357 Crescent Drive



DESIGNATION REPORT November 17, 2021 Landmark Preservation Commission Palm Beach, Florida

DESIGNATION REPORT

357 Crescent Drive

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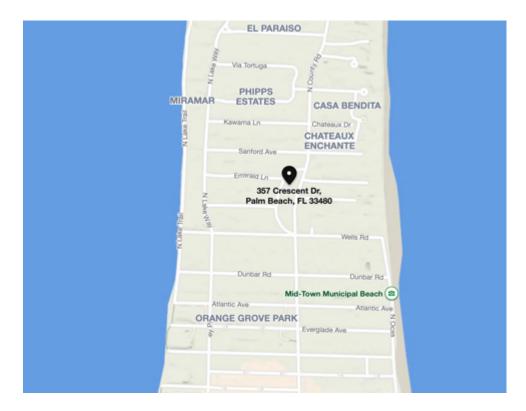
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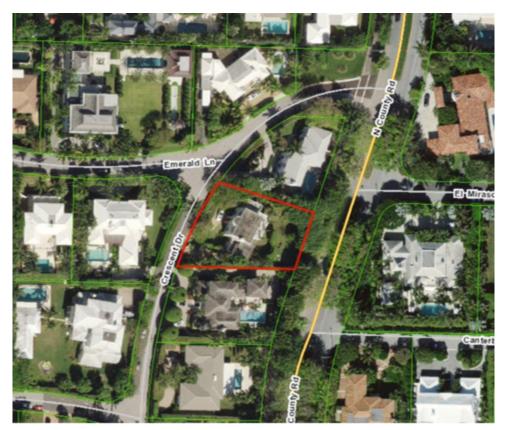
Report produced by Murphy Stillings, LLC

I. General Information

Location:	357 Crescent Drive Palm Beach, Florida				
Date of Construction:	1946				
First Owner:	Mr. & Mrs. Henri de Marcellus				
Architect:	Simonson & Holly				
Builder/Contractor:	Smith, Yetter & Griffin				
Current Owner:	Juliette de Marcellus				
Present Use:	Single-Family Residence				
Parcel Control Number:	50-43-43-03-11-000-0291				
Current Legal Description: REVISED PL OF STOTESBURY PARK TRGLR TR I SW COR OF LT 50 & LT 51 (LESS TRGLR IN N COR) AS IN OR3336P511					

II. Location Map





III. Architectural Information

357 Crescent Drive was designed in 1946 by architects Simonson & Holley and built by the construction firm Smith, Yetter and Griffin in the Neo-Classical Revival style.¹ This distinctive dwelling sits on the east side of Crescent Drive in Palm Beach's Stotesbury Park subdivision.



Following the stock market crash and South Florida real estate bust, the desire for changes in architectural design reflected the shifting economic times, resulting in buildings with cleaner lines and greater symmetry. The Neo-Classical Revival was one of the styles introduced and used instead of the Mediterranean style designs so popular in the 1920s. Simonson and Holley's design for 357 Crescent Drive reflects this change in the architectural development of the Island.

The Neo-Classical style became best known after the World's Columbian Exposition, held in Chicago in 1893 and was a dominant style for domestic architecture throughout the United States during the first half of the 20th century. Identifying features include facades dominated by full-height porches with roofs supported by

¹ Permit # 1246 dated January 14, 1946: Smith, Yetter & Griffin builders, Simonson - Holley architects, residence and garage, cost \$20,000.

classical columns and the façade having symmetrically balanced windows and a center door. Windows are generally rectangular with multi-light double-hung sashes and cornices often have a boxed eave with a moderate overhang.



