

245 Dunbar Road



DESIGNATION REPORT

December 20, 2017

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

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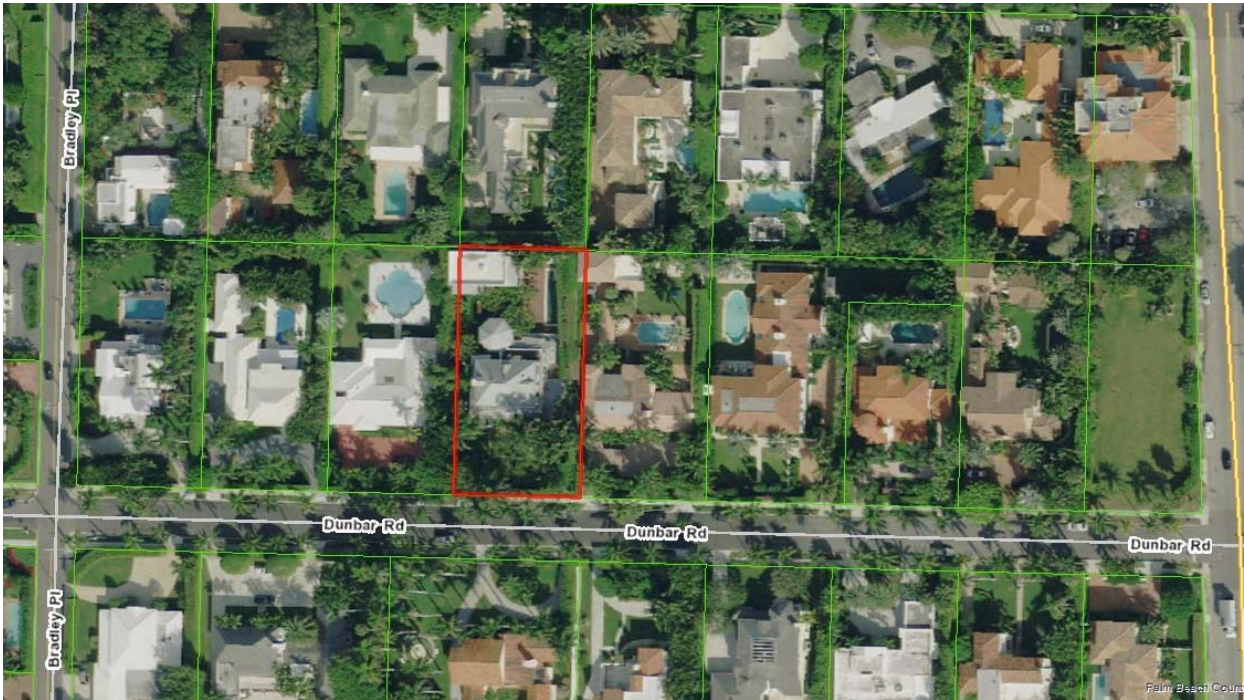
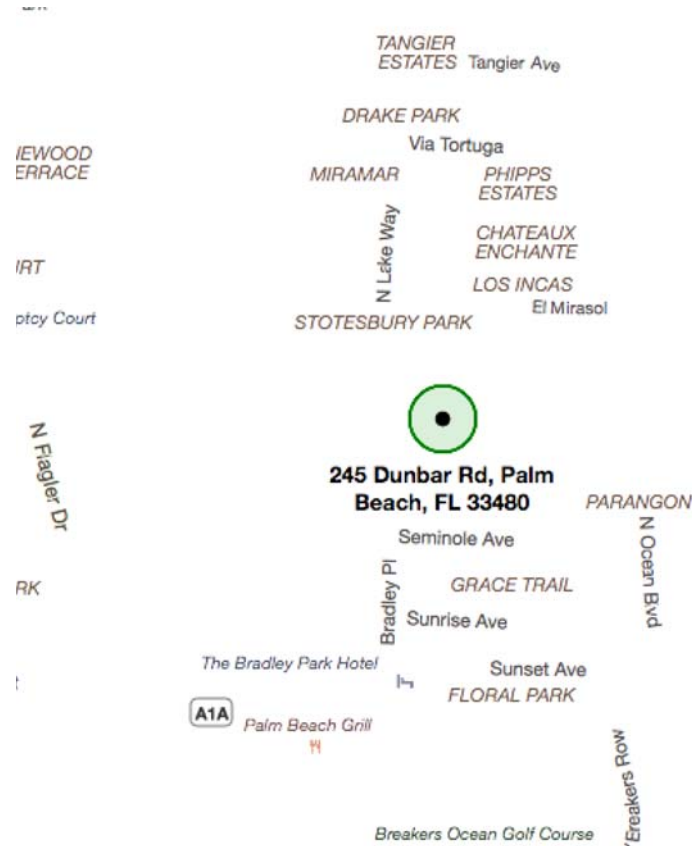
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Report produced by Murphy Stillings, LLC

