

137 Kings Road



DESIGNATION REPORT

January 22, 2020

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

137 Kings Road

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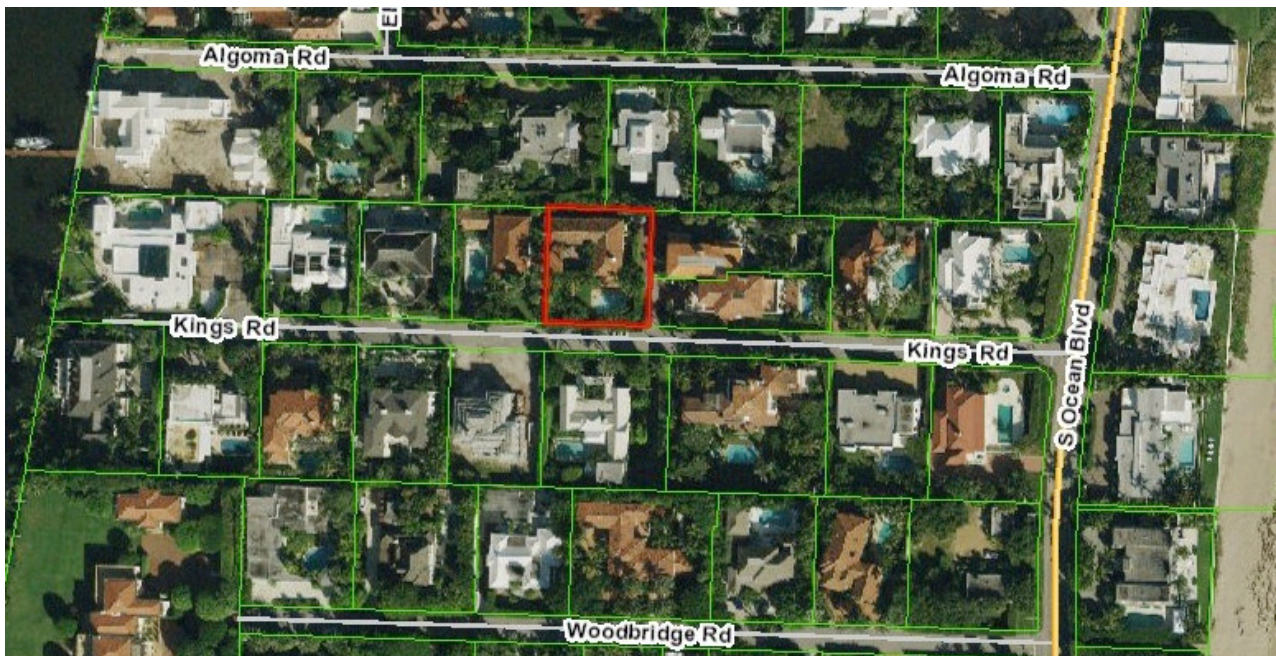
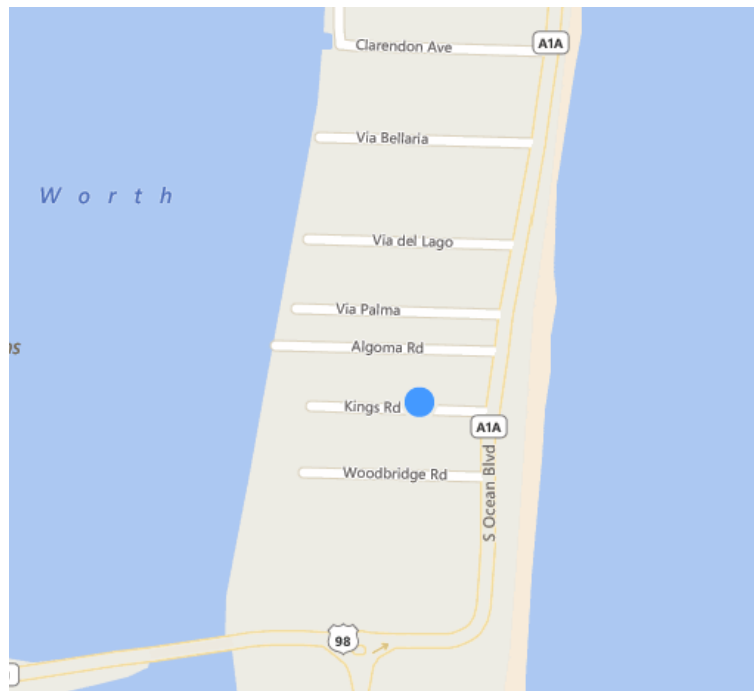
Report produced by Murphy Stillings, LLC

