

215 El Bravo Way



DESIGNATION REPORT

February 19, 2020

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

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Report produced by Murphy Stillings, LLC

I. General Information

Location: 215 El Bravo way
Palm Beach, Florida

Date of Construction: 1934

First Owner: George Jessel & Norma Talmadge

Architect: Howard Major

Builder/Contractor: Arnold Construction Company

Present Owner: George E. Summers

Present Use: Single Family Dwelling

Present Zoning: RA

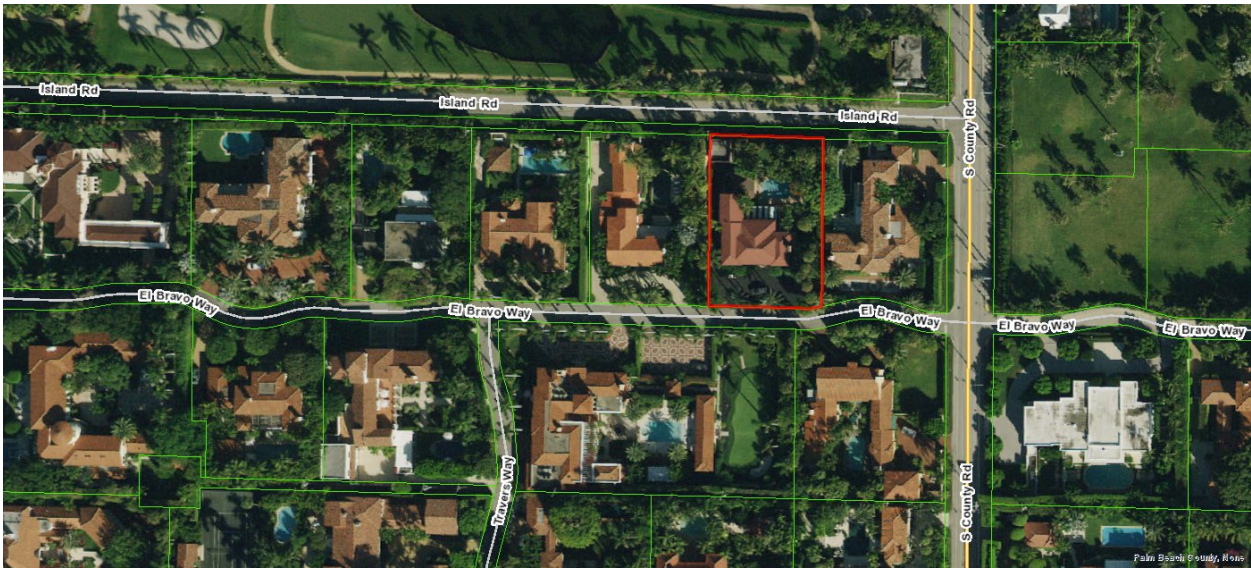
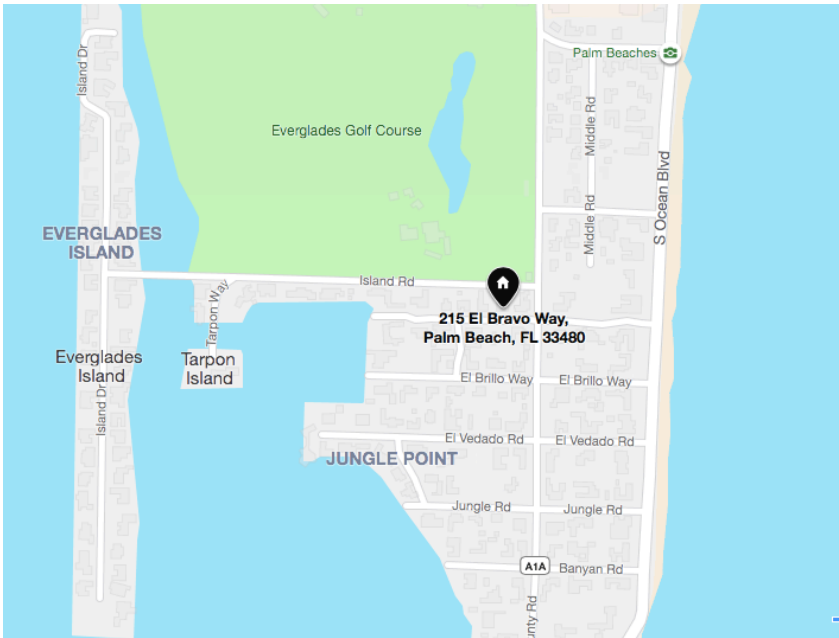
Palm Beach County

