

"LPC PROPERTY FILE FORM"

PROPERTY ADDRESS:

GRADE: _____

HISTORIC/Common Name: Casa del Ensuenos

NAME OF OWNER: Stuart Plankinton Enter, Inc.

PHONE: MAC KINTOSH

ADDRESS OF OWNER: 161 W. Wisconsin Ave. Milwaukee, WI. 53203

PARCEL NUMBER: 504343 35 00 00 10 020

806 So. County Road
P. B. 71. 0

LEGAL DESCRIPTION: 35-43-43, So. 200 ft of No. 691.52

feet of Gov. Lot 1, West of County Road
(less So. 151.68 feet of Easterly 137.53 feet)

DESIGNATION STATUS:

DESIGNATION PROCEDURE:

1. Listed as potential property identified for possible consideration: _____ (date)

2. Voluntary Solicitation: _____; Response: Yes _____ No _____ No Response _____
(date) (date) (date)

3. Property proposed for designation: By _____; Date: _____

Criteria:

4. Owner notified of proposed designation by Certified Mail: 3/7/79; Delivered: 3/26/79
(date) (date)

5. Date for Public Hearing (after 30 days): 4/23/79; Posted _____
(date) (date)

6. Notice to Bldg. Dept. per Section 9(h): _____; cc: Town Mgr. _____; Town Lawyer _____
(date)

7. Objection by Owner: No _____; Yes X; Date: _____; Lawyer: _____

Removal & Comment: Requested we hold off on Recommendation as
property was in the process of being sold.

8. LPC Hearing: 4/23/79; Recommended _____; Removed _____; Deferred X; 45-day clock _____
(date) (date)

Comments:

Owner Notified: 11/
(date)

Rescheduled for hearings 12/19/79 to 1/10/80 to
1/17/80.

9. Recommended to Town Council: 2/27/80; 90-day clock _____; Owner (Turenau) sent
(date) (date) letter of notification
2/11/80

10. Town Council Hearing: 5/22/80; Ratified X; Not Ratified _____; Deferred Action _____;
(date)

Owner Notified TC Hearing: 3/14/80

90-day clock waiver _____; Comments:

11. Recorded Office of Deeds (within 30 days of ratification): 6/18/80
(date)

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM

802 ==

1009 ==

Site Name _____ Site No. _____
Address of Site: 800 S County Road 830 == Survey Date 8011 820 ==
Instruction for locating W side, S County Road N of Via la Selva Palm Beach, FL 33480 905 ==

Location: Del Mar None metes & bounds description 813 ==
County: Palm Beach subdivision name block no. lot no. 868 == tion
808 ==

Owner of Site: Name: Mackintosh, Mrs B P
Address: Plankinton Trust, Plankinton Bldg, 161 W Wisconsin Avenue
Milwaukee, Wisc. 53203 53201 902 ==
Type of Ownership Private 848 == Recording Date _____ 832 ==

Recorder: _____
Name & Title: Kidney, Walter C. (Architectural Historian)
Address: Landmarks Planning, Inc., Allegheny Square West 818 ==
Pittsburgh, PA 15212 838 ==

Condition of Site: Integrity of Site: _____ Original Use Private Residence 850 ==
Check One Check One or More Present Use Private Residence 850 ==
☐ Excellent 863 == ☒ Altered 858 == Dates: Beginning + 1923 844 ==
☒ Good 863 == ☐ Unaltered 858 == Culture/Phase American 840 ==
☐ Fair 863 == ☒ Original Site 858 == Period 20th Century 845 ==
☐ Deteriorated 863 == ☐ Restored () (Date: X) 858 ==
☐ Moved () (Date: X) 858 ==

NR Classification Category: Building 916 ==

Threats to Site:

Check One or More
☐ Zoning (X) 878 == ☐ Transportation (X) 878 ==
☐ Development (X) 878 == ☐ Fill (X) 878 ==
☐ Deterioration (X) 878 == ☐ Dredge (X) 878 ==
☐ Borrowing (X) 878 ==
☐ Other (See Remarks Below): _____ 878 ==

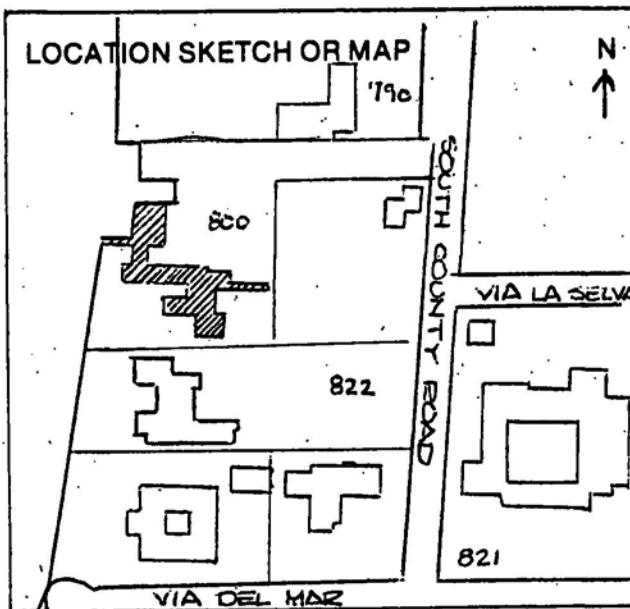
Areas of Significance: Architecture 910 ==

