## 755 South County Road



# DESIGNATION REPORT March 16, 2022 Landmark Preservation Commission Palm Beach, Florida

#### **DESIGNATION REPORT**

#### **755 South County Road**

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Report produced by Murphy Stillings, LLC

#### I. General Information

Location: 755 South County Road

Palm Beach, Florida

Date of Construction: Original (Garage & Servants Building) – 1934

Renovation into Residence - 1941

First Owner: Mr. Louis Levy and Mrs. Irma Levy

Current Owner: Terry R. Taylor and Cynthia E. Taylor

Architect: Original (Garage & Servants Building) – Maurice Fatio

Renovation into Residence – Belford Shoumate

Present Use: Residential

Present Zoning: RA

Palm Beach County

Tax Folio Number: 50-43-43-35-00-001-0010

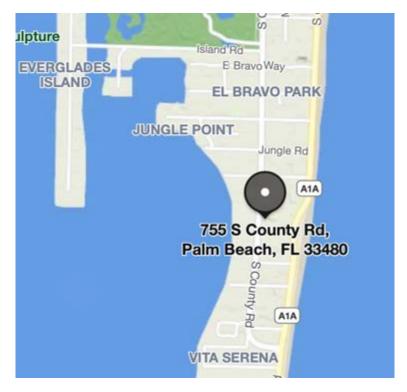
Current Legal

Description: 35-43-43, TH PT OF W 140.74 FTOF N 75 FT OF GOV

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#### **II.** Location Map

#### 755 South County Road





#### **III.** Architectural Information

The residence at 755 South County Road is located in the Town's estate section, between Banyan Road and Via la Selva, along one of the Town's most traveled roadways. The two-story Mediterranean Revival style residence is an interesting example of how buildings grow and evolve over time. Originally an accessory structure designed in 1934 by prominent Palm Beach architect Maurice Fatio on the property of one of Addison Mizner's Boom Time Era estates, the building was adapted by another notable architect, Belford Shoumate, in 1941 into a unique residence.



755 South County Road was originally constructed in 1934 for Mrs. Irma B. Levy as the garage and servants building for El Solano, the Addison Mizner designed Mediterranean Revival style estate located at 720 South Ocean Boulevard. The building was originally a L-shaped two-story structure with two garage doors and a second-floor balcony facing South County Road. In 1941, Mrs. Irma B. Levy decided to add two guest houses to the west side of the El Solano property. She commissioned Belford Shoumate to transform the accessory structure which was located at the southwest corner of the property into a residence, 755 South County Road, and to design another residence at the northwest corner, 750 South County Road.

The residence at 755 South County Road features architectural characteristic from its evolution from a 1934 Mediterranean Revival accessory structure for one of

<sup>&</sup>lt;sup>1</sup> El Solano was originally designed and built in 1919. Addison Mizner lived in the residence for about a year before it was purchased by Harold S. Vanderbilt.

Palm Beach's large estates into a 1940s residence and then renovated approximately 35 years ago to enhance the Mediterranean Revival style of the structure resulting in a unique example of how properties change and evolve over time.



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 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.

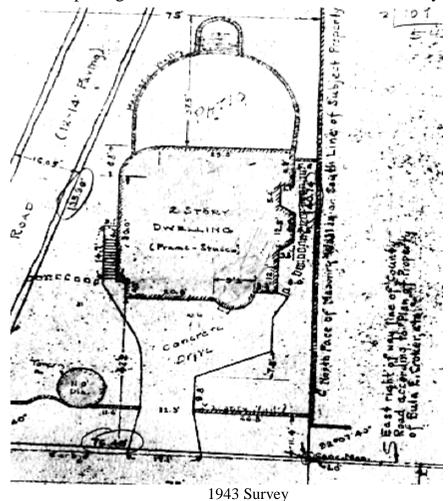
The property at 755 South County Road is accessed through a stucco site wall with decorative metal driveway gate. The site wall engages with an accessory structure that is located at the northwest corner of the property and the residence is located to the east of the motor court. The residence was constructed of wood framing surfaced with textured stucco and features low-pitched hipped roofs with exposed rafter tails and barrel tiles. The focal point of the residence is the round tower with