I. General Information

Location:	137 Kings Road Palm Beach, Florida
Date of Construction:	1927
Historic Name:	Cielito Lindo
Current Name:	Casa Del Sol
First Owner:	James P. and Jessie Donahue
Architect:	Marion Sims Wyeth
Builder/Contractor:	William Watts, Jr.; Watts and Sinclair
Architect of Subdivided Estate:	Byron Simonson
Contractor of Subdivided Estate:	Smith, Yetter & Griffin
Present Owner:	Eric and Lucinda Stonestrom
Present Use:	Residential
Present Zoning:	R-A
Palm Beach County Tax Folio Number:	50-43-43-35-04-000-0050
Current Legal Description:	Boulevard Estates Palm Beach Lot 5

II. Location Map

137 Kings Road



III. Historical Information

137 Kings Road is a distinctive dwelling located on the north side of Kings Road just west of South Ocean Boulevard in Palm Beach's Boulevard Estates Subdivision. The house was originally the 5-car garage and separate laundry house of Cielito Lindo, one of Palm Beach's finest estates, designed by Marion Sims Wyeth and constructed by Watt and Sinclair in 1927. Cielito Lindo, meaning "A Little Piece of Heaven," was the 45,000 square-foot winter home of Jessie Woolworth Donahue and her husband James P. Donahue. The mansion and accessory buildings were originally constructed on the vast 300-foot wide lake-to-ocean parcel between what is now Woodbridge Road and Algoma Road.

By World War I, Henry Flagler had established Palm Beach as the winter capital of American high society. Most came by rail and stayed for the early January to February 22nd season at one of Flagler's luxury hotels, the Royal Poinciana or the Breakers. However, following World War I, this practice shifted as the season became longer and many of the society's wealthy built grand mansions along the ocean and lake. The early architect of choice was Addison Mizner who had come to Palm Beach with Paris Singer in 1918 and designed Singer's Mediterranean Revival-style Everglades Club in 1918-1919. The club not only became the new center of social life for Palm Beach's wealthiest and most socially prominent residents, but it also introduced Mizner's Mediterranean Revival style to the island. Society leaders Eva and Edward Stotesbury were the first to commission Mizner to design a grand Mediterranean Revival style estate for their winter residence. The resulting El Mirasol, on a vast oceanfront property, provided a superb setting for the Stotesbury's extensive entertaining. With El Mirasol setting the precedent, owning a fashionable Mediterranean Revival-style estate became a symbol of prestige and a place to entertain for Palm Beach's affluent winter residents.

James P. Donahue and his wife Jessie Woolworth Donahue started spending the winter season in Palm Beach in the early 1920s, arriving in their lavish private railcar, Japauldon, and staying at the Everglades Club where they entertained extensively.¹ Jessie Woolworth Donahue was the youngest of three daughters of Franklin Winfield Woolworth, the five-and-dime store magnate who was one of the wealthiest men in America at the time of his death in 1919. When her

¹ Japauldon was named for James Paul Donahue.

mother, Jennie Creighton Woolworth, died in 1921, Jessie and her sister Helena Woolworth McCann and her niece Barbara Hutton, shared in the huge fortune.²

The South Florida Land and Building Boom reached its height in late 1925, but by 1926, the “Boom Times” were ending as speculation had pushed prices so high that speculators and developers could no longer find buyers and many banks in the state failed. However, while much of South Florida suffered from this real estate bust, the Palm Beach winter colonists and real estate on the island was not dramatically affected. A February 27, 1927 Palm Beach Times article titled, “Much Activity Indicated in New Projects: Several Homes to be Built at Resort” addressed this issue:

“Every indication that there will be plenty of activity in the building trades in Palm Beach during the coming summer is evidenced in the announcement of a number of private homes and apartments to be constructed in the winter colony. The announcement of increased building activity comes as encouraging to many tradesmen who feared that with the completion of the Bath and Tennis Club, the Sunrise Theatre building, the Oasis Club and other places there would be a big cessation in building and that many men would be jobless. The Donahue house along Ocean Boulevard will be the largest to be built during the coming year.”³

As Mar-a-Lago was being completed, James and Jessie Donahue hired acclaimed Palm Beach architect Marion Sims Wyeth to design a grand estate for them on a sprawling ocean-to-lake lot they had purchased a few years earlier just one block north of Mar-a-Lago. A January 19, 1927, Palm Beach Post article titled, “Work Started On New Oceanfront Palm Beach Home; Strip Near Hutton’s is Site of New Residence; Contractor Brings Huge Crew from North to Construct Mansion Here,” describes the beginning of Cielito Lindo:

“Ground was broken and work started yesterday on the foundations of the new James P. Donahue home, which is to be located on a 300-foot wide strip of land between the lake and the ocean, just north of the Charles W. Copp estate, near the new Bath and Tennis Club and the Edward F. Hutton mansion (Mar-a-Lago). The Donahue home, which is to be the permanent winter abode of Mr. and Mrs.

