

# **244 Nightingale Trail**



## **DESIGNATION REPORT**

**December 19, 2018**

**Landmark Preservation Commission**

**Palm Beach, Florida**

# **DESIGNATION REPORT**

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Report produced by Murphy Stillings, LLC

## **I. General Information**

Location: 244 Nightingale Trail  
Palm Beach, Florida

Date of Construction: 1945-1947

First Owner: John Paul Butler

Architect: Simonson & Holley

Builder/Contractor: John Paul Butler

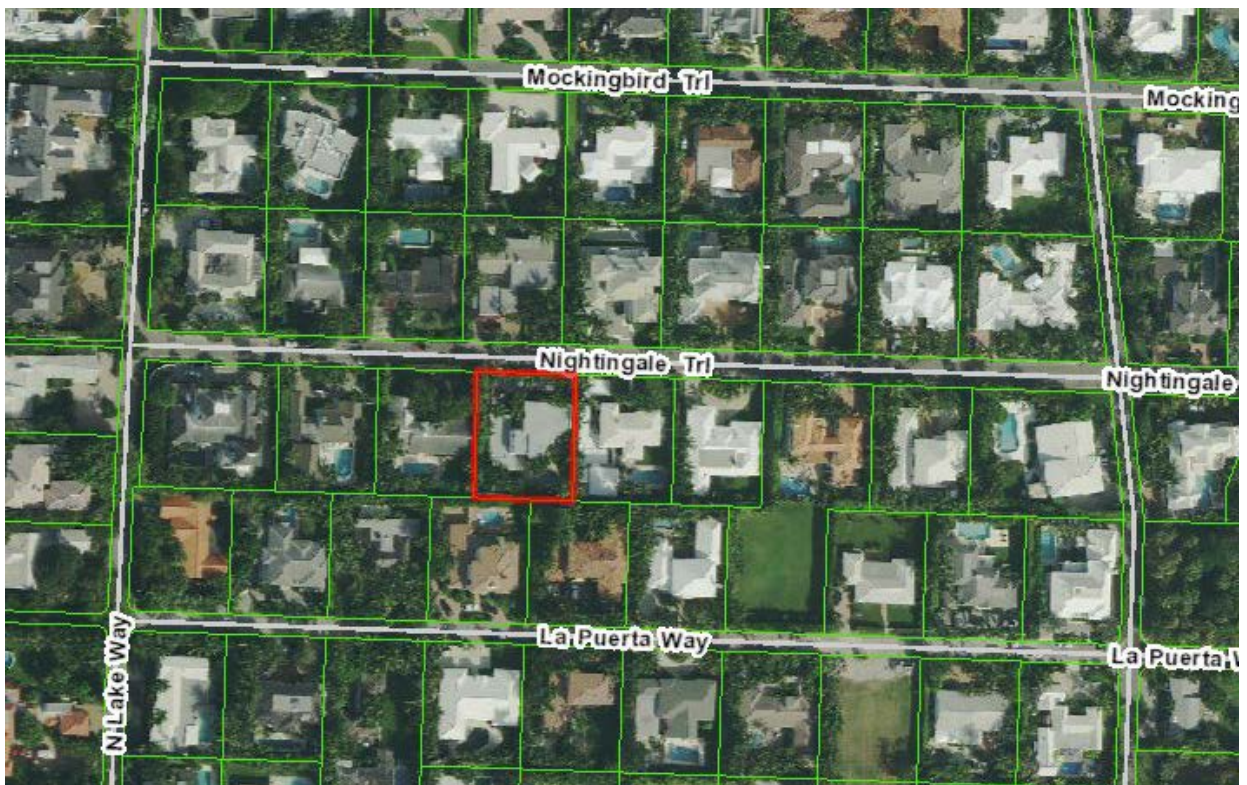
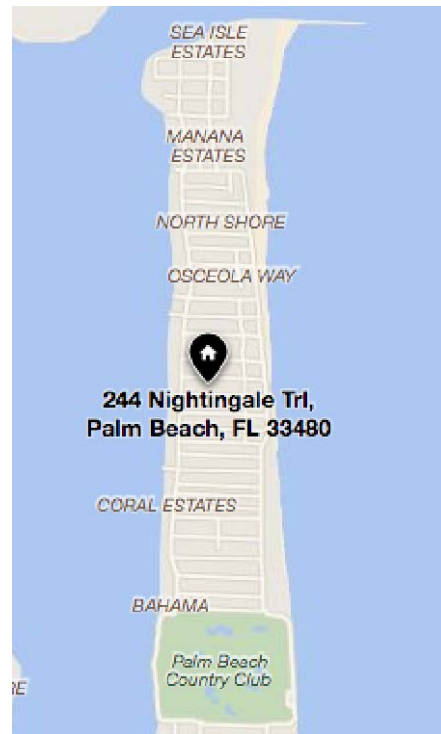
Current Owner: 244 Nightingale LLC

