

223 Colonial Lane



DESIGNATION REPORT

February 17, 2021

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

223 Colonial Lane

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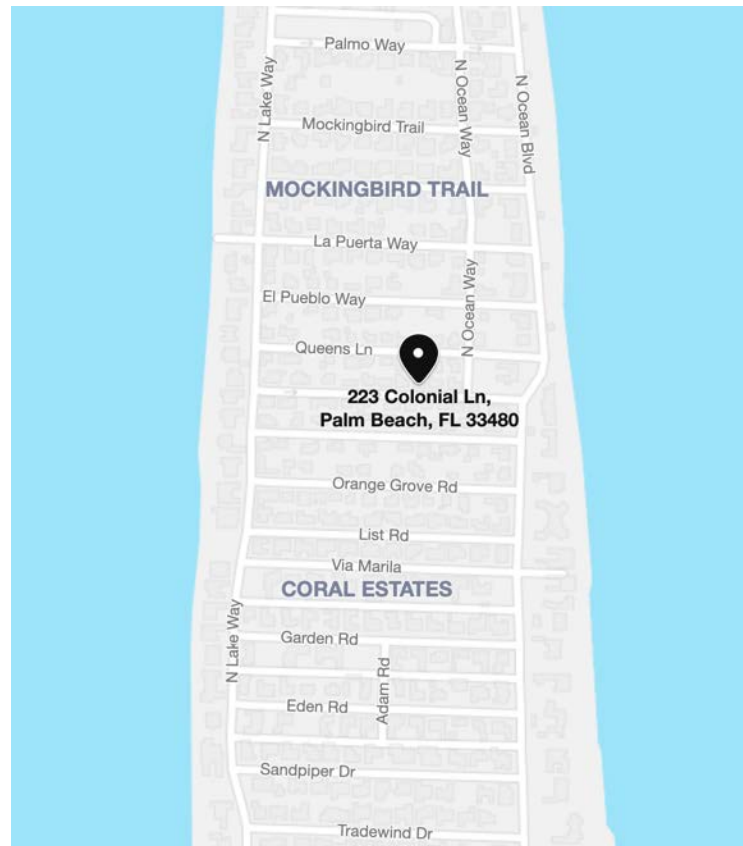
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Report produced by Murphy Stillings, LLC

I. General Information

Location:	223 Colonial Lane Palm Beach, Florida
Date of Construction:	1946
First Owner:	Booker B. Bacon
Architect:	Oliver T. Graham
Builder/Contractor:	L. C. O'Quinn
Current Owner:	Stephane B. Segouin
Present Use:	Residence
PBC Tax Folio Number:	50-43-43-03-11-000-0291
Current Legal Description:	El Encanto Plat 2 West 20 Feet of Lot 29 & East 60 Feet of Lot 30 & 10 Feet Strip Adjacent on South

II. Location Map



III. Architectural Information

Architect Oliver T. Graham designed 223 Colonial Lane in 1946 in the Colonial Revival style of architecture with Neoclassical influence.¹ The dwelling sits on the north side of Colonial Lane in Palm Beach's north end "charming" El Encanto subdivision. A simple frame one-car garage sits toward the northwest corner of the property.



The Colonial Revival was a dominant style for domestic architecture throughout the United States during the first half of the 20th century. The Colonial Revival is sometimes referred to as Neo-Georgian due to its resemblance to earlier Georgian and Federal Styles. Colonial Revival designs are rarely historically correct, but instead are reflections of a variety of colonial styles and influences. Colonial Revival style houses are usually symmetrical, side or rear wings are common and roofs are generally hipped or gabled. The most popular exterior wall finish is wood siding, but brick is used often and shingles are also seen. Other identifying features include a center entry with a decorative surround often with a broken pediment, rectangular windows with multi-light double-hung sash, moderate eave overhang and classical cornices frequently with dentils beneath. The most distinguishing feature of Neoclassical architecture is the full-height porch with roofs supported by classical columns.

¹ Permit # 14946 dated July 24, 1946: L.C. O'Quinn builder, Oliver T. Graham architect, residence and garage, cost \$15,000.