357 Crescent Drive displays a number of design elements of the Neo-Classical Revival style. This two-story concrete-block dwelling faced with smooth stucco has a three-bay wide symmetrical main block with a one-story wing on the north and a recessed two-story wing on the south. The most prominent Neo-Classical feature is the two-story, half-round entry portico with full-height square columns and pilasters accentuated with the rounded cornice and parapet. The center entrance has a wood paneled door flanked with sidelights and features a picturesque elliptical fanlight topped by a keystone. Above the front entry are paired six-over-six double-hung sash windows. Flanking the center bay on the first and second story are eight-over-eight double-hung sash windows with full-height louvered shutters framing the windows, wood sills below and keystones centered above. The center block also features quoins and a cornice and parapet above. A brick chimney with stucco banding is located on the south wall of the center block. The one-story north wing features centered French doors flanked by full-height louvered shutters with a metal grill in front, quoins on

the side, and a keystone and cornice above. The two-story south wing has eight-over eight double-hung sash windows flanked by louvered shutters on the first story. The recessed second story of this wing was a later addition and has three metal casement windows and a single door leading out to a porch with a wood rail. Attached to the south of this wing is a wooden pergola. All of these features unite to create a unique classical design in Palm Beach.



Main Block with Northern Wing

Main Block with Southern Wing

As previously noted, 357 Crescent Drive was designed by the architectural firm Simonson and Holley in 1946. During this same time Simonson & Holley were designing one of their most important Palm Beach commissions, The Colony Hotel at 155 Hammond Avenue. Although the house is on a much smaller scale, the full height portico with square columns at 357 Crescent Drive is reminiscent of the tall portico at the Colony Hotel. The house and the hotel also both feature eight-over-eight double-hung sash windows, keystones, quoins and a smooth stucco covering. It is interesting to note that the original Simonson & Holley drawings for this dwelling had a rectangular portico that much more resembled that of the Colony Hotel.²

Exterior alterations to 357 Crescent Drive include the recessed second story room over the south one-story wing, a porch in front of this addition, a carport that appears now to be a pergola, and re-roofing. These are minor changes and though portions of the building show disrepair the building retains its historic architectural integrity.

² Documentation from <u>Henri and Rose: For Richer, For Poorer</u>, indicates that the original owner, Henri de Marcellus, had a hand in the design of the dwelling.

IV. Historical Information

357 Crescent Drive was designed and constructed in 1946 shortly after the end of World War II. The 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. Nonessential construction was halted throughout the War so there was very little new construction in town during these 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%.³ Furthermore, the lifting of wartime restrictions and an increasing supply of materials accelerated Florida's post-War economy with new construction.⁴ Despite high costs of building supplies, Palm Beach building permits in 1946 outrivaled those of 1925, previously the town's greatest construction period.⁵ It was the start of the second big building boom in Palm Beach.⁶ 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, some of the new subdivisions in the Town's north end were the result of a few grand estates that were split up and subdivided for new development with the mansions demolished.

357 Crescent Drive is located in the Stotesbury Park subdivision. El Mirasol, the first Mizner-designed Mediterranean Revival grand estate, was commissioned by Edward "Ned" and Eva Stotesbury in 1919 after admiring Mizner's design for the Everglades Club and purchasing ocean to lake property approximately one mile north of Palm Beach's Main Street.⁷ Completed in 1920, El Mirasol caused a sensation and ushered in the Mediterranean Revival style for residential design that came to distinguish Palm Beach and also changed the Island's lifestyle, with many of the wealthy winter residents opting to commission mansions rather than continuing to spend the season at the Island's hotels. Edward Stotesbury passed away in 1938 and Eva sold the estate's lakefront property from Lake Worth east to County Road to Archie O. Edwards where he developed it into the Stotesbury Park subdivision where 357 Crescent Drive is located. Eight houses were built in the early days of the subdivision,

³ 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.

⁴ Augustus Mayhew. <u>Palm Beach: A Greater Grandeur</u>.

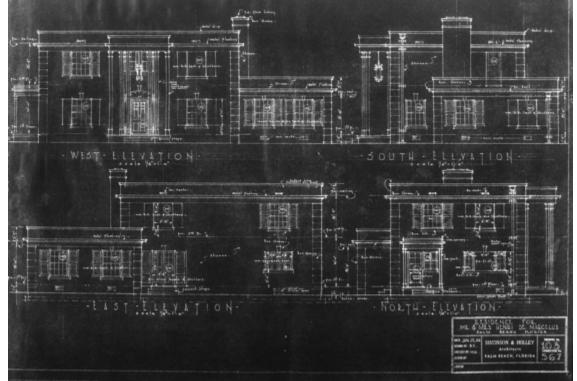
⁵ Ibid. From 1945 to 1955, the annual totals for building permits increased from \$1 million to \$6 million.