Present Use: Residence

PBC Tax Folio Number: 50434303090000490

Current Legal Description: Mockingbird Trail Tract Lot 49 and UND INT IN Part of  
Lots 41A and 42A and UNMERD TR AS IN  
DB863P263 K/A Private Beach

## II. Location Map



### III. Architectural Information

Architects Byron Simonson and Maurice Holley designed 244 Nightingale Trail in 1945 in the International style of architecture.<sup>1</sup> The International style was an early form of minimalism with a distinctly modern look that originated in western Europe in the 1920s from the precedent breaking work of noted architects Le Corbusier in France, Oud and Rietveld in Holland and Walter Gropius and Mies van der Rohe in Germany.<sup>2</sup> These architects discarded tradition to create a pared down, unornamented style that used new materials and technology to create architecture for the modern age. Socially, these pioneering architects wanted to create an International style of architecture “independent of specific materials, sites or cultural tradition,” thereby avoiding regional differences they felt led to World War I.<sup>3</sup> Many European architects came to the United States in the years preceding World War II, bringing their new ideas about modern design with them.<sup>4</sup>



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<sup>1</sup> Permit # 1146 dated July 14, 1945: John Paul Butler builder, Simonson and Holley architects, residence and garage, cost \$18,000.

<sup>2</sup> Three early émigrés already designing International style architecture in the United States in the 1920s were William Lescaze in New York City and Rudolf Schindler and Richard Neutra in Los Angeles.

<sup>3</sup> Richard Weston, *Twentieth-Century Residential Architecture* (New York, NY: Abbeville Press, 2002).

<sup>4</sup> [Pennsylvania Architectural Field Guide: International Style 1930-1950.](#)

The phrase "International Style" was created in 1932 by curators Henry-Russell Hitchcock and Philip Johnson, in a book to accompany their show "Modern Architecture: International Exhibition" held at the Museum of Modern Art in New York. The aim of the show and the book, International Style: Architecture Since 1922, was to explain and promote what they considered to be an exemplary "modern" style of architecture. Although the exhibition and the book were highly acclaimed, the International style never became a leading style of residential architecture in the United States. It did, however, influence other modern styles, such as the Contemporary style, and was used commercially for many early skyscrapers.

Identifying features of International style residential architecture include rectilinear forms, flat roofs with cantilevers, windows set flush with outer walls often in ribbons, and smooth and unadorned surfaces, usually white stucco, devoid of detailing at doors or windows. The façade composition is generally asymmetrical and on multiple planes, and commonly includes large window grouping, often linear, and expanses of windowless wall surfaces.<sup>5</sup> In the late 1930s, Marcel Breuer introduced the concept of adding a picturesque stone or brick wall to the residence.

The house at 244 Nightingale Trail is a very good example of the International style with its' rectilinear, asymmetrical design with a two-story vertical block and receding one-story horizontal sections all covered with flat roofs. The dwelling is very three dimensional with recurrent protruding and recessed elements accentuated by numerous cantilevers at the roofline.



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<sup>5</sup> Ibid.

The most prominent portion of the front façade is the two-story projecting section with its off-center front entry consisting of a wood entry door surrounded by nine square glass windows on the first story and a full width panel of five glass windows (a wide rectangular window flanked on each side by two narrower, vertical rectangular windows) on the second story. Both the entry and the windows above are deeply recessed from the front plane of the house, which is covered with smooth white stucco and encased by crab orchard stone veneer walls.<sup>6</sup> The flat roof extends out to the front plane of this section creating a cantilever over the second floor windows.



The one-story east wing of the dwelling is the main living and entertaining section and has floor to ceiling three-light sliding glass doors and windows on the north and south elevations, making it bright and giving the residence a modern feel. Set back on the west side of the dwelling is an attached two car garage. Like the house, the garage door is recessed from the flanking stone veneer walls and the flat roof extends out to the front plane creating a cantilever over the door.

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<sup>6</sup> According to an account by the builder, 30,000 pounds of crabby orchard stone veneer walls were imported from Tennessee.



