

225 SEASPRAY AVENUE



DESIGNATION REPORT

WEDNESDAY, APRIL 20, 1994

**Landmarks Preservation Commission
Palm Beach, Florida**

DESIGNATION REPORT
225 SEASPRAY AVENUE

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Report produced by Research Atlantica, Inc.

Report edited by Timothy M. Frank, AICP, Planner/Projects Coordinator, Town of Palm Beach.

I. GENERAL INFORMATION

Location: 225 Seaspray Avenue
Palm Beach, Florida

Date of Construction:

Principal Architect:

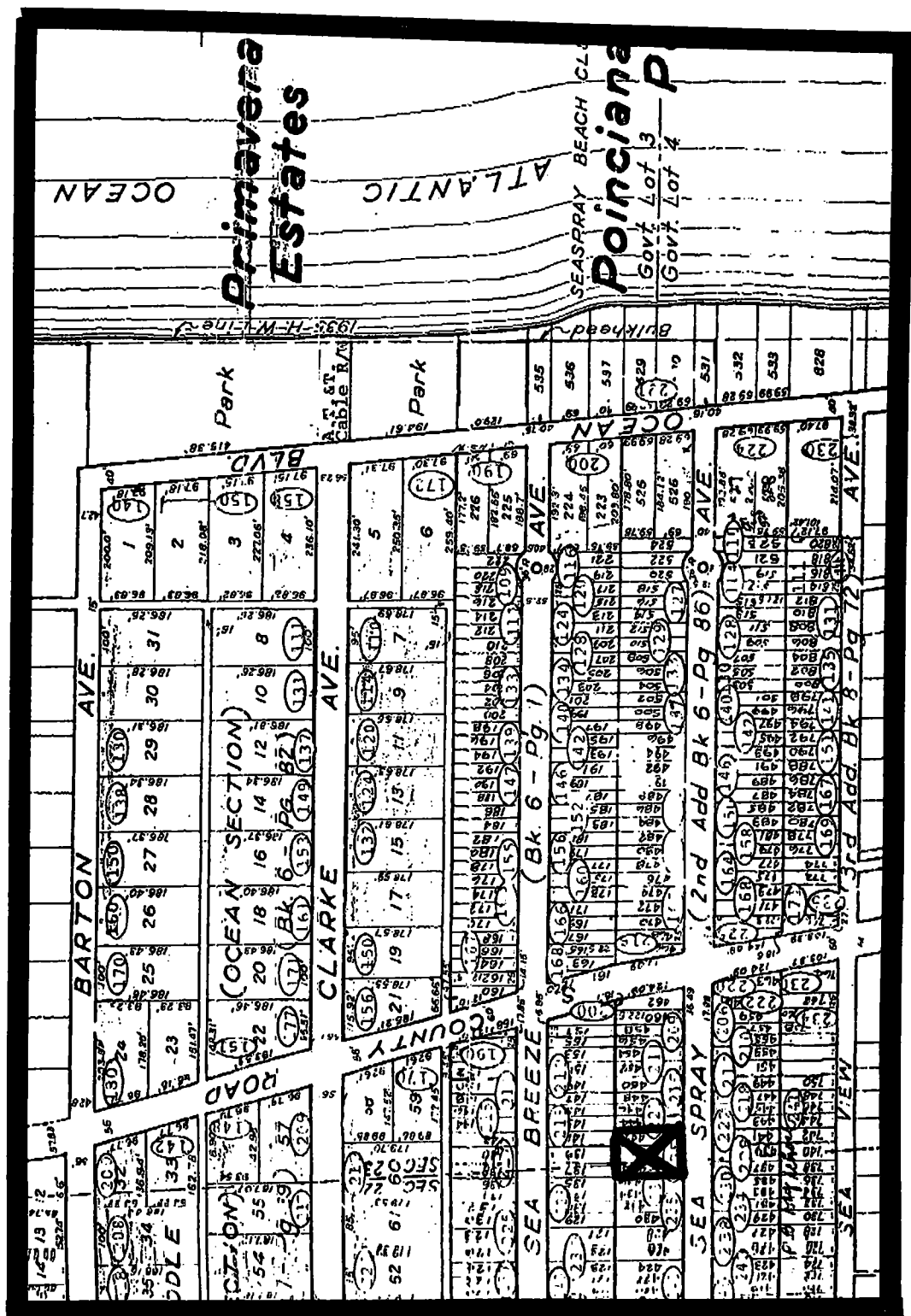
Present Owner: Marvin H. Morgaridge

Present Use: Residential

Present Zoning: R-B

**Palm Beach County
Tax Folio Number:** 50-43-43-22-07-000-4380

**Current Legal
Description:** All of lots 438, 440, and 442 in Poinciana
Park 2nd Addition.



LOCATION MAP: 225 SEASPRAY AVENUE

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site Name _____ Site No. _____
830 = = Survey Date 8011 820 = =
Address of Site: 225 Seaspray Ave. Palm Beach, FL 33480 905 = =
Instruction for locating N side of Seaspray Ave between S County Rd and Coconut
Row 813 = =
Location: Poinciana Park 438, 440, 442 868 = =
County: Palm Beach block no. lot no. 808 = =
Owner of Site: Name: Merril, Geneva D i
Address: 225 Seaspray Ave, Palm Beach, FL 33480 902 = =
Type of Ownership private 848 = = Recording Date _____ 832 = =
Recorder:
Name & Title: Kidney, Walter C. (Architectural Historian) i
Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818 = =

Condition of Site: Integrity of Site: Original Use private residence 838 = =
Check One Check One or More Present Use private residence 850 = =
☐ Excellent 863 = = ☒ Altered 858 = = Dates: Beginning c.+1910 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: Over 50 years old, this wooden house has unusually vigorous
carpentry detailing.

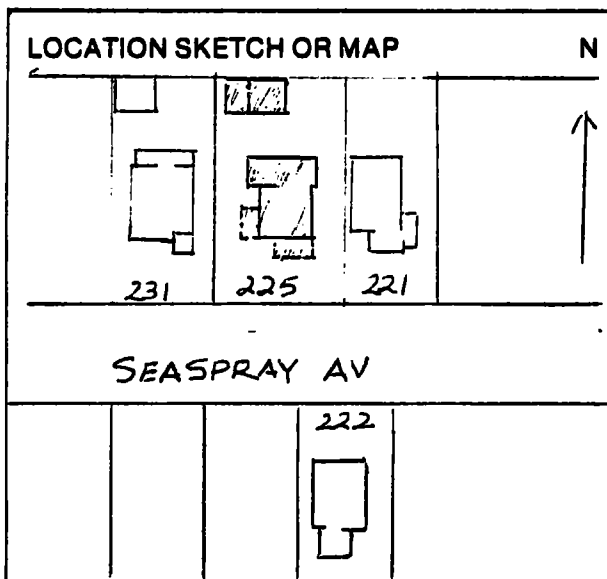
Grade: C

pre-1925 (BP)

911 = =

NOBP

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD Early Twentieth Century/Bungalow 964 ==
 PLAN TYPE irregular; irregular 966 ==
 EXTERIOR FABRIC(S) stucco: textured # wood 854 ==
 STRUCTURAL SYSTEM(S) wood frame 856 ==
 PORCHES S/ 2-bay porch, elaborately framed gables and pergola, masonry
piers (tapered) and parapet 942 ==
 FOUNDATION: _____ 942 ==
 ROOF TYPE: gable 942 ==
 SECONDARY ROOF STRUCTURE(S): none 942 ==
 CHIMNEY LOCATION: offset: ridge 942 ==
 WINDOW TYPE: DHS, 9/9, 6/6, wood # casement, 8, grouped (4), wood 942 ==
 CHIMNEY: masonry, stuccoed 882 ==
 ROOF SURFACING: composition shingle: butt 882 ==
 ORNAMENT EXTERIOR: wood 882 ==
 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: _____ 800 ==
26 ° 42' 25" " "
 Site Size (Approx. Acreage of Property): LT 1 833 ==



Township	Range	Section

812 ==

UTM Coordinates:

Zone Easting Northing

890 ==

Photographic Records Numbers PB-7902-8-F13 860 ==

Contact Print

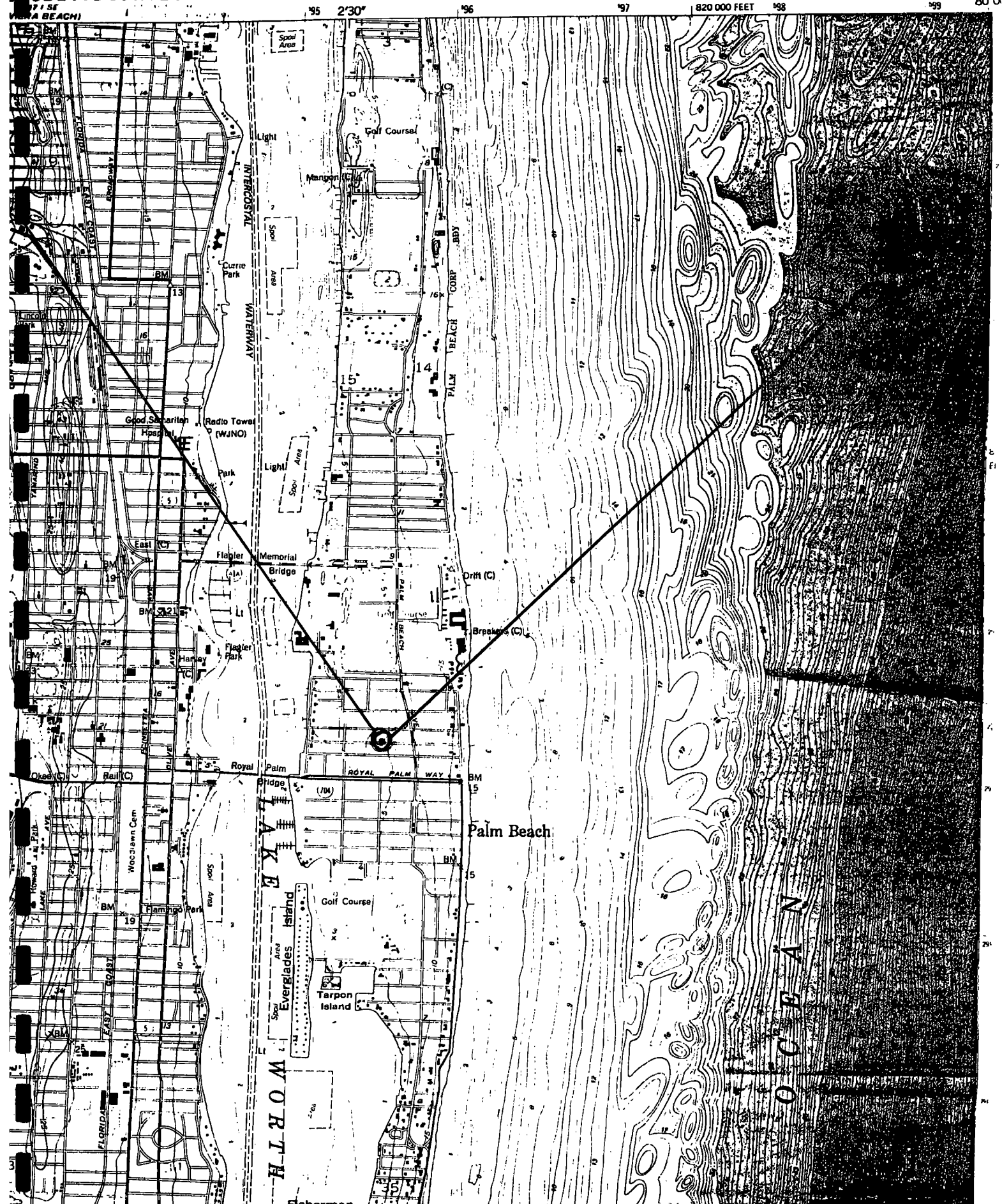


225 Seaspray Avenue
PB 06750

PALM BEACH QUADRANGLE
FLORIDA-PALM BEACH CO.

