

266 Atlantic Avenue



DESIGNATION REPORT

January 19, 2022

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

266 Atlantic Avenue

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Report produced by MurphyStillings, LLC

I. General Information

Location:	266 Atlantic Avenue Palm Beach, Florida
Date of Construction:	ca. 1917-1918
Architect:	No Architect Listed; Likely Builder Designed & Constructed
Present Owner:	Peter Kaupe
Present Use:	Residential
Present Zoning:	R-C
Palm Beach County Tax Folio Number:	50-43-43-15-03-000-0080
Current Legal Description:	Orange Grove Park Lots 8 & 9

II. Location Map



III. Architectural Information

The house located at 266 Atlantic Avenue is a one-story Frame Vernacular dwelling built circa 1917-1918 during the Turn-of-the-Century/World War I era, prior to Palm Beach's 1920s building boom.¹ The dwelling is located on the south side of Atlantic Avenue between Bradley Place and North County Road in the Orange Grove Park subdivision.



Frame Vernacular buildings represent the most typical method of construction used by early South Florida's builders.² Prior to Palm Beach's 1920s building boom, much of Palm Beach's architecture was of frame construction and many in the Frame Vernacular style.³ This form of architecture does not adhere to a particular school of design, generally utilizes locally available materials and are most often simple wood frame buildings which are the product of the builder's experience and response to the environment and lot configuration. The buildings are generally rectangular and feature a gable or hip roof, horizontal board siding, front porches with a separate

¹ Environmental Services, Inc. Town of Palm Beach Historic Site Survey, 2020.

² Ibid. In Palm Beach, Frame Vernacular buildings were most prevalent from the late 19th Century to World War II, but they were still built to ca. 1960.

³ Palm Beach 1919 Sanborn Insurance Company Maps. Most of the frame vernacular buildings in Palm Beach no longer exist, with only approximately 40 remaining. Root Trail has the greatest concentration while there are others scattered in Palm Beach's early subdivisions.

roof structure, and double-hung sash windows in a regular fenestration. Ornamentation is mostly simple including details such as exposed rafter tails, corner boards, vents in gable ends and porch brackets and spindles.



Northeast Corner

266 Atlantic Avenue is a front-gable dwelling with a front-gabled porch offset to the east. Both the main house and the porch are frame structures covered with horizontal siding and have wide overhanging eaves with exposed rafter tails and a vent at the apex of the gable. The roofs are covered with standing seam metal. The north porch facade features a ribbon of three full-height screen windows with x-designs on the bottom portion, simple framing, and carved wood posts in between. This porch facade also has wood corner boards and wood trim under the gable as well as a round address plaque in the center of the gable. The east porch facade has stairs leading up to the stoop both with x-design rails leading to a side entry screen door with x-design on the bottom. Over this door is a shed roof supported by knee braces. Inside the porch on the front facade of the main house are a pair of six-over-one double-hung sash windows and the main wood entry door to the dwelling. The western section of the front facade also has a pair of six-over-one double-hung sash windows that have wood trim and a carved post in between. This section also has wood trim on the sides and below the gable end.

The east facade has single, paired and ribbons of three six-over-one double-hung sash windows, multi-light French doors, gable roofs with wide overhanging eaves and exposed rafters, wood trim and rails with x-designs. There is also a tall, brick exterior chimney on the east façade just south of the porch's side entrance. The west façade has six-light and four-light single-sash windows on the upper portion of the wall. The covered breezeway that attaches the rear master bedroom has a gable roof, knee braces and rails with the x-design.



Northwest Corner

266 Atlantic Avenue has had a number of additions and alterations in its over 100+ year history. In 1940, a two-bay wide by one bay deep room was added to the rear, a storage room was added in 1953 and the dwelling was re-roofed in 1966. However, a major renovation and addition took place between 2017 – 2019 in what was deemed a heroic effort to save the dwelling. At this time the dwelling was raised and the pier foundation became a solid masonry foundation, the windows and doors were replaced, wood siding was replaced where it could not be saved, the roof was covered with standing seam metal, x-designed railings were added, the front porch was added, a rear master bedroom was added through an attached covered

breezeway, a swimming pool and a brick driveway were constructed and solar panels were added to the roof. This work altered the property, however, this renovation saved the house that was in disrepair and through thoughtful designs retained the essential historic character of the dwelling.