Significance: This is an Addison Mizner house, highly picturesque in composition and detailing and set beside Lake Worth. Mizner was the best-known Palm Beach architect, and this among his best compositions.

Grade: A

911 ==

ARCHITECT Mizner, Addison 872 ==
 BUILDER unknown 874 ==
 STYLE AND/OR PERIOD Mediterranean Revival 984 ==
 PLAN TYPE Irregular; Inaccessible 966 ==
 EXTERIOR FABRIC(S) Stucco; Roughcast 854 ==
 STRUCTURAL SYSTEM(S) Tile 856 ==
 PORCHES S/2 2nd floor balconies, arcaded balustrades and cantilevers of cast stone # w/ similar balcony on S wing; bridge between 2 bldgs. # W/ 942 == plain wo
 FOUNDATION: 942 == en cover
 ROOF TYPE: Hip 942 == walk on
 SECONDARY ROOF STRUCTURE(S): None 942 == and N si
 CHIMNEY LOCATION: S/end: exterior # offset: lateral slope 942 == of patio
 WINDOW TYPE: French, 20, wood # Casements, 12, 16, wood # various 942 == balcony,
 CHIMNEY: Masonry, Stuccoed 882 == slab flo
 ROOF SURFACING: Tile: Barrel 882 == plain ir
 ORNAMENT EXTERIOR: Stone: Cast 882 == railings
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 2 950 ==
 NO. OF DORMERS None 954 ==
 Map Reference (Incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000
1946 (photorevised 1967) 809 ==
 Latitude and Longitude: 26° 41' 15" 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



Township	Range	Section

812 ==

UTM Coordinates:

890 ==

Zone Easting Northing

Photographic Records Numbers PB-7273-8-F6

860 ==

Contact Print



NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	FLORIDA
COUNTY:	PALM BEACH
FOR NPS USE ONLY	
ENTRY DATE	

1. NAME	
COMMON:	
AND/OR HISTORIC:	

2. LOCATION			
STREET AND NUMBER: 800 SOUTH COUNTY ROAD			
CITY OR TOWN: PALM BEACH		CONGRESSIONAL DISTRICT:	
STATE: FLORIDA	CODE	COUNTY: PALM BEACH	CODE

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☐ Site ☐ Object	☒ Building ☐ Structure ☐ Both	☒ Occupied ☐ Unoccupied ☐ Preservation work in progress	Yes: ☒ Restricted ☐ Unrestricted ☐ No
PRESENT USE (Check One or More as Appropriate)			
☐ Agricultural ☐ Commercial ☐ Educational ☐ Entertainment	☐ Government ☐ Industrial ☐ Military ☐ Museum	☐ Park ☒ Private Residence ☐ Religious ☐ Scientific	☐ Transportation ☐ Other (Specify)

4. OWNER OF PROPERTY			
OWNER'S NAME: ALEXANDRA PULASKI			
STREET AND NUMBER: 800 SOUTH COUNTY ROAD			
CITY OR TOWN: PALM BEACH		STATE: FLORIDA	CODE

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC: WEST PALM BEACH, FLORIDA, COURTHOUSE			
STREET AND NUMBER:			
CITY OR TOWN: PALM BEACH		STATE: FLORIDA	CODE

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY: ARCHITECTURAL SURVEY OF PALM BEACH, FLORIDA			
DATE OF SURVEY: ☒ Federal ☐ State ☐ County ☒ Local			
DEPOSITORY FOR SURVEY RECORDS:			
STREET AND NUMBER: 822 SOUTH COUNTY ROAD			
CITY OR TOWN: PALM BEACH		STATE: FLORIDA	CODE

SEE INSTRUCTIONS

STATE: FLORIDA
COUNTY: PALM BEACH
ENTRY NUMBER
DATE

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION

☐ Excellent☒ Good☐ Fair☐ Deteriorated☐ Ruins☐ Unexposed

(Check One)

(Check One)

☒ Altered☐ Unaltered

(Check One)

☐ Moved☒ Original Site

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

ARCHITECT - ADDISON HIZNER

BARREL TILE ROOF WITH EXPOSED CARVED WOOD RAFTERS, CAST STONE BALCONIES AND WINDOW SILLS, FRENCH DOORS ON LAKE SIDE OPENING TO TERRACES AND BALCONIES, CASEMENT WINDOWS, CHIMNEYS WITH TILE WIND CAPS.