7.5 MINUTE SERIES (TOPOGRAPHIC-BATHYMETRIC)

UNITED STATES
DEPARTMENT OF COMMERCE
COAST AND GEODETIC SURVEY



IV. ARCHITECTURAL INFORMATION

The house at 225 Seapray Avenue is a good example of the Bungalow style of architecture that was popular throughout the United States from 1905 to 1930.¹ Although the exact construction date is unknown, it was probably built between 1910 and 1925.² Built of wood frame construction and covered with stucco, the house is two stories in height and retains its architectural integrity. Many of the defining characteristics of the Bungalow style are found in this example.

The most common identifying features of the Bungalow style are the low-pitched, gabled roof and the full width porch with tapered square column.³ At 225 Seapray, the main roof is covered with red clay tile and the ridge is perpendicular to the street. The south porch is roofed with two separate offset gables, and a cross-gable roof extends over the west section of the porch. All of the ridge lines are peaked or flared and capped with decorative tile. This peak gives the home an Oriental feel. It should be noted, however, that the tile roof is not original. During the seventy year history of the house, it had both asphalt shingles and a metal roof before the tile was added.⁴ A wide, unenclosed eave with exposed decorative rafters adds interest at the roof-wall junction and also contributes to the Oriental feeling.

An attic louvre is placed centrally on the south facade to provide ventilation. A stuccoed chimney, tapered to parallel the porch supports, extends skyward on the west wall of the second story.

The massing of 225 Seapray Avenue is low profile and the fenestration is irregular. Windows are primarily 6/6 and 9/9 Double Hung Sash. On the south facade they are grouped in pairs. On the west they are arranged in a ribbon of three windows. On the second floor of the south, two pairs of double hung sash windows are separated by a ribbon of four smaller casement windows with eight lights. This is a good example

¹Virginia and Lee McAlester. **A Field Guide to American Houses**. (New York: Alfred A. Knopf, 1988), p. 453.

²The Historic Building Survey of Palm Beach conducted in 1981 by Walter Kidney of Landmarks Planning, Inc. gives this house a construction date of c. + 1910. Building permits on file with the Town of Palm Beach list the first permit (#384) in 1925 for the alteration of an existing garage. The house then must have been constructed during that fifteen year time span between 1910 and 1925.

³Ibid. p. 453.

⁴Town of Palm Beach Building Permits. #52757 - October 15, 1957 and B87-023194 - November 6, 1987.

of how builders of the Bungalow style arranged windows in cross ventilation patterns before the era of air conditioning.

The porch on the Bungalow at 225 Seapray extends the full width of the south facade and wraps around the corner of the building on the west. It is supported by large square stuccoed tapered columns. This is typical of the style. The front door is off center on the west. French doors, which were a new innovation in the 1920s, allow access to the south. This outdoor living area is covered in some areas and topped with trellised beams at the south west corner.

A garage, which is also topped with a front facing gabled roof, is placed to the rear of the property. The property was only visible from public access.

V. HISTORICAL INFORMATION

Advertised as the "All-American Choice," the Bungalow style of architecture spread from California throughout the United States during the early decades of the twentieth century.⁵ The style's popularity was spread through the media. Magazines such as **Good Housekeeping**, **Country Life** and **Ladies Home Journal** carried articles about the style and illustrated them with examples of the work of Frank Lloyd Wright, and Charles and Henry Greene.⁶ Between 1910 and 1926, Bungalows became one of the most popular styles of middle class domestic architecture in South Florida.⁷

The term "Bungalow" was inspired by the British experience in India at the turn of the century. Derived from the Hindu name "Banla," meaning a "house built for the English Civil Service by native Indian labor," the thought of living in a Bungalow inspired romantic thoughts of the Far East.⁸ Tempered with the influence of the Arts and Crafts movement that was popular in California, Bungalows featured simple designs expressed in harmony with nature, and sometimes retained romantic detailing from the Orient. Bungalows grew out of the American Cottage tradition. They were informal and unpretentious, and the perfect style for resort living in early Palm Beach.

⁵Charles Edwin Chase, **Resourceful Rehab: A Guide for Historic Buildings in Dade County**. (Metropolitan Dade County, 1987.) p. 6.