Tax Folio Number: 50-43-43-27-06-000-0081

Current Legal Description: Supplementary Plat of El Bravo Park West 110.72
Feet of Lot 8

II. Location Map

215 El Bravo Way



III. Architectural Information

The residence at 215 El Bravo Way in Palm Beach's Estate Section was designed in the Monterey style by Howard Major, one of Palm Beach's most important architect's. The well established Palm Beach contractor and builder, Arnold Construction Company, built the residence and garage in 1934 as a speculative house for approximately \$30,000. It is located on the north side of El Bravo Way between South County Road and Travers Way on a deep lot that stretches from El Bravo Way to Island Road with views of the Everglades Club golf course. The front yard features a circular driveway with an extension of the driveway leading back to the one-story two-car garage. The attractive landscaping in both the front and rear yards adds to the beauty of the property.



215 El Bravo Way is an excellent example of Howard Major's interpretation of the Monterey style of architecture. The Monterey style originated in California and was especially popular in the United States between 1930 and 1950. It was a fusion of revival styles including Spanish Colonial, British Colonial and French Creole. The result was designs that were mostly two-story residences with the main identifying feature being a second floor, cantilevered, open-air balcony covered by the principal roof. Decorative detailing of Monterey residences is often confined

to the balcony railing, which are typically styled in wood or iron. The roofs were characteristically low-pitched with a side-facing gable or hipped roof. Spanish materials, including stucco finishes and decorative tiles, are often found in Monterey houses.

The two-story Monterey style residence at 215 El Bravo Way is constructed of concrete block surfaced with smooth stucco and features low-pitched hip roofs with overhanging eaves surfaced with flat concrete tiles. The front façade of the L-shaped residence is composed of a central section with projecting wings on each side. A chimney is located on the east exterior wall.



The central portion of the residence contains the focal point of the house, a second-story cantilevered balcony with elegant ornamental metal railing and posts. There is also a scalloped band at the cornice line of this balcony. The first floor of the central section below the balcony contains the main entrance with a decorative glass and metal entry door and transom flanked by full-height shutters. To the east and west of the door are smaller four-over-four double-hung sash windows. The second floor of this center section contains multi-light French doors in the center leading out to the balcony with six-over-six double-hung sash windows on either

side. The dwelling's wings feature six-over-six double hung sash windows on the both the first and second stories and they are covered with hip roofs surfaced with flat concrete tiles. Wood louvered shutters flank these windows and doors. Like other traditional Monterey houses, 215 El Bravo Way incorporates ranked facades with façade setbacks and multi-level rooflines. The rear of the dwelling also features a second-story cantilevered balcony with multiple French doors and a decorative railing, double-hung windows flanked by shutters and multiple hipped roofs and one gable-end roof all covered with flat concrete tiles. The rear has a lovely patio and pool area and is beautifully landscaped with views of the Everglades Club golf course. Overall, the house has a very classic Monterey design incorporating British, French and Spanish elements.



Detail of Second Floor Front Balcony

During the dwellings eighty-six year history there have been minimal changes to the property. In 1992, a second-story addition and a pool house were added to the rear of the house. Though the pool house has a steeply pitched hipped roof covered with metal roofing it is complimentary in the size, scale and construction materials to the main dwelling. The second-story addition was also very complimentary to the original Monterey style of the house. Over the years on the main dwelling, the roof was repaired and replaced, air-conditioning installed, shutters replaced, the interior was renovated and a swimming pool was added. Due to the sensitive pool house and rear addition and very minimal other changes, the original architectural integrity of the dwelling remains very intact.



