LANDMARKS PRESERVATION COMMISSION MEETING

TOWN OF PALM BEACH

JUNE 17, 2026

9:30 AM

TOWN HALL COUNCIL CHAMBERS, 2ND FLOOR | 360 SOUTH COUNTY RD | PALM BEACH, FL 33480

Brittain Damgard, Chair
Kim Coleman, Vice Chair
Catherine Brooker, Member
Julie Herzig Desnick, Member
Alexander Ives, Member
Kristin Kellogg, Member
Patrick Segraves, Member
Katherine Bryan, Alternate Member
Henry Ittleson, Alternate Member
Jane Lindsay-Scott, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the May 20, 2026, Landmarks Preservation Commission Meeting

CONSENT AGENDA

2. ZON-26-0036 217 CLARKE AVE. The applicant, Southern Mark, LLC (Lessor), (Michael Marquart and Winifred Marquart (Lessee), has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure at a finished floor elevation below the current FEMA requirement for the landmarked property.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

3. OFFICIALS

4. STAFF

5. PUBLIC - 3 MINUTE LIMIT

For those unable to attend in person: Submit a written comment Register to comment virtually

GENERAL BUSINESS

6. ITEMS PULLED FROM CONSENT

UNFINISHED BUSINESS

7. COA-26-0005 (ZON-26-0016) 1047 S OCEAN BLVD. (COMBO) The applicant, Maura Ziska (Trustee of 1047 South Ocean Boulevard Trust), has filed an application requesting a Certificate of Appropriateness for the review and approval of a two-story addition on the east side (rear) of the residence as well as landscape improvements, requiring a landmark adjustment to decrease the side yard (south) and rear yard (east) setbacks, and a variance to increase lot coverage for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
This item has been deferred to the July 22, 2026, Landmarks Preservation Commission meeting

8. COA-26-0004 (ZON-26-0015) 151 ROOT TRAIL (COMBO) The applicant, Julie Phillips (Brian Brady with Brady Design, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of a new second-story addition to the existing one-story residence, requiring a landmark adjustment to maintain existing nonconforming setbacks (front, side, and rear yards) and lot coverage of the one-story residence, requiring a landmark adjustment to decrease the rear yard setback for the second-story addition, and requiring variances to reduce the side yard setbacks of the second-story addition for the property under consideration to be landmarked. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

NEW BUSINESS

9. COA-26-0012 102 FOUR ARTS PLZ – THE SOCIETY OF THE FOUR ARTS. The applicant, Society of the Four Arts Inc. (Harvey E. Oyer, III, Representative), has filed an application requesting a Certificate of Appropriateness for review and approval of removal of four (4) statues on the landmarked property.

10. COA-26-0013 480 S OCEAN BLVD. The applicant, E AND A PROPERTY HOLDINGS LLC (Maura Ziska, Representative), has filed an application requesting a Certificate of Appropriateness and Ad Valorem Tax Exemption for the review and approval of relocation of the two-story residence within the property, renovation, exterior alterations, selective demolition, one and two-story additions, construction of a basement and a new two-story accessory structure, as well as landscape and hardscape improvements including a new pool and generator, requiring a landmark adjustment to maintain existing nonconforming side (south) and rear (west) setbacks for the landmarked property.

ANY OTHER BUSINESS

MEETING SCHEDULE

11. The next meeting is scheduled for July 22, 2026

ADJOURNMENT

Access this meeting video on the 'Public Meetings' page at www.townofpalmbeach.com.

If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need to ensure that a verbatim record of the proceedings is made for such purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Disabled persons needing accommodations to participate in this meeting should contact the Town Clerk's Office at (561) 838-5416 at least one day prior to the meeting.

TOWN OF PALM BEACH

Minutes of the Landmarks Preservation Commission Meeting
Held on May 20, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:29 AM in the Town Council Chambers.

Members Present: Julie Herzig Desnick, Henry Ittleson, Catherine Brooker, Brittain Damgard, Jane Lindsay-Scott, Kim Coleman, Alexander Ives, Patrick Segraves, Katherine Bryan, Kristin Kellogg

Staff Present: Friederike Mittner, Abraham Fogel, Kelly Churney, and Town Attorney Lainey Francisco

PLEDGE OF ALLEGIANCE

Chair Damgard led the Pledge of Allegiance.

MINUTES

1. Minutes of the April 22, 2026, Landmarks Preservation Commission Meeting

A motion was made by Mr. Ives and seconded by Ms. Brooker to approve the minutes of the April 22, 2026, meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF AGENDA

A motion was made by Mr. Segraves and seconded by Mr. Ives to approve the agenda as presented. The motion was carried unanimously, 7-0.

