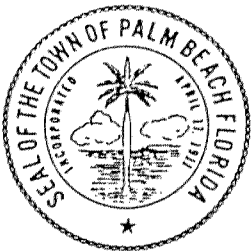


126 SOUTH OCEAN BLVD.



DESIGNATION REPORT

APRIL 19, 1991



Landmarks Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT: 126 SOUTH OCEAN BLVD.

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Report prepared June 1990, Christy S. Comer, Student Intern, Mary Washington College, VA.

Report edited by Timothy M. Frank, AICP, Planner/Projects Coordinator, Town of Palm Beach, and James Edward Sved, AIA, Preservation Consultant.

I. General Information

<u>Location:</u>	126 South Ocean Blvd., Palm Beach, FL.
<u>Date of Construction:</u>	1938 - residence
<u>Principal Architect:</u>	Wyeth and King
<u>Present Owner:</u>	Estee Lauder
<u>Present Use:</u>	Residential
<u>Present Zoning:</u>	R-B
<u>Palm Beach County Tax Folio Number:</u>	50-43-43-23-01-000-0180

Classification in the "Historic Building Survey of Palm Beach":
"An excellent example of the NeoClassical style with good integrity designed by a noted architectural firm that is eligible for local designation." 1988 Survey

575 8

WARRANTY DEED.

THIS INDENTURE, Made this 23rd day of March
A. D. 1928, BETWEEN JESSIE H. SHAUGHNESSY, a widow, of the County
of Palm Beach and State of Florida, party of the first part, and
H. HOOD BASSETT and MARIE A. BASSETT, of the County of Palm Beach
and State of Florida, parties of the second part,

WITNESSETH, that the said party of the first part,
for and in consideration of the sum of TEN DOLLARS (\$10.00) and
other valuable considerations, to her in hand paid, the receipt
whereof is hereby acknowledged, has granted, bargained, sold and
transferred, and by these presents does grant, bargain, sell and
transfer unto the said parties of the second part and their heirs
and assigns forever, an undivided two-thirds interest in all that
certain parcel of land lying and being in the County of Palm Beach
and State of Florida, more particularly described as follows:

That certain piece, parcel or tract of land
situate, lying and being in Section 22, Township
43 South, Range 43 East, County of Palm Beach, State
of Florida, to-wit:

The South Ocean lot in the E. G. Pendleton
Tract, as shown on plat thereof made by Carr &
McFadden, Civil Engineers, of West Palm Beach,
Florida, recorded in the office of the Clerk of the
Circuit Court of Palm Beach County, Florida, in
Plat Book No. 10, page 67, with all littoral rights;
otherwise and more particularly described as follows:

Beginning at a point which is the southwest
corner of that certain tract of land conveyed to
Clara Duff Frazier by deed from Frank O. Butler and
Fannie M. Butler, his wife, William O. Thompson and
Eleanor G. Thompson, his wife, and Ocean Boulevard
Realty Company respectively, dated November 21st,
1924, and recorded in Deed Book 226, page 313, Deed
Book 226, page 318, and Deed Book 235, page 281, of
the Public Records of Palm Beach County, Florida,
respectively; thence run southerly on a line 25 feet
east of and parallel to the east line of lands con-
veyed by Frank O. Butler and wife to S. Ross Campbell
by warranty deed dated the 12th day of July, 1923,
and recorded in Deed Book 185, page 421, of the Public
Records of Palm Beach County, Florida, 179.74 feet
more or less, to the south line of the E.G. Pendleton
Tract, near the center of the present rock on Barton

-5-

Avenue; thence run easterly along the south line of the E.G. Pendleton Tract to the low water mark of the Atlantic Ocean; thence run northerly meandering to the low water mark of the Atlantic Ocean to the southeast corner of the tract of land conveyed to Clara Duff Frazier as aforesaid; thence run in a westerly direction along the south line of the tract conveyed to Clara Duff Frazier as aforesaid, parallel to and 179.74 feet more or less north of the south line of the tract herein conveyed, to the point of beginning; reference being at all times taken and made to the plat of E.G. Pendleton Tract on file in the office of the Clerk of the Circuit Court of Palm Beach County, Florida, in Plat Book 10, page 67; said tract herein conveyed running from the 20-foot right of way granted to the Town of Palm Beach by Frank O. Butler to the Atlantic Ocean, and from the south line of the tract conveyed to Clara Duff Frazier as aforesaid to the center line of Barton Avenue, subject to right of way of Barton Avenue, together with all littoral rights thereunto belonging or in anywise appertaining.