IV. Historical Information

266 Atlantic Avenue is an early Town of Palm Beach Frame Vernacular house constructed circa 1917-1918.⁴ It was built in the Orange Grove Park subdivision which was one of the Town's early subdivisions platted by Amanda J. Ryman in January of 1915.⁵ Later that year, Amanda J. Ryman sold lots 2-64 and 71- 80 to C. Frank Reed, while keeping lots 1, 65-70 and 81.⁶ C. Frank Reed was a speculative realtor who began marketing the subdivision shortly after he purchased much of it. A January 20, 1917, article in the Palm Beach Post describes early improvements in Orange Grove Park:

“During last season much discomfort was experienced by the very few residents of Orange Grove Park in Palm Beach because of the lack of a proper roadway and the lack, also, of all illumination. This season, however, conditions have been changed – because there were new homes built and a stronger contingent of residents here assembled....It has been to a large extent through the work of homeowner Henry Hauck in way of constantly urging improvements that matters have been carried so far as to have the street hard-surfaced, and poles are now in place for the carrying of electric wires.”⁷

In August of 1917, Mary E. Connors, of Columbus, Ohio, purchased lots 8 and 9 in Orange Grove Park from C. Frank Reed.⁸ It is likely that construction of the dwelling started shortly after the purchase of the property as the subdivision was being developed at this time. The dwelling was originally named “Bexley” as the name is found on the 1919 Sanborn Insurance Company Map as well as in city directories

⁴ Palm Beach County Courthouse Records.

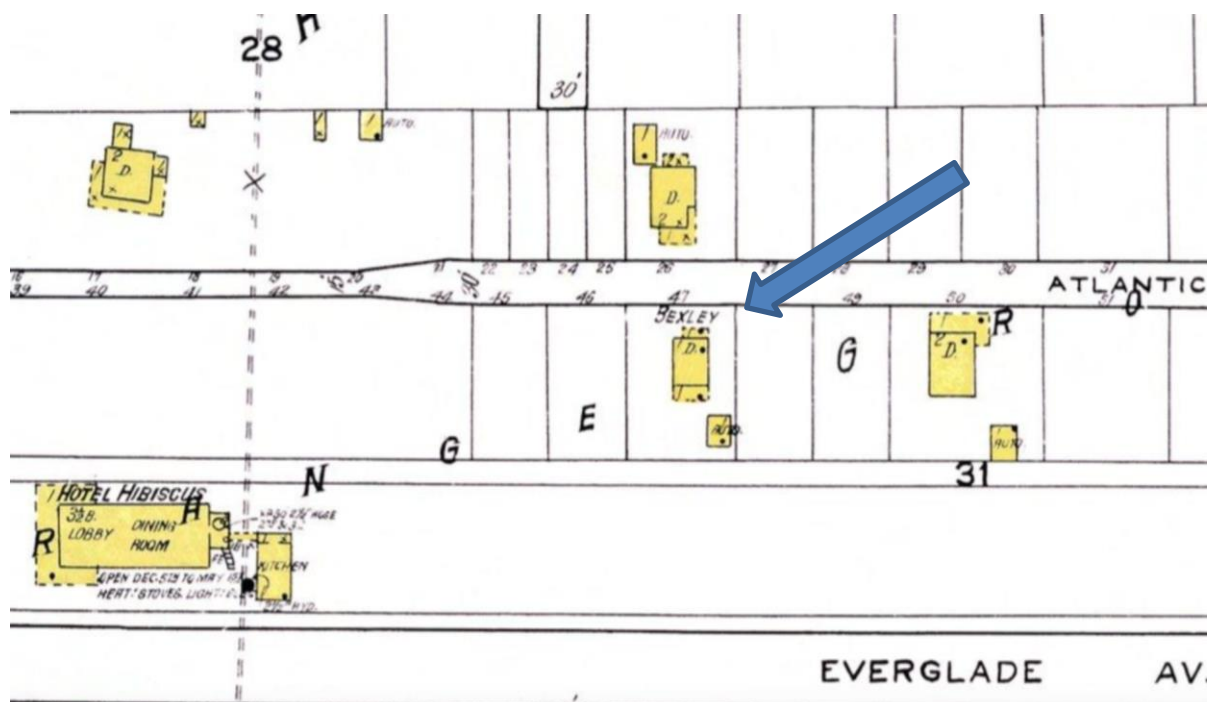
⁵ Ibid. Amanda J. Ryman sold lots 2 to 64 and 71-80 in the Orange Grove subdivision to C. Frank Reed in 1915.

⁶ Most of the lots were 25' wide by 100' deep; however, lot 65 was 37.5' wide by 100' deep and the two lots along the lake, lots 1 and 81 were very large being approximately 360' wide by 107' deep. At the time Orange Grove Park was platted, Bradley Place had not been cut through so properties would need to be accessed from Palm Beach Avenue (now County Road) or from the Lake Trail via a path to Atlantic Avenue that started at lot 2 on the south and lot 80 on the north.

⁷ “Orange Grove Gets Improvements”. The Palm Beach Post. January 20, 1917, p. 6.