I. General Information

Location:	245 Dunbar Road Palm Beach, Florida
Date of Construction:	ca.1903-1905
First Owner:	Elisha Newton “Cap” Dimick
Historic Name:	Orangerie
Current Name:	Buttonwood
Architect:	Unknown
Present Owner:	Peter S. and Stephanie S. Brant
Present Use:	Residential
Present Zoning:	R-B
Palm Beach County Tax Folio Number:	50434314070000500
Current Legal Description:	Adams Addition Lot 50

II. Location Map



III. Architectural Information

245 Dunbar Road, currently known as Buttonwood, is one of Palm Beach's oldest standing single-family dwellings. It was built in the frame vernacular style with Queen Anne style influence for Elisha Newton "Cap" Dimick and his family between 1903 -1905.¹ The original location of the house was on a large lakefront parcel near present-day Emerald Lane. Originally known as the Orangerie, it was moved to its current lot on the north side of Dunbar Road in Palm Beach's Adams Addition subdivision in 1924 and later re-named Buttonwood due to the large buttonwood tree on the property.



Frame Vernacular refers to a wood frame building that is the product of the builder's experience, available resources and response to the environment. Buildings are one or two stories in height generally with one-story front porches and gabled or hipped roofs with overhanging eaves. Horizontal clapboard and drop siding are the most common exterior wall materials. Wood double-hung sash windows are typical and the most common ornamentation includes shingles, corner boards, porch columns, brackets, rafter tails and vents in the gable ends. Frame Vernacular houses in the

¹ Elisha Dimick was known as "Cap" because of his penchant for wearing white caps. He was not a captain though that is where many thought "Cap" came from. There were no building permits in Palm Beach in the early 1900s, so an exact date of construction is not known but his descendants recollect the house was constructed between 1903 and 1905.

late nineteenth and early twentieth centuries often borrowed stylistic elements from more fanciful styles from the Victorian era, such as the Queen Anne style.

Buttonwood is a large two-story irregularly shaped dwelling set atop a substantial brick foundation. The dwelling is covered in horizontal clapboard and has mostly one-over-one, double-hung wood sash windows, several which are paired. The hipped roof is covered with standing seam metal and has slight overhanging eaves with carved brackets underneath. The south and east slopes of the roof have hipped dormers, the north slope has a shed dormer and the west slope has a gabled dormer with a banded brick chimney protruding through the center. Reminiscent of early frame houses built during Palm Beach's pioneer days, the first story has a broad veranda wraparound porch supported by simple Tuscan columns on brick piers. Set within this veranda on the south facade is the dwelling's main entrance that features a wood paneled and glazed door flanked by sidelights with decorative glazing. This entrance is approached by a brick walk and accessed by a wide brick stairway. Also set within this veranda is a charming Queen Anne inspired octagonal bay window at the southwest corner of the dwelling. This feature originally had a second floor octagonal bedroom and peaked tower rising above it.



The property at 245 Dunbar Road also has a large two-story guesthouse on the northwest portion of the lot. This picturesque clapboard building has several Victorian style features including first floor entry doors topped with an ogee pediment and set within wooden bracketed pilasters, two second-story balconies with turned columns and carved spindles and a decorative wooden balustrade at the roofline. In 1997-1998 and again in 2003 the guesthouse was significantly remodeled. It was likely altered to its current appearance during these remodeling projects.

Over the past ca. 112 years, there have been additions and alterations to the property at 245 Dunbar Road. In 1919, the house was moved from its large lakefront lot near present-day Emerald Lane to a lot on the north side of Wells Road in the newly platted Adams Addition subdivision. Five years later, in 1924, it was moved one block south to its current location at 245 Dunbar Road. In 1931, two bathrooms were added to the dwelling. At an unknown time, the tower was removed and the octagonal second floor bedroom below the tower was squared off. In 1990, a dining room and octagonal conservatory were added to the rear attached by a one-story passageway and entry. This octagonal conservatory took its historical reference point from the octagonal living room on the southwest corner of the front façade that was derived originally from Queen Anne influences. Also in 1990, the deteriorated clapboard siding was replaced with clapboard reproduced to the exact dimensions, the asbestos shingled roof was replaced with a standing-seam metal roof and the pool and patio in the rear were added. In 2006, there were alterations and additions to the kitchen, dining room and master bathroom on the rear of the house. Despite these changes to the dwelling, 245 Dunbar Road still retains its historic architectural character.