244 Nightingale Trail was considered very modern for its time both on the interior and the exterior. Simonson and Holley designed the house to allow the owner to open the entire first floor living room, great room and dining area to the outside by using custom made wood and glass sliding and stacking doors. The house was nicknamed Fort Butler not only because it was built by and for John Butler but also because the house was constructed of concrete block covered with smooth stucco and 30,000 pounds of crabby orchard stone veneer as well as being built on a floating slab of concrete secured to pilings to help protect the house from flooding.<sup>7</sup>

The house has had a few additions and alterations since its construction in 1946-1947.<sup>8</sup> In 1957, Butler & Oenbrink built a small addition on the western section of the rear of the house and in 1965 they renovated the existing kitchen and added a bay window in the rear.<sup>9</sup> In 1990, the pool and deck in the rear were constructed and in 1992, the carport became an enclosed garage and a window on a recessed portion of the façade between the house and the garage became a door.<sup>10</sup> At unknown dates, the front door was replaced, window openings adjacent to the staircase were altered and the chimneystack above the roofline was modified. These additions did not negatively

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<sup>7</sup> This information came from a pamphlet in the Preservation Foundation of Palm Beach's Nightingale Trail file.

<sup>8</sup> The house was designed by Simonson and Holley in 1945 but not constructed until 1946-1947.

<sup>9</sup> Permit #48257 dated September 20, 1957: Butler & Oenbrink, Addition to rear of the house, \$2200 and Permit #61565 October 14, 1965: John Butler, Owner. Renovate existing kitchen/ Add bay window. Builder-Butler & Oenbrink. Architect – William Beebe. Cost \$1500.

<sup>10</sup> When the carport was enclosed, approximately 12 feet was added to the north to create a proper size garage. Butler Construction Company was the contractor for this work.

alter the architecture of the house and the residence retains its historic architectural significance.

#### **IV. Historical Information**

244 Nightingale Trail was designed and constructed in 1945-1947 shortly after the end of World War II. The Second World War and its aftermath brought significant changes to Palm Beach. During the course of the War the Army stationed tens of thousands of troops in and around Palm Beach County. News reports stated that Palm Beach had “turned the full power of its vast resources both of wealth and talent for war relief measures and civilian defense.” Nonessential construction was halted throughout World War II so there was very little new construction in town during the war years.

Following World War II, Florida had explosive economic and demographic growth. Soldiers came home, America began to recover and reconvert to a peacetime economy. It was a great time with a prosperous economy and plentiful jobs. Thousands of people came to Florida during the war and decided to live and visit afterwards. While the nation’s overall population grew 15% after the war, Florida’s population rose an astonishing 46%.<sup>11</sup> Furthermore, the lifting of wartime restrictions and an increasing supply of materials accelerated Florida’s post-World War II economy with new construction.<sup>12</sup> Despite high costs of supplies, Palm Beach building permits in 1946 outrivaled those of 1925, previously the town’s greatest construction period.<sup>13</sup> It was the start of the second big building boom in Palm Beach.<sup>14</sup>

John P. Butler, the first owner of 244 Nightingale Trail, was also the contractor and builder of the house. At the time, Butler was working for Watts & Sinclair, the prominent building firm that first came to Palm Beach in 1927 to build Cielito Lindo.<sup>15</sup> Butler became a prolific builder, and in 1947 he partnered with August H.

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<sup>11</sup> The 1940 pre-war population of Palm Beach County, nearly 80,000, would grow to almost 115,000 by 1950 and escalate quickly from there.

<sup>12</sup> Augustus Mayhew. Palm Beach: A Greater Grandeur.

<sup>13</sup> Ibid. From 1945 to 1955, the annual totals for building permits increased from \$1 million to \$6 million.

<sup>14</sup> There was another building boom in the Palm Beach’s north end when a number of the grand ocean to lake estates, including El Mirasol, Playa Riente and casa Bendita, were demolished and subdivided into plats for smaller houses.

<sup>15</sup> Cielito Lindo was James and Jessie Donahue’s ocean to lake estate, which are now five residences along Kings Road.

Oenbrink, Sr. to form the construction firm Butler and Oenbrink, which became one of the foremost construction firms in Palm Beach County. Two of their leading projects were the extraordinary Bazaar International and Trylon Tower in Riviera Beach designed by Alfred Browning Parker and the West Palm Beach Municipal Auditorium designed by Bertrand Goldberg.<sup>16</sup> John P. Butler was president of the Palm Beach Contractor's Association and also owned Butler Lumber in West Palm Beach. John Butler and his family lived at 244 Nightingale Trail for 40 years, until it was sold in 1986. From 1986 to 2018 it was owned by a number of different owners including L.W. Little, William J. and Patricia Tracy, Jack and Talbott Maxey and David Baumann and Henriette Meran. All of these owners were excellent stewards of the house by maintaining it to high standards and preserving its historic integrity.

