

# **220 Eden Road**



## **DESIGNATION REPORT**

**February 19, 2025**

**Landmark Preservation Commission**

**Palm Beach, Florida**

# DESIGNATION REPORT

## 220 Eden Road

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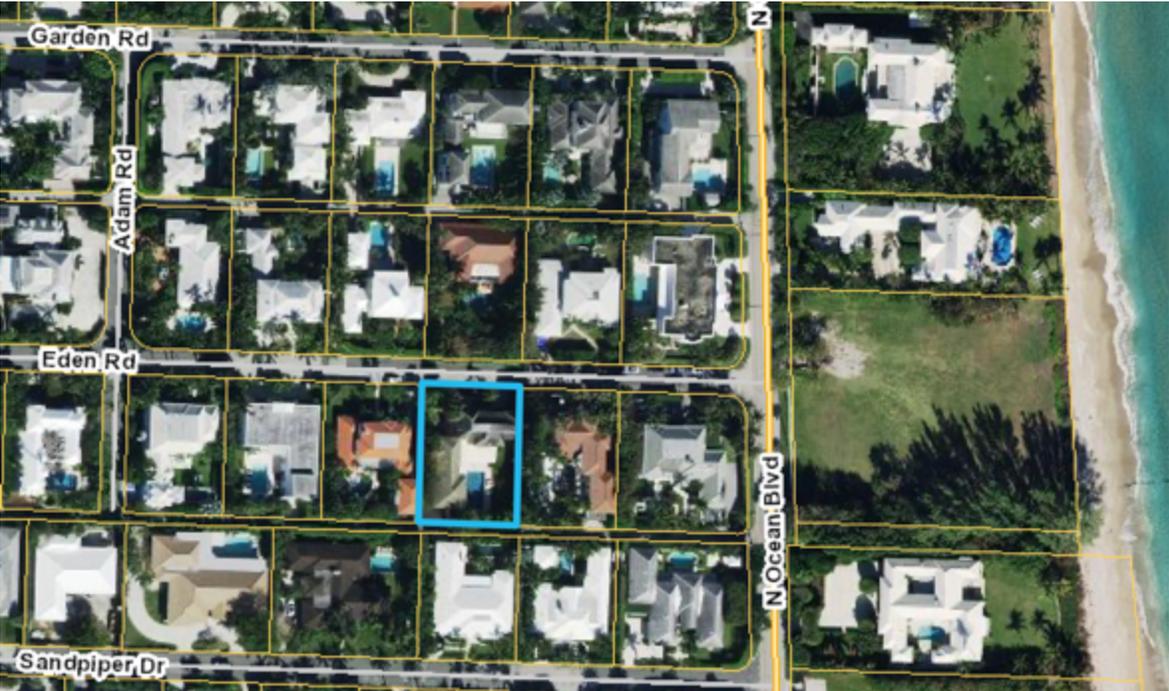
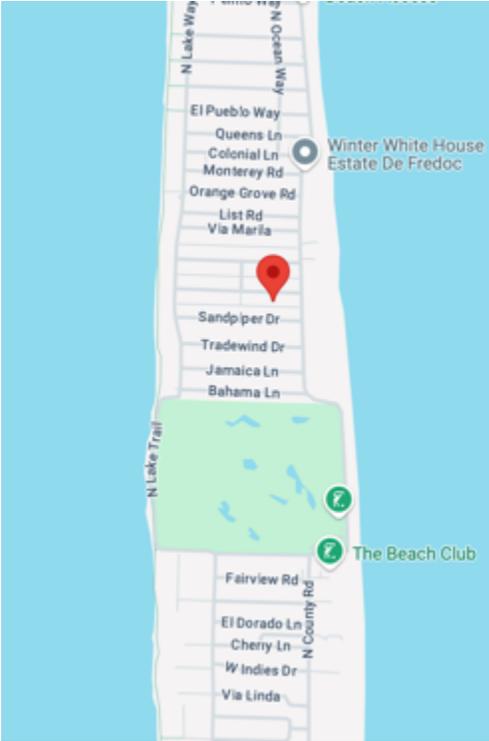
Report produced by Murphy Stillings, LLC

## **I. General Information**

Location:	220 Eden Road Palm Beach, Florida
Date of Construction:	1936
First Owner:	Eden Properties Inc.
Architect:	Treanor and Fatio
Builder/Contractor:	Smith and Yetter
Present Owner:	220 Eden Road Trust, Jason R. Briggs and Clara R. Urbahn - Co-Trustees
Present Use:	Single Family Dwelling
Present Zoning:	RB
Palm Beach County Tax Folio Number:	50-43-43-03-20-000-0600
Current Legal Description:	Lot 60, Eden Properties, according to the Plat thereof, as recorded in Plat Book 18, Page 49, Public Records of Palm Beach County, Florida.

