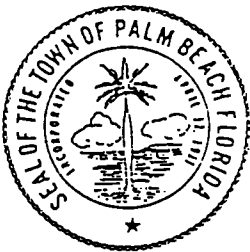


120-132 NORTH COUNTY ROAD



DESIGNATION REPORT

FEBRUARY 21, 1992



Landmarks Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT

**120, 122, 126, 130, 132
NORTH COUNTY ROAD**

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***Report written by James Edward Sved, MARH, MPRES,
Preservation Consultant.***

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

GENERAL INFORMATION

Date of Construction:

120 & 122 - 1929
126 -c1932
130- 1935
132 - 1929

Principal Architect: Bruce Kitchell

Present Owner:

120 - List, Robert E. TR
122 - Rampell, Richard & Ellen K.
126 - Prosperi, Paul A.
128-132 - Prosperi, Paul A.

Present Use: Commercial

Present Zoning: C-TS

Palm Beach County Tax Folio Number:

(120) 50-43-43-15-11-000-1780
(122) 50-43-43-15-11-000-1770
(126) 50-43-43-15-11-000-1751
(130-132) 50-43-43-15-11-000-1730

Current Legal Description:

(120) Floral Park, lots 178 and 179
(122) Floral Park, lot 177
(126) Floral Park, south 8.14 feet of
lot 175 and lot 176
(130-132) Floral Park, Lots 173, 174,
north 16.86 feet of lot 175 and
lots 180 to 183 inclusive

Classification in the, "Historic Building Survey of Palm Beach:"

PLEASE SEE ATTACHED SURVEY FORMS

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site Name North West Commercial Corner 830 == Site No. 8011 820 ==
Address of Site: 120 N County Rd. Palm Beach, FL 33480 905 ==
Instruction for locating intersection of N County Rd and Sunset Ave NW corner 813 ==

Location: Floral Park 178, 179 868 ==
subdivision name block no. lot no.
County: Palm Beach 808 ==

Owner of Site: Name: ? Levy, H Irwin, et al
Address: P O Box 1151, Palm Beach, FL 33480 902 ==

Type of Ownership private 848 == Recording Date 8101 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 commercial 850 ==

Check One	Check One or More	Present Use <u>commercial</u> 850 ==
<input type="checkbox"/> Excellent 863 ==	<input checked="" type="checkbox"/> Altered 858 ==	Dates: Beginning <u>1929</u> 844 ==
<input checked="" type="checkbox"/> Good 863 ==	<input type="checkbox"/> Unaltered 858 ==	Culture/Phase <u>American</u> 840 ==
<input type="checkbox"/> Fair 863 ==	<input checked="" type="checkbox"/> Original Site 858 ==	Period <u>20th Century</u> 845 ==
<input type="checkbox"/> Deteriorated 863 ==	<input type="checkbox"/> Restored () (Date: <u>X</u>) 858 ==	
	<input type="checkbox"/> Moved () (Date: <u>X</u>) 858 ==	

NR Classification Category: Building 916 ==

Threats to Site:

Check One or More	
<input type="checkbox"/> Zoning (<u>X</u>) 878 ==	<input type="checkbox"/> Transportation (<u>X</u>) 878 ==
<input type="checkbox"/> Development (<u>X</u>) 878 ==	<input type="checkbox"/> Fill (<u>X</u>) 878 ==
<input type="checkbox"/> Deterioration (<u>X</u>) 878 ==	<input type="checkbox"/> Dredge (<u>X</u>) 878 ==
<input type="checkbox"/> Borrowing (<u>X</u>) 878 ==	
<input type="checkbox"/> Other (See Remarks Below): 878 ==	

Areas of Significance: Architecture 910 ==

Significance: This is a remarkable essay in Italian Gothic. A 6-part blind arcade of medieval appearance decorates the otherwise drab side wall of the shop.