Rear (North) Façade

IV. Historical Information

By World War I, Henry Flagler had established Palm Beach as the winter capital of American high society. During the early years, most visitors stayed at Flagler's grand Royal Poinciana or Breaker's Hotel. However, by the 1920s, many seasonal visitors built or purchased houses for the winter season and the ensuing building boom radically changed the face of the small community with grand estates, fine commercial corridors and numerous platted subdivisions.

El Bravo Park was originally a 27-acre ocean to lake property with 700 feet fronting both the ocean and the lake. Frank H. Clement, a prominent Palm Beach winter resident and engineer of national reputation, purchased the property with the intention of creating his own estate. However, by 1920, he "responded to the demand for villa sites" and began making significant road, underground and landscape improvements.¹ Newspaper articles in the early 1920s praised the high standards set for El Bravo Park, calling it a 'bright jewel in a brilliant setting'. Divided into only 36 lots and two streets (El Bravo Way and El Brillo Way), each lot was not offered for sale but rather "available for purchase" under conditions that required the owner to construct "a house of a type to correspond with the

¹ Palm Beach Post, March 25, 1920, "Frank H. Clement to Spend \$175,000 in Developing Lake-To-Ocean

general scheme of the fine improvements.”² In 1921, Addison Mizner and Marion Sims Wyeth were the first two architects to design villas in El Bravo Park. Both houses were designed in the Mediterranean Revival style that had become the style most in vogue for new Palm Beach architecture in the 1920s.

The South Florida land and building boom reached its height in late 1925, and by 1927, the “Boom Times” were ending for much of South Florida as speculation had pushed prices so high that speculators and developers could no longer find buyers and many banks in the state failed. Fortunately, for Palm Beach, the land bust did not drastically affect many of the seasonal residents and real estate development on the island slowed but did not halt.

The house at 215 El Bravo Way was developed during the late Depression/New Deal Era of the mid-1930s. The end of the Boom Time Era and ensuing Depression in Palm Beach had signaled a change in the construction of residences, with many owners seeking mid-size residences in classic designs rather than the ornate Mediterranean Revival style estates built during the 1920s Land Boom. By the mid 1930s, Palm Beach started to experience a post Depression building boom that included buildings like 215 El Bravo Way built on speculation by successful contracting firms, such as the foremost firm Arnold Construction Company.

A November 22, 1936 article in the Palm Beach Post-Times titled “Construction Enters Third Era of Design: Majority of Homes Now Being Erected Are of Moderate Sized Type – Showplaces Are Now Things of Former Years” describes the change in building trends:

“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 the 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.

² Palm Beach Post, February 20, 1921, “El Bravo, Palm Beach Development Is Bright Jewel in Brilliant Setting.”

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 succeeded the elaborate.

In brief, Palm Beach houses are becoming homes rather than showplaces. The current cycle of architectural fashion has replaced the Spanish, just as after 1918, Addison Mizner's palatial designs took the place of early barn-like structures of the pioneer era.”³

The second half of the 1930s was also a busy time in Howard Major's career as well as the beginning of additional growth in Palm Beach's prized Estate Section. During the mid-1930s, Major designed 830 South Ocean Boulevard for Henry & Blanche Ittleton, a British Colonial house for Kenneth Williamson at 167 Seaview Avenue, a Bermuda style residence for W. T. Grant, and a pair of cottages at Phipps Plaza for the Palm Beach Company.⁴ During the same pre-WW II era, Major also designed a classical style residence for Thomas Wright at 234 El Brillo Way as well as homes on Tangier Avenue and Queens Lane.

In August of 1935, George Jessel and his wife Norma Talmadge, purchased 215 El Bravo Way for \$57,500. George Jessel was a vaudeville comedian and actor who became known as the “Toastmaster General of the United States.” Jessel's career spanned seven decades beginning with childhood stardom. Although his greatest fame came before World War II, including his celebrated success in the 1925 production of the play *The Jazz Singer*, Jessel was known to later generations through his appearances on radio and television talk shows, his performances in movies and with the nostalgia tours as well as his appearances on the banquet circuit as a toastmaster. Norma Talmadge was an actress and film producer of the silent movie era. A major box office draw for more than a decade, her career reached a peak in the early 1920s when she ranked among the most popular idols

³ “Construction Enters Third Era of Design: Majority of Homes Now Being Erected Are of Moderate Sized Type – Showplaces Are Now Things of Former Years.” Palm Beach Post-Times, 22 November 1936. The article also noted that some Spanish style houses were being converted into the new British Colonial style.

