

1568 South Ocean Boulevard



DESIGNATION REPORT

December 22, 2021

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT
1568 South Ocean Boulevard

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Report produced by Murphy Stillings, LLC

I. General Information

Location:	1568 South Ocean Boulevard Palm Beach, Florida
Date of Construction:	1930
Historic Name:	Lagomar Caretakers Lodge
First Owner:	Mrs. Henry (Edith) Rea
Architect:	Addison Mizner
Builder:	Milliard J. Lightbown
Present Owner:	Gary B. Knapp
Present Use:	Residential
Present Zoning:	R-A
Palm Beach County Tax Folio Number:	50-43-44-02-03-000-0030
Current Legal Description:	LAGOMAR PARK 1 LT 3 & LAGOMAR PARK 2 PB24P44 LT 3-A

II. Location Map

1568 South Ocean Boulevard



III. Architectural Information

1568 South Ocean Boulevard was designed in 1930 by esteemed architect Addison Mizner in the Mediterranean Revival style, the style he made fashionable in the 1920s Boom Time era in Palm Beach. The house, which sits on the southwest corner of South Ocean Boulevard and Lagomar Road facing north to Lagomar Road, was built by Millard J. Lightbown. Inc., a construction firm that built many Mizner-designed properties.¹



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 Paris Singer's Everglades Club, and Mizner soon became the most

¹ Millard Lightbown was the brother of Cooper Lightbown, an early Palm Beach mayor and one of the most prolific building contractors during Palm Beach's 1920s Boom Time era, building vast estates designed by Mizner, Wyeth, Urban and others as well as acting as architect and builder on other projects. Millard moved to Palm Beach in 1919 to join his brother at the start of the land and housing boom. The brothers shared an office and worked on numerous construction projects together. After his last term as mayor of Palm Beach in 1928, Cooper moved to Washington, D.C. while Millard remained in Palm Beach and took on projects for several of the architects his brother had partnered with including their close colleague Addison Mizner.

sought-after architect to design Mediterranean Revival style estates in Palm Beach. The popularity of the style soared in the 1920s for both commercial and residential buildings and the style remained a pervasive influence on building design until World War II. Buildings of this style are often decorated with ornate cast-stone columns, pilasters, arched openings, clay barrel tile roofs, balconies, irregular floor plans, asymmetrical massing and windows of varying sizes and shapes.

The dwelling at 1568 South Ocean Boulevard is a two story, masonry structure covered with rough stucco. Like many Mediterranean Revival style buildings, the floor plan is irregular, the massing is asymmetrical, and the roof is covered with red clay barrel tiles with slight overhanging eaves and rafter tails. Most of the doors and windows on both stories have stucco lintels and sills or full stucco surrounds.



The first floor includes the main entry, which is offset to the east, and features a wood plank door with iron hardware, a decorative door surround, and is covered by a gable roof with red clay barrel tiles supported by carved wood brackets. Two metal lights flank this main entrance. West of the entry are three multi-light casement windows flanked by wood shutters. Two of the windows are under a front facing gable with a round vent. Further to the west is an enclosed porch covered with clay barrel tiles. At the far west end is a two-car

garage that projects to the north and has two wood garage doors and is covered with a clay barrel tile roof with an overhanging eave and rafter tails. East of the entry is a large, character defining chimney on the exterior north facade that tapers to a triangular chimney cap. The chimney is flanked by multi-light casement windows with transoms above.

The second story is set back from the front plane of the house and features a pair of casement windows flanked by wood shutters above the entry, another casement window with wood shutters to the west and a set of French doors with full-height wood shutters that open to a balcony with a simple metal rail. Above the garage are two round windows on the east and a casement window to the west.



Although the style and character of the 1930 Mizner-designed Caretakers Lodge remains intact, there have been many additions and alterations over its ninety-one-year history. The most significant addition was the construction of the second floor that added a master bedroom with two bathrooms and two guest bedrooms each with a bathroom. On the front façade, the entry was moved one bay to the east and received a decorative surround, the windows flanking the chimney were added as was the porch west of the front gable which was later enclosed and at the far west end a carport was added that later became a two-car garage. A swimming pool was also constructed in the southwest corner of the property. All of these additions and alterations took place after the Lagomar estate was sold and divided into the twelve lot Lagomar Park subdivision with the Caretaker's Lodge becoming a private single-family residence.