ADMINISTRATION OF THE OATH

Town Clerk Churney swore in all those intending to speak and continued to do so throughout the meeting, as necessary.

COMMENTS

2. OFFICIALS

Ms. Damgard noted that the Florida Commission on Ethics provided a small booklet on the dais for the commissioners.

3. STAFF

Ms. Mittner announced that May was Historic Preservation Month and stated that the mayor read a proclamation at the May Town Council Meeting. She announced that 20 homes had been landmarked within the last season. She indicated that 21 administrative approvals have been completed over the last month.

Ms. Churney announced that Mr. Segraves declared a conflict of interest for HSB-26-0003, 125 Brazilian Avenue, at the April 22, 2026, meeting, and had correctly completed the 8B form in accordance with State Law.

4. PUBLIC - 3 MINUTE LIMIT

Ms. Damgard called for public comment. No one indicated a desire to speak.

GENERAL BUSINESS

UNFINISHED BUSINESS

5. COA-26-0004 (ZON-26-0015) 151 ROOT TRAIL (COMBO) The applicant, Julie Phillips (Brian Brady with Brady Design, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of a new second-story addition to the existing one-story residence, requiring a landmark adjustment to maintain existing nonconforming setbacks (front, side, and rear yards) and lot coverage of the one-story residence, requiring a landmark adjustment to decrease the rear yard setback for the second-story addition, and requiring variances to reduce the side yard setbacks of the second-story addition for the property under consideration to be landmarked. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Julie Phillips, owner of 151 Root Trail, provided an overview of her home and the reason for the proposed addition.

Brian Brady of Brady Design presented the architectural plans for the proposed addition to the landmarked home.

Ms. Damgard asked about the second-floor ceiling height and the siding. Mr. Brady responded.

Mr. Segraves asked to see the existing and proposed home on the same sheet.

Mr. Ives asked questions regarding the application of the landmark adjustment standards and whether alternative design approaches had been considered to accommodate the proposed second-story addition. Ms. Mittner explained that the landmark adjustment process offers an alternative to a variance application, providing procedural efficiencies while allowing qualifying properties to seek relief through the adjustment review process. Mr. Ives sought clarification regarding the application of the landmark adjustment criteria. He noted that the proposed second-story addition appeared to be a reasonable approach given the site's constraints and the limited relief requested.

Ms. Brooker asked questions regarding the property's location within the floodplain and whether that status would affect the ability to demolish the landmark structure. Mr. Brady responded.

Ms. Damgard asked about the window replacement and stated she preferred casements. Mr. Brady responded and explained the reason for the sash windows.

Ms. Coleman expressed support for the proposal, stating that it fit well within the neighborhood and commented favorably on casement windows.

Mr. Ittleson expressed support for the proposal, complimenting the design and the owner's commitment to preserving and improving a landmark property.

Ms. Lindsay-Scott expressed support for the proposal, stating that the addition was subtle, respectful of the home's original character, and successful in restoring elements of its historic design.

Mr. Ives expressed support for the proposal, stating that it balances preservation with modernization and would help ensure the landmark property's long-term viability, while noting minor concerns about the addition's overall height.

Ms. Brooker, speaking as a neighboring resident, expressed support for the proposal, stating that the design was thoughtful, compatible with the street's character, responsive to neighborhood concerns, and generally supported by nearby residents.

Ms. Damgard agreed with Ms. Brooker and stated that the house felt very appropriate for the street.

Ms. Damgard called for public comment.

Attorney Lisa Reves of Becker & Poliakoff, representing Bienestar Condominium Association, argued that the proposed addition and requested landmark adjustments and variances would intensify existing nonconformities, increase the massing of the historic structure, and set an undesirable precedent. She requested denial of the requested relief or a substantially reduced redesign.

Stephen Haymes, 146 Seminole Avenue, expressed concerns that the proposed second-story addition could negatively impact the privacy of neighboring properties, particularly with respect to views into adjacent outdoor living and pool areas, and questioned whether the proposed

landscaping would adequately mitigate those impacts.

James Lansing, 150 Seminole Avenue, expressed concerns that the proposed second-story addition could negatively impact neighboring properties by affecting views, breezes, and overall compatibility, and urged the Commission to consider the purpose of the setback requirements when evaluating the requested relief.

Aimee Sunny of the Preservation Foundation of Palm Beach expressed support for the proposal and recommended refinements to the siding, window trim, dormer detailing, and other architectural elements to better reflect the structure's historic character, noting that such revisions could be addressed as conditions of approval.