TWO STOREYS.

HOUSE ORIGINALLY ON SHORE LINE. LAND LATER FILLED IN TO BULK HEAD LINE. GONDOLA TYPE CANAL DIVIDES HOUSE NORTH AND SOUTH AT ARCH SPANNING THE TWO BUILDINGS WITH ROOFED OVERPASS.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian ☐ 16th Century ☐ 18th Century ☒ 20th Century
☐ 15th Century ☐ 17th Century ☐ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| ☐ Aboriginal | ☐ Education | ☐ Political | ☐ Urban Planning |
| ☐ Prehistoric | ☐ Engineering | ☐ Religion/Philosophy | ☐ Other (Specify) _____ |
| ☐ Historic | ☐ Industry | ☐ Science | _____ |
| ☐ Agriculture | ☐ Invention | ☐ Sculpture | _____ |
| ☒ Architecture | ☐ Landscape Architecture | ☐ Social/Humanitarian | _____ |
| ☐ Art | ☐ Literature | ☐ Theater | _____ |
| ☐ Commerce | ☐ Military | ☐ Transportation | _____ |
| ☐ Communications | ☐ Music | | |
| ☐ Conservation | | | |

STATEMENT OF SIGNIFICANCE

ARCHITECTURE OF ADDISON WILDER.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCE

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:

BARBARA D. HOFFSTOT AND ROGER H. EPONKE

ORGANIZATION

DATE

July 17/74

STREET AND NUMBER:

822 SOUTH COUNTY ROAD

CITY OR TOWN:

PALM BEACH

STATE

FLORIDA

CODE

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☐

Name _____

Title _____

Date _____

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Director, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE FLORIDA	
COUNTY PALM BEACH	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON:			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: 800 SOUTH COUNTY ROAD			
CITY OR TOWN: PALM BEACH			
STATE: FLORIDA	CODE	COUNTY: PALM BEACH	CODE
3. MAP REFERENCE			
SOURCE:			
SCALE:			
DATE:			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			

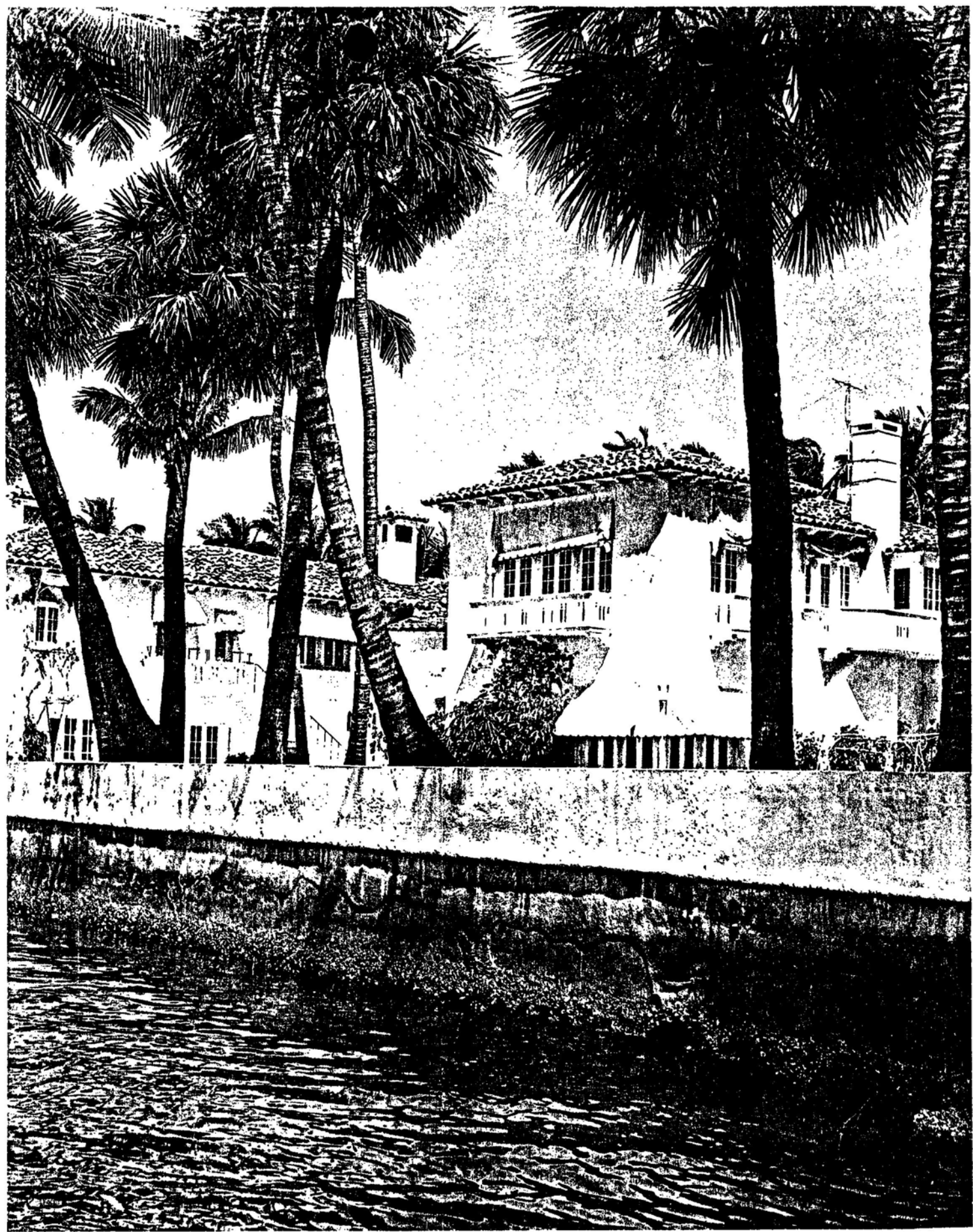
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE FLORIDA	
COUNTY PALM BEACH	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON:			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: 800 SOUTH COUNTY ROAD			
CITY OR TOWN: PALM BEACH			
STATE: FLORIDA	CODE	COUNTY: PALM BEACH	CODE
3. PHOTO REFERENCE			
PHOTO CREDIT: KENNETH D. HOFFSTADT			
DATE OF PHOTO:			
NEGATIVE FILED AT: 800 SOUTH COUNTY ROAD, PALM BEACH			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			