244 Nightingale Trail is likely one of the earliest and last remaining modern style houses designed by Simonson and Holley in Palm Beach. After parting with Holley in 1949, Byron Simonson fully abandoned the classical styles in favor of Modern architecture and became a very sought after architect.<sup>17</sup> Unfortunately most of the houses he designed for Palm Beach clients were torn down after Modernism fell out of favor locally in the 1980s.<sup>18</sup> Fortunately, 244 Nightingale Trail was spared.

## **V. Architects Biographies**

### **Byron Simonson**

Byron “Bud” Simonson was born in Milwaukee, Wisconsin on December 9, 1902. He attended Milwaukee State Teachers College from 1920 – 1923. He then attended the Chicago Institute of Fine and Applied Arts and the Ray School of Design for a year. After college, Simonson became affiliated with Clas, Shepherd and Clas in

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<sup>16</sup> The Bazaar International and Trylon Tower were constructed in 1960 and the Municipal Auditorium was constructed in 1965-1967. Other commercial buildings constructed by Butler & Oenbrink include Town House Hotel, St. Juliana's Church, Park Place Cooperative Apartments, Sea Breeze Hotel, Rosarian Academy, Monastery and Retreat House for Passionate Fathers, Fourth District Court of Appeals Building, Breakers west Golf Club and the WIRKTV Tower and Antenna.

<sup>17</sup> Simonson's name on a “For Sale Sign” was a buyer's lure, evidence of the architect's popularity. Palm Beach Post, 3 February 2012.

<sup>18</sup> As recently as 2009, Simonson's Mid-Century Modern aerodynamic design at 123 Via Fontana was demolished.

Milwaukee, and then York and Sawyer in New York.<sup>19</sup> Simonson moved to Palm Beach and served as chief draftsman for Addison Mizner from 1930 until Mizner's death in 1933. From 1933-1942, Simonson was the chief designer for Treanor and Fatio. On April 28, 1944, Simonson applied to the State of Florida for licensure as an architect, which was granted with certificate #AR0001418 on January 11, 1945. Upon receiving his Florida architectural license, Byron Simonson formed a partnership with Maurice E. Holley, which thrived until they dissolved the partnership in 1949, at which time Simonson began to practice under his own name. He acquired a N.C.A.R.B. certification and was active in the Palm Beach Chapter of the A.I.A.<sup>20</sup>

Byron Simonson's most prominent work in Palm Beach is British Colonial style Colony Hotel he designed in 1946-1947. It was the first post World War II hotel constructed in Palm Beach to meet the growing demand of tourists to the Island. Another important project in Palm Beach was his ingenious plan in 1946 to save the Wyeth-designed Donahue mansion Cielito Lindo by subdividing the ocean to lake property into the nineteen-lot Ocean Boulevard Estates subdivision and then partitioning the Cielito Lindo estate into five residences.

In the 1950's, Simonson "renounced the arches and columns of classical styles" for Mid-Century Modernism. The former La Coquille Club in Manalapan was considered a modernist masterpiece popular with the jet set and for a time put Simonson in the top tier of Palm Beach's society architects.<sup>21</sup> Built in 1952 for Spelman Prentice, John D. Rockefeller's grandson, "the club's flat-roofed buildings were so stunningly avant-garde that the year after it opened, awed Florida AIA members held their meeting at the club and high society loved its minimalist elegance."<sup>22</sup> Simonson became one of the areas most prominent modern architects in the post-war building boom of the 1950s but unfortunately most of his Palm Beach houses were torn down after modernism fell out of favor locally in the 1980s.

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<sup>19</sup> Clas, Shepherd & Clas was a prestigious architectural firm in Milwaukee, Wisconsin that designed many buildings that are listed on the National Register of Historic Places. The architectural firm of York and Sawyer produced many outstanding structures, exemplary of Beaux-Arts architecture as it was practiced in the United States. The partners Edward York and Philip Sawyer, had both trained in the office of McKim, Mead, and White. In 1898, they established their independent firm, based in New York City.

<sup>20</sup> N.C.A.R.B is the National Council of Architectural Registration Boards.