conical roof that is located towards the southwest corner of the structure. The tower features the home's entrance on the first floor and multi-light arched windows in the stairway located within the tower. The entrance is located off-center and is accessed by curved steps accented by curved knee walls. The entrance features a wood paneled door that is flanked by engaged columns and is sheltered by a domed canvas awning. To the north of the entrance tower, the main façade features two bay windows on the first floor and a balcony above. The bay windows are located where the original structure's garage doors were located. The second-floor balcony features wood posts with brackets, a wood railing and a narrow wall section with an arched opening at the southern end. Access to the balcony is by a centrally located multi-light French door. The home's fenestration consists of single-light and multi-light sash and casement windows many of which are flanked by paneled shutters.



As stated, the residence has evolved over the years. Shoumate's 1941 design for the renovation of the garage and servants building into a residence saw the introduction of the bay windows, the tower on the main façade, and a rounded glass enclosed room on the rear, northeast corner, of the residence. The original roofing material of the structure is unknown, but asphalt shingles were installed on the roof in 1960. In 1987-1988, approximately 35 years ago, the property was

renovated to enhance the Mediterranean Revival style of the property and included changes to the residence and accessory structures. Alterations were made to the roofs and the asphalt shingles were replaced with barrel tiles. It was also during this renovation that the brackets were added to the balcony posts, and the narrow wall with arched opening was added at the north end of the balcony.<sup>2</sup>



Depicting Shoumate's 1941 Site Plan for the Residence & Storage Building

The accessory structure, located at the northwest corner of the property, is a one and two-story structure that has also evolved over the years. In 1941, when Shoumate was designing the renovations of the original garage and servants building to create the residence, he also designed a round storage building with a conical roof to the northwest of the residence. In 1943, a one-car garage with a flat

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<sup>&</sup>lt;sup>2</sup> Drawings for the Fatio accessory structure and Shoumate's 1941 design for the residence are not included in the Town's microfiche. The Shoumate archives at the Preservation Foundation of Palm Beach also did not have the drawings. There was an earlier version of the house designed by Shoumate in the Town's records which provided information on the floor plan of the accessory structure by Fatio. The 1943 survey depicts the site plan for the residence with the tower and the round storage building.

roof was constructed to the north of the round storage building with a garage door fronting onto South County Road, and then in 1946 a two-story addition with a flat roof and large bay window was constructed at the rear of the garage. During the 1987-1988 renovation the round storage building was incorporated into the accessory structure with the curved wall on the southern end being retained, the garage door was relocated to the south façade, barrel tile hip roofs were added, and the bay window was removed.



Historic Photo, 1982 Courtesy of the Preservation Foundation of Palm Beach



Historic Photo, 1995 Courtesy of the Preservation Foundation of Palm Beach

Despite the additions and alterations, the residence is a good example of how a property can change and evolve over time to meet the needs and desires of property owners while retaining important features of the original design.

#### **IV. Historical Information**

The property located at 755 South County Road was originally part of the Addison Mizner designed Mediterranean Revival style estate, El Solano, which spanned from the ocean to South County Road. El Solano, located at 720 South Ocean Boulevard, was designed by Mizner in 1919 as his own residence and was purchased by Harold S. Vanderbilt shortly afterwards.

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.

The South Florida land and building boom of the 1920s had reached its height in late 1925, and by 1927, the "Boom Times" were ending for much of South Florida as speculation had pushed prices so high that speculators and developers could no longer find buyers and many banks in the state failed. Fortunately, for Palm Beach, the land bust did not drastically affect many of the seasonal residents and real estate development on the island slowed but did not halt.