Anstis Ornstein Associates, Architects & Planners, Inc.

12 April 1988

H. David Faust, Esq.
Northbridge Centre I
Suite 1200
515 N. Flagler Drive
West Palm Beach, FL 33401-4307

RE: Janet & Peter Tigges Residence
800 South County Road
Palm Beach, Florida

Dear David:

On Friday, April 8, 1988, I visited the Tigges residence and examined the roof and several other exterior features of the house. Peter Tigges and I climbed to the roof of the master suite and observed the following:

1. Barrel tile were being installed.
2. The pan tile (bottom tile which is laid flat on the roof with its curvature turned upward) was observed to be Alparreta made in the Dominican Republic. (I have a sample.)
3. The cover tile (top tile) were observed to be Altusa Mission made in Venezuela by Altusa (I have a sample).
4. The roof was prepared with a #90 felt mopped over a #30 felt which was tin tagged to the deck. I did not actually observe the #30 felt except at the chimney caps, however, Peter said that he had seen the material being installed.
5. The weather lap on the #90 was approximately 4" which is acceptable, however, there was no evidence of head nailing of the #90.
6. Sighting down the cover tile (top tile) there were no nails evident attaching the tile to roof deck.
7. The exposed row of pan tile was not nailed and in fact we very easily lifted a couple of pan tile from their mortar bed.
8. Tile in the valleys of other areas of roof that were visible from where we were standing was very irregular and broken. They were not installed in a clean, straight, workmen-like manner.

1. Check weep holes
2. finish entry Corridor
3. Roof on pointed ends
4. Should have tile
5. extension ladder
6. Broken Window
7. Broken Window Column
8. Clean Roof
9. Grounds

▲

H. David Faust, Esq.
RE: Janet & Peter Tigges Residence
12 April 1988

Page Two

9. The cricket behind the chimney at the master wing should be copper as should all the valleys. I was not able to determine that the valleys were copper flashed.
10. The roof over the bridge connecting the master suite to the garage apartment was not installed correctly in that at the point where the roof of the bridge extends below the eave (overhang) of the adjacent garage apartment roof was left untiled with the #90 felt left exposed. This area should be properly tiled.
11. There was no evidence that the tile were being wetted before they are installed. Dry tile will "suck" water from the mortar and prevent proper bonding between mortar and tile.
12. All visible flashing was copper.
13. At the south side of the roof over the main entry the counter flashing stands out clear from the wall by 3/4" at the top, 1-1/2" at the bottom. The lower (visible) end of this counter flashing is open.
14. The stucco at the counter flashing at the south chimney is cracking and must be patched.
15. The closure at the soffit/roof intersection at the south side of the corridor to the south bedroom is done in pine. This should be pecky cypress to match the soffit and outlookers.
16. There is an apparent difference in color range between the two tile manufacturers that is visible from the ground.
17. The roof over the round stair should be retiled and have the tile layed radially down the slope from center point or the intersection of conical roof and the wall intersect.
18. Roofing tile was being delivered to the job and being placed directly on the roof from the delivery truck by East Coast Supply. The truck's license plate was - Florida, Orange County, FH 5049.