² Jessie’s sister Edna Woolworth (1883-1917) married Franklyn Laws Hutton, brother of E.F. Hutton and a financial advisor to her father. They had one child, Barbara Hutton. Edna died in 1917 when Barbara was just five years old. Jessie Woolworth Donahue was a sister-in-law of Marjorie Merriweather Post, who had been married to E.F. Hutton (1920-1935), and Barbara Hutton was a niece of both women.

³ “Permits Nearly Two Million in Colony.” Palm Beach Post, 1 January 1928. While West Palm Beach and Palm Beach during the year of 1927 were absorbing the great number of hotels, apartment and public buildings which shot up in the proceeding years, in Palm Beach a number of winter residents have been busy constructing new homes or adding to their estates. As a result of this activity, building permit totals for Palm Beach have kept pace with those of 1926. For 1927, the permits totaled \$1,691,699 and in 1926 \$1,888,200.

Donahue, regular Palm Beach residents, will be one of the most interesting additions to the Ocean boulevard residences and is to be located along one of the loveliest stretches of beach. Watts and Sinclair, contractors, who have been in charge of construction work for Mr. Donahue in the north, arrived in Palm Beach with a large crew and began work yesterday on the foundations. Mr. and Mrs. Donahue are to arrive Monday for the final consultation with Marion Sims Wyeth, Palm Beach architect who is designing the house. They visited Palm Beach early in December to confer with Mr. Wyeth and are arriving now to occupy their apartment at the Everglades Club and superintend the early stages of the building.

Like most Palm Beach houses built by Mr. Wyeth, the architecture is decidedly Spanish in feeling and influence and the dominant feature will be the patio facing west and overlooking the lake with a glass terrace above it. The house will have the usual features of Palm Beach villas with a large 30x50 living room, a library, a 22' x 35' dining room opening into a conservatory, breakfast room, six master bedroom suites and sleeping porches. The usual kitchen and servant's rooms are in the rear together with a garage and a chauffeur's house. The house is to be complete with every small detail that affords comfort and luxury. Mr. Wyeth adds this home to his already notable list of Palm Beach houses."



The Donahue's wished to occupy their house for the 1927-1928 winter season, so Watts and Sinclair, Inc. brought a "small army of workmen" to construct the house and accessory buildings.⁴ Just eleven months after the foundation was laid, Cielito Lindo was ready for occupancy. Newspaper articles bestowed accolades upon Cielito Lindo, describing it as "the magnificent new home that has taken its place among the show places of Palm Beach."⁵

Jessie and her family enjoyed Cielito Lindo for nearly twenty years hosting many family and famous guests and throwing lavish parties, but by the end of World War II, Jessie Donahue was ready to downsize her Palm Beach winter residence and consequently put Cielito Lindo up for sale. In 1946, she sold the house and property to developers for \$101,000.⁶ At that time, many owners saw their large estates as anachronisms, too large to air-condition, too expensive to maintain, and too hard to staff. Within a few years, many of Palm Beach's great estates including Playa Riente, El Mirasol, Casa Bendita, The Towers, Casa Florencia, Casa Joseto and La Fontana were demolished, making way for housing developments and high-rise condominiums.⁷ Most in Palm Beach assumed that Cielito Lindo would meet the same fate. However, architect Byron Simonson along with owner/contractor Smith, Yetter & Griffin devised a plan to subdivide the property into the nineteen-lot Boulevard Estates subdivision and then subdivide the Cielito Lindo estate into five residences.⁸ The January 11, 1949 article in Palm Beach Life describes this achievement:

How a very large mansion in Palm Beach was snatched from the jaws of house wrecking machinery a few years ago and divided into five villas, creating what is known today as the Ocean Boulevard Estates, is an architectural feat worthy of notice. The very large mansion partitioned into five smaller ones this past

⁴ "Donahue House on Boulevard Nearly Ready: Mr. and Mrs. Donahue, with Two Sons, Expected to Arrive December 22 for the Christmas Holidays." Palm Beach Daily News, 16 December 1927.

The palatial Palm Beach home on South Ocean Boulevard of James P. Donahue of No. 6 East 80th Street, New York City, will be complete and ready for occupancy on December 22, according to the announcement yesterday of Marion Sims Wyeth, architect in charge and designer of the Spanish type residence. With the last of the building work, supervised by Watt and Sinclair, Inc., New York contractors, drawing near, the small army of workmen who were employed on the grounds when the contract was let last February has now dwindled to about 50 men.

⁵ Palm Beach Daily News 16 December 1927.

⁶ At the time of the sale and subdivision of Cielito Lindo, the Donahue family retained the oceanfront lots east of Ocean Boulevard with its luxurious beach house and kept a corner of the property on the southwest corner of Ocean Boulevard and Woodbridge Road as a site for a guesthouse. Jessie Donahue took an Everglades Club apartment for her winter residence. There were plans drawn for a guesthouse but it was not constructed.