⁴ The two houses Major designed in Phipps Plaza are 224 and 228 Phipps Plaza, both designed in 1939 in the frame vernacular style.

of the American screen. George Jessel and Norma Talmadge were married in 1934 and lived at 252 Clarke Avenue before purchasing 215 El Bravo Way as the house's first owners in 1935. While living in Palm Beach, George Jessel was known to make appearances at local clubs and theaters.

George Jessel and Norma Talmadge divorced in 1939 and by then they had sold 215 El Bravo Way. The house was often vacant during the War years until Gray and Charlotte Foster purchased the house in 1946 and lived there for twenty-three years raising their two son's E. Hegeman Foster and Ridgely Foster in the house. Subsequent owners include John N. Bauman⁵, Pierce Richards, Adelaide Rorer Richards & William H. Rorer, III, E. Burke Ross & Ashley Burke and Adele Wells Meyer. The current owner of the property, George E. Summers, purchased 215 El Bravo Way in 1993 and has been a wonderful steward of the property for the past 27 years.

V. Architect's & Builder's Biographies

Howard Major

Howard Brougham Major (1882–1974) was born in New York, the grandson of a lithographer and the son of a printer's artist. Major studied at the Pratt Institute and the New York Atelier of Beaux-Arts. As the chief draftsman for architect Charles Alonzo Rich, he designed a building at Dartmouth College and country houses for Long Island socialites. He opened his own firm on Fifth Avenue and married Katherine Clark (1899-1958) in 1920, with whom he traveled overseas during most of 1920 and 1921. In 1923 he joined Addison Mizner's firm and began his Palm Beach career by designing Spanish style houses for Nelson Odman and Richard Cowell in Palm Beach, and Howard Whitney in Gulfstream.

Although Major started his Florida career in the Spanish style he soon became disenchanted with the results and opened his own architectural office. In a 1926 article for Architectural Forum entitled "A Theory Relating to Spanish and Italian

⁵ John Bauman was the chairman of the board and chief executive officer of White Motor Corporation, a giant truck manufacturer. He was the man whose efforts were credited as helping to keep the American trucking fleet rolling during World War II.

Houses in Florida." he suggested that other styles of architecture were more appropriate to the Florida climate and the "national character." Major also was the author of a book entitled Domestic Architecture of the Early American Republic: The Greek Revival. He favored the Greek Revival style and was also a proponent of the British Colonial style and all its variants, including the Monterey style.

In Palm Beach Howard Major is best known for designing "Major Alley," a small complex of six Bermuda style town homes constructed on Peruvian Avenue in 1925. These homes are currently listed as Landmarks of the Town of Palm Beach. He also completed a home for Charles Merrill called "Merrill's Landing" that has been demolished. After the Depression, Major's more subdued style became more popular when showplaces may have been considered in poor taste. Some examples of Major's residential work that are protected by the Palm Beach Landmarks Preservation Commission, include Major Alley at 417 Peruvian Avenue, 235 Banyan Road, 234 El Bravo Way, 124 Via Bethesda, 745 Hi-Mount Road, 270 Queens Lane, 135 El Vedado Road, 224 and 228 Phipps Plaza, and 421 Peruvian Avenue. In 1929, Major renovated one of the earliest Palm Beach houses to be landmarked, the Vicarage on North Lake Way built in 1897, and the Majors lived there for many years.

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

The following excerpt from Gene Pandula's "Architects on Architects Talk" provides additional insight into the architectural career of Howard Major:

"Like Addison Mizner, architect Howard Major designed country homes on Long Island, N.Y., in the early days of his career before opening shop in Palm Beach. Major began working for Mizner's Worth Avenue office in 1923 and moved to Palm Beach two years later. The two could not have been more different in their professional approach and preferences. Mizner learned architectural design through an apprenticeship; Major

gained a formal education in architecture in New York. Mizner was known for having a pet monkey and a more freewheeling design process. Though Mizner's design of The Everglades Club and other projects made Mediterranean Revival style the dominant style in Palm Beach, Major carved out a successful career designing homes in the Greek Revival, Georgian and British Colonial styles.