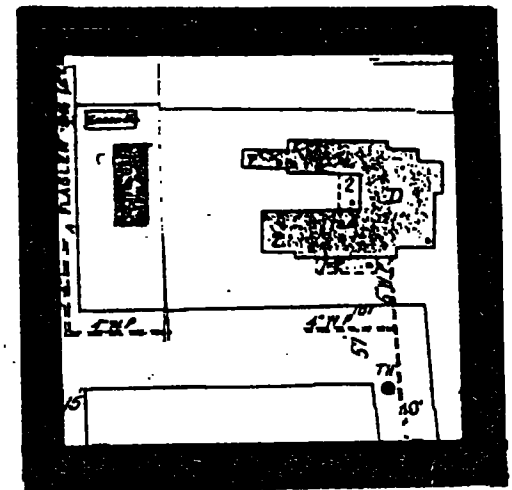
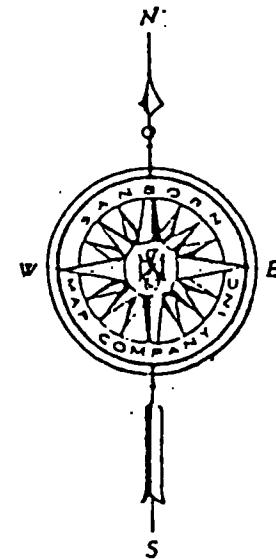
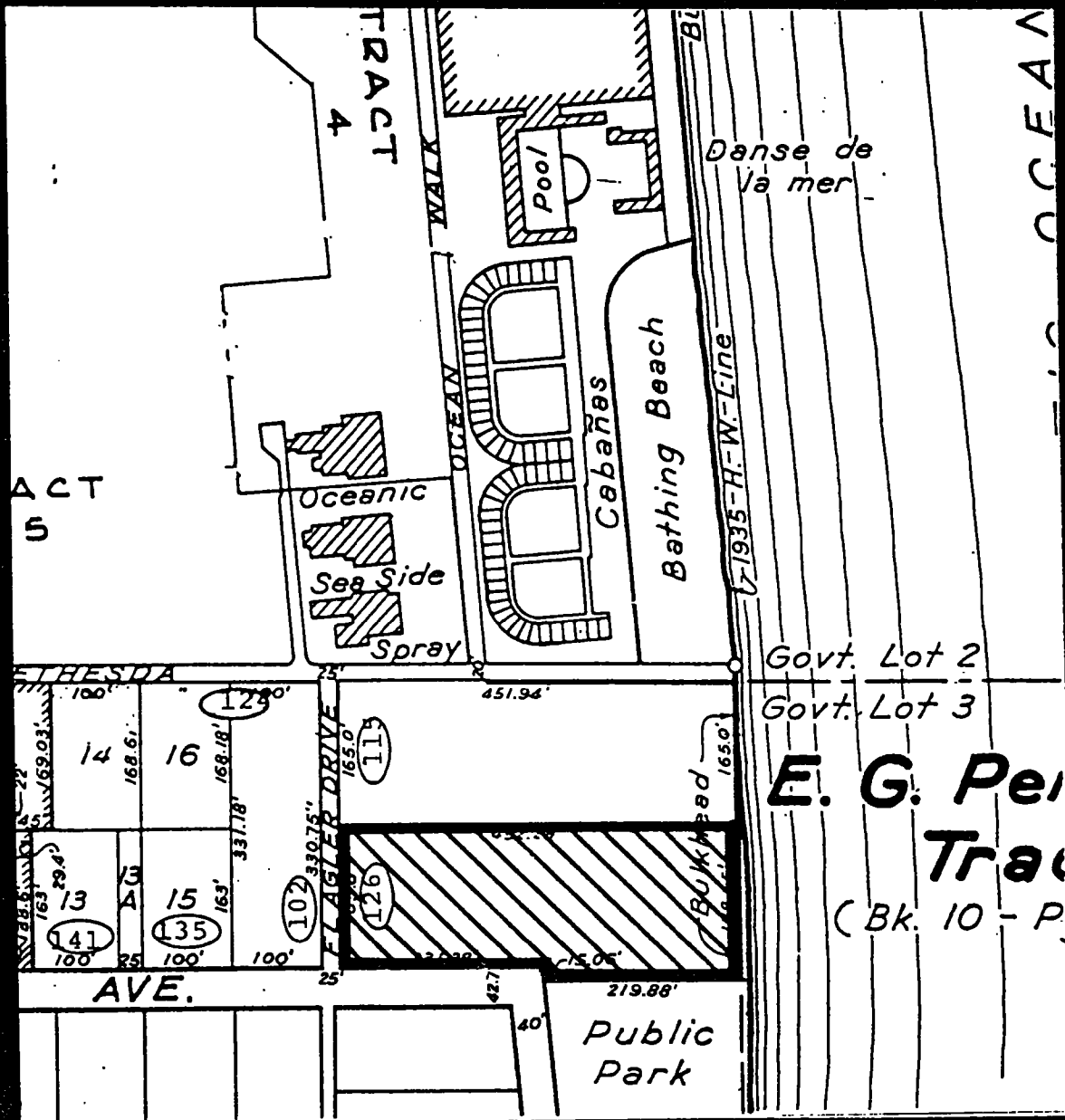
SUBJECT to the restrictions contained in the deed dated March 22, 1928, from Lyman Rhoades, as sole surviving Trustee under the Last Will and Testament of Clara Duff Frazier, deceased, to Jessie d. Snaughnessy, recorded March 30, 1928, in Deed Book 565, page 172, of the records of Palm Beach County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:

TO HAVE AND TO HOLD the same, as tenants in common in equal shares, in fee simple forever.

And the said party of the first part does covenant with the said parties of the second part that she is lawfully seized of the said premises, that they are free from all incumbrances and that she has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year



LOCATION MAP: 126 SOUTH OCEAN BLVD.

III. Architectural Information

The residence on 126 South Ocean Blvd. faces south. This Neoclassical style building has two stories, seven bays, and a symmetrical facade. It is irregular in plan and its main structural material is masonry covered with stucco. This building is in excellent condition.

Sitting on the westward curve of Ocean Boulevard where it becomes Barton Avenue, this residence has a straight view down the Boulevard. Several other large houses are located close by. It is situated very close to the road and does not have a very extensive front lawn. The perimeter of the property is enclosed by a medium height, wrought iron fence with four entry pedestals and decorative knobs. Low bushes grow close to the house. There is a chlorinated pool and a tennis court to the west of the house. A two story, four bay garage/servant's quarter is to the north west. It has a four car garage on the first floor, and a quarter on the second story. The roof is hipped, covered with barrel clay tiles.

This residence sits on a raised, masonry foundation, with small square openings in the north elevation foundation. The structural system is masonry, and the walls are covered with smooth stucco.

There is a two story, four bay Greek portico on the south elevation. The pediment and the Ionic Columns are covered with stucco. There is a fanlight in the tympanum. Four cement steps lead up to the portico.

A five bay, second story balcony is located on the west elevation. It has wood columns and rails, and is covered by the eaves of the roof. A porch is on the first story. It also has wood columns, is covered by the balcony, and can be reached by six steps.

Two masonry interior chimneys are located toward the east end of the building. They have plain, masonry chimneyheads. There is also an exterior end chimney on the west elevation.

The central doors on the south elevation are two paneled, wood double doors with a tracery fanlight. This entry is flanked by two striated pilasters, and has a pediment with a dentilated cornice. The central door on the north elevation is a 12 panel, wood door with sidelights and a copper canopy. it can be accessed by nine side steps. There is a 24 pane, glass double door to both the balcony and the porch on the west elevation. There is also a large glass double door on the east elevation with a decorative lintel.

The windows on the south elevation are very similar. There are six, six over six double hung sash, floor length windows on the first floor. They are decorated with wrought iron balusters. Two windows with wrought iron grillwork flank the central door. The six windows on the second story are six over six double hung sash. All of the south elevation windows have decorative lintels, sills, and shutters. A floor length, six over six double hung sash window with an iron baluster is located over the central door.

The windows on the north elevation are six over six double hung sash. They have sills, lintels and shutters as well. The windows on the east and south elevations are six over six double hung sash windows, and some are floor length with iron balusters. There is a two story bay window on the east elevation. The roof is hipped with flaring eaves. It is covered with red composition shingles.

The structure is in good condition.

IV. Historical Information

126 South Ocean Blvd. was built in 1938 for Mrs. Francis A. Shaughnessy. It was designed by architects Wyeth and King (Wyeth and King, Planned Drawings for 126 South Ocean, 1938). Described in the Palm Beach Post Times as a "classic house," this residence was built for \$115,000 by C. J. Trevail, contractor (Post Times, 20 Nov 1938).