<sup>21</sup> The La Coquille Club was demolished in 1985 to make room for the Ritz Hotel (now Eau Palm Beach).

<sup>22</sup> Augustus Mayhew, New York Social Diary.

Byron and Frances Simonson had two children, Dawn and Byron Douglas. The Simonson family summered at their Tioga Coach House in Sapphire Valley, North Carolina where Byron also designed a number of Mid-Century Modern houses. Byron Simonson passed away in 1972.

## **Maurice Etheridge Holley**

Maurice E. “Buster” Holley was born in West Palm Beach, Florida on November 22, 1905. He received a Bachelor of Science in Architecture degree from the University of Florida in 1930. He worked for a draftsman for Henry Stephen Harvey in 1929 and Addison Mizner in 1930. On May 30, 1936 he applied to sit for the Florida State Architectural examination from his address at 155 Worth Avenue in Palm Beach and was awarded Certificate # AR0000179 on June 17, 1937. He continued to work for several local architects and for the Defense Effort until 1944 when he entered into partnership with Byron Simonson as Simonson & Holley, Architects. That association flourished until it was dissolved by mutual consent in 1949 and “Bus” Holley returned to practice under his own name. Like many other architects, he was a man of many talents, skills and interests. He was a licensed aircraft pilot, an amateur “Ham” radio operator, a handwriting analysis expert, and a photography buff. “Bus” was active in the Palm Beach Chapter of the American Institute of Architects, serving as its president in 1953. He was also active in West Palm Beach civic and political activities, serving on the West Palm Beach Planning Board for several years and as Mayor of West Palm Beach for one term. Maurice “Bus” Holley passed away in 1969, at the age of 64.

## **VI. Statement of Significance**

Designed by Simonson and Holley in 1945, 244 Nightingale Trail is a rare example of a mid-century International style house in Palm Beach. At a time when many houses were being constructed on speculation to keep up the growing Post war demand for housing in Palm Beach, this house was designed and built by the long-time owner John P. Butler.

## **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.”**

244 Nightingale Trail was constructed in 1946-1947 during the Island’s second boom time era. Following World War II, Florida had explosive economic and demographic growth and the lifting of wartime restrictions coupled with an increasing supply of materials accelerated Florida’s post-World War II economy with new construction. Palm Beach’s north end received a surge in single-family residential development and 244 Nightingale Trail was part of this significant development.

- (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.”**

244 Nightingale Trail is a very good example of the International Style of architecture. The house’s rectilinear, asymmetrical design with multiple planes, large window groupings and flat roofs with cantilevers are important features of residential architecture in the International Style.

- (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.”**

244 Nightingale Trail is a notable work of Palm Beach architects Byron Simonson and Maurice Holley. Simonson & Holley were prominent architects best known in Palm Beach for their design of The Colony Hotel. Byron Simonson, in particular, was highly recognized for his Modern designs and 244 Nightingale Trail is most likely his earliest and longest standing Modern designs in Palm Beach.

## **VIII. Selected Bibliography**

Curl, Donald W. Palm Beach County: An Illustrated History. Northridge, California: Windsor Publications, Inc., 1987.

Drake, Lynn Lasseter and Richard A. Marconi with the Historical Society of Palm Beach County. Images of America: West Palm Beach 1893 – 1950. Charleston, South Carolina: Arcadia Publishing, 2006.

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Marconi, Richard A. and Debi Murray with the Historical Society of Palm Beach County. Images of America: Palm Beach. Charleston, South Carolina: Arcadia Publishing, 2009.

Mayhew, Augustus. Lost in Wonderland: Reflections on Palm Beach. West Palm Beach, FL: Palm Beach Editorial Services, 2012.

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

O'Sullivan, Maureen. Palm Beach: Then and Now. West Palm Beach, FL: Lickle Publishing Inc. in association with the Historical Society of Palm Beach County, 2004.

Palm Beach Daily News and Palm Beach Post. Archived Articles 1940 – 2018.

Preservation Foundation of Palm Beach. Nightingale Trail File

Sanborn Insurance Maps. 1924 updated to 1952.

Town of Palm Beach. Building Permits and Microfiche Records 1945– 2018.

West Palm Beach City Directories. Palm Beach Section, 1945 – 1979.