⁶John A. Jakle, Robert W. Bastian, and Douglas K. Meyer, **Common Houses in America's Small Towns**. (Athens, Georgia: The University of Georgia Press, 1989.) pp. 170-181.

⁷**From Wilderness to Metropolis: The History and Architecture of Dade County (1825-1940)**, (Metropolitan Dade County, 1992) p. 180.

⁸Chase, p. 6.

In a brochure entitled "Poinciana Park: the Preferred Location," City Builders Realty Company called Palm Beach the place, "Where Summer Spends its Winter."⁹ Touted as a "Sportsman's Paradise," with good beaches and even a school for the children, tourists were encouraged to rent cottages for the winter season rather than stay in one of the hotels. As one of these cottages, 225 Seapray is representative of this era of Palm Beach history.

Although the actual construction date is unknown, the written history of the structure itself at 225 Seaspray Avenue begins in 1925 with Building Permit # 384.¹⁰ In that year the house was owned by the Patterson family and a permit allowed for the alteration of the garage by adding two servants rooms. Over the years the garage has been enlarged, rotten wood has been replaced, and reroofing has occurred. The most notable change has been the change in roof material: from asphalt shingle, to metal, to clay tile in 1988. Despite the fact that this was not the most appropriate material for a Bungalow style house, the rest of the architectural integrity is intact.

VI. STATEMENT OF SIGNIFICANCE

The house at 225 Seaspray Avenue is a good example of the Bungalow style of architecture that was popular in the United States during the early decades of the twentieth century. Because of the wide spread popularity of this style, this house not only "embodies distinguishing characteristics of an architectural type," fulfilling Criteria (c), but also fulfills criteria (a) because it reflects a broad national trend.

VII. CRITERIA FOR DESIGNATION

Section 16-38A of the Town of Palm Beach Landmarks 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:

(a) "Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town."

Coming out of California and the Craftsman movement of the early twentieth century, the Bungalow style of architecture enjoyed widespread popularity throughout the

⁹"Poinciana Park: The Preferred Location," real estate brochure on file with the Palm Beach Preservation Foundation. No Date.

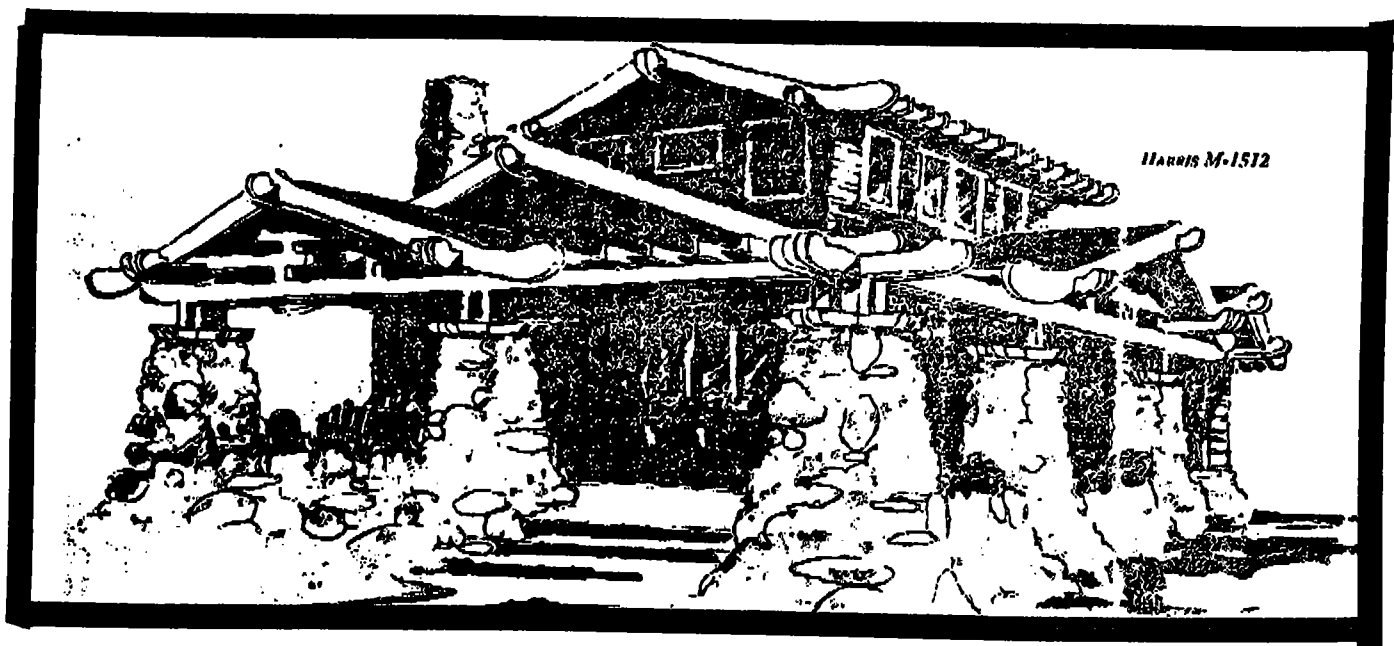
¹⁰Building Permit # 384, July 22, 1925. On file at the Town of Palm Beach.