Major was a cerebral person. He did research. He formed theses and opinion and his practice was rigorous in putting these ideas forward. Major's book, The Domestic Architecture of the Early American Republic: The Greek Revival, was published in 1926. He believed very strongly that America had a style of architecture. Major had two reasons for writing the book. One was to bring to light the fallacy of the impression that the 19th century was devoid of artistic expression. And the second was to place before the public irrefutable evidence that Greek Revival is America's national expression in architecture — the classic revival of the Greece and Rome styles perhaps more accurately called the federal style. Major didn't use the latter label because he didn't want to confuse people.

Though Major also designed Mediterranean Revival style houses in Palm Beach, he was the first to criticize it. The style became popular in Palm Beach but he believed it was not being refined for the United States from its origins. And he bases those comments on travels to Cuba, to Spain, to Portugal and other locales where he was very studious about crafting articles about essentially Spanish architecture. He claims it was not a simple matter for the Anglo-Saxon to assimilate to this form of architecture. Major even had a series of eight articles published in The Palm Beach Post dissecting Mediterranean Revival style that were designed to prod his cohorts into better design. He wanted architectural restraint.⁶

⁶ Rogers, David. "Howard Major 'Rigorous' in Putting Idea Forward, Pandula says in Architect's Talk." Palm Beach Daily News. 22 January 2011.

Arnold Construction Company

The Arnold Construction Company, headed by James Y. and W. H. Arnold, was a leading construction company in Palm Beach from the 1920s through the 1970s. The Arnolds arrived in Palm Beach in 1925 during the Florida land and building boom. In addition to building countless houses of varying sizes and styles, they also constructed hospitals, churches, apartment buildings, country clubs and other commercial buildings throughout Florida. In Palm Beach, Arnold Construction Company worked with all of the prominent architects and built a number of the early grand estates and significant mid-town houses.

A few of the grand estates and significant in-town houses built by Arnold Construction Company include The Kennedy Estate on North Ocean Boulevard, E.Z. Nutting House Nuestro Paridiso on South Ocean Boulevard (Julius Jacobs), the Moffett House on South Ocean Boulevard (John Volk), the Charles Manning House on Clarke Avenue (Howard Major), the John Rutherford House on North Lake Trail (Treanor & Fatio), the Ernest Howe Residence on Clarke Avenue (Howard Major), and many others. They also built the esteemed St. Edwards Church and Rectory just north of the Town's original main street on North County Road. The company's files were lost in a fire so there is no complete record of their projects. These projects were noted in newspaper articles in files at the Historical Society of Palm Beach County and in the Palm Beach Post online archives.

In the 1930's, Arnold Construction Company formed Palm Beach Modern Homes as their chief development company. The company hired the best architects in Palm Beach to design a series of "spec" houses on Pendleton Avenue and Pendleton Lane. Nearly half of the original structures were designed by John L. Volk, but Maurice Fatio, Howard Major, Gustav Maass, Marion Syms Wyeth, Howard Chilton and Belford Shumate all had part in designing houses on the street. The Arnold Construction Company built and financed other speculation houses throughout Palm Beach such as 215 El Bravo Way and continued to build houses and commercial buildings in Florida and surrounding states into the 1970s when the company became a division of McCloskey and Company.

VI. Statement of Significance

215 El Bravo Way is significant as a very good example of the Monterey style of architecture as interpreted by the accomplished architect Howard Major and financed and constructed by the prominent and prolific contractors Arnold Construction Company. The dwelling has had excellent stewards of its architecture for eighty-six years and it retains its important historic architectural integrity.

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 215 El Bravo Way was built in 1934 during the late Depression/New Deal Era. The end of the Boom Time Era in Palm Beach had signaled a change in development and construction of residences. Although Palm Beach remained a haven for the wealthy during the Depression and New Deal Era, the Monterey style residence at 215 El Bravo Way exemplifies the trend of moving away from the large, ornate, Mediterranean Revival style estates to more traditional styles of architecture and architect Howard Major was one of the leading architects to institute this change. At the time it was termed the third era of design in Palm Beach, following the Pioneer era and the Spanish Era. The dwelling’s first owners, George Jessel and Norma Talmadge, were famous celebrities, which adds to the social history of the house.