Mr. and Mrs. Alfred Kay, who owned the property just to the north at 710 South Ocean Boulevard, purchased El Solano from Harold Vanderbilt when he built a new estate, Eastover, in Manalapan. There were issues between Mrs. Kay and Harold Vanderbilt while he owned the property, and it is believed she wanted to make sure the next owner would be a better neighbor. The Kay's owned the property from 1930 until 1934 when they sold the estate to Mr. and Mrs. Louis Levy of Dobbs Ferry, New York. Louis S. Levy and Irma B. Levy had been wintering in Palm Beach for several years before purchasing El Solano for their winter residence. Shortly after buying the property in 1934, Irma Levy commissioned Maurice Fatio to design additions and alterations to the residence

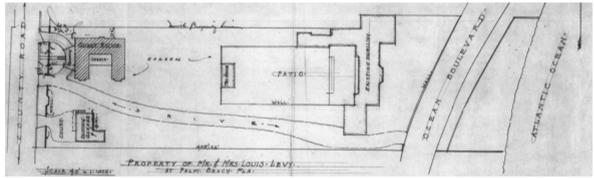
<sup>&</sup>lt;sup>3</sup> Palm Beach Post. "New Yorkers Purchase Palm Beach Residence." 14 March 1934.

followed by a new accessory structure, which included a two-car garage and servants' areas, at the southwest corner of the property.

With the onset of World War II in 1939 and continuing through the mid-1940s, new construction slowed and then came to a halt as building materials and much of the labor force was dedicated to fighting the war. For two winter seasons, September 1942 through May 1944, the Breakers became the U.S. Army's Ream General Hospital. A November 23, 1943, Palm Beach Post-Times newspaper article describes how the War caused an unprecedented rise in demand for rental properties in Palm Beach,

"As the result of the biggest real estate flurry since boom days, dozens of Palm Beach houses are under new ownership this season. With new building out for the duration of the war, rental property is so much in demand desirable leases have been at a premium. Many of those accustomed to going to the Breakers Hotel or abroad have decided to take houses. Consequently, throughout the year and especially this past summer, sales have skyrocketed and about one hundred transfers have been reported. Smaller houses requiring a minimum of servants have been most in demand, though a few of the larger well-known houses have also changed hands this year."

In 1941, just before the United States entered World War II, Irma Levy decided to create two additional residences to be used as guest houses at the western end of the property with a driveway running from South County Road to South Ocean Boulevard between the two new homes. She hired Belford Shoumate to design a new residence at the northwest corner of the property, which would later be known as 750 South County Road, and to transform the existing garage and servants building into a residence which became 755 South County Road.



Drawing by Belford Shoumate, 1941

Showing El Solano at 720 South Ocean Boulevard, the new residence at 750 South County Road, and the original garage and servants building that would become 755 South County Road

After the guest houses were constructed, Irma Levy would rent the residences, sometimes including El Solano, for the winter season. If El Solano was rented, the Levy's would reside in one of the other homes on the property.

Following World War II, Palm Beach flourished and grew exponentially. In 1947, the Town evaluated making zoning changes and two re-zonings were approved that led to dramatic growth in in the Town. The approved zoning changes included changing much of the land in Royal Park and Floral Park from mostly zone A residential classification to zone C classification which permitted hotels and apartments and the raising of the housing density in the stretch of land starting at Sloan's Curve and running south to Palm Beach's southern border.<sup>4</sup>

While these zoning changes were being considered, Irma Levy requested that her property, and other similar properties, receive a special classification that would allow the properties to be used as residential clubs. In her request Mrs. Levy wrote that "large estates are not in key with the times, that the trend is away from large places held for one family alone, that the use as a residential club would be in keeping with efforts to meet the housing shortage, that such use would preserve the ocean front tract." During one meeting, Mrs. Levy stated that the property would be used as a "residence club for refined and cultured persons in groups of not more than 25 to 30, who might prefer this to hotels". There were several objections to this request due to the concern of deterioration of the neighborhood if residential clubs were allowed and the request was not granted.

By the end of 1950, the Levy's had sold the three residences as separate parcels. 755 South County Road was purchased by Mr. and Mrs. Stacy B. Rankin in November 1950. The Rankin's owned the property for approximately twenty years following which there were several subsequent owners of the property, including Mr. and Mrs. J. Graeme Lang Jr., Mr. and Mrs. Emmett Race, Mr. and Mrs. Thomas I. Davis, Jr., Mr. and Mrs. John H. Norwood, and Mr. and Mrs. Nick Angiuli.

In 1996, 755 South County Road was purchased by Home Shopping Network cofounder Lowell "Bud" Paxson and his wife Marla Paxson. Bud Paxson had

<sup>&</sup>lt;sup>4</sup> Royal Park and Floral Park were two of the earliest subdivisions in Palm Beach where many of the oldest frame cottages and bungalows existed. Prior to 1947, these subdivisions had mostly exclusive residential zone A classification.