United States. Variations of the style were built in Palm Beach during the early years of the island's history. This house is a good example of that national trend and as such deserves protection under criteria (a) of the Landmarks Preservation Ordinance. (c) "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 house at 225 Seapray Avenue is an excellent example of the Bungalow style of architecture. It features distinguishing characteristics of the style, such as a low pitched gable roof, and wide porch with tapered columns. It is also important because it closely resembles the "Double Cross-Gabled" variation of the style which was one of the most upscale Bungalows built. Its Oriental detailing gives added character and makes it a good example for study.

VIII. ARCHITECT'S BIOGRAPHY

The architect for this property is unknown.



The house at 225 Seaspray Avenue closely resembles the "Harris M-1512" Double Cross-Gabled Bungalow available during the 1920s.

IX. SELECTED BIBLIOGRAPHY

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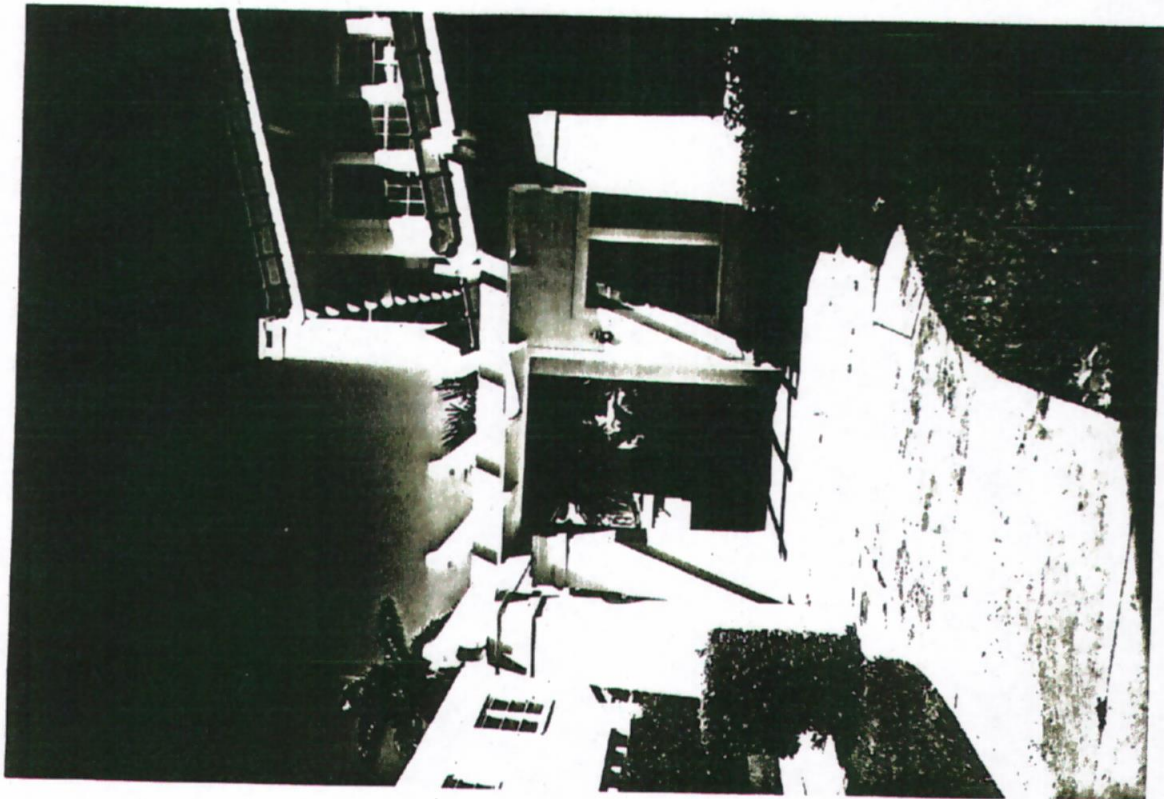
Town of Palm Beach. Building Permits.