Ms. Brooker asked about the windows in the rear of the home and their sill heights. Mr. Brady responded that the windows Ms. Brooker inquired about could be raised.

Mr. Segraves expressed support for the overall proposal but recommended additional consideration of several design details. He stated a preference for wood siding and windows, noting that these materials would be more consistent with the home's historic character. He also recommended further review of the proposed front door and roofing materials to ensure they are compatible with the structure's period. Additionally, Mr. Segraves expressed concern regarding potential privacy impacts on neighboring properties. He suggested that a landscape plan be provided to address screening, preserve existing landscape features, and mitigate views from the proposed second-story addition.

Mr. Segraves asked whether the Town Council would approve the item or whether the commission was the final body to hear it. Ms. Mittner explained that the Commission has final authority over the landmark adjustment request, while the requested side setback variances will be reviewed separately by the Town Council because the proposed setbacks are less than five feet from the property lines.

A motion was made by Ms. Brooker and seconded by Mr. Ives to approve the project with the following conditions: the window at the rear on the second floor be restudied to address the rear neighbor's privacy concern, that the use of Hardy board material be reconsidered for a composite material as suggested by the Preservation Foundation and/or the use of wood products on the siding and windows with these items to be reviewed by the staff in coordination with the chair, and that the applicant return with a more detailed landscape plan that addresses the concerns raised by the commissioners.

Mr. Segraves recommended bringing the entire project to the commission so they could see the materials.

Ms. Brooker revised her motion as follows:

The motion was revised by Ms. Brooker and seconded by Ms. Coleman to defer the project to the June 17, 2026, meeting, with the following items to be reconsidered: the second-floor rear window, a full landscape plan, and samples of exterior materials, including the roof and siding, and the historic trim detailing. The motion was carried 6-1, with Mr. Ives dissenting.

6. HSB-26-0003 125 BRAZILIAN AVE. The applicants, Joseph R. Bagby and Martha G. Bagby, Trustees of the Joseph R. Bagby Revocable Trust (Pat Segraves with SKA Architect + Planner, Representative), have filed an application requesting review and approval of exterior alterations, a second-story addition, selective demolition of features, as well as landscape and hardscape improvements for the property containing a Historically Significant Building.

Several members disclosed ex parte communications. **Note: Mr. Segraves declared a conflict of interest for the project and left the dais during the discussion.*

Ms. Mittner provided staff comments on the project.

Eric Broberg of SKA Architect + Planner presented the architectural plans for the proposed modifications.

Mr. Ives asked about the front pergola. Mr. Broberg responded.

Ms. Damgard called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach expressed support for the application and commended the applicant and design team for incorporating the Commission's previous comments. She noted that the residence retains numerous original architectural features and praised the efforts to preserve historic elements, including original doors, columns, window openings, and decorative details. Ms. Sunny further stated that the proposed modifications, including the revised gate design, window improvements, and second-story addition, were compatible with the home's historic character. She concluded by expressing her belief that the project represented a thoughtful and successful preservation effort.

Ms. Herzig-Desnick asked about the window changes over the garage doors. Mr. Broberg responded.

Ms. Kellogg expressed support for the proposal, stating that the revisions enhanced the design, honored the home's historic character, and were consistent with the Secretary of the Interior's Standards for Rehabilitation.

Ms. Brooker agreed with Ms. Kellogg. She expressed support for the proposal, noting that restoring original architectural details enhanced the home's historic character and overall appearance.

Ms. Lindsay-Scott expressed support for the proposal, noting that the applicant had been responsive to the Commission's comments and had successfully restored original architectural elements, resulting in a highly successful design.

Ms. Damgard agreed with her fellow members. She thought the architect did a good job of addressing the commission's comments. She stated that it was a beautiful project.

A motion was made by Ms. Kellogg and seconded by Ms. Coleman to approve the project as presented, finding that the overall design meets the Secretary of the Interior's Standards for rehabilitation and the criteria set forth in Sections 18-206, 54-122, and 54-123. The motion

was carried unanimously, 7-0.

7. COA-26-0005 (ZON-26-0016) 1047 S OCEAN BLVD. (COMBO) The applicant, Maura Ziska (Trustee of 1047 South Ocean Boulevard Trust), has filed an application requesting a Certificate of Appropriateness for the review and approval of a two-story addition on the east side (rear) of the residence as well as landscape improvements, requiring a landmark adjustment to decrease the side yard (south) and rear yard (east) setbacks, and a variance to increase lot coverage for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Mr. Fogel provided staff comments on the project.