<sup>&</sup>lt;sup>5</sup> Palm Beach Post, "Rezoning is Asked by Resort Resident", January 28, 1947, page 5.

<sup>&</sup>lt;sup>6</sup> Palm Beach Post, "Rezoning Favored in Two Resort Areas, Status Quo for Others", January 30, 1947, page 10.

<sup>&</sup>lt;sup>7</sup> El Solano, 720 South Ocean Boulevard, which had been purchased by John Lennon and Yoko Ono shortly before his death, was designated a Town of Palm Beach landmark in 1980.

purchased the Addison Mizner designed estate Casa Nana located at 780 South Ocean Boulevard in 1994.<sup>8</sup> Casa Nana is located just south of 755 South County Road and the Paxson's used the residence at 755 South County Road as a guest house. In 2003, the Paxson's sold both 755 South County Road and Casa Nana to Terry and Cynthia Taylor who have been very good stewards of both the residence at 755 South County Road and the landmarked property, Casa Nana, at 780 South Ocean Boulevard.

#### V. Architects Biography

#### **Belford Shoumate**

Belford Shoumate was born in Aberdeen, Ohio in 1903, and was raised in Mobile, After receiving a degree in architecture from the University of Pennsylvania in 1929, Shoumate worked for four years with architect Joseph Urban in New York City. In 1936, he moved to Miami and worked with architect Carlos B. Schoeppl for a year before coming to Palm Beach.

In 1937, Shoumate married Beatrice Owen, moved to Palm Beach to start his own architectural practice, and received his architectural license. While designed prior to starting his own firm, Shoumate's first Palm Beach commission was the 1937 Art Moderne style "Boat House" on North Lake Way, which was rumored to have won the award for "House of the Future" at the 1939 World's Fair.

In 1940, Shoumate designed a British Colonial style residence with a studio for his architectural firm in Phipps Plaza (known as Architect's Row) where he lived and worked until his death in 1991. From the late 1930s, Belford Shoumate has left his architectural imprint, in either design or restoration, on more than 1,500 buildings of many styles in South Florida. While he designed in many styles, including Bermuda and Colonial, he is best known for his Modern designs, especially those in the Art Deco and Art Moderne styles.

Belford Shoumate was listed in Who's Who in America and was active in the National Committee for the Preservation of Historical Buildings, representing the local chapter of the A.I.A. Shoumate is quoted as saying, "Our American Heritage is being challenged in many ways. It's time to wake up and realize we have a wonderful history for such a young country and we should preserve its form of government as well as its representative buildings for prosperity!"

<sup>&</sup>lt;sup>8</sup> Casa Nana, 780 South Ocean Boulevard, was designated a Town of Palm Beach landmark in 1990.

#### VI. Statement of Significance

The residence at 755 South County Road is significant as a good example of the Mediterranean Revival style of architecture as interpreted by prominent Palm Beach architect Belford Shoumate. It is also a very good example of the architectural, cultural and social changes occurring during the post-Depression/New Deal Era and the World War II Era in Palm Beach.

#### 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 that 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."

755 South County Road reflects the broad cultural, economic and social history of the Town of Palm Beach. Originally designed and built in 1934 during the late Depression/New Deal Era for Louis and Irma Levy as an accessory structure for the estate El Solano the structure was renovated into a guest house in 1941 just as the United States was entering World War II. At the time the residence was designed and constructed housing was becoming limited due to the war efforts and construction was slowing due to wartime restrictions. The residence is a very good example of the changing times 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."

The residence at 755 South County Road is a good example of Belford Shoumate's interpretation of the Mediterranean Revival style of architecture. The focal point of the residence, the round tower with conical roof, is an interesting character defining feature of the residence. Additional details, such as the stucco façades, wood balcony, barrel tile roofs with exposed rafter tails, arched openings, and casement and sash windows all contribute to the Mediterranean Revival character of the residence. In addition, there are non-Mediterranean Revival elements that Shoumate skillfully incorporated into the

design, such as the large bay windows which he designed for the location of the original accessory structure's garage door openings. The residence is a good example of how a property and a structure can change and evolve over time to become a noteworthy piece of history and valuable for future study.