## IX. Florida Master Site File Form



### HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # PB07916  
 Recorder # Day, Jane  
 Field Date 10/20/2010  
 Form Date 12/8/2010  
 Form No 201010  
 Form No = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

#### GENERAL INFORMATION

Site Name (address if none) Jack Maxey, 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>244</u>		<u>Nightingale</u>	<u>Trail</u>	

Cross Streets (nearest/ between) North Lake Way and North Ocean Way  
 City / Town (within 3 miles) Town of Palm Beach In Current City Limits? YES  
 County Palm Beach Tax Parcel #(s) 50-43-43-03-09-000-0490  
 Subdivision Name Mockingbird Trail TR Block \_\_\_\_\_ Lot 49  
 Ownership Private Individual  
 Name of Public Tract (e.g., park) \_\_\_\_\_  
 Route to (especially if no street address) On the south side of Nightingale between North Lake Way and North Ocean Way

#### MAPPING

USGS 7.5' Map Name \_\_\_\_\_ Publication Date \_\_\_\_\_ >> PAIM BEACH;1986  
 Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_ 1/4 section: \_\_\_\_\_ >> 438 ;438 ;62;Irrelevant-irregular  
 Irregular Section Name: \_\_\_\_\_  
 Landgrant \_\_\_\_\_  
 UTM: Zone \_\_\_\_\_ Easting \_\_\_\_\_ Northing \_\_\_\_\_  
 Plat or Other Map (map's name, location) \_\_\_\_\_

#### DESCRIPTION

Style International Other Style \_\_\_\_\_  
 Exterior Plan Irregular Other Exterior Plan \_\_\_\_\_  
 Number of Stories 2  
 Structural System(s) \_\_\_\_\_ >> Concrete block  
 Other Structural System(s) \_\_\_\_\_  
 Foundation Type(s) \_\_\_\_\_ >> Slab  
 Other Foundation Types \_\_\_\_\_  
 Foundation Material(s) \_\_\_\_\_ >> Poured Concrete Footing  
 Other Foundation Material(s) \_\_\_\_\_  
 Exterior Fabric(s) \_\_\_\_\_ >> Stucco  
 Other Exterior Fabric(s) \_\_\_\_\_  
 Roof Type(s) \_\_\_\_\_ >> Flat  
 Other Roof Type(s) \_\_\_\_\_  
 Roof Material(s) \_\_\_\_\_ >> Tar & gravel  
 Other Roof Material(s) \_\_\_\_\_  
 Roof Secondary Structure(s) (dormers etc) \_\_\_\_\_ >> \_\_\_\_\_  
 Other Roof Secondary Structure(s) \_\_\_\_\_  
 Number of Chimneys \_\_\_\_\_  
 Chimney Material \_\_\_\_\_  
 Other Chimney Material(s) \_\_\_\_\_  
 Chimney Location(s) \_\_\_\_\_

# HISTORICAL STRUCTURE FORM

8PB07916

## DESCRIPTION (continued)

Window Descriptions 8/8 DHS, fixed

Main Entrance Description (stylistic details) non the north facade under large section of blank wall

Porches: #open 1 #closed      #incised      Location(s) entry - n

Porch Roof Types(s) flat

Exterior Ornament stone

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)     

## HISTORY

Construction year 1946

Architect (last name first): Simonson and Holley

Builder (last name first): Butler, J. P.

### Changes in Locations or Conditions

Type of Change

Year of Change

Date Change Noted

Description of Changes

>> Rehabilitated to standards; 2004; 6/10/2004;

### Structure Use History

Use

Year Use Started

Year Use Ended

>> Private residence; 1946;

Other Structure Uses     

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

## RESEARCH METHODS

Research Methods     

>> Examine local property records

Other research methods windshield, tax

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

YES

Name of Local Register if Eligible Town of Palm Beach Landmark

Individually Eligible for National Register? INSUFF. INFO

INSUFF. INFO

Potential Contributor to NR District? NO

NO

Area(s) of historical significance     

>> Architecture

Other Historical Associations     

Explanation of Evaluation (required) This is a rare example of the International style at the north end of Palm Beach Island. It is worthy of consideration for local landmarking.

# HISTORICAL STRUCTURE FORM

8PB07916

## 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  
Recorder Address / Phone 728 Granada Dr., Boca Raton, FL 33432 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>NRM</u> Form Quality Ranking: <u>NEW</u> Form Status Code: <u>SCAF</u>  Supplement Information Status: <u>NO SUPPLEMENT</u> Supplement File Status: <u>NO SUPPLEMENT FILE</u>  Form Comments: _____ _____ _____	<b>SHPO's Evaluation of Resource</b> Date _____         FMSF Staffer: _____ Computer Entry Date: <u>11/14/2004</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"