IV. Historical Information

The house at 245 Dunbar Road was originally built ca. 1903 -1905 for Elisha Newton “Cap” Dimick, one of Palm Beach’s earliest and most important pioneers. E. N. Dimick and his family arrived in Palm Beach from Michigan in 1876 when Palm Beach was mostly wilderness with just a few settlements along Lake Worth.² Most of the first settlers made their way from the North and the Midwest in the latter part of the 19th century. They came for various reasons, from improving their health, to seeking a homestead or looking for adventure. But they all faced the same hardships: a wilderness that was beautiful but daunting. There were few people, no post offices, and no roads to transport goods to northern markets. Once settlers arrived, they were virtually cut off from the rest of the world. However, with ingenuity and grit, Palm Beach’s earliest pioneers gradually found ways to meet these challenges, connect with the rest of the world and create a successful town.³

Like many of the early pioneers and later members of Palm Beach’s Cottage Colony, the Dimick’s came to Palm Beach from the north seeking a warmer climate for an

² When the first settlers arrived, the entire area was known as Lake Worth. The lake was named for Major General William Jenkins Worth, who fought in the Second Seminole War and in Mexico during the Mexican-American War. The Lake Worth Post Office was started in 1880 when approximately 51 people were living along the lake.

³ Historical Society of Palm Beach County, History On-Line: Pioneer Life.

ailing family member.⁴ After a difficult trip over land and water, Cap Dimick had to crawl on his hands and knees through the island's jungle growth to choose a home site along the lake. At that time, the land between the ocean and the lake was mostly swampland, and the lakeside was prized over the ocean side. The Dimick's grew crops of sweet potatoes, pumpkins and pineapples, and hunted and fished for much of their food. Cap Dimick was one of the first men to hire workers to pick up sand from the ocean beaches and transport it to the swampy center of the island to infill the wetland and make trails between the lake and the ocean.⁵ In these early years, Palm Beach's attraction was its secluded tropical setting and uncultivated nature interconnected by footpaths and trails. Dimick built a house for his family on the lake near present-day South Lake Trail at Primavera Lane and Pendleton Avenue and named it the Cocoanut Grove House.⁶ In the 1880s, Elisha and Ella Dimick added eight rooms to their house to accommodate visitors, and later added more until they eventually had fifty rooms to let. Their Cocoanut Grove House hotel became Palm Beach's first hotel and was the social center for the small community in the 1880s and early 1890s. Ella Dimick was the proponent to add rooms to their house in order to turn it into a hotel and was the leader in advertising the hotel across the country, which led to the hotel often being completely booked in advance for the entire season.⁷ Charles J. Clarke, one of the wealthy pioneer-era visitors to Palm Beach, bought the Cocoanut Grove House hotel and surrounding property from the Dimick's in March of 1892 but an accidental fire destroyed the hotel in October 1893.⁸

Cap Dimick became a beloved and influential resident of Palm Beach and the surrounding county. In 1884, he and Edmund and John Brelsford established a mule-driven hack line from Lake Worth to Jupiter.⁹ He was a county commissioner when Palm Beach was still part of Dade County, traveling to Miami on foot when necessary. He served on the Dade County School Board and in the Florida state legislature, serving six years in the Florida House of Representatives (1890 – 1896) followed by two terms in the Florida Senate. In 1893, Cap Dimick and the Brelsford

⁴ The Dimick's came to Florida from Michigan seeking a warmer climate for Elisha's father Moore Wellington Dimick who suffered from tuberculosis.

⁵ In later years, Dimick hired a dredging company to dredge the areas that could not be filled by sand.

⁶ On South Lake Trail at Pendleton Avenue is a state historical marker identifying the approximate location of the Cocoanut Grove House.

⁷ Richard Marconi and Debi Murray. Images of America: Palm Beach. Arcadia Publishing, 2009. p. 13. Some prominent families that stayed at the Coconut Grove House hotel included the Roosevelts, Clarkes, Vanderbilts, Andrews, Goodriches, Bingham and Davenport.

⁸ Commodore Charles J. Clarke made his money in the steel business in Pennsylvania. After the Cocoanut Grove House hotel burned to the ground in 1893, he built a house he named Primavera. The area surrounding the house was later platted and subdivided to make Primavera Estates.

⁹ In 1884 Cap Dimick and Edmund and John Brelsford added a mule-driven "hack line," or stage coach, to carry passengers and cargo to the head of Lake Worth from the Jupiter dock where Dubois Park is now.

brothers organized the first local bank, the Dade County State Bank, with Cap Dimick serving as its first president.¹⁰ In addition, Cap Dimick was the head of the Palm Beach Improvement Company which in 1908 platted and began developing a 168-acre tract from the lake to the ocean, which became the Royal Park subdivision.¹¹ By 1911, Dimick was influential in getting the Royal Park Bridge (middle bridge) constructed to bring people to the Island by automobile, as the north bridge was still just a railroad and pedestrian bridge.¹² The Royal Park residential development began Palm Beach's transformation from an exclusive resort for the few to an accessible vacation home getaway for the many.¹³ Cap Dimick was instrumental in founding the Town of Palm Beach in 1911 before West Palm Beach was able to annex the area, and he proudly served as the Town's first mayor.¹⁴ A statue of Cap Dimick, holding his cap, stands on Royal Palm Way near the foot of the Royal Park Bridge welcoming residents and visitors to Palm Beach.