IV. Historical Information

1568 South Ocean Boulevard was designed by Addison Mizner in 1930 as the Caretakers Lodge for Lagomar, one of Palm Beach's grand early estates designed by Mizner in 1924. Lagomar, meaning between the lake and the sea, was originally the winter estate of John Magee. The mansion and accessory buildings were originally constructed on a vast estate stretching from the ocean to the lake. Today, 1568 South Ocean Boulevard is located approximately one mile south of the Southern Boulevard traffic circle on the southwest corner of South Ocean Boulevard and Lagomar Road in Palm Beach's Lagomar Park Subdivision. The dwelling faces north with South Ocean Boulevard and the Atlantic Ocean to the east.

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 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 and owning a fashionable Mediterranean Revival-style estate became a symbol of prestige and a place to entertain for Palm Beach's affluent winter residents.

In the spring of 1923, John Magee, a coal operative and prominent broker, purchased 300 feet of ocean front property near the Croker estate with intentions to build an oceanfront mansion. Having the means to build a lavish estate, Magee commissioned Addison Mizner to design a villa and outbuildings on his ocean to lake property. By April of 1924, the Palm Beach Post reported:

“Mr. and Mrs. John Magee were delighted at the progress upon their new house, which has been tiled and stuccoed and nearly finished as to the exterior. It is a beautiful great house, with unusual architecture and an attractive bridge separates the servant's quarters from the master's portion of the house. It will be, when properly landscaped, one of the most beautiful houses in Palm Beach and Mr. and Mrs. Magee's

friends, who know of their lavish hospitality, are looking forward to their entertainments there next season.”²

The original Mizner designed estate was completed by the winter season and included a main house facing the ocean, a guest cottage, a boat house on Lake Worth, and a servants’ quarters and a garage building that was connected to the main house by an arched walkway.

In 1927, three years after its completion, the Magee’s sold the house to Mrs. Henry Rea. Mrs. Rea and the Magee’s had been friends and Mrs. Rea had owned the tract adjoining the estate, making this purchase logical for the expansion of her own estate.³ The announcement of the sale of Lagomar appeared in the Palm Beach Post on February 13, 1927, titled “John Magee Estate is Sold for Half Million.” The article stated that Mrs. Henry Rea of Pittsburgh purchased the property considered one of the show places of the boulevard with a large stretch of oceanfront adjoining her property, both which extend from the ocean to the lake, with the consolidation forming one of the largest and most beautiful estates in Palm Beach.⁴

Mrs. Henry R. Rea (Edith Oliver Rea) was a most distinguished long-time resident of Palm Beach. She was a member of one of the great industrial families of Pittsburgh and was the widow of Pittsburgh industrialist Henry Rea. Mrs. Rea was an early member of the Palm Beach winter colony who began coming to the Island in the early heyday of the Royal Poinciana Hotel and then for many years occupied a cottage in Breakers Row.

After purchasing Lagomar, Edith Rea completed numerous repairs and additions to the property, with Mizner in charge of most. Because of the vast size of the estate, Mrs. Rea needed additional staff on the property, so in 1930, she commissioned Mizner to design the Mediterranean Revival style Caretakers Lodge at 1568 South Ocean Boulevard. Addison Mizner and Edith Rea remained friendly not only throughout the numerous projects but until the end of Mizner’s life.⁵

² Palm Beach Post. April 13, 1924, page 5.

³ Research Atlantica, Inc. Lagomar 1560 South Ocean Boulevard Historic Designation Report, Town of Palm Beach, January 17, 1992.

⁴ Palm Beach Post. “John Magee Estate Is Sold For Half Million Dollars.” February 13, 1927, Page 13.

⁵ Donald Curl, Mizner’s Florida: American Resort Architecture. Page 201. After the collapse of Boca Raton and the Mizner Development Company, Mrs. Rea often paid Mizner’s servants’ salaries and his grocery bill.