⁶ 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.

⁷ Today this street is named Royal Poinciana Way.

but sales of the lots were in suspension during the War years. By September 1946, however, only one out of the fifty-five lots was unsold in the subdivision, indicating the great demand for new housing in Palm Beach following the War. Eva Stotesbury passed away in 1946 and in 1948 there was a subdivision created east of County Road that included the El Mirasol mansion. The mansion was later demolished in 1959.

Historically, 357 Crescent Drive is of particular interest as the property and dwelling have been in the same family for seventy-five years. The current owner's father, Count Henri de Marcellus, purchased the property in 1946 and commissioned the dwelling to be constructed. Following World War II, Henri's wife, Rose de Marcellus, went back to England for a year to help her parents recover from the War, and Henri moved his family of seven children from Westchester County, New York to Palm Beach. They initially rented a little stucco house in West Palm Beach because Henri wanted somewhere inexpensive to live while planning his house in Palm Beach, the cosmopolitan island resort that had stayed in his mind's eye since his first trip to America.⁸ Despite Palm Beach's beauty and charm, real estate values in 1946 had not climbed too high and Henri was able to buy two lots, which together cost \$8,000.⁹



Drawing by Simonson and Holley, 1946

⁸ Juliette de Marcellus, <u>Henri and Rose: For Richer, For Poorer</u>. StarGroup International, Inc. Book Division, 2003. Page 225.

⁹ Ibid., Page 226.

As further described by the current owner, Juliette de Marcellus, in her book <u>Henri &</u> <u>Rose: For Richer, For Poorer</u>:

"Having looked at everything and taken the yearly tropical storms into account, the lots he chose were on Crescent Drive, part of an estate belonging to the Stotesbury family. He planned to build two houses and to rent or sell the second. He had another reason for building two houses – he wanted to protect the setting of his house by controlling what was built next door. He sought out an architect who respected the sketches he made of the house he wanted – French colonial with Georgian proportions, Southern pillars in front and plantation shutters. The houses were to be built of cement brick, required on the coast of Florida as protection against autumn hurricanes, and he wanted parquet floors and French doors to the garden. After he found that the architect nearly planned the house with the kitchen over the front drive, rather than at the back of the house, he oversaw every detail himself. On the second lot he built a house with the same floor plan – for economy – but with a different roofline and front. The bill for the two houses was \$50,000.¹⁰

The house on Crescent Drive went up during the winter and spring of 1946. Henri was infinitely proud of it. It was all his own work and he often said he would be giving Rose 'une belle surprise.' In fact, Rose did not like surprises and was taken aback when she realized she was to have a house she had no part in planning, but Henri could not wait; the price of real estate was rising daily and he wanted to see his family permanently domiciled as soon as possible."¹¹

Count and Countess Henri and Rose de Marcellus had lived in many places around the world but spent their later years with their family in Palm Beach, enjoying the cosmopolitan Island.¹² They were members of Palm Beach social clubs and were among titled Europeans in Palm Beach, though Henri was a great favorite with all levels of society.¹³ Henri was proud of the house he helped design and the property at 357 Crescent Drive is likely one of the few in Palm Beach that has been owned by one family for seventy-five years.

¹⁰ Ibid., Page 226. The second house is 361 Crescent Drive. This house was also designed by architects Simonson & Holley, though the builder was Watt & Sinclair Construction Company.

¹¹ Ibid., Page 228.

¹² Ibid. Front Book Sleeve. "Lived against a background of place names which range from Countess de Marcellus' childhood home at Mikleham Hall in England to their final home in Palm Beach, we find ourselves in Paris, in trenches in Verdum, on Cape Ferrat in the 1920s, in Southern California and Westchester County, New York.
¹³ Ibid., Page 227

V. Architects Biography

Byron Simonson

Byron "Bud" 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. After college, Simonson became affiliated with Clas, Shepherd and Clas in Milwaukee, and then York and Sawyer in New York.