When Flagler first visited Palm Beach in 1892, millionaires had already built houses on the island of Palm Beach, including Thomas Adams of Tutti-Frutti chewing gum fame and Robert R. McCormick of the Denver Pacific Railroad. Flagler, a guest in the elegant home of Frederick and Marsena Nelson Robert, was so struck by the beauty of the area he bought land on both sides of the lake.¹⁵ Word spread of his activities, setting off a small boom. People invested in land wherever Flagler did, increasing prices as much as sixty percent, and bringing new businesses to Palm Beach. Flagler's plan was to build a resort hotel in Palm Beach for wealthy tourists, and a new town on the west side of Lake Worth for commercial and residential purposes. He made fast work of both. In February of 1894, the Royal Poinciana Hotel opened, in March Flagler's Florida East Coast Railway (FEC) tracks reached West Palm Beach, and a few weeks later the first train pulled in carrying a number of the country's wealthiest families in their private luxury rail cars. The railroad brought seasonal tourists who changed Palm Beach from a remote refuge to a

¹⁰ In 1893 Dade County State Bank was opened in Palm Beach by Elisha Dimick and Edmund M. and John H. Brelsford, with Dimick as president. The building was moved to the corner of Clematis and Olive in 1897, and renamed Pioneer Bank when Palm Beach County was established in 1909. The building has since been moved to Flagler Drive and after many uses it currently houses the Palm Beach High School Museum.

¹¹ The Palm Beach Improvement Company had to dredge much of the interior swampland between the ocean and the lake.

¹² The charge was a quarter per car and a nickel per pedestrian to cross the bridge. In 1919, Palm Beach County bought the bridge for \$40,000.

¹³ Augustus Mayhew. Palm Beach – A Greater Grandeur. East Side Press, 2016. p. 17.

¹⁴ The Town of Palm Beach was incorporated on April 17, 1911, after it was discovered in January that West Palm Beach was going to attempt an annexation of the island resort during that year's legislative session. For secrecy's sake, residents quickly hired a Miami attorney to draw up the necessary papers and posted the public notices just thirty days before presenting their request to the state. The first town officials elected were Elisha N. Dimick, mayor; John McKenna, town clerk; Joseph Borman, marshal; and J. B. Donnelly, William Fremd, John Doe, Enoch Root, and J.J. Ryman, councilmen

¹⁵ Historical Society of Palm Beach County, History On-line: Flagler Era.

resort.¹⁶ The railroad also brought long-awaited resources and a large influx of people, allowing the pioneers to profit through a variety of new business ventures that served the community.¹⁷ This marked the end of the pioneer era and the beginning of the Flagler era.¹⁸

Flagler's Royal Poinciana and Breakers hotels were extremely successful and by World War I, Henry Flagler had established Palm Beach as the winter capital of American high society. During the early years, most well to do tourists stayed at one of Flagler's hotels. However, by the 1920s, many seasonal visitors wanted more space and built or leased houses for the winter season. With this new development, the ensuing building boom commenced. A number of the wealthy winter residents built mansions on large estates and developers platted and built new subdivisions with both large and modest houses. This rapid growth greatly changed the small mostly seasonal community to a larger "Cottage Colony" with extended seasonal months.

Edward T. Stotesbury and his wife Eva were one of the elite families who wanted a grand estate where they could house and entertain family and friends. In 1917, they purchased the Dimick's Orangerie house and property that was north of town but not too distant from Main Street or the hotels.¹⁹ Through the purchase of Orangerie the Stotesbury's fulfilled their pursuit of owning a lake to ocean parcel. However, the Stotesbury's wanted an even grander estate, so in February of 1918 they purchased the adjoining Cragin estate, which was touted as one of the most magnificent estates in Palm Beach.²⁰ A newspaper article from the time stated that the Stotesbury's aimed to beautify the combined properties, which carried a water frontage of more than 600 feet on the lake and a corresponding distance on the ocean.²¹

¹⁶ Augustus Mayhew. Palm Beach – A Greater Grandeur. East Side Press, 2016.

¹⁷ John David Wilson. Palm Beach Daily News Editorial Cartoon Page. December, 15, 2010.

¹⁸ Historical Society of Palm Beach County, History On-line: Flagler Era.

¹⁹ After the Stotesburys purchased his house in 1917, Cap Dimick built a house, Driftwood, on Royal Palm Way at Hibiscus Avenue in the Royal Park Subdivision he had helped establish and develop. Cap Dimick passed away in 1919 to much sorrow in the community, but his wife Ella and many relatives continued to play a leading role in the development and governance of Palm Beach.