II. Location Map

220 Eden Road



### III. Architectural Information

The residence at 220 Eden Road is located in Palm Beach's north end in the Eden Properties subdivision. The subdivision was platted by Eden Properties Inc. who also commissioned Maurice Fatio of the architectural firm Treanor and Fatio, one of Palm Beach's most acclaimed architects, to design four homes, including 220 Eden Road, to market the development. Eden Properties' goal of having Fatio design the homes was to display the architectural standard for future houses built in the area. Fatio's interesting Monterey style design for 220 Eden Road set an elevated example for future residences.



The Monterey style originated in Monterey, California in the 1830s as an interpretation of the Anglo-influenced Spanish Colonial houses of northern California. Revived in northern California in the 1920s the style became popular in the United States from 1925-1955. It was a fusion of revival styles including Spanish, British and French Colonial styles. The result was designs that were two-story residences with the main identifying feature being a second floor, cantilevered, open-air balcony covered by the principal roof. The balconies are typically styled in iron or wood, exterior walls are constructed of brick, stucco or wood, and

fenestration consists of sash or or casement windows often flanked by shutters.<sup>1</sup> In Palm Beach many of the early architects including Maurice Fatio, Howard Major, Marion Sims Wyeth, John Volk, Gustav Maass and Howard Chilton designed varying styles of Monterey houses. While the decorative detailing of a Monterey house is often confined to the balcony railing, Fatio's design for 220 Eden Road features influences from the Georgian Revival style in the home's roof pitch and detailing that creates a distinctive example in Palm Beach.

220 Eden Road was commissioned in 1936 and was built by the construction company Smith and Yetter for approximately \$25,000.<sup>2</sup> The residence is located on the south side of Eden Road between North Ocean Boulevard and Adam Road and is accessed by a circular driveway at the front of the property. The two-story structure is surfaced with stucco and features flat clay tile hip roofs with a simple cornice. The home's design and massing reflect Fatio's practice of incorporating both a refined symmetry and a casual asymmetry in his projects.



The residence is composed of a central section with symmetrical wings on each side. The central portion of the residence is recessed and contains the character defining Monterey style second floor cantilevered balcony with wood posts and an

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<sup>1</sup> Virginia Savage McAlester. *A Field Guide to American Houses*. Knopf, Borzoi Books, 2013. Pages 537-540.

<sup>2</sup> Town of Palm Beach Building permit #21836 dated November 17, 1936.

ornamental metal railing.<sup>3</sup> The first floor of the central section contains the main entrance which is located off-center within an arched doorway. The doorway has an arched surround with a keystone and contains a wood paneled door with an arched transom. To the east of the door is a small window with a metal grille and two six-over-six sash windows are located to the west of the front door. These windows and the others on the main façade's first floor feature window surrounds topped with a keystone and are flanked by colonial shutters. The second floor of the central section contains three six-over-six sash windows with cast-in-place cement windowsills and colonial shutters. A pair of multi-light French doors lead from the eastern wing's second floor to the balcony.