⁷ Donald W. Curl. Mizner's Florida: American Resort Architecture. New York: Architectural History Foundation, 1984; page 203.

⁸ Smith, Yetter & Griffin acting under the Boulevard Estates, Inc. purchased Cielito Lindo from William M. Greve interests for \$250,000 in 1947.

year was once the home of Mrs. James P. Donahue. Erected in the twenties, it was known in Palm Beach and New York society columns as “Cielito Lindo,” the scene of sumptuous social affairs and one of the most charming villas of Palm Beach’s Ocean Boulevard.

The three-day sale of household goods was believed to mark Cielito Lindo’s swan song with the large acreage being divided into 19 lots with a road running through the mansions 60-foot living room. Instead, through an outstanding venture in preservation and the architectural ingenuity of Byron F. Simonson of Simonson and Holley, a proposal to erect five graceful dwellings by partitioning the house and auxiliary buildings, was accepted and work begun last year. Dining halls became living rooms in the partitioning, servant’s quarters were converted to bedrooms, and even incinerator flu became a fireplace large enough to burn 12-foot logs. Bedrooms were fashioned from loggias and entire kitchens from the laundry of the large house. In every instance something old becoming something new in the skillful partition of a mansion.

Now stands on the site of the great Spanish-Moorish castle five smaller ones. All Cielito Lindo thus divided into five parts produced charming and intimate smaller villas, picturesquely dotting a broad expanse stretching from ocean to lake along Kings Road on in the new Ocean Boulevard Estates.⁹

137 Kings Road was originally the five-car garage and the separate laundry house for Cielito Lindo. Byron Simonson with contractors Smith, Yetter & Griffin connected the close structures and redesigned them into a fully functional single-family dwelling. Smith, Yetter & Griffin were also the owners of Boulevard Estate, Inc., having purchased the former Cielito Estate from William M. Greve in March of 1947.¹⁰ The first owners of 137 Kings Road were Mr. & Mrs. Robert L. Terry, who lived there for 50 years from 1950 to 2000. Robert Terry rose through the ranks of Florida Public Utilities to become the Executive Vice-President of Florida Public Utilities and Flo-Gas Corporation. Mrs. Robert Terry was the daughter of James Bruce, the ambassador to Argentina and the first director of the Mutual Defense Assistance program as well as the Vice-Chairman of John F. Kennedy’s campaign committee and a member of

⁹ The five houses are located at 122, 123, 127, 137 and 145 Kings Road. 122 Kings Road, lot 17, includes the original tower, entrance hall and bedrooms (\$135,000). 123 Kings Road, lot 3, was the dining room and breakfast room (\$80,000). 127 Kings Road, lot 4, was the entire culinary department of the original mansion and the huge fireplace was once the incinerator flu (\$75,000). 137 Kings Road, lot 5, was originally the five-car garage and laundry building (\$75,000). 145 Kings Road, lot 6, was converted from the chauffeur’s house (\$75,000).

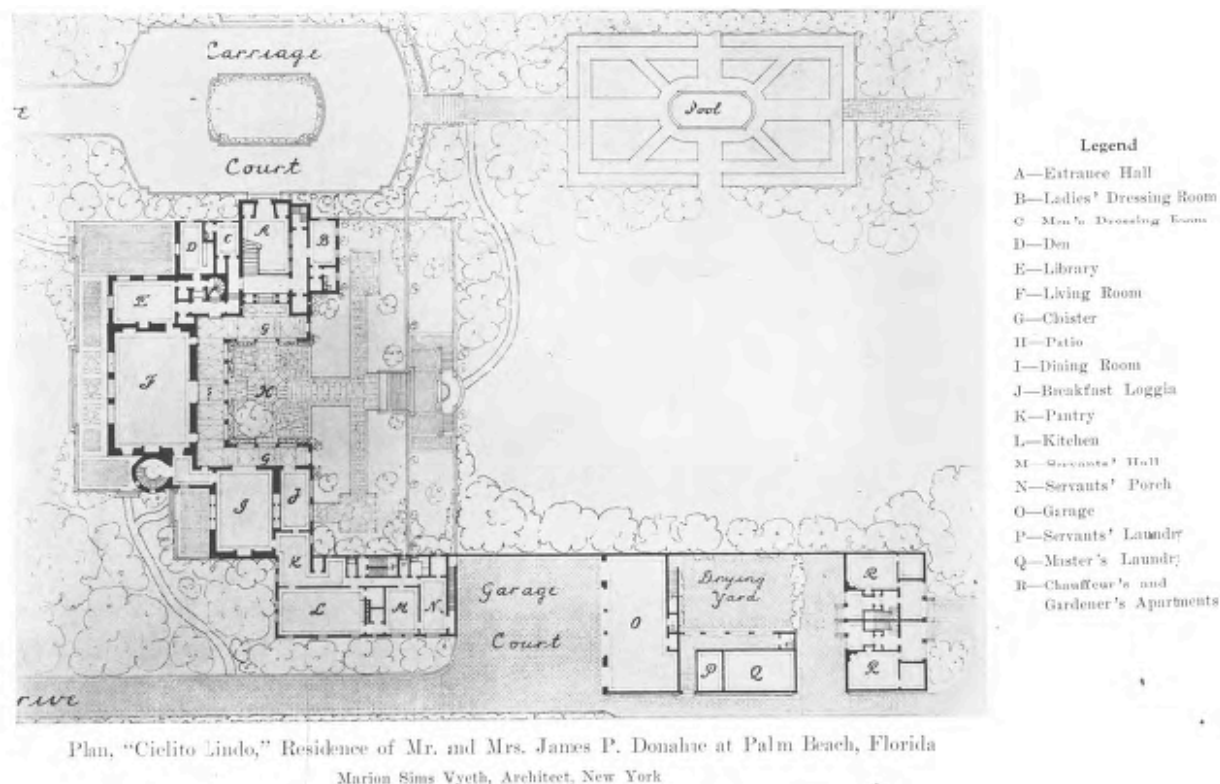
¹⁰ Smith, Yetter & Griffin bought and developed much property in Palm Beach along with being contractors for major projects in Palm Beach and around the country. They previously worked with Simonson & Holley as the contractors for the Colony Hotel. They were Palm Beach based with their offices located at 337 Worth Avenue in the 1940’s.