Simonson moved to Palm Beach and served as chief draftsman for Addison Mizner from 1930 until Mizner's death in 1933. From 1933-1942, Simonson was the chief designer for Treanor and Fatio. On April 28, 1944, Simonson applied to the State of Florida for 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 Simonson 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.¹⁴

Byron Simonson's most prominent work in Palm Beach is The Colony Hotel he designed in 1946-1947. In 1946, also devised an ingenious plan to save the Wyeth designed Donahue mansion Cielito Lindo by subdividing the ocean to lake property into the nineteen-lot Ocean Boulevard Estates subdivision and then partitioned the Cielito Lindo estate into five residences.

In the 1950's, Simonson "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 in the top tier of Palm Beach's society architects.¹⁵ 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."³⁴ Simonson became one of the area's 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.

¹⁴ N.C.A.R.B is the National Council of Architectural Registration Boards.

¹⁵ The La Coquille Club was demolished in 1985 to make room for the Ritz Carlton Hotel (now Eau Palm Beach).

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.

Maurice Etheridge Holley

Maurice E. "Buster" Holley was born in West Palm Beach, Florida on November 22, 1905. He received a Bachelor of Science in Architecture degree from the University of Florida in 1930. He worked for a draftsman for Henry Stephen Harvey in 1929 and Addison Mizner in 1930. On May 30, 1936, he applied to sit for the Florida State Architectural examination from his address at 155 Worth Avenue in Palm Beach and was awarded Certificate # AR0000179 on June 17, 1937. He continued to work for several local architects and for the Defense Effort until 1944 when he entered into partnership with Byron Simonson as Simonson & Holley, Architects. That association flourished until it was dissolved by mutual consent in 1949. "Bus" Holley returned to practice under his own name. Like many other architects, he was a man of many talents, skills and interests. He was a licensed aircraft pilot, an amateur "Ham" radio operator, a handwriting analysis expert, and a photography buff. His design of the Colony Hotel and the Bustani Building in Palm Beach, and designs of many store and commercial buildings in West Palm Beach were considered by him to be his most significant work. "Bus" was active in the Palm Beach Chapter of the American Institute of Architects, serving as its president in 1953. He was also active in West Palm Beach civic and political activities, serving on the West Palm Beach Planning Board for several years and as Mayor of West Palm Beach for one term. Maurice "Buster" Holley passed away in 1969, at the age of 64.

VI. Statement of Significance

357 Crescent Drive is significant as a distinctive Neo-Classical Revival style dwelling built in the near-north end during Palm Beach's post World War II building boom. It has been in the de Marcellus family since its original construction in 1946.

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."

357 Crescent Drive was constructed in 1946 during the Island's second boom time era. Following World War II, Florida had expansive economic and demographic growth and the lifting of wartime restrictions accelerated Florida's post-World War II economy with new construction. Along with a change in lifestyles, a number of the grand estates had become too expensive to maintain and their property was divided into subdivisions with multiple lots. 357 Crescent Drive was constructed in the Stotesbury Park Subdivision that had been part of the El Mirasol grand estate that originally stretched from the ocean to the lake, ever changing this historic section of Palm Beach. In addition, the property and dwelling have been in the de Marcellus family for seventy-five years, likely one of the longest family-owned properties in the Town of Palm Beach.

(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."

357 Crescent Drive is good example of the Neo-Classical Revival style of architecture with a design that is unique to Palm Beach. This two-story symmetrical main block with the elegant two-story, half-round entry portico with full-height square columns and pilasters accentuated with the rounded cornice and parapet are definitive features of this Neo-Classical Revival design. The centered wood paneled entry door with sidelights and an elliptical fanlight, double-hung sash windows, French doors, fullheight louvered shutters and decorative elements such as the keystones and quoins add to the distinguishing characteristics of the Neo-Classical Revival style.

VIII. Selected Bibliography

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IX. Florida Master Site File Form

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