Edward F. Swenson was the subsequent owner (Spencer, Palm Beach). In 1964, Estee and Joseph Lauder bought the house for \$315,000. Estee Lauder had made millions in the 1940's and '50's through her cosmetics line. She had sold her first skin cream door to door, and through continuous expansion, she and her husband created the Estee Lauder firm (Vaughan, 48). Lauder's products became known all over the world, and her customers included such people as the Duchess of Windsor and C. Z. Guest (Marcus, 8 Oct 1985).

As a member of Palm Beach society, Estee Lauder entertains quite often, having two to four dinner parties a week at the height of the season. Lauder stated, "I love to entertain. I love to do things for people..." (Meenan, March 1974).

Though Joseph Lauder died in 1983, Estee Lauder has kept busy through her cosmetics firm and her social life (Palm Beach Post, 18 Jan 1983). She wrote an autobiography in 1985 called Estee: A Success Story, which gives details of her life in Palm Beach.

The residence on Ocean Boulevard has undergone little change over time and has always been the center of a great deal of social activity.

V. Statement of Significance

This building is an important element of South Ocean Boulevard, as it is the terminus of the north end of the boulevard. The home can be seen from almost ten blocks away. It is one of the few Neo Classical buildings designed by Wyeth and King, and is one of the best examples of this style in Palm Beach (Eckel, 16 January 1983). Also this residence is closely identified with its present owner, Estee Lauder, who is very involved with the Palm Beach community and who entertains quite often.

VI. 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:

(b) "Is identified with historic personages or with important events in national, state or local history."

Estee Lauder has been internationally famous since the 1950's through her cosmetics firm that she and her husband founded in 1946. Lauder has lived in 126 South Ocean Boulevard since 1964, and has been a prominent member of the community, opening her home for many social functions.

(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."

This residence is one of the few Neo Classical style buildings in Palm Beach. The symmetrical facade, the Greek portico, the fanlights, and door and window treatments help to distinguish this building, and make it one of the best examples of Neo Classical design in Palm Beach's domestic architecture. These elements are enhanced by the building's position on South Ocean Boulevard. Most of the homes on Ocean Boulevard are in the Mediterranean Revival style. A dramatic difference in style and

Boulevard make the structure very noticable and unique.

(d) "Is representative of the notable works of one or more master builders, designers or architects whose individual ability has been recognized to have influenced their age."

See attached Wyeth and King Biography.

MARION SIMS WYETH (1889-1982) BIOGRAPHY

The architect of more than 100 Palm Beach houses since 1919, Marion Sims Wyeth established himself as one of Palm Beach's foremost architects.

Wyeth was born in New York City, and his father was a pioneer in the field of graduate education for physicians. He attended the Lawrenceville School and graduated from Princeton in 1910. From 1910 to 1914, he was a student at the Ecole des Beaux Arts in Paris and then served one year as secretary to the American Ambassador in Rome. Between 1915 and 1917, he was associated first with the office of Bertram Grosvenor Goodhue and then Carrere and Hastings. He opened his Palm Beach office in 1919.

After completing the original Good Samaritan Hospital in West Palm Beach, he designed a number of houses on Golf Road, including houses for Clarence Geist and Mr. and Mrs. Edward F. Hutton. When the Huttons decided to build Mar-A-Lago, they again asked Wyeth to be their architect. Before he had finished the plans, the Huttons had brought in Joseph Urban to complete the detailed designs. Wyeth later designed some alterations and additions to Mar-A-lago including the ballroom, scene of Mrs. Post's famous square dances.

In 1920, Wyeth formed a partnership with Frederic Rhinelandt King (1887-?) in New York City. King, a Harvard and Columbia Architecture graduate, attended the Ecole des Beaux Arts at the same time as Wyeth. William Royster Johnson joined the firm as a draftsman in 1925. In 1944, he was made a partner with the firm name changed to Wyeth, King and Johnson.

Wyeth's largest Palm Beach house was the residence for James F. Donahue, just north of Mar-A-Lago on the Ocean Blvd. Today, the estate has been subdivided as the house itself, forming five different residences. In a career that spanned over fifty years, Wyeth designed houses that can be found on almost every street in Palm Beach. Among his commissions were the rectory of Bethesda-by-the-Sea, Florida's Governor's Mansion in Tallahassee, and the Norton Gallery of Art.

Wyeth became a Fellow of the American Institute of Architects in 1954, and in 1981, the Palm Beach Chapter of the AIA presented him an award for architecture "that stood the test of time". He retired from active practice in 1973, and died in Good Samaritan Hospital on February 7, 1982.

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