Kennedy's national businessman's committee. Palm Beach Daily News articles chronicle the Terry's being part of the society set belonging to and entertaining at several of the Palm Beach clubs.

James Kerwin purchased 137 Kings Road from the estate of Robert L. Terry in 2000 and sold it to the current owners Eric and Lucinda Stonestrom in 2005. The Stonestroms have been excellent stewards of the house for the past fifteen years.

IV. Architectural Information

Designed by Marion Sims Wyeth and constructed in 1927 by the firm of Watt & Sinclair, Cielito Lindo was a Mediterranean Revival style masterpiece with Spanish and Moorish influences. In 1946, Jessie Woolworth Donahue sold the massive 45,000 square foot, 125 room estate and architect Byron Simonson devised a plan to subdivide the property into nineteen lots and divide the house and outbuildings into five separate residences. One of the residences created from this preservation effort was 137 Kings Road.



Cielito Lindo was an excellent example of the Mediterranean Revival style of architecture that was popular in Palm Beach during the Land Boom of the 1920s.

The Mediterranean Revival style is an eclectic style incorporating architectural elements derived from the area around the Mediterranean Sea including Spanish, Italian and Moorish elements. The style is found most frequently in states that have a Spanish Colonial heritage, but its use gained national popularity after the Pan-American Exhibition held in San Diego in 1915. In Palm Beach, the style was first popularized in 1919 by Addison Mizner's design for the Everglades Club. The popularity of the style soared in the 1920s for both commercial and residential buildings. Buildings of this style are often decorated with ornate cast-stone columns, pilasters, arched openings, clay barrel tile roofs, balconies, asymmetrical massing and windows of varying sizes and shapes.



The Cielito Lindo 5-car garage and detached laundry building were constructed of hollow clay tile surfaced with stucco and covered by barrel tile surfaced hip roofs with exposed rafters. The house is composed of the north-south garage building attached to the east-west laundry building to form an L-shape two-story residence.¹¹ Most of the dwelling's windows are six-over-six double-hung sash windows, many flanked by wood shutters. The residence's most character defining exterior features are the Moorish influenced arches and posts on the first and second stories on the east and south facades. The first floor of the east façade, which was originally the garage openings, consists of four large Moorish inspired arches with recessed features. The first bay is a stucco wall, the second