Relative to the above stated observations I have the following concerns:

- A. Verification should be obtained that the #30 felt is installed correctly and that the #90 felt is properly head nailed.



H. David Faust, Esq.
RE: Janet & Peter Tigges Residence
12 April 1988

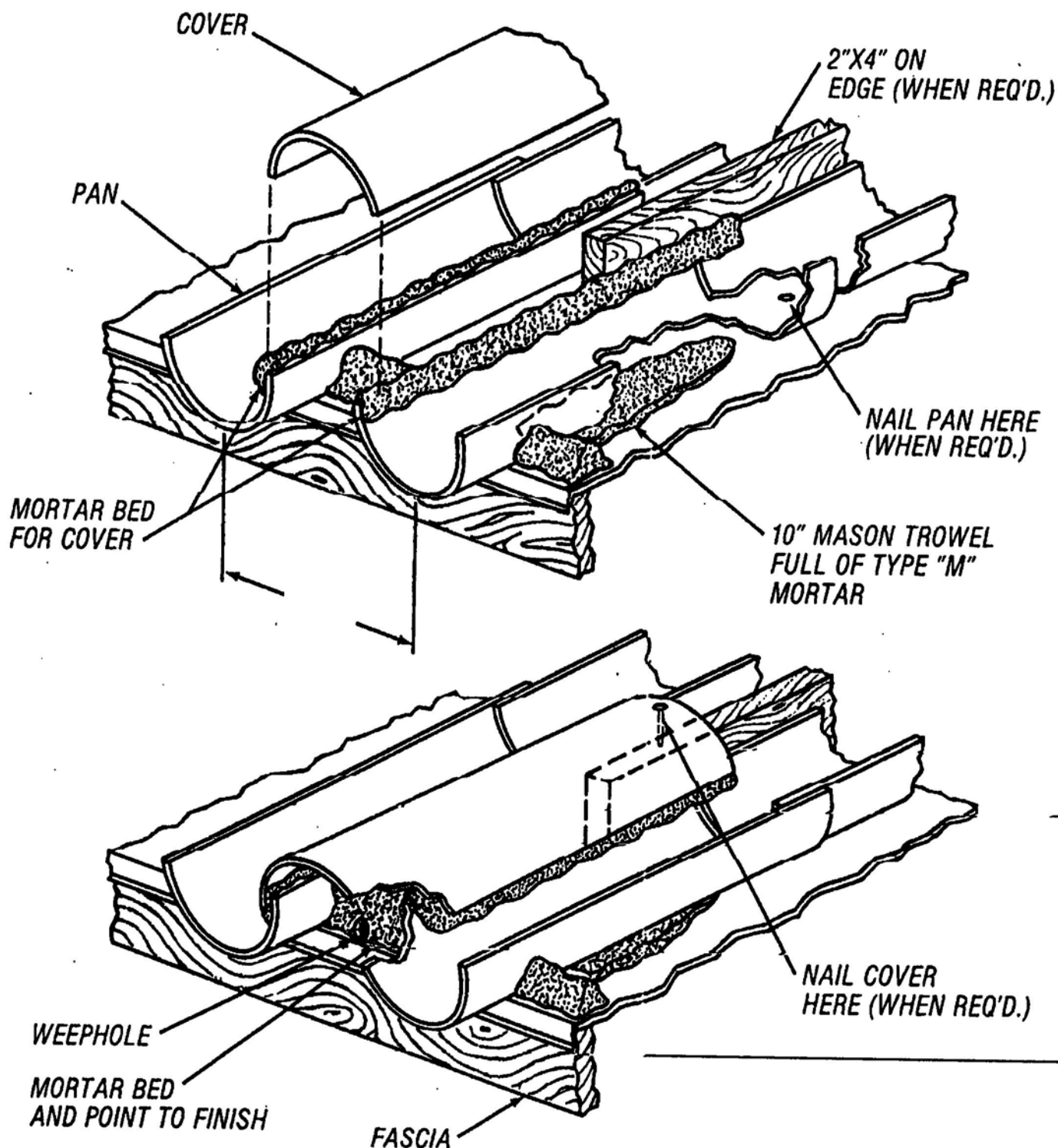
Page Three

- B. The roofing tile (both pans and covers) should all be from the same manufacturer and of compatible color blend.
- C. The pan tile should be nailed at every tile with the nail being driven through roofing cement for a seal.
- D. The cover tile should be nailed into a pressure treated 2 x 4 which has been bedded in roofing cement prior to nailing to the deck. It would also be acceptable for the tile to be nailed with long (gutter) spikes through a dollop of roofing cement.
- E. Verification should be obtained of the existence of the proper copper valley flashing.
- F. Tile is being installed without wetting and this will create problems with the mortar to tile bond.
- G. The code requires that all starter course tile must be nailed with hot dipped galvanized nails and every 3rd tile in every fifth row must be nailed. Tile is required to be wetted before laying in mortar with a 2" head lap and 1-1/2" side lap. These requirements are in the local amendments section 107.1.2 and 107.1.3.
- H. Tile manufacturers specifications for installation frequently require more nailing than that required by code as minimum. For instance Gory (see attached excerpt from Gory Specification) required all tile on pitches greater than 7 in 12 to be nailed. I offer this as an example of what one manufacturer requires for propose installation of their product. Others have similar requirements. I would comment however, that I am not certain of the roof slope but it would not surprise me that it was in the range of 7 in 12 . In any event the start tile should be nailed.