Grade: B

911 ==

BP

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site Name _____ Site No. _____
Address of Site: 122 N County Rd, 830 == Survey Date 8011 820 ==
Palm Beach, FL 33480 905 ==
Instruction for locating W side of N County Rd 2 doors N of Sunset Ave
Location: Floral Park 177 813 ==
County: Palm Beach 808 ==
Owner of Site: Name: One Twenty Two N County Rd Bldg Corp
Address: 122 N County Rd, Palm Beach, FL 33480 902 ==
Type of Ownership corporate 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 commercial 850 ==
Check One Check One or More
☒ Excellent 863 == ☒ Altered 858 ==
☐ Good 863 == ☐ Unaltered 858 ==
☐ Fair 863 == ☒ Original Site 858 ==
☐ Deteriorated 863 == ☐ Restored () (Date: X) 858 ==
☐ Moved () (Date: X) 858 ==
Present Use commercial 850 ==
Dates: Beginning +1929 844 ==
Culture/Phase American 840 ==
Period 20th Century 845 ==

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 a very handsome essay in Mediterranean Gothic, executed in coral stone, with fixed Gothic arched windows. It is as good as the Gothic commercial fronts on South County Road or on Worth Avenue.

Grade: B

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site Name Josephthal and Company Site No. 830 == Survey Date 8011 820 ==
Address of Site: 126 N County Rd, Palm Beach, FL 33480 905 ==
Instruction for locating W side of N County Rd between Sunset and Sunrise Aves 813 ==

Location: Floral Park 176 868 ==
subdivision name block no. lot no.
County: Palm Beach 808 ==

Owner of Site: Name: O Hara, V J. Jr and Marjorie I
Address: P O Box 1045, Palm Beach, FL 33480 902 ==
832 ==

Type of Ownership private 848 == Recording Date _____

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 commercial 850 ==

Check One	Check One or More	Present Use <u>commercial</u>	850 ==
<input type="checkbox"/> Excellent 863 ==	<input checked="" type="checkbox"/> Altered 858 ==	Dates: Beginning <u>c. +1920</u>	844 ==
<input checked="" type="checkbox"/> Good 863 ==	<input type="checkbox"/> Unaltered 858 ==	Culture/Phase <u>American</u>	840 ==
<input type="checkbox"/> Fair 863 ==	<input type="checkbox"/> Original Site 858 ==	Period <u>20th Century</u>	845 ==
<input type="checkbox"/> Deteriorated 863 ==	<input type="checkbox"/> Restored () (Date: <u>X</u>) 858 ==		
	<input type="checkbox"/> Moved () (Date: <u>X</u>) 858 ==		

NOBP

NR Classification Category: Building 916 ==

Threats to Site:

Check One or More	
<input type="checkbox"/> Zoning (<u>X</u>) 878 ==	<input type="checkbox"/> Transportation (<u>X</u>) 878 ==
<input type="checkbox"/> Development (<u>X</u>) 878 ==	<input type="checkbox"/> Fill (<u>X</u>) 878 ==
<input type="checkbox"/> Deterioration (<u>X</u>) 878 ==	<input type="checkbox"/> Dredge (<u>X</u>) 878 ==
<input type="checkbox"/> Borrowing (<u>X</u>) 878 ==	
<input type="checkbox"/> Other (See Remarks Below): _____	878 ==

Areas of Significance: Architecture 910 ==

Significance: Mediterranean Revival Gothic, this is a commercial front complementing that of No. 122, to its left.

Grade: C

911 ==

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site Name O'Hara Site No. 830 ==
Address of Site: 134 (132) County Road Survey Date 8011 820 ==
Instruction for locating West side North County Road between Sunset and Palm Beach, FL 33480 905 ==
Sunrise Avenues 813 ==
Location: Floral Park block no. 173 868 ==
County: Palm Beach subdivision name lot no. 808 ==
Owner of Site: Name: O'Hara, V.J. Jr. and Marjorie V
Address: PO Box 1045 902 ==
Palm Beach, Florida 33480 832 ==
Type of Ownership Private 848 == Recording Date

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

Condition of Site: Integrty of Site: Original Use Commercial 850 ==

Check One Check One or More
☐ Excellent 863 == ☒ Altered 858 ==
☐ Good 863 == ☐ Unaltered 858 ==
☒ Fair 863 == ☐ Original Site 858 ==
☐ Deteriorated 863 == ☐ Restored () (Date: X) 858 ==
☐ Moved () (Date: X) 858 ==
Present Use Commercial 850 ==
Dates: Beginning c. 1920 844 == NOOBP
Culture/Phase American 840 ==
Period 20th Century 845 ==

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: A Mediterranean Revival commercial front, unusually done in brick and part of a triple group.