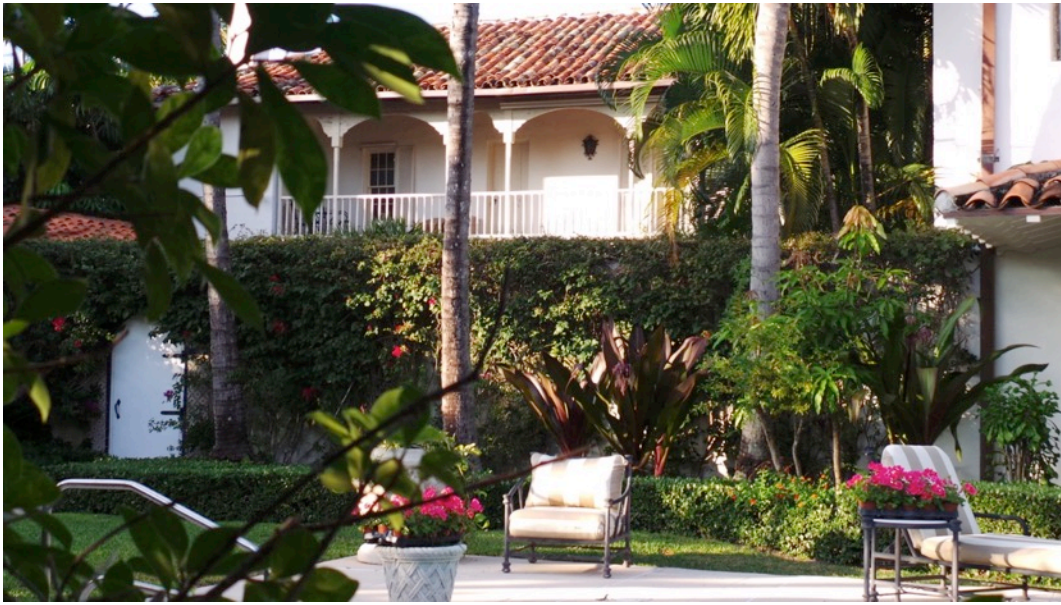
¹¹ The laundry building was composed of the smaller "Servant's Laundry" and the larger "Master's Laundry."

bay features a casement window with shutters looking into the living room, the third bay is the main entry to the dwelling that leads to an entry hall and a cloister beyond and the fourth bay is a garage entry. On the second floor, above these arches, is a balcony with Moorish wood carved arches and posts with a balustrade with decorative rails in front. This balcony is accessed by single and double multi-light doors. Flanking this balcony are two smaller balconies with decorative railings and carved wood bracket supports accessed by double doors. A stucco covered chimney with a brick chimney cap rises through the eastern roof slope. There is an additional chimney with a brick chimney cap on the west ridge of the dwelling.



The south façade of the dwelling is the main façade facing the outdoor patios and pool in a L-shape. The first floor features a cloister of Moorish style arches and posts with a double door entrance into the dining room. The second floor is a balcony with closely matching Moorish style arches and posts as those on the first floor with a rail in front. The western facing portion of this L-shaped courtyard has a large arch on the first floor with recessed French doors with sidelights and 6-over-6 and 4-over-4 double hung sash windows on the second floor. There is also a porch with a barrel tile roof and entry doors adjacent to the east of the large first story arch. The patio within the interior L-shape portion of the building is a courtyard with a fountain and has a wall portioning it from the larger front yard as well as a loggia on the west. According to the original plans, this area was originally the laundry drying yard.

The area to the south of the patio and wall include a swimming pool and patio on the east and green space on the west. Large double doors flanked by full-height shutters and covered by a barrel-tiled roof porch open into this patio area. Above on the second floor are two six-over-six double hung sash wood windows. In front of the dwelling on the south border are a tall hedge and a wooden arched gate.



The only recorded exterior alteration to the dwelling was the addition of a one-story porch on the eastern south façade that was designed by Wyeth, King and Johnson in 1958. In 1990, the Terrys installed a whirlpool spa and patio and in 2000 the Kerwins added a swimming pool. The only other exterior permits were for air conditioning and repairs and replacement of the roof. None of this work negatively affected the dwelling and therefore the historic integrity of 137 Kings Road remains strong and intact.



Historic Photo, Unknown Date
From the Preservation Foundation of Palm Beach, 137 Kings Road House File

V. Architects and Builder's Biography

Marion Sims Wyeth

Marion Sims Wyeth was as one of Palm Beach's foremost architects in a career that spanned over fifty years. Wyeth was noted for his "quiet, subdued and rational" interpretations of both the Spanish and Italian styles. With Addison Mizner, Maurice Fatio, Joseph Urban and John Volk, he is credited with creating the "Palm Beach Style".

Wyeth was born in 1889 in New York, a son of Florence Nightingale Sims and Dr. John Allan Wyeth. Dr. Wyeth was a Civil War poet, surgical pioneer, and founder of New York's Polyclinic Hospital, the first postgraduate medical school in the United States. Marion's grandfather, Dr. James Marion Sims, founded the field of gynecology and the first woman's hospital in history. Marion Sims Wyeth began his architectural studies at Princeton University and completed his classic training at the École des Beaux-Arts in Paris in 1914. At the time, the École was considered the one of the finest schools in the world. It was a style of education based on studying the classics, mostly Roman architecture. After completing school, Wyeth served as secretary to the U.S. Ambassador in Rome. Upon his return to New York, Wyeth became associated with the architectural offices of Bertram Grosvenor Goodhue and later with Carrere and Hastings, the firm that designed Whitehall for Henry Flagler.

Arriving in Palm Beach at the age of 30, Wyeth met with immediate success. From 1920, Wyeth shared a New York office with Frederic Rhineland King, a friend from his student days in Paris, until 1934 when they formalized the relationship with the Wyeth and King partnership. William Royster Johnson joined Wyeth's Palm Beach office as a draftsman in 1924. In 1944 he became a partner and the firm name changed to Wyeth, King and Johnson. Over the years, the firm designed buildings ranging from Mediterranean Revival to classical Georgian, French, and Colonial styles.