223 Colonial Lane displays many design elements of Colonial Revival architecture. This one-story frame dwelling covered with clapboard has a tall three-bay wide center block with one-bay wide wings on the east and the west. The low side gable roofs on the center block and wings are covered with composition shingles and there is a cornice containing dentil molding and a moderate eave overhang. The center entrance features a wood paneled door with fluted pilasters and a classic entablature topped with a broken scrolled pediment. The center entrance is flanked with large eight-over-twelve double hung sash windows while the wings have large eight-over-eight double-hung sash windows. Full-height louvered shutters frame the windows. A brick chimney with a decorative cap is located on the west wall of the main block and a brick walk leads to the front entry porch from Colonial Lane. This full-height porch on the center block that has four square columns and two square pilasters supporting a shed roof is the main Neoclassical feature of the dwelling. All of these features unite to create a unique one-story classical design in Palm Beach.



Exterior alterations to 223 Colonial Lane include re-roofing of the dwelling and the garage and replacing shutters to match the original. These are minor changes and the building thus retains its historic architectural integrity.

IV. Historical Information

223 Colonial Lane was designed and constructed in 1946 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 thousands of troops

in and around Palm Beach County. Civilians in Palm Beach used their 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 as America began to recover and reconvert to a peacetime economy. 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%.² Furthermore, the lifting of wartime restrictions and an increasing supply of materials accelerated Florida's post-World War II economy with new construction.³ Despite high costs of supplies, Palm Beach building permits in 1946 outrivaled those of 1925, previously the town's greatest construction period.⁴ It was the start of the second big building boom in Palm Beach.⁵ This second building boom, however, generally included more restrained houses and not the grand estates constructed during Palm Beach's 1920s Boom Time era. In fact, a number of the new subdivisions in the north end were the result of the demolition of a few grand estates that were split up and subdivided for new development.

223 Colonial Lane was part of the substantial growth in Palm Beach's north end with mostly modest one-story dwellings. Colonial Lane was first listed in the City Directory in 1947 when seven houses were listed on Colonial Lane with three being "under construction."⁶ By 1948 there were twelve houses on Colonial Lane, with six having been designed by architect Oliver T. Graham.⁷ All of Graham's dwellings along Colonial Lane are similar in size, scale and setback but they all have different designs and features adding to the charm of the neighborhood. Mr. & Mrs. Booker B. Bacon were the first owners of 223 Colonial Lane. Booker's brother, Walter T. Bacon, was listed as living at the dwelling shortly after its construction. Walter Bacon was close friends and business associates with James Y. Arnold, Jr. of the prolific Arnold Construction Company. In 1960 the dwelling was sold to Mr. & Mrs. T. Stanley Simpson who had previously lived on Seaspray Avenue. The Simpsons were members of Palm Beach clubs and were often noted in society news. By 1970, the

² 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.

³ Augustus Mayhew. Palm Beach: A Greater Grandeur.

⁴ Ibid. From 1945 to 1955, the annual totals for building permits increased from \$1 million to \$6 million.

⁵ 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.

⁶ 223, 255 and 266 Colonial Lane were listed on Colonial Drive in 1947 but they were changed to Colonial Lane by 1948.

⁷ 242, 248, 266, 255, 223 and 215 Colonial Lane were designed by Oliver T. Graham between 1946 - 1948.

dwelling was owned by Mr. & Mrs. George B. Gaston. The current owner, Stephane B. Segouin, purchased 223 Colonial Lane in 2015 and has been a very good steward of the dwelling.

V. Architect Biography

Oliver Taylor Graham

Oliver Taylor Graham was born in New York City in 1898. He studied architecture at Pratt Institute in Brooklyn, New York. He went to work for the American Telephone and Telegraph Company (AT&T) as a draftsman, and later qualified as AT&T's in-house architect by becoming licensed in New York State. In May of 1936, he came to West Palm Beach to accept employment as an estimator and in-house architect for the well-established Arnold Construction Company. On June 11, 1936 Graham was awarded a Florida Architecture License #AR0001105. He remained with Arnold Construction Company for twenty-six years until his retirement in 1962. He designed numerous private residences and speculative houses for clients of Arnold Construction Company during his career as well as his own private clients. Oliver T. Graham died in 1982 at the age of 84.

VI. Statement of Significance

223 Colonial Lane is significant as a unique Palm Beach example of a one-story Colonial Revival style dwelling with Neoclassical influence built in the north end during the Town's post World War II building boom.

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."**

223 Colonial Lane was constructed in 1946 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. Though the houses were generally more modest than those from the Palm Beach's first building boom of the 1920s, Palm Beach's north end received a surge in single-family residential development and 223 Colonial Lane was part of this significant development, forever changing the Town's north end.