²⁰ The Garden of Eden was the estate of Charles and Frances Cragin who were early Palm Beach pioneers. They arrived in Palm Beach and purchased their first 20 acres in 1887 from Moore Dimick. They continued to purchase land acquiring 250 acres and transforming it into a botanical paradise. The Cragin's constructed a Victorian style house on the property in 1893, which they named Reve D'Ete, which means "Dream of Summer." The Cragin's imported and planted so many trees and plants on the property that the federal government declared the property an experimental botanical garden. The Garden of Eden became a favorite tourist attraction in Town with visitors renting wheel chairs to take them to and around the extensive property. Charles Cragin died in 1915 and Frances Cragin sold the property a few years later to E.T. Stotesbury.

²¹ The Palm Beach Post, "Magnificent Cragin Estate Bought by E.T. Stotesbury." 15 February 1918.



With their land purchases complete, the Stotesbury's hired Addison Mizner to design their large Mediterranean-style villa "El Mirasol" that was completed in 1919 on the ocean portion of their estate. Mrs. Stotesbury wanted a teahouse and garden on the lakeside of their El Mirasol estate, so in March of 1919 they gave the former Dimick house Orangerie to Amy Lyman Phillips. A Palm Beach Post newspaper article dated March 31, 1919, describes the transaction:

"The house at El Mirasol on the lake front known to old Palm Beach residents as the 'Captain Dimick House' and one of the oldest and most charming houses on the Peninsula has been presented by Mr. and Mrs. Edward T. Stotesbury of Philadelphia to Miss Amy Lyman Phillips – who among other activities has represented the Palm Beach Post in Palm Beach this season – as a very substantial token of their friendship. Although Miss Phillips has received many attractive offers for the house, which is to be removed from its present location in order that Mr. and Mrs. Stotesbury may carry out their plans in developing their gardens fronting the lake, it is likely that she will retain it as an investment and remove it to some of the adjacent lots in the vicinity adjoining the Stotesbury's property. The house is very substantially built from seasoned timbers and can be moved entire without injury to the interior and when improved or furnished will be one of the most attractive houses available for rental in Palm Beach the next season."

Amy Lyman Phillips was a journalist who authored the society column for the Palm Beach Post, as well as for Boston, New York and New Hampshire newspapers. She wrote Palm Beach based articles for Vogue, The Spur and Town and Country, as well as the trade publication out of Boston, The Epicure.²² Miss Phillips began spending the winter season in Palm Beach in the early 1900s and became a well-known journalist who befriended and socialized with many of the high society seasonal residents. In 1910, Flagler hired Amy Phillips to write publicity articles about Palm Beach to attract northerners to his hotels.

Several months after the Stotesbury's presented the house to Amy Phillips she hired movers to transport Orangerie to its new location. Using "hundreds of wooden rollers and a mule turning a capstan," the house was moved a few blocks south to a lot on the north side of Wells Road to become the first house in the newly platted Adams Addition subdivision.²³ By early 1920, the house was ready to lease but there was no single offer to rent it for the season, so instead it was rented to several bachelor friends of Miss Phillips who preferred a home to the hotels, and the house was nicknamed "The Bachelor Barracks."²⁴ Among those renting were Robert Graham of the Hotel Plaza, New York, George A. McKinlock of Lake Forest, Illinois, Edwin Schurz of Chicago and General John Fitzgerald of England.²⁵ Later in the season Thomas B. Adams, the developer of the Adams Addition subdivision that comprised Wells and Dunbar Roads, and his wife spent three weeks in the house and entertained many visitors during their stay.

The following season, Miss Phillips was fortunate to find a prosperous tenant that wanted a long-term lease on the house. The Webb's had been spending the winter season in Palm Beach since 1899 and prior to leasing Miss Phillips' house, the Webb's stayed at the Royal Poinciana Hotel or the Breakers Cottages during the season. By the 1920s, the family wanted more privacy and more room to entertain

²² Amy Phillips also spent time doing society and publicity news at the Greenbrier in West Virginia and traveled to Europe often to cover society news and find recipes for The Epicure. During the season, she traveled often and leased her house at 430 Australian Avenue and lived at the Breakers when in town.

²³ Polly Anne Earl. Palm Beach: An Architectural Legacy. New York: Rizzoli, 2002. This source and information from the Preservation Foundation of Palm Beach state that Amy Lyman Phillips moved the house from the Stotesbury estate to its current location on Dunbar Road. However, Miss Phillips moved the house to the north side of Wells Road in 1919 and the Stotesburys later moved it in 1924 to its current lot at 245 Dunbar Road.

²⁴ At one point Amy Phillips had plans to move the house to a location where it would be used as a teahouse. In early 1920 it was listed as Polly's Place, the same name of a teahouse and inn she operated in Colebrook, N.H. However, it was never used as a teahouse and instead rooms were rented out for the 1920 season.