Mrs. Edith Oliver Rea passed away in 1951 and in January of 1953 Alan M. Graf and Charles Hart purchased the property for \$185,000 under the Lagomar Estate, Inc. entity and subsequently subdivided the property into twelve lots for resale as the Lagomar Park subdivision. A January 18, 1953, Palm Beach Post article titled “Lagomar Is To Be Developed As Subdivision Of Twelve Lots,” stated:

“Lagomar, famous estate of the late Mrs. Henry R. Rea, will follow the modern-day trend towards smaller homes by development as a subdivision to be known as Lagomar Park. Mr. Graf, Northern hotel man who became a Palm Beach resident and plans to concentrate on development, revealed that he had bought the Rea property at 1560 S. Ocean Boulevard, extending 400 feet along the ocean front with equal lake frontage. The area zoned residential has been divided into 12 lots with all lots having partial beach rights. Lagomar is the third large, nationally famous Palm Beach estate dating back to the lush boomtime era to become a subdivision. The first was the Donahue place on South Ocean Boulevard (Cielito Lindo), the second the Stotesbury oceanfront El Mirasol now owned by Bessemer Properties.”⁶

Shortly after the property was subdivided in 1953, Victor Drury purchased Lagomar’s Caretakers Lodge as a single-family residence. At the time, Drury of Montreal was president and chairman of the committee of the Canadian Car & Foundry Company. While owning the dwelling, Drury hired architect Belford Shumate to do some additions and alterations, including remodeling the interior, adding a porch, several windows, and a two-car garage. Drury lived there for approximately 10 years before selling the house to Lee Denton who also lived there for approximately 10 years before selling it to Mrs. Jean van Waveren who owned the property until 1984.⁷ The current owner, Gary B. Knapp, purchased the dwelling in March of 1997 and has been an excellent steward of this unique Mizner-designed property for the past nearly twenty-five years.

⁶ Palm Beach Post, January 18, 1953, Page 37.

⁷ In 1983, Mrs. Jean van Waveren purchased 101 El Brillo Way, an oceanfront landmarked estate designed in the early 1920’s by Marion Sims Wyeth in the Mediterranean Revival style.

V. Architect's Biography

Addison Mizner

Addison Cairns Mizner was one of Palm Beach's most flamboyant architects from the time of his arrival on the Island in 1918 to his death in 1933. With Richard M. Hunt and Stanford White, he was known as one of the "great society architects." Mizner socialized with the wealthy, and through his contacts introduced Mediterranean Revival architecture to Palm Beach, revolutionizing the shape of the town.

Mizner was born in 1872 in Benicia, California, the son of a prominent California pioneer family. Although he never studied architecture at the university level, Mizner absorbed design concepts "in the field" while his father was an ambassador to Central America. Fluent in Spanish from his time in Guatemala City, Mizner travelled to Spain where he lived in Salamanca for less than a year. Despite the fact that his time in Spain was short, his travels left a lasting imprint on his life and work.

From 1893 to 1896 Mizner expanded his knowledge of Spanish style architecture by serving an apprenticeship with a leading proponent of the style, Willis Polk, in San Francisco. His apprenticeship taught him draftsmanship and construction techniques and eventually led to a partnership with Polk. From California Mizner traveled to New York City where he benefitted from a friendship with Stanford White, who helped him become established in the city.

Mizner first visited Palm Beach in 1918 while recovering from an accident. Already established as a New York architect, he stayed with Paris Singer, son of Sewing Machine mogul Isaac Singer and husband of dancer Isadora Duncan. Singer was interested in developing Palm Beach as a resort for the wealthy of New York. Mizner received a \$6000 per year retainer from Singer to encourage his New York society cliental to build vacation homes in Palm Beach.

The Everglades Club, designed in 1918, was Mizner's first project and set the tone for the new Palm Beach. Addison Mizner moved away from the shingle cottage style town of Henry Flagler and moved toward a resort of fashion and elegance.

In the Town of Palm Beach, Mizner buildings included dozens of mansions, Via Mizner, Via Parigi, office buildings, apartments, and shops. One of

Mizner's unique attributes was his ability to adapt to circumstances. When the elements of his Spanish style buildings became unavailable (iron work, tiles, etc.) that help define the Mediterranean Revival style he established Mizner Industries to produce the needed materials. Eventually he produced the new and "antique" furniture to decorate his houses.