Grade: C

911 ==

III. ARCHITECTURAL INFORMATION

At 120-132 North County Road are a series of commercial buildings all designed by architect Bruce Kitchell between 1929 and 1935.

120 North County Road is a Romanesque structure designed of cast stone masonry in 1929. The "Keyite" Romanesque columns, as well as the other cast stone ornamentation were probably manufactured by Mizner Industries.

This structure was designed with asymmetrical bays, six extending westward on Sunset Avenue, and five travelling northward on County Road. These are detailed by Romanesque columns and large, Gothic arched windows.

There are two tower masses on this structure, one at the westward terminus, and the other at the convergence of the two streets. Each is capped by a pedimented fascia, which is decorated by Romanesque, semi-circular "steps". At present, the main access to this structure is at the convergence, however, evidence dictates that there were once two entrances, one to each street.

The cornice detailing consists of a series of dentils, zig-zags, and semi-circular "steps", all completed in brick. Barrel clay tile is the decorative roofing material.

122 North County Road is a Gothic structure, also designed by Kitchell in 1929. Considerably smaller than its Romanesque neighbor, 122 is, nevertheless, a purer example of its architectural type.

Fabricated of hand carved, quarried coquina, the triple setback of the twin Gothic arches recalls the great cathedrals of Europe, while the simple entablature and the barrel clay tile roof balance this structure as a wholly Mediterranean design.

Originally designed as a one story structure, with a second floor balcony, 122 has been renovated into a two floor office. On the second floor, the only eastern light is admitted through a small, centrally located, pointed arched window, directly above the main entrance. Separating these two centered elements is a four foot sill with hand carved stone rosettes.

The Neo-Gothic structure at (124-)126 North County Road was intended to emulate 122, however, either by architectural eclecticism or by owners' financial constraints, this is a much simpler building. Again employing twin Gothic arches, (124-)126 was neither carved nor detailed like its sister structure. Simplified arched setbacks, a thicker--yet simpler--entablature, and a flat roof set this structure

apart as one of lesser design quality. (124-)126 has twin doors at its north and south terminus.

In recent years, the Gothic arches have been blocked and squared, and the door to 124 has been filled in. White and grey paint now cover the stonework, either coquina or Keyite.

(128-)130 *North County Road* was designed to offer two distinct store fronts to the pedestrian. Medieval in its design, this composition is unified by heavy banding above the windows, medieval lanterns, and by matching awnings. This is a one story structure.

The section at 128 is distinguished by its flat roof and its crenelation with rosettes, though, this is an otherwise simple facade. The facade at 130 is somewhat more detailed being of brick, and by emulating the towers on 120. There is little distinguishing architectural merit in either design.

The structure at 132 *North County Road* is considerably more of a standard Mediterranean Revival design, as found all over Palm Beach. Symmetrical, this stucco and barrel clay tile structure is detailed by a series of eave brackets, and by its slender, Composite columns. These columns are disproportionate to the rest of the facade, and contain no entasis. An alley entrance has been added.

IV. HISTORICAL INFORMATION

This composition of buildings along *North County Road* was designed by prolific local architect Bruce Kitchell beginning in 1929. Kitchell can be credited with a number of significant commercial architectural designs in Palm Beach, however, most have been razed. This block-and-a-half long montage can be considered as his best surviving work, however, an architectural study reveals that the quality and detail of design lessens with each northerly edition.

The composition was initiated by Dyoll Prather, the original owner of 120 *North County Road*, in 1929. That same year, Thomas Havens, owner of the adjacent lot, also employed Kitchell to design a much smaller commercial structure than his neighbor. What Havens' building, 122, lacked in size, however, was quickly made up for by its superior design and quality of craftsmanship and materials. These two structures remain today as the jewels of one of Palm Beach's oldest remaining commercial areas.

V. RECOMMENDATION

While the entire composition, from 120 to 132 North County Road, can be heralded as an extraordinary example of planning and architectural vision on the part of architect Bruce Kitchell, only those structures at 120 and 122 North County Road can be considered as specimen examples of their architectural type, and those alone deserve the distinction they would be afforded as landmarks of the Town of Palm Beach.