My main concern with the roofing that I could observe is that the system is not mechanically attached to the deck and that the tile are not properly bonded to one another. The tile and perhaps the #90 (if it is not head nailed) are subject to slippage and perhaps tile can fall from the roof.



Technical Data



29. TILE AND MORTAR PLACEMENT-BARREL TILE

GORY TILE

- 4) Preformed Metal (Closed Valley): Miter tiles at center water diverter.
- h) Cut tile to accommodate roof penetrations. After tile is laid, fill voids with mortar and finish to match tile surface.
- i) Apply sealer to point-up mortar and other surfaces as required.
- j) Gables: (rolled) or (straight) SELECT ONE
 - 1) Rolled Gable: Drill the trim tiles to facilitate nailing at the gable. Tiles are rolled over the edge in such a manner as to make contact with the field tile and gable fascia board.
 - 2) Straight (flush) Gable: Fill space between tiles and deck with mortar and finish flush with metal edge.
- k) Hip and Ridge Treatment: (Barrel Tile) or (Spanish "S" cuts) SELECT ONE
 - 1) After completion of field tile installation, set hip and ridge caps in a continuous bed of mortar (lapping 2-1/2"). Fill voids with mortar and finish to match tile surface. (Optional: use pressure treated nailer boards to accommodate nailing hip and ridge tile in addition to mortar.)
- l) Cut tile to accommodate roof penetrations. After tile is laid, fill voids with mortar and finish to match tile surface.
- m) Apply sealer to point-up mortar and other surfaces as required.

D. Barrel Tile:

1. Marking Off:

- a) Chalk horizontal and vertical lines on the underlayment to guide tile application.
- b) Allow 18" (horizontal line) for first course less an allowance for an overhang.

GORY TILE

- c) Allow 15-1/2" (horizontal line) for each row thereafter.
- d) Rolled Gable: Allow 11" spacing between gable and first vertical line (center line for pans) then 13-1/2" between succeeding lines.

2. Installation:

- a) Stack tiles on roof to facilitate application and minimize tile movement. Covers should be stacked with the wide end toward the eave and pans with the narrow end toward eave.
- b) Place a full 10" mason's trowel of Type "M" mortar horizontally at the eave line to elevate the butt end of the first tile course to attain proper slope.
- c) A full trowel of mortar is then placed on the vertical (center) line. This should be approximately within 3" to 4" from the head of the tile.
- d) Press each pan into the mortar firmly leaving a 1/2" elevation between tile and deck at the eave and allowing the head to rest solidly against the deck.
- e) For roof pitches greater than 5" in 12" but less than 7" in 12", nail the bottom three courses with one nail in addition to the mortar.
- f) For roof pitches of 7" in 12" and greater, all tiles must be nailed in addition to the mortar.
- g) Lay succeeding courses of pan tiles in the same manner. The bed of mortar should make contact with the head of the lower course tile and the underside of the tile being laid.
- h) When nailing is required as above, 2" X 4" pressure treated nailer boards placed on edge are installed to receive covers.
- i) Place a 2" string of mortar along the inside edges of the pan tiles. Set cover tiles into mortar and press firmly so cover rests against pans.