(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 215 El Bravo Way is an excellent example of Howard Major’s skillful interpretation of the Monterey style of architecture. The dwelling’s second story, cantilevered balcony with a beautiful ornamental metal railing and posts serves as the focal point of the house, as found in many Monterey style houses. The dwelling shows English influence in its symmetrical front façade and double-hung windows flanked by shutters, French influence in the second story ornate wrought iron balcony and French doors and Spanish influence in the stucco finish and varied rooflines.

(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.”

Howard Major was one of the premier architects in Palm Beach beginning work on the Island in 1923 after a prosperous career designing country houses in New York. He was known for breaking away from the Mediterranean Revival style and promoting through both his designs and writings other styles such as the British Colonial and Monterey that he believed were more appropriate for the south Florida climate and his Palm Beach clientele. The house at 215 El Bravo Way is an excellent example of one of Major’s Monterey designs so fitting for Palm Beach and the prominent Estate Section.

VIII. Selected Bibliography

Historical Society of Palm Beach County. Howard Major File.

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Mayhew, Augustus. "America First: Howard Major at Palm Beach." New York Social Diary. 12 January 2012.

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IX. Florida Master Site File Form



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # PB04193

Recorder # Jane S. Day

Field Date 7/17/2010

Form Date 9/19/2010

Form No 201007

Form No = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) George E. Summers, 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>215</u>		<u>El Bravo</u>	<u>Way</u>	

Cross Streets (nearest/ between) S. County Road and Lake Worth

City / Town (within 3 miles) Town of Palm Beach In Current City Limits? YES

County Palm Beach Tax Parcel #(s) 50-43-43-27-06-000-0081

Subdivision Name El Bravo Park Block _____ Lot 8

Ownership Private Individual

Name of Public Tract (e.g., park) _____

Route to (especially if no street address) On the northwest corner of El Bravo Way and S. County Rd. backing onto Island Road.

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> PALM BEACH; 1986

Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 43S ; 43E ; 27; UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____ Easting _____ Northing _____

Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Montarey Other Style _____

Exterior Plan Irregular Other Exterior Plan _____

Number of Stories 2

Structural System(s) _____ >> Concrete block

Other Structural System(s) _____

Foundation Type(s) _____ >> Continuous

Other Foundation Types _____

Foundation Material(s) _____ >> Concrete Block

Other Foundation Material(s) _____

Exterior Fabric(s) _____ >> Stucco

Other Exterior Fabric(s) _____

Roof Type(s) _____ >> Hip

Other Roof Type(s) _____

Roof Material(s) _____ >> Concrete tile

Other Roof Material(s) _____

Roof Secondary Structure(s) (dormers etc) _____ >> _____

Other Roof Secondary Structure(s) _____

Number of Chimneys 1

Chimney Material Brick

Other Chimney Material(s) _____

Chimney Location(s) east exterior wall

HISTORICAL STRUCTURE FORM

8PB04193

DESCRIPTION (continued)

Window Descriptions 6/6 DHS

Main Entrance Description (stylistic details) On the south facade under the cantilevered balcony

Porches: #open #closed #incised 1 Location(s) 2nd floor balcony

Porch Roof Type(s) incused under main roof

Exterior Ornament decorative metal railings and posts, shutters, glazed tile

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 1934

Architect (last name first): Major, Howard

Builder (last name first): Arnold Construction Co.

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use Year Use Started Year Use Ended >> Private residence; 1934;

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? YES

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 Monterey style house by Howard Major was designed in 1934. It is worthy of local designation.

HISTORICAL STRUCTURE FORM

8PB04193

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. 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>8110</u> Form Type Code: <u>NORM</u> Form Quality Ranking: <u>NEW</u> Form Status Code: <u>SCAT</u>	SHPO's Evaluation of Resource Date: _____
Supplement Information Status: <u>NO SUPPLEMENT</u> Supplement File Status: <u>NO SUPPLEMENT FILE</u>	FMSF Staffer: _____ Computer Entry Date: <u>9/19/2010</u>
Form Comments: _____ _____ _____	

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"