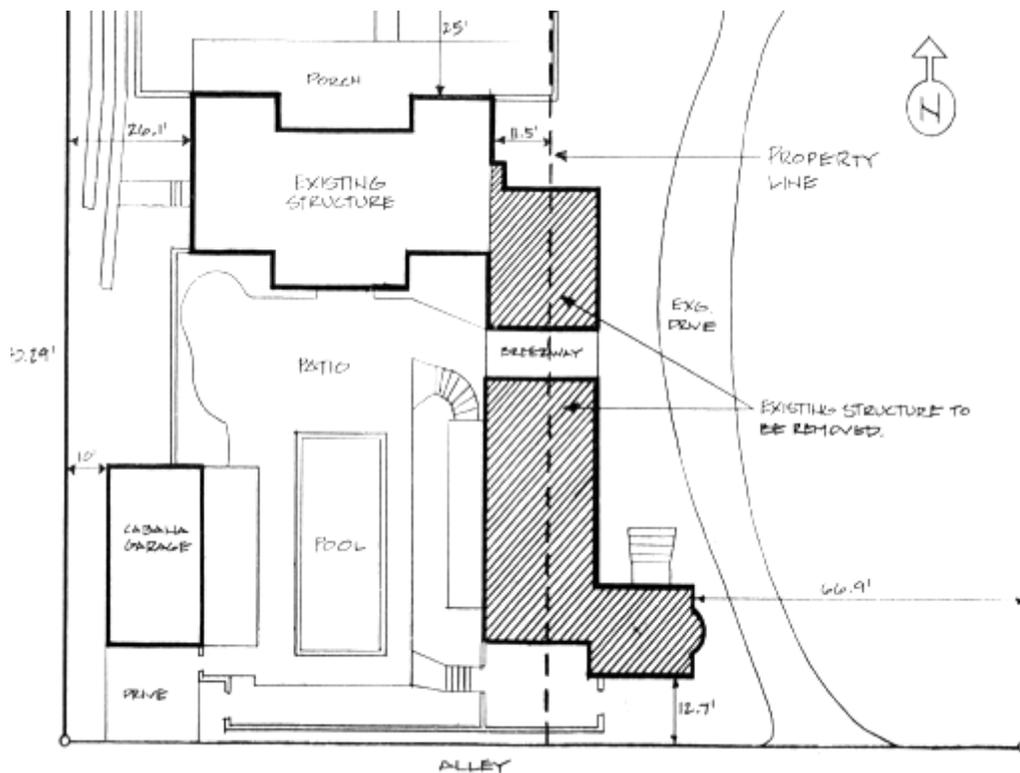
The eastern and western wings of the residence are highlighted with quoins that create a refined appearance to the main façade. The main façade of each wing features a single six-over-six sash window with a window surround topped by a keystone and colonial shutters on the first floor and a pair of six-over-six sash windows with cast-in-place windowsills and colonial shutters on the second floor. Keystones top the second-floor windows meeting the cornice line and a belt course

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<sup>3</sup> The original Fatio drawings on file at the Historical Society of Palm Beach County show a different railing design. It is unclear if the railing was changed at a later date or installed different than originally drawn. A 1993 building permit requests to repair the railing but it does not specify if it was replaced.

is located below the second-floor windows. A chimney is located on the east façade of the eastern wing. At the same time the residence was constructed a swimming pool was installed to the rear of the home and a one-story garage structure accessed from the rear alley was built at the southwest corner of the property.

Since the property's original construction there have been some changes to the property. At an unknown date, prior to 1949, the lot to the east of 220 Eden Road (lot 61) was combined with the property. In 1949, a one-story addition designed by Henry Harding was constructed and in 1962, a one-story accessory structure designed by John Volk was constructed. Both the Harding addition and the Volk accessory structure were located over the lot line of the combined property and were demolished in 1992 when the lots were split, restoring the property to its original building footprint.



1992 Site Plan  
Showing 1949 Harding Addition & 1962 Volk Accessory Structure to be Removed

After the property returned to its original size, a circular driveway was installed at the front of the property and an addition was constructed to the east façade of the garage structure in 1993, and in 1994 the home's rear loggia was enclosed.

A 2018 renovation included changes to the exterior of the garage and the construction of a one-story addition to the rear of the residence's western wing, connecting the home to the garage. The design of this addition was in keeping with the architectural character of the home's original design, reads as an addition, and was sited to the rear of the residence so as to not overwhelm the original structure.



Site Plan for Addition and Alterations  
MP Design & Architecture Inc., 2018



Aerial View of Property  
December 2023

Other exterior alterations over the years have been minor and included ordinary repair and maintenance, re-roofing, and the installation of an awning at the rear of the house. Due to the sensitive alterations and the design of the rear addition, the residence retains its architectural integrity and continues to convey its historic significance.

**IV. Historical Information**

The residence at 220 Eden Road was developed during the late Depression/New Deal Era of the mid-late 1930s by Eden Properties Inc. in the Eden Properties subdivision, one of the north end's early subdivisions. With the end of the Boom Time Era, Palm Beach was experiencing a change in the development patterns occurring on the island and the architectural styles being constructed. The changing economic times signaled a change in the construction of residences, with many seeking mid-size residences in classic designs rather than the large ornate Mediterranean Revival style estates popular during the 1920s. This led to the

partitioning of many large estates into subdivisions with smaller properties. The property at 220 Eden Road was originally part of the famed early Palm Beach scenic attraction the Garden of Eden.