VI. CRITERIA FOR DESIGNATION

The structures at 120 and 122 North County Road both meet the following criteria, as set forth in Sec. 16-38 of the Landmarks Preservation Ordinance 2-84, Article III of the Town of Palm Beach Code of Ordinances:

(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.

120 North County Road is an excellent representation of Romanesque architecture, offering an educated glimpse at the built environment between the Gothic period and the Renaissance. Clearly, the choice of columns, arches, fenestration, and materials at 120 North County Road embodies the Romanesque tradition.

122 North County Road is equally an excellent example of its architectural type, in this case high-Gothic. The most distinguishing characteristics of this structure can be seen in its triple setback arched openings, and in its hand carved stone finish.

Both structures employ local building materials in their facades. 120 is finished in Keyite, a local cast stone made to emulate coquina. The facade of 122 is completed in hand carved coquina, quarried at either the Key Largo or the Cuba quarries.

(d) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

The buildings at 120 and 122 North County Road, as well as the rest of the block to 132 North County Road, were designed by prolific local architect Bruce Kitchell. Throughout the "Golden Age" of Palm Beach architecture, Kitchell was known for his fanciful compositions, and for his strong sense of proportion. Virtually nowhere can this be seen better than at 120 and 122 North County Road.

BRUCE KITCHELL BIOGRAPHY

Among local architects, few were as prolific as Bruce Kitchell. During the "Golden Age" of Palm Beach architecture, Kitchell was known for his fanciful compositions and his strong sense of proportion.

Born in New Jersey in 1879, Kitchell studied atchitecture at Columbia University and at the Newark Technical Institute. His design ideology, however, was forged during his tenure in the Newark office of the formally trained Irish architect, Jeremiah O'Rourke. After seven years in O'Rourke's office, Kitchell opened his own firm in 1906.

In 1919, Kitchell moved his office from Newark to Palm Beach, and was one of Florida's first architects to hold professional certification (#137).

Kitchell's architecture is typified by his desire to remain true to any style he works in, his strong sense of proportion, and an excellent eye for detailed ornamentation. Kitchell's Palm Beach commissions included the Biltmore (now Mizner Court) Apartments, the Haven Store at the corner of Royal Poinciana Way and County Road, and the commercial composition from 120 -132 North County Road, as well as private residences for Amy Phipps, Otto Kahn, and Percy J. Williams.

Kitchell's biggest projects were the Farmer's Bank and Trust Company on Clematis Street in West Palm Beach, and "Firth," at Biltmore Forest, North Carolina, for Mrs. Mary Stuart Webb Vanderbilt. Firth is often miscredited as an Addison Mizner design. Kitchell collaborated with Mizner on the latter's design for Riverside Baptist Church in Jacksonville, and was selected as President Roosevelt's "New Deal" architect for West Palm Beach.

Kitchell's own home was at the foot of the Southern Bridge in West Palm Beach, and later served as the headquarters of the local United Daughters of the Confederacy. It was razed to provide additional parking for the Greek Orthodox Church. Kitchell died in April, 1949.