#### VIII. Selected Bibliography

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#### X. Florida Master Site File Form

Page 1

Original

Update



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

 Site#8
 PB0 417 8

 Field Date
 6-22-2020

 Form Date
 9-29-2020

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Ownership History (e. TAYLOR TERRY E Is the Resource Affect  Style Mediterrar Exterior Fabric(s) 1. Roof Type(s) 1. Roof Type(s) 1. Roof secondary Windows (types, materia 6/6 single sas fanlight Distinguishing Archite tower w cone t  Ancillary Features / O mature vegetat  DHRU	ded by a Local President Revival Stucco Hip Barrel tile Strucs (domerset.) St, et.) Struct (domerset.)	dates, profession, etc.) servation Ordinance  1. Come turre cs w shutters, exterorintederomement cory gallery, utbuildings, major lands aved driveway,  o meet criteria for NR ined eligible:	DESCRIPTIO  Extenor Plan Irrec  2. 2. 2. t.  , grouped single  barrel tiles, to pe feature; use continue , dome cloth away	Le light, are considered for sheet if needed.)	Number of 3	our Description Values  of Stories 2  , 6 light w

HRSE046R0319, effective 05/2016 Rule 1A-46:001, F.A.C. Florida Master Site File / Div. of Historical Resources / R. A. Gray Bidg / 500 S Bronough St., Tallahassee, FL 32399-0250 Phone 850.345.6440 / Fax: 850.345.6439 / E-mail Site/Regidos.mytlorida.com

#### HISTORICAL STRUCTURE FORM Site #8 PB04178

	DESCRIPTIO	N (continued)	Clear Description Values					
Chimney: No0_ Chimney Material(s): 1 Structural System(s): 1Unknown Foundation Type(s): 1Continuous Foundation Material(s): 1Concrete, Ga Main Entrance (styletic details)  off center wood	2 2	3.	Note: you may use the last box in each field to type in an answer that does not appear in the list provided					
Porch Descriptions (types, locations, work types, etc.) masonry steps w knee wall, dom								
Condition (overall resource condition): excellent Narrative Description of Resource This cl930 Mediterranean Reviv. 1925 build date			roperty appraiser has a					
Archaeological Remains			Check if Archaeological Form Completed					
_	SEARCH METHO	DS (select all that apply)						
☑FMSF record search (sites/surveys)  ☐FL State Archives/photo collection  ☑property appraiser / tax records  ☑cultural resource survey (CRAS)  ☑other methods (describe) _Town _Staff  Bibliographic References (give FMSF menuscript:	□ library research □ city directory □ newspaper files □ historic photos  # If relevant, use continuation sheet	□ building permits □ occupant/owner interview □ neighbor interview □ interior inspection  If needed)	☑Sanborn maps ☑plat maps ☐Public Lands Survey (DEP) ☐HABS/HAER record search					
OPINION OF RESOURCE SIGNIFICANCE  Appears to meet the criteria for National Register listing individually?  Appears to meet the criteria for National Register listing as part of a district?  Explanation of Evaluation (required, whether significant or not, use separate sheet if needed)  determined NRHP eligible 2006								
Area(s) of Historical Significance (see Nutlonal A 1. Community planning & developm 2. Architecture	3 4	es: e.g. farchitecture <sup>3</sup> , fethnic heritage <sup>3</sup> , fc 5. 6.						
Accessible Documentation Not Filed with the :  1) Document type  2) Document type Document description	Site File - Including field notes, or Ma FI Ma	nallysis notes, photos, plans and other imp	ortent documents					
Recorder Name <u>Patricia Davenport</u> - Recorder Contact Information <u>7220 Final</u> (address / phone / fex / e-mail)		Affiliation Environmental Services, In	c 256/9044702200/pdavenport@					
Required Attachments  O USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED  O LARGE SCALE STREET, PLAT OR PARCEL MAP (mediate from receit property appraiser web sites)  O HOTO OF MAIN FACADE, DIGITAL IMAGE FILE  When submitting an image, it must be included in digital AND hard copy format (plain paper grayocale acceptable).  Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.								