⁸ The address 226 Atlantic Avenue did not appear in City Directories until the 1920s.

and newspaper articles of the time. Bexley is a suburb of Columbus, Ohio, possibly where Mary and her husband Maurice Connors were from.



1919 Sanborn Insurance Map

Mary and Maurice Connors owned 266 Atlantic Avenue from 1917 – 1934. A Palm Beach Post article titled “Buckeyes Enjoy Palm Beach” discussed plans of the Ohio colony in Palm Beach with many bungalows occupied by Ohioans as winter homes, including the Connors of Columbus having an attractive winter home, Bexley villa, on Atlantic Avenue, Palm Beach.⁹ Another mention of the dwelling was located in the January 13, 1919 issue of the Miami News which stated that “Mrs. D.J. Grey and Mrs. Kate Judge of Columbus, Ohio were among guests at the Hotel Poinsettia awaiting the arrival of Mr. Grey, when they will then reside at the Bexley home in Palm Beach for the season,” which they were likely leasing from the Connors.¹⁰ After Mary Connors passed away, Maurice Connors sold the dwelling to Newton E. Davis in 1935, who then sold it to Louis and Gladys Ruge by 1937. The property was sold in 1943 to Rena Pittard, who later sold it to Margaret Clark in 1946. Margaret Clark, the daughter of Mr. & Mrs. Harry Clark who were early and frequent visitors to Palm Beach, married Carl Klimcheck in January of 1952 and they resided in the dwelling at 266 Atlantic Avenue.

⁹ The Palm Beach Post. December 19, 1923, Page 7.

¹⁰ The Miami News. January 13, 1919, Page 3.

Carl Klimcheck was a professional photographer who came to Palm Beach in 1945 and established the Aime Dupont Photographic Studio, with additional locations in New York and Chicago.¹¹ In the 1950s his Palm Beach Aime Dupont Photography Studio was located in the Colony Hotel, and he was noted as a premier Palm Beach photographer. Carl Klimcheck passed away in 1960 followed by his wife Margaret nine years later in 1969.

In 1971, Dr. Arthur Kaupe and wife Sandra purchased 266 Atlantic Avenue.¹² Dr. Arthur Kaupe, an avid sports fisherman, a past president of the Sailfish Club of Florida and lifelong environmentalist, opened his medical practice in Palm Beach in 1958. Upon his death thirty years later in 1988, Dr. Kaupe was one of the last Palm Beach doctors to continue making house calls. Sandra Taylor Kaupe was a competitive angler and was noted in Sports Illustrated for her many tournament wins and accomplishments in sport fishing. In addition to their Palm Beach house, the Kaupe's owned a Florida cattle ranch and Sandra was appointed a Fish and Wildlife Conservation Commissioner in 2002. In 2007, she was named the Conservationist of the Year by the Coastal Conservation Association of Florida and throughout her life she was a volunteer for numerous charitable organizations. She passed away in February 2016 but the house at 266 Atlantic Avenue stayed in the Kaupe family and has been owned by the family for fifty years. The Kaupe family have been very good stewards of this dwelling, especially in their recent efforts to save this historic house and making compatible additions and alterations that retain the historic character of the dwelling while at the same time making it more livable for today's lifestyle and bringing it up to current building code standards.

V. Architect's Biography

No architect is listed for 266 Atlantic Avenue. This Frame Vernacular building was likely designed and constructed by a local builder.

VI. Statement of Significance

The house at 266 Atlantic Avenue is significant as a good example of a Frame Vernacular dwelling located in the Orange Grove Park subdivision, one of the early

¹¹ Aime Dupont was a Belgian-born American sculptor and photographer, the son of one of Brussel's leading photographers. He had a successful career in New York before his death in 1900. His wife Etta took over the business and had initial success but in 1920 had to declare bankruptcy and sold the name to other interests who maintained the studio as a portrait brand through the 1950s.

¹² Margaret Clark Klimcheck's only child, Charles Clark, was the executive of her estate and sold the house to the Kaupe's.

Town of Palm Beach's subdivisions. While its Frame Vernacular style is widespread in early South Florida buildings, its scarcity in the Town of Palm Beach increases the dwelling's significance as an important historic resource.

VII. Criteria For Designation

Section 16-38A of the Town of Palm Beach Landmark's Preservation Ordinance #2-84 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."

266 Atlantic Avenue, originally known as "Bexley," is important as one of Palm Beach's early dwellings, particularly in the Town's near north end. Though Frame Vernacular houses were prevalent in Palm Beach prior to the 1920s land and housing boom, there are only approximately forty left in the Town. The first owner, Mary Connors, and several subsequent early owners were winter residents from Columbus, Ohio who came to Palm Beach as part of the Ohio Colony of early Midwesterners escaping the cold winters for the warm south Florida climate. Additionally, the house has been in the Kaupe family for the last fifty years with owners dedicated to its preservation.