The socially popular Wyeth was a prolific craftsman and more than 100 of his designs have graced the Island, including eight built on El Brillo Way. Some of his well-known Palm Beach designs include Qui Si Sana, Casa Juanita, Hogarcito, Casa de Los Arcos, Vita Serena, Southwood and the Bethesda by the Sea rectory. His largest and most impressive project was Cielito Lindo, a 45,000-square-foot Spanish Moorish-Revival-style mansion

built for James Donohue and Jessie Woolworth Donohue in 1927. In 1946-1947, it was sold to developers, who split the property and created five houses. And while Joseph Urban is credited with Mar-a-Lago, Wyeth's association with the project was essential for its original design and completion. Wyeth also had an impressive list of prominent works outside of Palm Beach. Some of these include Good Samaritan Hospital and the Norton Gallery of Art in West Palm Beach, the Governor's Mansion in Tallahassee, and Doris Duke's Shangri La in Honolulu.

Wyeth served as a trustee of the Society of the Four Arts (1936-1969) and as its president (1956-1961). He became the first Palm Beach architect to be elected a fellow of the American Institute of Architecture in 1954, and received the Test of Time Award from its Palm Beach Chapter in 1981. Marion Sims Wyeth passed away in 1982 at the age of 93.

Byron Frederick Simonson

Byron 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. Simonson moved to Palm Beach and served as chief draftsman for Addison Mizner from 1924-1925 and again from 1930-1933. Between those times he was a designer for York & Sawyer in New York. From 1933-1942, Simonson was the chief designer for Treanor and Fatio. On April 28, 1944, Simonson applied to the State of Florida 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 he 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.¹²

Byron Simonson's most prominent work in Palm Beach is the Colonial Revival style Colony Hotel he designed in 1946-1947. In the 1950's he "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

¹² N.C.A.R.B is the National Council of Architectural Registration Boards.

in the top tier of Palm Beach's society architects.¹³ 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."¹⁴ 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.

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 houses. Byron Simonson passed away in 1972.

Builders Biography - William Watt, Jr.

William Watt, Jr. was a winter resident of Palm Beach since 1928. Mr. Watt was the founder of Watt & Sinclair of New York, a construction firm that built many buildings in Manhattan as well as numerous houses in Oyster Bay (NY), Red Bank (NJ) and Palm Beach.¹⁵

William Watt first came to Palm Beach at the request of Jessie Woolworth Donahue in 1927 to supervise the construction of her Palm Beach villa, Cielito Lindo, designed by Marion Sims Wyeth. Watt was the builder for the Woolworth Building in New York City that Jessie's father F.W. Woolworth commissioned in 1913. Cass Gilbert was the architect for the terra-cotta building that was dubbed "The Cathedral of Commerce" and at 792 feet was the tallest building in the world until 1930.

In 1939, the firm of Watt and Sinclair moved to Palm Beach and the Watt family became permanent winter residents of Palm Beach. Their house on Jungle Road was designed by Palm Beach architect William Johnson. Associated with leading architects of the area, Mr. Watt's firm planned and built many residences in Palm Beach. One of Mr. Watt's closest associates

¹³ The La Coquille Club was demolished in 1985 to make room for the Ritz Hotel (now Eau Palm Beach).

¹⁴ Augustus Mayhew, New York Social Diary.

¹⁵ The Woolworth Building at 233 Broadway in New York City was designed by Cass Gilbert and constructed by Watts and Sinclair for five-and-dime store magnate F.W. Woolworth in 1913. When the magnificent terra-cotta building opened it was dubbed "the Cathedral of Commerce" and at 792 feet was the tallest building in the world until 1930.

was Maurice Fatio, and together they designed and built a number of residential and commercial buildings.

Mr. Watt planned and supervised the building of the Morrison Field to serve as West Palm Beach's Airport. When World War II was declared, he expanded the field to buildings for what was to become the ferrying base for the Air Transport Command. As a military base, Morrison Field became a port of embarkments for Army Air Force bomber crews headed for North Africa and England.

Mr. Watt was a successful developer and social member of the winter colonists with memberships to both the Everglades Club and the Bath and Tennis Club.

VI. Statement of Significance

137 Kings Road is significant as an evocative remaining part of the grand Cielito Lindo estate. Its Mediterranean Revival architecture with many Moorish features is an excellent example of the style and a notable work of Marion Sims Wyeth. It is also significant as one of the first acts of historic preservation in Palm Beach where a great estate was adaptively reused rather than demolished.

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."