Historic Postcard of the Garden of Eden

The Garden of Eden was the estate of Charles and Frances Cragin who were early Palm Beach pioneers. Originally from Philadelphia where they owned the Dobbins' Soap Manufacturing Company, the Cragin's arrived in Palm Beach in the 1880s. In 1887 they purchased their first 20 acres of land, north of what is today the Palm Beach County Club, from Moore Dimick. In 1893, The Cragin's constructed a Victorian style house on the property which they named Reve D'Ete, which means "Dream of Summer", as their winter home. They continued to purchase land and acquired 250 acres that they transformed into a botanical paradise. The Cragin's imported and planted so many trees and plants on the property that the federal government declared the property an experimental botanical garden. The Garden of Eden became a favorite tourist attraction in Town with visitors renting wheel chairs to take them to and around the extensive property. Charles Cragin passed away in 1915 and in 1925 Frances Cragin began selling portions the property which became later subdivisions. In 1936, Eden Properties Inc., owned by Jay J. O'Brien, purchased the land which became the Eden Properties subdivision for \$120,000.<sup>4</sup>

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<sup>4</sup> "Cragin Property Sale is Recorded", Palm Beach Post, March 3, 1936

Eden Properties Inc. developed the Eden Properties subdivision during the mid to late-1930s and recalled the property's history through the names of the streets – Garden Road and Eden Road. Eden Properties Inc. commissioned Maurice Fatio to design four houses in the subdivision - 220 Eden Road, 227 Eden Road, 215 Garden Road and 216 Garden Road. As noted in a 1937 Palm Beach Post advertisement for the homes and the development, the homes, while different in design and style, show an architectural unity and the standards for future homes in the area.

# GARDEN OF EDEN

**Two Minutes North of Palm Beach Country Club  
North Ocean Boulevard**

## *Smart People—*

It's significant that the smart people, who for generations have made Palm Beach society's winter resort capital of America, return year after year . . . that, year after year, more Americans discover the brilliant attractions of Palm Beach . . . that, year after year, more visitors become home-owners.

## *Foresight—*

Eden Properties displayed exceptional foresight in recognizing the extra value of Palm Beach as a playground and a place to live and with architectural unity as its theme, developed the beautiful and historical Garden of Eden into a more beautiful home location.

## *Four Homes—*

Characteristically the four new homes already built are different. Nevertheless they show architectural unity and impose a definite standard for future dwellings, controlled by the best of planning restrictions. Those completed contain three and four master bedrooms and the usual complement of other rooms.

## *Money Under the Ground—*

Each of the completed homes is provided with a salt water swimming pool which will be served with water through facilities now in place, and all future homes may have pools served through these same facilities . . . an added feature which reflects your own smart theme of living.

## *Added Features—*

Humphrey Automatic Gas Heater system affording hot air circulation and maintaining an even temperature throughout the winter.

Two car garage, laundry, electric water heaters, insulated and sound proofed plumbing, fireproof roof, two closets in each master bedroom, linen closet, trunk room, large loggia connecting with dining and living rooms, large kitchen, pantry, butler's pantry, etc. Service alley in rear. Also right of way to Atlantic Ocean and Lake Worth.

## *Life Insurance—*

A wealth of sunshine, more hours out-of-doors, fun and congenial company—these combine to make Garden of Eden today's best investment in well-being, with daily dividends of happiness and potential added years of life.

The second half of the 1930s was the beginning of significant growth in Palm Beach's north end and it was a busy time for Maurice Fatio. During the first part of the 1930s, Maurice Fatio saw a lull in commissions and considered closing his Palm Beach office, but by the winter of 1934 business had picked up significantly and he remained very active and highly sought after until the start of the War. Building in Palm Beach was also on a rise and the north end was beginning to gain popularity.

Between 1935 and 1938, Fatio designed a number of houses in the north end of Palm Beach. Most of the houses were designed for specific clients, however, others were designed and built as spec homes for developers.<sup>5</sup> The Eden Properties subdivision and Fatio's design for the residence at 220 Eden Road is an excellent example of the change in the architectural development of Palm Beach during the late Depression/New Deal Era.

In 1939, 220 Eden Road was purchased by its first resident, Mrs. Frieda Warburg, the widow of Felix Warburg, renowned international banker, philanthropist, and Jewish leader, who had passed away in 1937. In 1945, the residence was purchased by Arthur N. Pierson Jr. who owned the property until 1961 when it was purchased by Edward and Margo Crawford. The Crawford's owned the property for twenty years when it was sold to Mildred Hanrahan in 1982, and it remained in the Hanrahan family for thirty-five years until it was sold in 2017 to the current owners 220 Eden Road Trust.

## **V. Architect's Biography**

### **Maurice Fatio**

Maurice Fatio was one of Palm Beach's leading architects from the 1920s to the early 1940s. His firm, Treanor & Fatio was one of the largest architectural firms in Palm Beach and Fatio's distinctive designs can be seen throughout the Island.