- (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.”**

223 Colonial Lane is a good example of the Colonial Revival style of architecture with Neoclassical influence. The house's symmetrical design with a decorative central entry with fluted pilasters and a classic entablature topped with a broken pediment, large multi-light windows with flanking louvered shutters and a classic cornice containing dentil molding are all features of the Colonial Revival style. The Neoclassical influence is seen in the full-height front porch with tall supporting columns. The dwelling's one-story more modest design was in keeping with the size and scale of dwellings built on Colonial Lane in the 1940s.

VIII. Selected Bibliography

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

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Preservation Foundation of Palm Beach. Colonial Lane File

Sanborn Insurance Maps. 1924 updated to 1952.

Town of Palm Beach. Building Permits and Microfiche Records 1946– 2020.

West Palm Beach City Directories. Palm Beach Section, 1946 – 1979.

IX. Florida Master Site File Form

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE Version 5.0 3/19

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site#8 **PB09423**
Field Date 11-22-2019
Form Date 9-14-2020
Recorder # MAS

Site Name(s) (address if none) 223 Colonial Ln Multiple Listing (DHR only) _____
Survey Project Name Palm Beach Historical Site Survey Survey # (DHR only) _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 223 Colonial Lane
Cross Streets (nearest / between) _____
USGS 7.5 Map Name PALM BEACH USGS Date 1986 Plat or Other Map _____
City / Town (within 3 miles) Palm Beach In City Limits? ☒ yes ☐ no ☐ unknown County Palm Beach
Township 43S Range 43E Section 03 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
Tax Parcel # 50434303110000291 Landgrant _____
Subdivision Name EL ENCANTO PL 2 Block 000 Lot 0291
UTM Coordinates: Zone ☐ 16 ☒ 17 Easting Northing
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1946 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1946 To (year): 2020
Current Use Private Residence (House/Cottage/Ca From (year): 1946 To (year): 2020
Other Use _____ From (year): _____ To (year): _____
Moves: ☐ yes ☐ no ☐ unknown Date: _____ Original address _____
Alterations: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature multiple rear addns
Architect (last name first): Graham, Oliver Taylor Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)
original owner - Booker B. Bacon; current owner - SEGOVIN STEPHANE B

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Style Colonial Revival Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Wood siding 2. _____ 3. _____
Roof Type(s) 1. Gable 2. Gable 3. Gable
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed extension 2. _____
Windows (types, materials, etc.)
wood 8/8 & 8/12, shutters, wood surrounds
Distinguishing Architectural Features (exterior or interior ornaments)
side facing gables w minimal overhang, taller center mass, horizontal siding, recessed porch, symmetric facade, corner boards
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
brick walk, paved drive, vegetation, brick planter band

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO - Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date	_____	Init.	_____
<input type="checkbox"/> Owner Objection	KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date	_____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)				

HISTORICAL STRUCTURE FORM

Site #8 PB09423

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete, Generic 2. _____

Main Entrance (stylistic details)

6 panel hollow core, centered, wide classical wood surround

Porch Descriptions (types, locations, roof types, etc.)

full width recess in center mass, square piers, brick landing

Condition (overall resource condition): ☒ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource

This 1946 Colonial Revival building is in excellent condition. This building has full-height columns on a single story building.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- | | | | |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys) | <input type="checkbox"/> library research | <input type="checkbox"/> building permits | <input checked="" type="checkbox"/> Sanborn maps |
| <input type="checkbox"/> FL State Archives/photo collection | <input type="checkbox"/> city directory | <input type="checkbox"/> occupant/owner interview | <input checked="" type="checkbox"/> plat maps |
| <input checked="" type="checkbox"/> property appraiser / tax records | <input checked="" type="checkbox"/> newspaper files | <input type="checkbox"/> neighbor interview | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input checked="" type="checkbox"/> cultural resource survey (CRAS) | <input type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection | <input type="checkbox"/> HABS/HAER record search |
| <input checked="" type="checkbox"/> other methods (describe) <u>Town Staff</u> | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Preservation Foundation of Palm Beach; Town Staff

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☐ no ☒ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

This building may meet criteria for individual listing, but more research regarding any alterations would be needed to determine individual eligibility. It meets district criteria based on its architectural features and association within the Town of Pal

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____
 2. Architecture 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
 Recorder Contact Information 7220 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/pdavenport
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.