After the collapse of Mizner's project in Boca Raton, and the failure of the Mizner development there, he continued to live in Villa Mizner but had financial trouble maintaining his lifestyle. Mizner died of a heart attack on February 5, 1933.⁸

VI. Statement of Significance

1568 South Ocean Boulevard is significant as an important remaining element of the Mizner designed grand Lagomar estate. When Mrs. Edith Rea purchased Lagomar in 1927, she hired the original architect Addison Mizner to design additions and alterations to the grand estate over several years including this Caretakers Lodge which Mizner designed in a modest Mediterranean Revival style that complemented the estate and was fitting for an accessory staff dwelling.

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."

1568 South Ocean Boulevard reflects the broad cultural, economic and social history of the Town of Palm Beach. Lagomar was built in 1924 during Palm Beach's first building boom and at a time when many of the wealthiest people in America came to Palm Beach for the warm winter season and built exquisite oceanfront estates to live in and entertain guests. Addison Mizner

⁸ There are many books and articles on Addison Mizner that provide a much more extensive biography of Mizner's life and designs.

was at the height of his Palm Beach career in the mid-1920s, and the Magee's were pleased to get the sought-after architect to design their ocean to lake estate. Large estates like Lagomar needed staff to tend to the property and often had dwellings built on the property such as this Caretakers Lodge to house the staff.

1568 South Ocean Boulevard 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 and subdivided the property. Fortunately, Lagomar was spared the wrecking ball with the mansion partitioned into two dwellings and the estate converted to a twelve-lot subdivision. When the Lagomar Park subdivision was created in 1953, 1568 South Ocean Boulevard was sold as a separate single-family residence that exists today.

(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.”

1568 South Ocean Boulevard is a good example of the Mediterranean Revival style of architecture popularized in Palm Beach by the dwelling's esteemed architect Addison Mizner. In keeping with the Mediterranean Revival style, the floor plan is irregular, the massing is asymmetrical, the roofs are covered with red clay barrel tiles with slight overhanging eaves and rafter tails, the exterior is covered in rough stucco and the windows are multi-light casements with true working wood shutters.

VIII. Selected Bibliography

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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# PB04273
 Field Date 12-8-2019
 Form Date 10-9-2020
 Recorder # MAS

Site Name(s) (address if none) 1568 S Ocean Blvd 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: 1568 S Ocean Boulevard

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 44S Range 43E Section 02 1/4 section: NW SW SE NE Irregular-name: _____
 Tax Parcel # 50434402030000030 Landgrant _____
 Subdivision Name LAGOMAR PARK NO 1 IN Block 000 Lot 0030
 UTM Coordinates: Zone 16 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1930 approximately year listed or earlier year listed or later
 Original Use Private Residence (House/Cottage/Ca From (year): 1930 To (year): 2020
 Current Use Private Residence (House/Cottage/Ca From (year): 1930 To (year): 2020
 Other Use _____ From (year): _____ To (year): _____
 Moves: yes no unknown Date: _____ Original address _____
 Alterations: yes no unknown Date: _____ Nature maybe windows
 Additions: yes no unknown Date: _____ Nature maybe garage
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)
KNAPP GARY B

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

DESCRIPTION

Style Mediterranean Revival Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. Hip 3. _____
 Roof Material(s) 1. Barrel tile 2. _____ 3. _____
 Roof secondary strucs. (domes etc.) 1. Gable extension 2. Shed extension
 Windows (types, materials, etc.)
paired & grouped 3 light casement, operable shutters, divided round, fixed 4 light, stucco surrounds
 Distinguishing Architectural Features (exterior or interior ornaments)
side facing gables & hip w overhang, exposed rafters, attached garage under shed, round vents, rear recessed balcony
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
waterfront parcel spans ROW, paved semicircular drive, mature vegetation, privacy wall

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 <input type="button" value="Clear Check Values"/> Date _____	
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see National Register Bulletin 15, p. 2)	

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. _____Structural System(s): 1. Wood frame 2. _____ 3. _____Foundation Type(s): 1. Continuous 2. _____Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (style/details)

wood beams, large hinge detail, small off center light

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

under gable ext, large brackets, flanking pendant lights

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

Narrative Description of Resource

This 1930 Mediterranean Revival Style building is in good condition.

Archaeological Remains _____

 Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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 does meet district criteria based on its features and association within the Town.

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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 JacobsAffiliation 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.