²⁵ George A. McKinlock and his wife purchased a large house in Vita Serena on Clarendon Avenue. Mrs. McKinlock was president of the Palm Beach Gardener's Club and she and her husband hosted many cultural performers at their house.

family and friends.²⁶ So in 1921, the former Orangerie returned to a single-family dwelling and was leased for the next three years to the family of Dr. William Seward Webb and his wife Lila, the former Eliza “Lila” O. Vanderbilt, daughter of William Henry Vanderbilt and granddaughter of Commodore Cornelius Vanderbilt.

In March of 1923, E. T. Stotesbury decided to expand his El Mirasol estate to the south and bought back the former Cap Dimick house Orangerie that he had bequeathed to Amy Phillips in 1919.²⁷ A March 31, 1923, Palm Beach Post article titled “Stotesbury Buys Miss Phillips House,” outlines this transaction:

“Miss Amy Lyman Phillips has sold her house on Wells Road in the Adam Addition to Edward T. Stotesbury, who will be by acquiring this land, square off his property and thus control the entire north side of Wells Road from ocean to lake, in addition to which he has also purchased for future development and use of his children, the tract on the opposite side running from County Road to the ocean. The Wells Road house was a gift to Miss Phillips from Mr. and Mrs. Stotesbury some years ago and was moved from their estate to this lot, which was the first one to be sold in the Adams estate.”

Having bought the house back from Miss Phillips for the sole purpose of removing it from their expanded estate, the Stotesbury’s had the house moved one block south to its current location at 245 Dunbar Road in the summer of 1924. A January 2, 1925 article in the Palm Beach Post regarding the subsequent sale of the house confirms the second move of the house:

“The sale of the old Captain Dimick House this week is reported. Mrs. Margaret Kohl of Chicago reported as being the buyer of the house which is now upon Dunbar Road. Mrs. Kohl having sold her Lake Trail South residence at a handsome profit. The Captain Dimick house which was one of the pioneer houses in Palm Beach on the Lake Trail North, formerly occupied the site of Mrs. Stotesbury’s tea house, and was given by the Stotesbury’s to Miss Amy Phillips, who removed it to her own property on Wells Road. Mr. Stotesbury acquired this property again, and removed the house last summer across the way to Dunbar Road, and the old house stood its second pilgrimage very well, but

²⁶ In August of 1920, Miss Amy Lyman Phillips hired Heston Brothers to build a two-story garage, 20’ x 30’, in the Adams Addition. It was most likely a garage built for the house she moved to the Wells Road site.

²⁷ After E.T. Stotesbury purchased 245 Dunbar Road from Amy Phillips, she bought the lot at 136 Dunbar Road and built Mirador. The Webb’s leased Mirador from Amy Phillips from 1923 – 1933.

hopes this will be the last removal to shiver its ancient but sturdy timbers. It is understood that Mrs. Kohl will remove soon to her new home.”

Mrs. Charles E. Kohl of Chicago purchased and moved into 245 Dunbar Road in January 1925. Mrs. Kohl was the widow of Charles E. Kohl, a businessman who dominated the vaudeville business in Chicago and much of the Midwest beginning in 1882. He passed away in 1917 after having amassed much wealth before vaudeville began to decline in the 1920s. Mrs. Kohl and her grown children and their families occupied 245 Dunbar Road at various times throughout the season, often entertaining family and friends that were visiting Palm Beach. The only documented work Mrs. Kohl did to the house was to hire builder Hillis P. Search to add two bathrooms to the dwelling in 1931.²⁸

Jim Y. Arnold, Jr. purchased 245 Dunbar Road in 1957. J.Y. Arnold, Jr. was the son of Jim Y. Arnold who founded Arnold Construction Company, one of the most prestigious and well respected construction companies in Florida. The Arnolds were active building houses and commercial buildings in Palm Beach and West Palm Beach starting in the 1920s and grew to be one of the largest construction firms in the state with offices in south, central and north Florida by the 1950s. In Palm Beach, Arnold Construction Company worked on projects with many of the town’s early prominent architects including John Volk, Maurice Fatio, Marion Sims Wyeth and Gustav Maas. They had a long record of building both for investment and for private individuals. Along with E.B. Walton, Arnold Construction Company built a number of houses on Pendleton Avenue and later developed Palm Beach Shores, one of the first subdivisions in Palm Beach’s north end. They were also the contractors on a number of the larger mid-century condominium and apartment buildings in Palm Beach. While owning 245 Dunbar Road from 1957 - 1979, J.Y. Arnold, Jr. did repair work in 1957, built a fallout shelter in 1961, installed an air conditioning system in 1969 and re-roofed the house in 1971.²⁹

In 1979, Robert Leidy and his wife Liza Pulitzer Leidy purchased 245 Dunbar Road from J.Y. Arnold, Jr. Mr. Leidy was a financial advisor with the E.F. Hutton group in Palm Beach and Liza, the daughter of Peter and Lilly Pulitzer, was a fashion

²⁸ Following Mrs. C.E. Kohl’s ownership of the house, there were three main owners: Walter C. Powers, 1932-1937; Frank Kenny, 1939 - 1944; and Mrs. Dora Loos, 1947 - 1957.

