCE WITH PLANS AND SPECIFICATIONS SUBMITTED  
WITH THIS APPLICATION  
50 43 43 10 04 000 1130

CONSTRUCTION LOCATION MARK RAFALSKY TR 301 RIDGEVIEW DR  
LOT SUBDIVISION STREET  
RR D N  
ZONING DISTRICT FLOOD ZONE LANDMARK CONSTRUCTION CLASS DWELLING UNITS  
NONE  
ROOFING MATERIALS SIZE OF ADDITION HEIGHT STORY  
NONE CARMICHAEL DONALD CTR  
ARCHITECT/ENGINEER OWNER LAST NAME FIRST NAME  
301 RIDGEVIEW DR PALM BEACH FL 33409333  
OWNER STREET ADDRESS CITY STATE ZIP CODE  
3875 87.64 6783 37257 322-10  
APPROXIMATE PERMIT FEE CHECK NO. RECEIPT NO. ACCOUNT NO.  
CONSTRUCTION COST

## NOTE TO APPLICANT

- 1) FINAL INSPECTION REQUIRED; HOWEVER, IF FINAL INSPECTION IS NOT REQUESTED, PERMIT HOLDER ASSUMES FULL RESPONSIBILITY AND LIABILITY.
- 2) WORK MUST PROGRESS TO AVOID "90 DAY VOID" CODE REQUIREMENT. PERMIT FEE NOT REFUNDABLE AFTER 30 DAYS.
- 3) FAILURE TO COMPLY WITH THE MECHANICS LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS.

APPLICANT NAME

SIGNATURE

20346

OCCUPATIONAL LICENSE #

CERTIFICATE/REGISTRATION #

BASE FLOOD ELEVATION is +7.5' EXCEPT ON ISLAND DR. BEG. APPROX. 500' SO. OF ISLAND RD. WHERE IT SHALL BE +5.0' TO THE SOUTHERN TIP OF EVERGLADES ISLAND.

NOW, THEREFORE, IN CONSIDERATION OF THIS PERMIT, THE OWNER AND BUILDER AGREE TO UNDERTAKE SAID WORK IN FULL COMPLIANCE WITH ORDINANCES OF THE TOWN OF PALM BEACH, FLORIDA, AND FURTHER AGREE THAT NO WORK SHALL BE UNDERTAKEN PRIOR TO SECURING A BUILDING PERMIT ISSUED BY THE BUILDING INSPECTOR. THE BUILDING INSPECTOR'S NOTES, AS SHOWN ON THE APPROVED PLANS, SHALL BE ADHERED TO.

THE GRANTING OF THIS BUILDING PERMIT IS SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS PERTAINING THERETO, AS DIRECTED BY THE BUILDING INSPECTOR AND/OR TOWN COUNCIL, LANDMARKS PRESERVATION COMMISSION, AND ARCHITECTURAL COMMISSION.

ON BEHALF OF THE OWNER AND BUILDER, I AGREE TO THE TERMS OF SAID SPECIAL CONDITIONS.

021074

APPLICANT

DISTRIBUTION: White — OFFICE Green — FINANCE Blue — APPRAISER Yellow — APPLICANT Gold — JOB COPY