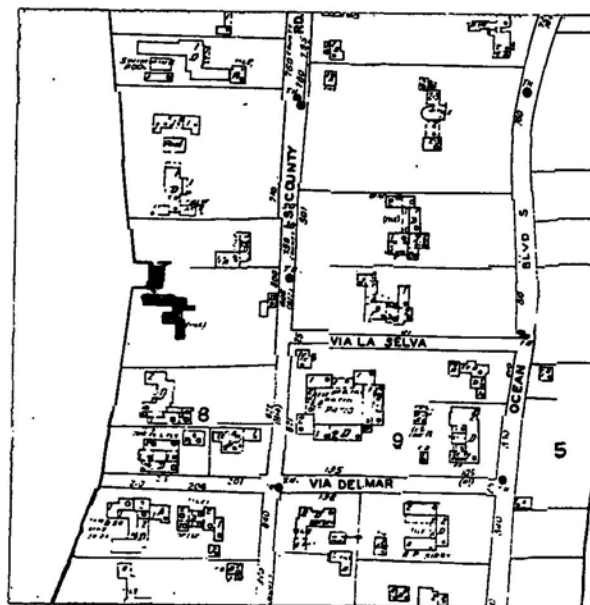
GORY TILE

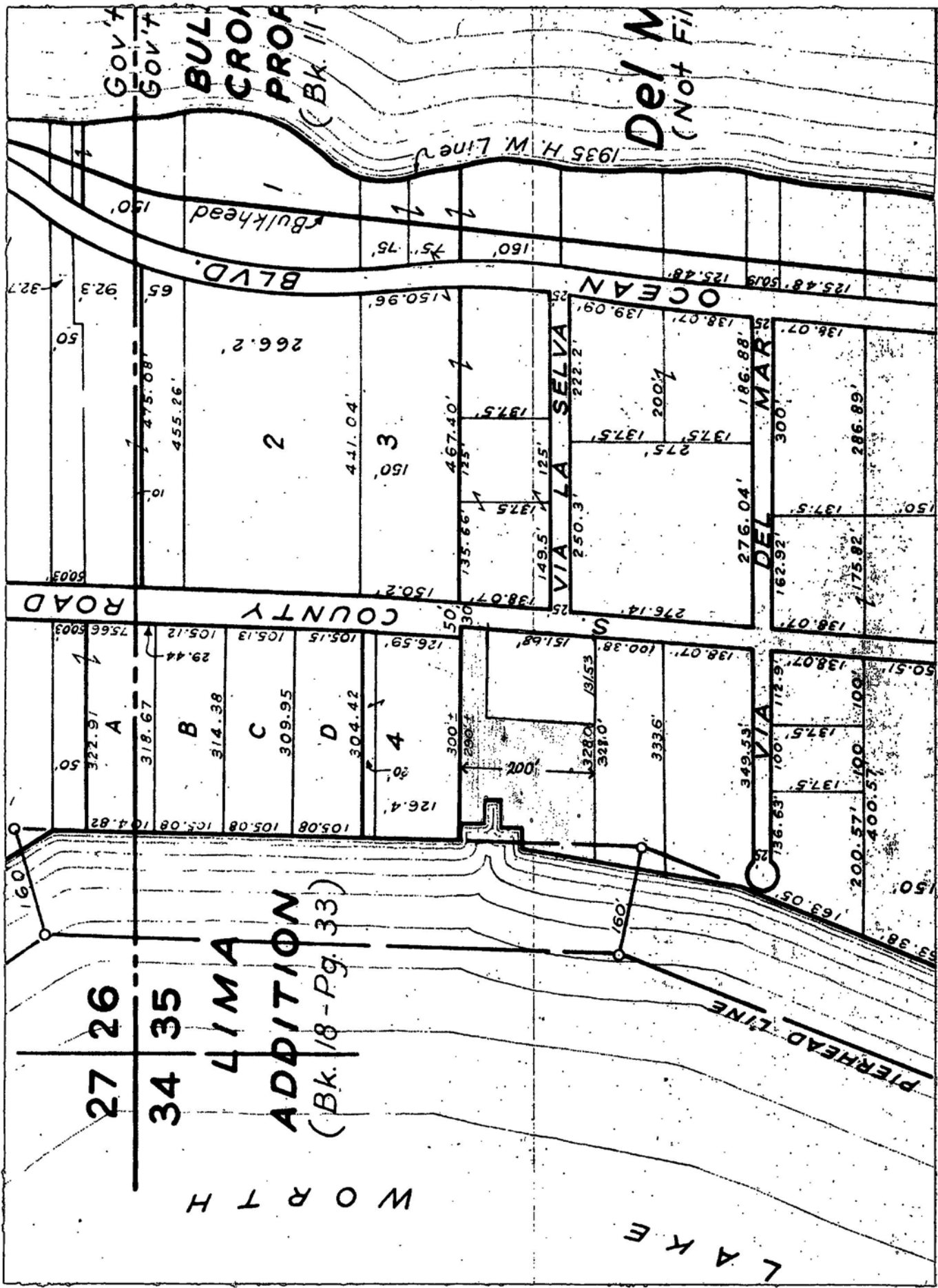
- j) Fill voids between pan and cover and finish to desired appearance.
- k) After eave covers are set, fill the remaining space under the covers and pans with mortar and smooth to form a neat eave closure. Position weepholes at the deck to provide proper drainage of any moisture accumulation under the tiles.
- 1) Valley Treatment:
 - 1) Roll Metal (Open Valley): Miter tiles which meet at the valleys to form a straight border, with enough room to accept two 2" X 6"(s) placed on edge together in the valley. Fill voids with mortar and finish to match tile surface.
- m) Rolled Gable: Drill the trim tiles to facilitate nailing at the gable. Tiles are rolled over the edge in such a manner as to make contact with the field tile and gable fascia board. Fill voids with mortar and finish to match tile surface.
- n) After completion of field tile installation, set the hip and ridge tiles in a continuous bed of mortar (lapping 2-1/2"). Fill voids with mortar and finish to match tile surface. (Optional: use pressure treated nailer boards to accomodate nailing hip and ridge tiles in addition to mortar.)
- o) Cut tile to accommodate roof penetrations. After tile is laid, fill voids with mortar to match tile surface.
- p) Apply sealer to point-up mortar and other surfaces as required.