²⁹ During the lead-up to the Cuban Missile Crisis some people built fallout shelters as a last resort in case of a nuclear attack. The Kennedy Bunker on Peanut Island was built at this same time.

designer and realtor in Palm Beach. In 1979, the Leidy's had the fallout shelter demolished and the following year they built a pool in the rear lawn.

In 1986, Robert and Liza Leidy sold 245 Dunbar Road to Richard and Edwina Sandys Kaplan. Edwina Sandys Kaplan is an accomplished artist and spokesperson on the life and art of her grandfather Sir Winston Churchill. The Kaplan's sold 245 Dunbar Road to Betsy and Michael Kaiser three years after purchasing the historic dwelling.

In 1992, Betsy and Michael Kaiser received the prestigious Ballinger Award from the Preservation Foundation of Palm Beach for their restoration of 245 Dunbar Road, then known as Buttonwood. The Kaisers purchased Buttonwood in 1989 and completed the restoration work and additions in 1990 - 1991. The main exterior restoration work entailed replacing the old clapboard siding with siding reproduced to the exact dimension and restoring the wraparound porch and the doors and windows that had fallen into disrepair. The Kaisers installed a standing seam metal roof to replace the non-original asbestos tile roof. They also added a dining room and an octagonal conservatory to the rear that is accessed by a one-story passageway and entry. Many of the original interior finishings were restored and the systems updated to keep the house functioning for at least another one hundred and twelve years.

The current owners, Peter S. and Stephanie S. Brant, purchased Buttonwood in 1999. In 2003 they remodeled the guesthouse and in 2006 they made improvements to the main house's kitchen, dining room and master bathroom. Over their eighteen years of ownership, the Brant's have upgraded many of the mechanical systems and have been excellent stewards of the historic house.

VI. Statement of Significance:

Built between 1903-1905, 245 Dunbar Road is one of the oldest remaining houses from Palm Beach's early settlement. The frame vernacular dwelling with Queen Anne style inspiration was constructed for the influential and highly respected Palm Beach pioneer Elisha "Cap" Dimick and his family. The dwelling originally fronted Lake Worth on a large lake to ocean parcel, but rather than being demolished when the property was sold, the house was moved, first to Wells Road and subsequently to its current location on Dunbar Road.

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 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.

Originally known as the Orangerie, the house at 245 Dunbar Road reflects the broad cultural, political, economic and social history of Palm Beach. Built from 1903-1905 during Palm Beach's early settlement and Flagler era, it is one of the oldest surviving residences in Palm Beach. The dwelling was constructed and lived in for many years by the pioneering Dimick family who played a leading role in the establishment and growth of Palm Beach. While living at the Orangerie, Cap Dimick was a leader in developing the Royal Park subdivision which began Palm Beach's transformation from an exclusive resort to an accessible vacation home getaway. The house and surrounding property was purchased in 1917 by Edward and Eva Stotesbury and became part of the property where El Mirasol, the first large Mediterranean-style villa designed by Addison Mizner, was constructed. Rather than demolish the house, the Stotesbury's bequeathed the house to their friend Amy Lyman Phillips, who in 1919 had the house moved to a lot in the new Adams Addition subdivision, which at the time was the northern most subdivision in Palm Beach. For three years it was leased to Seward and Lila Vanderbilt Webb who had spent many winter seasons at one of Flagler's hotels but by the 1920s they choose to lease a house where they could have guests and entertain. When the Stotesbury's decided to expand their El Mirasol property south, they purchased the house back from Miss Phillips and moved it one block south to its current location on Dunbar Road. It is not known why the Stotesbury's chose to save the house twice rather than demolish it, but it served as a notable early act of historic preservation in Palm Beach. The sturdy house weathered the moves well and retains many of its historic features that represent the type of frame vernacular houses built in Palm Beach during the early settlement era.

(2) Is identified with historic personages or with important events in national, state and local history.