(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 craftsmen."

266 Atlantic Avenue is a good example of the Frame Vernacular style of architecture that is representative of the development in South Florida from the late nineteenth century to the early twentieth century. Frame vernacular architecture does not adhere to academic guidelines and is noted for its simplicity and modest origins. The dwelling's frame construction and wood siding, double-hung sash windows, multiple gabled roofs with wide overhanging eaves and exposed rafters are noteworthy features of Frame Vernacular houses. In addition, the property's significant and well-designed renovation is valuable for study in the Town of Palm Beach.

VIII. Selected Bibliography

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

From Wilderness to Metropolis: The History and Architecture of Dade County (1825-1940). Second Edition. Metropolitan Dade County, Historic Preservation Division, 1992.

Palm Beach County Courthouse Records: Orange Grove Park Subdivision 1915-1971.

Palm Beach County Recorded Plats: Orange Grove Park 1915.

The Palm Beach Daily News and The Palm Beach Post: Archived Articles Online 1916-2021.

Pollack, Deborah C. Laura Woodward: The Artist Behind the Innovator Who Developed Palm Beach. Singapore: Blue Heron Press, 2009.

Sanborn Insurance Map of Palm Beach. New York: Sanborn Map Co., 1919 and 1926. Online and City of West Palm Beach Public Library.


Town of Palm Beach. Building Permits, 1940 – 2021 (No original building permit; first permit was 1940).

West Palm Beach City Directories. Asheville, NC: Florida-Piedmont Directory Company, 1918-1972.

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.

Clear Form Values

Site# **PB06309**
Field Date **11-26-2019**
Form Date **9-4-2020**
Recorder # **MAS**

Site Name(s) (address if none) 266 Atlantic Ave 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 Clear Location Values

Address: 266 Atlantic Avenue

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 15 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____

Tax Parcel # 5.0434315030000080 Landgrant _____

Subdivision Name _____ Block 000 Lot 0080

UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing

Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____

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

HISTORY Clear History Values

Construction Year: 1910 ☐ approximately ☐ year listed or earlier ☐ year listed or later

Original Use Private Residence (House/Cottage/Ca From (year): 1910 To (year): 2020

Current Use Private Residence (House/Cottage/Ca From (year): 1910 To (year): 2020

Other Use _____ From (year): _____ To (year): _____

Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____

Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature entry porch, lifted

Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature rear addn, roof line

Architect (last name first): _____ Builder (last name first): _____

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

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

DESCRIPTION Clear Description Values

Style Frame Vernacular Exterior Plan Irregular Number of Stories 1

Exterior Fabric(s) 1. Wood siding 2. _____ 3. _____

Roof Type(s) 1. Gable 2. _____ 3. _____

Roof Material(s) 1. Sheet metal standing seam 2. _____ 3. _____

Roof secondary strucs. (domes etc.) 1. Gable extension 2. Gable extension

Windows (types, materials, etc.)
single & paired wood 6/6, wood frames

Distinguishing Architectural Features (exterior or interior ornaments)
and facing gable w deep overhang, horizontal siding w corner boards, enclosed porch at front, exposed rafters, set above grade, large chimney

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
brick drive, low retaining wall, mature vegetation

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
<p>NR List Date _____</p> <p><input type="checkbox"/> Owner Objection</p>	<p>SHPO - Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info</p> <p>KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no <small>Clear Check Box</small></p> <p>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)</p>	<p>Date _____ Init. _____</p> <p>Date _____</p>

HISTORICAL STRUCTURE FORM

Site # **PB06309**

DESCRIPTION (continued)

Clear Description Values

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. _____

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 (stylistic details)

obscured by porch

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

porch entry perpendicular to street, under overhang, wood steps

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

Narrative Description of Resource

This 1920 Frame Vernacular residential building was recently altered and added to, including a renovation and lifted onto new foundation. Owner also claimed a year built date of 1992, although this has not been verified.

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 checked="" type="checkbox"/> occupant/owner interview | <input checked="" type="checkbox"/> plat maps |
| <input checked="" type="checkbox"/> property appraiser / tax records | <input 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)

Palm Beach Property Appraiser; Google Earth; Google Street view

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 structure does not appear to meet criteria for individual listing, but it does meet district criteria based on its architectural features and association within the Town of Palm Beach.

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

Clear Documentation Values

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

- | | |
|-------------------------------|--------------------------------|
| Document type _____ | Maintaining organization _____ |
| 1) Document description _____ | File or accession #s _____ |
| Document type _____ | Maintaining organization _____ |
| 2) 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.