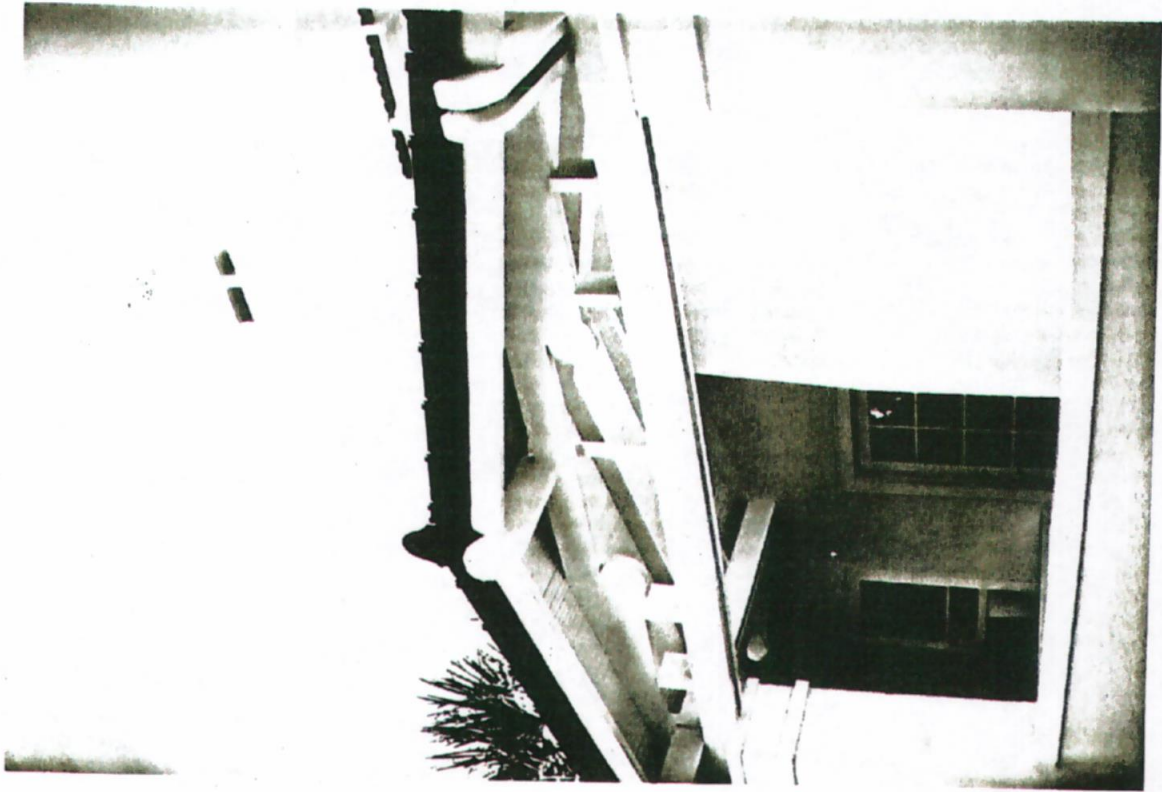
The south and west facades of 225 Seaspray. Notice the garage to the rear of the property.



The peaked ridge lines, capped with decorative tile.



Trellised beams over the southwest corner of the wrap around porch.



Decorative wood work under the west gabled roof.