Elisha Newton “Cap” Dimick was one of the most influential people in the founding of Palm Beach. Cap Dimick was one of the area’s first settlers, arriving in 1876 when the island was still wilderness. When he died in 1919, Palm Beach was a world famous resort. The Dimick’s Coconut Grove House hotel was the town’s first tourist hotel and its charm attracted many northerners to the secluded area. The hotel’s register included many of the country’s most prominent families and the hotel also played a role as a center of community affairs. While living at the house now located at 245 Dunbar Road, Cap Dimick represented Palm Beach in the Florida state senate. He was the head of the Palm Beach Improvement Company which platted and developed the Royal Park subdivision and he was also a leader in getting the Royal Park Bridge (middle bridge) constructed to bring people to the Island by automobile. Cap Dimick was instrumental in founding the Town of Palm Beach and he proudly served as the Town’s first mayor. Newspaper articles at the time of his death described how beloved and respected Cap Dimick was by all who knew him in Palm Beach.

Edward and Eva Stotesbury were important in the history of 245 Dunbar Road as they chose to save the house twice rather than having it demolished when they first bought the dwelling and the expansive property from the Dimick’s in 1917 and later when they purchased the house from Amy Lyman Phillips in 1923. The Stotesbury’s came to Palm Beach on their private railcar in the early 1900s and stayed a number of winter seasons at Flagler’s Royal Poinciana Hotel. Edward Stotesbury was a very successful Philadelphia businessman and a commanding figure in the financial world. Eva Stotesbury became known as the “Queen of Palm Beach” for her lavish parties at El Mirasol and her social and philanthropic endeavors. They purchased the Orangerie as their first step in acquiring property to establish a large estate on which to build their Mizner designed house El Mirasol.

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IX. Florida Master Site File Form



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # PB06497
Recorder # Jane S. Day
Field Date 7/20/2010
Form Date 9/28/2010
Form No 201007
Form No = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Peter and Stephanie Brant, House Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name Palm Beach Historic Sites Survey, Phase V Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>245</u>		<u>Dunbar</u>	<u>Road</u>	

Cross Streets (nearest between) Bradley Place & North County Rd.
City / Town (within 3 miles) Town of Palm Beach In Current City Limits? YES
County Palm Beach Tax Parcel #(s) 50-43-43-14, 07-000-0500
Subdivision Name Adams Addition Block _____ Lot 50
Ownership Private Individual
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) On the north side of Dunbar Road between Bradley Place and N. County Rd.

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> PALM BEACH; 1986
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 43S ; 43E ; 14; UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2
Structural System(s) _____ >> Wood frame
Other Structural System(s) _____
Foundation Type(s) _____ >> Unspecified by recorder
Other Foundation Types _____
Foundation Material(s) _____ >> Unspecified
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Clapboard
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> Hip
Other Roof Type(s) _____
Roof Material(s) _____ >> Sheet metal: standing seam
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) _____ >> Gable dormer
Other Roof Secondary Structure(s) _____
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s) _____
Chimney Location(s) west exterior wall

HISTORICAL STRUCTURE FORM

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DESCRIPTION (continued)

Window Descriptions 1/1 DBS

Main Entrance Description (stylistic details) On the west facade through the front porch

Porches: #open 1 #closed #incised Location(s) covered-south and west

Porch Roof Type(s) shed roof

Exterior Ornament exposed rafters, Tuscan columns

Interior Plan Unknown

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: NONE of this category

Residential: ALL this category

Institutional: NONE of this category

Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe): none observed

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional) This property is difficult to evaluate because of the landscaping

HISTORY

Construction year 1915

Architect (last name first): unknown

Builder (last name first): Search, H. P.

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> <u>Altered-not to standards;2004;7/25/2004;</u>			

Structure Use History

Use Year Use Started Year Use Ended >> Private residence;1915;

Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods >> Examine local property records

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? INSUFF. INFO Name of Local Register if Eligible Town of Palm Beach Landmark

Individually Eligible for National Register? INSUFF. INFO

Potential Contributor to NR District? INSUFF. INFO

Area(s) of historical significance >> Architecture

Other Historical Associations

Explanation of Evaluation (required) This is a rare example of a Frame Vernacular residence from the teens. It is in scale with the neighborhood and may be worthy of protection.

HISTORICAL STRUCTURE FORM

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DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____
 File or Accession #: _____ Descriptive Information: _____
 >> _____

RECORDER INFORMATION

Recorder Name (Last, First) Day, Jane S.
 Recorder Address / Phone 728 Granada Dr., Boca Raton, Fl. 33532 561-362-4473
 Recorder Affiliation Research Atlantica Other Affiliation Town of Palm Beach
 Is a Text-Only Supplement File Attached (Surveyor Only)? _____

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: <u>SS</u> Electronic Form Used: <u>SI10</u> Form Type Code: <u>FORM</u> Form Quality Ranking: <u>NEW</u> Form Status Code: <u>SCAT</u> Supplement Information Status: <u>NO SUPPLEMENT</u> Supplement File Status: <u>NO SUPPLEMENT FILE</u> Form Comments: _____ _____ _____	SHPO's Evaluation of Resource Date: _____ FMSF Staffer: _____ Computer Entry Date: <u>9/19/2010</u>
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REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"