3.04 ADJUST AND CLEAN:

A. Damaged Tile Replacement:

- 1. Remove damaged tile and nails.
- 2. Seal nail penetrations with plastic cement.
- 3. Apply 3/8" wide bead of adhesive 2" in length along underside of butt end of replacement tile.





GENERAL INFORMATION

GENERAL INFORMATION

NAME OF STRUCTURE

Arthur B. Claflin Residence

ADDRESS OF STRUCTURE

800 South County Road
Palm Beach, Palm Beach County, Florida
33480

"Suit pending"
Case # 80-15321
Tubaud vs. Plankinton
Per Dink's
05/10/80

LEGAL DESCRIPTION

35-43-43 S. 200 ft. of N. 691.52 ft. of Gov. Lot 1 W. of
County Road, less S. 151.68 ft. of Ely 131.53 ft.

Stuart Mackintosh
Per
Prop.
1/1/81
6-4

PRESENT OWNER

Mrs E.P. Mackintosh/*W. Mackintosh TRS*
Plankinton Trust, Plankinton Building
161 West Wisconsin Avenue
Milwaukee, Wis. 53203

ARCHITECT

Addison Mizner

DATE OF CONSTRUCTION

1923

FUNCTION

Private Residence

ZONING

R-A Estate Residential

PREVIOUS SURVEYS

NRHP Inventory 1972

ARCHITECTURAL DESCRIPTION

800 South County Road

Architectural Description

This structure at 800 South County Road, originally designed for Arthur B. Claflin by Addison Mizner in 1923, is a prime example of eclectic Medeterranean architecture.

The building is two stories and rambls across the site, from approximately the center of the property to the shore of Lake Worth. Expressed as bold masses, this rather large structure is still not imposing. Stucco is the major exterior finish material and clay barrel tile is used exclusively on the hipped roofs.

Window forms are varied but typically casement windows are used. Windows at the outside perimeter of the structure have virtually no ornament while those at the courtyard elevations are richly and decoratively detailed. These window motifs range from simple arched lintels with engaged columns at either side to cast stone reliefs in a Moorish style with decorative insets.

Addison Mizner has once again employed several of his design principles in creating this structure. The most evident is the opposition of the strong massing of the overall structure with the fine detailing and intimate scale of the enclosed and semi-enclosed courtyards. It is in these courtyards, where the scale is smaller, that colors, forms, textures, materials, shape, shade, shadow and view are exploited to their fullest. Brick paving contrasts with the smooth stucco surface of the walls and relates directly to the roof tile above. Window forms and ornament are used as focal elements, as are stairways and balconies with decorative wrought iron railings.

Planting is extensive and aids in establishing an overall feeling of tropical living. The overall composition of structure to site, solid to void, mass to detail and material to material make this one of the prime examples of the architecture of Addison Mizner. Closely related in concept to 450 Worth Avenue, the "Casa de Leoni", these structures are definately two of a kind.

800 South County Road

Architectural Analysis

Originally the Arthur Claflin residence, this home designed by Addison Mizner in 1923 is a unique example of the architecture of Mizner.

This two story stucco structure is located directly on Lake Worth and its facade on the lakefront is a series of three block masses and open courtyards. The architectural composition is unified in height and through the use of similar materials on both the wall and roof planes. Hipped clay barrel tile roofs with overhanging cypress beams are typical throughout. Although this is a large structure, it maintains a low profile on its site. This profile is emphasized horizontally but has several chimney masses which give vertical interest.

The fenestration of the structure is both very organized, in some places, and random in others, at the same time. Window forms range from rectangular to arched and afford both wide ranging views to the lake and intimate views to the inner courtyards. It is in these inner courtyard areas that intimate scale spaces with finely detailed elements are used to contrast the bold massing of the overall composition. Several areas have Venetian decorative elements at the window and door surrounds which add focal points at key locations. Wrought iron work at balcony and stair railings further adds to the visual richness within the courts.

The bold massing, simple use of materials and overall architectural concepts of Addison Mizner make this structure a prime example of eclectic Mediterranean design with Venetian overtones.

Curiously, this and the much smaller Casa de Leoni, are Mizner's only designs which place the house directly on the water. He does it so well here that one wonders why he designed so few this way.

PHOTOGRAPHY