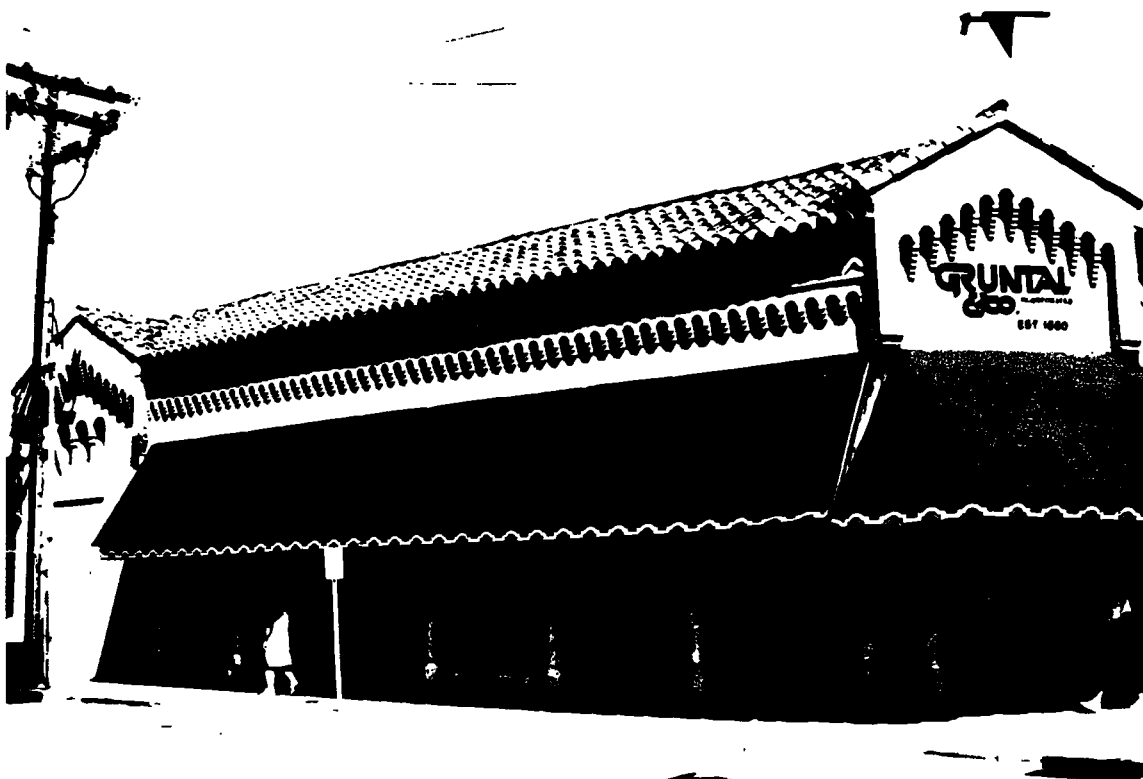
VII. BIBLIOGRAPHY

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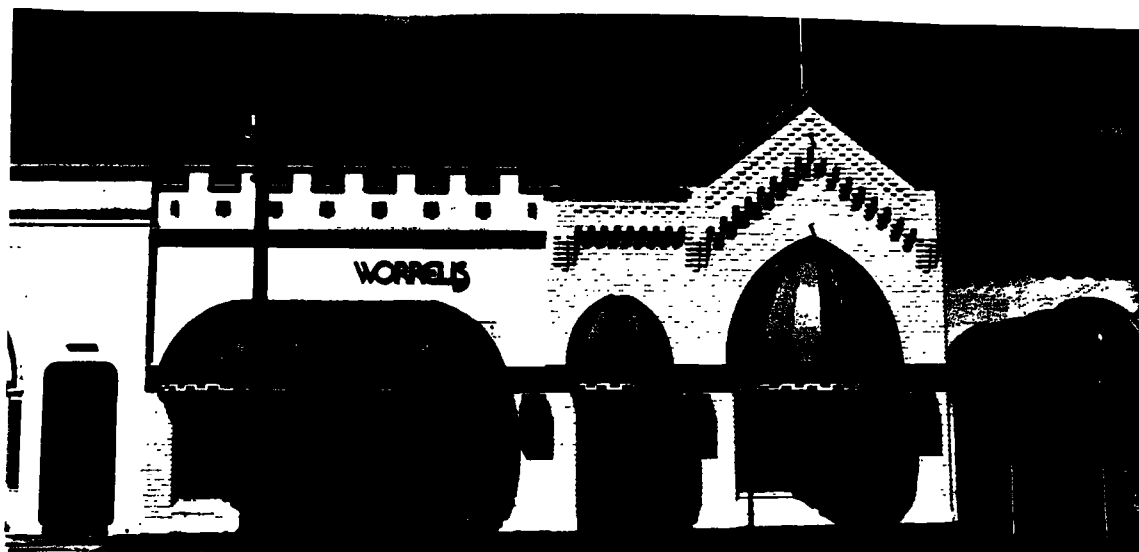
120 NORTH COUNTY ROAD



122 NORTH COUNTY ROAD



126 NORTH COUNTY ROAD



130 NORTH COUNTY ROAD



132 NORTH COUNTY ROAD