Fatio was born in 1897 in Geneva, Switzerland. He studied architecture under Karl Moser at the Zurich Polytechnical. After graduation in 1920, Fatio came to America and apprenticed with Harrie T. Lindeberg, a prominent New York architect of Norman and English style country houses. In 1921, Fatio formed a partnership with William A. Treanor, another architect in Lindeberg's firm. They quickly achieved a great deal of success, constructing numerous houses, primarily Colonial, on Long

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<sup>5</sup> The developers included Eden Properties Inc., Palm Beach Modern Homes, Inc., E.B. Walton and Sons, J.S. Willson Company, and Arnold Construction Company.

Island as well as buildings in Manhattan, including Beekman Tower on the East River. Fatio's association with Florida can be traced to his employment with Lindeberg, when he received the commission for eight small houses in New Smyrna, Florida. In October, 1923, Treanor and Fatio were asked to be the architects for the Olympia Beach development, now Jupiter Island. The next year Fatio opened an office in Palm Beach.

Fatio's many commissions for houses and commercial buildings in Palm Beach were based on his reputation in New York as well as his charm, good looks, and European manner. During his career in Florida, Fatio designed in many diverse styles. Mediterranean Revival, more specifically, Italianate houses incorporating tower blocks, were designed for William McAneeny (195 Via Del Mar), the Coopers (801 South County Road), Mortimer Schiff (920 South Ocean Boulevard), and Daniel McCarthy (550 South Ocean Boulevard). More horizontal, symmetrical and formal Florentine houses were designed for Otto Kahn (690 North County Road) and Joseph Widner (1500 South Ocean Boulevard). In 1928, he designed a French Normandy style house for his future mother-in-law Mrs. Charles Curry Chase (Via Del Mar).

In the mid-30s, Fatio began designing in the Georgian and British Colonial styles. Large commissions for Albert Worswick (1860 South Ocean Boulevard), E. F. Hutton (1768 South Ocean Boulevard), and Wolcott Blair (1960 South Ocean Boulevard) with their simple materials and uncluttered lines reflected the sober, economic climate and set the pace for the smaller Colonial and Regency commissions that followed them. During this time, Fatio also worked in the modern style, producing such modern masterpieces as "The Reef" built for Mr. and Mrs. Vadim Makaroff. The design of this house won Fatio the Gold Medal at the 1936 French Exposition Internationale des Arts et Techniques dans la Vie Moderne as the "Best Modern House In America." Other modern houses were designed for Messmore Kendall, aviator pioneer Grover Loening, and Prince and Princess Zalstem-Zallessky (Evangeline Johnson Merrill).

World War II brought a halt to construction in Palm Beach. Fatio had many international connections and entered the Office of Strategic Services in Washington, D.C. in June of 1943. He sadly died of cancer later that same year, on December 2, 1943, at the young age of 46.

## VI. Statement of Significance

220 Eden Road is significant as a very good example of the Monterey style of architecture with Georgian Revival influences as interpreted by the acclaimed architect Maurice Fatio. As one of four speculative houses within what was once the Garden of Eden at the beginning of significant development growth in Palm Beach's north end it exemplifies the architectural, cultural and social changes occurring in Palm Beach during the post-Depression/New Deal Era of the mid 1930s.

## 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 the criteria which 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.”**

220 Eden Road reflects the broad cultural, economic and social history of the Town of Palm Beach. Designed and built in 1936 during the late Depression/New Deal Era in one of the north end's early subdivisions, the residence is a very good example of the changing times in the Town. The end of the Boom Time Era in Palm Beach had signaled a change in the development and design of residences. With many owners seeking mid-size residences in classic designs, developers began to purchase large estate properties, subdivide the land, and sell the properties. The Monterey style residence at 220 Eden Road exemplifies the trend, and being designed as one of the home models displaying the quality of homes to be developed in the area it exemplifies this time in the Town's history.

**(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 220 Eden Road is a very good example of Maurice Fatio's skillful interpretation of the Monterey style of architecture. The dwelling features characteristics of the Monterey style including the main character defining feature of the style, a cantilevered second floor balcony. Additional Georgian Revival

details incorporated into the design such as the roof pitch and classical details including the quoins, door surround, belt course, and keystones all contribute to the architectural character of the residence and make it a specimen valuable for study.

- (4) “Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or has influenced his age.”**

The residence at 220 Eden Road is a very good representation of the design work of the architect Maurice Fatio of the architectural firm Treanor and Fatio. Maurice Fatio was one of Palm Beach’s foremost and most sought-after architects from the 1920s to the early 1940s. He was an eclectic architect who took pride in his ability to work in different architectural styles. The Monterey style residence at 220 Eden Road is a very good example of Fatio’s ability to adapt to the changes in Palm Beach’s economic climate and architectural styles during the mid-1930s.

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