137 Kings Road reflects the broad cultural, economic and social history of the Town of Palm Beach. Cielito Lindo was built at a time when many of the wealthiest people in America came to Palm Beach for the warm winter season and built palatial estates to live in opulence and entertain guests with magnificent parties. Jessie Woolworth Donahue was one of the wealthiest women in the United States when she commissioned Cielito Lindo and she

did not spare any expense in the design of the house, outbuildings and grounds.

137 Kings Road also reflects the post World War II era when numerous owners of Palm Beach's grand estates sold their properties to developers who subsequently demolished the estates that had become too costly to maintain. Fortunately, Cielito Lindo was a novel project where the mansion was portioned and two outbuildings combined rather than demolished making 137 Kings Road a fine example of adaptive reuse.

(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.”

137 Kings Road is an excellent example of the Mediterranean Revival style architecture popularized in Palm Beach during the Land Boom of the 1920s. The Moorish influences that Marion Sims Wyeth incorporated into the design enhance the exotic nature of the style. Furthermore, combining the garage and laundry buildings into a fully functioning residence is an example of a method of construction that is valuable for study.

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

Marion Sims Wyeth was as one of Palm Beach's foremost architects in a career that spanned over fifty years. More than 100 of his designs have graced the Island and many consider Cielito Lindo to be Wyeth's most impressive work of his career. Though 137 Kings Road is just a portion of the original estate, it is still evocative of the original design and a notable representation of Wyeth's work.

Byron F. Simonson was a Palm Beach architect who had worked for both Addison Mizner and Maurice Fatio before designing the Colony Hotel, his largest Palm Beach commission. It was Simonson's architectural ingenuity to partition Cielito Lindo into five houses and create the Ocean Boulevard Estates subdivision with Kings Road running through the middle.

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IX. Florida Master Site File Form



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # PB09447
 Recorder # Jane S. Day
 Field Date 9/25/2010
 Form Date 9/29/2010
 Form No. 201009
 Form No. = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Eric Stonestrom, House Multiple Listing (DHR only) _____
 Other Names _____ >> Donahue Estate caretaker and Garage
 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>137</u>		<u>Kings</u>	<u>Road</u>	

Cross Streets (nearest/ between) S. Ocean Blvd. & Lake Worth
 City / Town (within 3 miles) Town of Palm Beach In Current City Limits? YES
 County Palm Beach Tax Parcel #(s) 50-43-43-35-04-000-0050
 Subdivision Name Boulevard Estates Block _____ Lot 5
 Ownership Private Individual
 Name of Public Tract (e.g., park) _____
 Route to (especially if no street address) On the north side of Kings Road between South Ocean Blvd. and Lake Worth.

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> PALM BEACH;1986
 Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 43S ; 43E ; 35; Irregular-irregular
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone _____ Easting _____ Northing _____
 Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Mediterranean Revival Other Style _____
 Exterior Plan Irregular Other Exterior Plan _____
 Number of Stories 2
 Structural System(s) _____ >> Hollow clay tile
 Other Structural System(s) _____
 Foundation Type(s) _____ >> Unspecified by recorder
 Other Foundation Types _____
 Foundation Material(s) _____ >> Unspecified
 Other Foundation Material(s) _____
 Exterior Fabric(s) _____ >> Stucco
 Other Exterior Fabric(s) _____
 Roof Type(s) _____ >> Hip
 Other Roof Type(s) _____
 Roof Material(s) _____ >> Barrel 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) stucco
 Chimney Location(s) west ridge

HISTORICAL STRUCTURE FORM

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DESCRIPTION (continued)

Window Descriptions casement

Main Entrance Description (stylistic details) Double wooden door in arch under balcony

Porch(es): #open 1 #closed #enclosed 2 Location(s) east ground, e 2nd story veranda, e balcony

Porch Roof Type(s)

Exterior Ornament shutters, wood ballustrades, decorative exposed rafters, stucco

Interior Plan Irregular

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: NONE of this category

Residential: MOSTLY 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 1927

Architect (last name first): Wyeth, Marion Sims

Builder (last name first): unknown

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> <u>Unspecified;;;from garage to residence</u>			

Structure Use History

Use Year Use Started Year Use Ended >> Private residence;1920;

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

Individually Eligible for National Register? INSUFF. INFO

Potential Contributor to NR District? NO

Area(s) of historical significance

>> Architecture

Other Historical Associations

Explanation of Evaluation (required) This is an interesting example of a Mediterranean Revival style residence. Originally the 5 car garage for the opulent Donahue estate, a noted Boom Time oceanfront estate, it has been converted into a private residence

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 1014 NW 6th Dr. Boca Raton, FL. 33486 561-447-2956
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>	SHPO's Evaluation of Resource Date _____
Electronic Form Used: <u>8110</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>	FMSF Staffer: _____
Supplement File Status: <u>NO SUPPLEMENT FILE</u>	Computer Entry Date: <u>7/30/2004</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"