Jason Skinner of Dailey Janssen Architects presented the architectural plans for the proposed modifications.

Ms. Coleman expressed concern about the lot coverage and asked about the request. Mr. Fogel explained that the setback relief qualified as a landmark adjustment, while the proposed lot coverage exceeded the allowable adjustment limits and therefore required a separate variance. Mr. Skinner reviewed the existing and proposed lot coverage.

Mr. Ittleson expressed concern that the property was already heavily developed and questioned the impact of adding additional square footage. Ms. Mittner clarified that the Commission could evaluate the architectural impacts of the addition but should not base its determination solely on the increase in lot coverage. She indicated that the Town Council would weigh in on the variances.

Ms. Lindsay-Scott asked whether the ocean-side second-floor addition was stepped back and sought clarification on its visual massing and appearance from the ocean side of the property. Mr. Skinner clarified that the second floor is aligned with the new first-floor addition and is not stepped back, although it is set back from the existing one-story wing on the north side of the residence.

Mr. Ives asked for clarification on the additional square footage proposed, noting his understanding that the project would increase the residence from approximately 5,500 to approximately 6,000 square feet. Mr. Skinner confirmed. Ms. Mittner clarified that the square footage would increase from 7,317 square feet to 7,785 square feet.

Mr. Segraves asked to see the existing and proposed rendering of the addition on the east elevation. Mr. Skinner further explained the addition. Mr. Segraves expressed support for the revised rear balcony design, stating that it better complements the home's architecture and improves the overall massing of the addition.

Ms. Herzig-Desnick asked about the measurement of the new addition to the pool; she thought it looked very crowded. Mr. Skinner thought it was about 3 feet. Ms. Herzig-Desnick reiterated that the space looked crowded.

Ms. Damgard called for public comment. No one indicated a desire to speak.

Ms. Kellogg noted that, although the revised balcony design was an improvement, she remained concerned that the addition altered the original asymmetrical massing of the rear façade and referenced the criterion requiring retention of the existing rhythm of building masses and spaces.

Ms. Lindsay-Scott expressed concern regarding the increased massing and altered appearance of the east elevation. She requested additional renderings to better assess the visual depth and impact of the proposed addition.

A motion was made by Mr. Segraves and seconded by Ms. Coleman to defer the project to the June 17, 2026, meeting to restudy the addition on the southeast corner to be less imposing to the rear of the property, as well as the house's mass. The motion was carried unanimously, 7-0.

NEW BUSINESS

8. COA-26-0009 4 GOLFVIEW RD. The applicants, Sandeep Alva and Tina Anna Rading (Rafael A. Rodriguez with Studio SR Architecture + Design, Representative), have filed an application requesting a Certificate of Appropriateness for the review and approval of a new one-story addition to the existing three-story residence, requiring a landmark adjustment to increase lot coverage for the landmarked property.

Several members disclosed ex parte communications.

Mr. Fogel provided staff comments on the project.

Raphael Rodriguez of Studio SR presented the architectural plans for the proposed modifications, and Don Skowron presented the landscape and hardscape plans for the site.

Ms. Brooker asked about the size of the addition in relation to the existing patio. Mr. Rodriguez responded. Ms. Brooker asked about the increase in lot coverage. Mr. Rodriguez further explained the intended use.

Mr. Ives asked how much space would be expanded beyond the garage and about the landscaping covering the chimney. Mr. Rodriguez answered the questions.

Mr. Segraves stated he supported the project. He asked about the valley in the roof and the proposed roofing material, which Mr. Rodriguez stated would be barrel tile. Mr. Segraves asked whether the landscaping would be increased, and Mr. Skowron confirmed that it would.

Ms. Coleman asked about the use of Ficus. Mr. Skowron discussed the type of Ficus to be used and stated it was not susceptible to disease.

Ms. Brooker asked about the proposed house color. Mr. Rodriguez responded.

Ms. Damgard called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach expressed support for the

application, stating that it represented an appropriate use of the landmark adjustment program and that the proposed addition was modest in scale, compatible with the existing structure, and respectful of the property's historic character.

Ms. Lindsay-Scott expressed support for the proposal, noting that converting hardscape to landscaped open space was a positive aspect of the project.

Ms. Brooker expressed support for the proposal, stating that the rear addition was compatible with the existing home and would preserve the streetscape's character.

Ms. Damgard thought the addition looked as if it had always been there.

A motion was made by Ms. Coleman and seconded by Mr. Segraves to approve as presented, finding that the overall design of the project meets the criteria set forth in Sections 54-122 and 54-123. The motion was carried unanimously, 7-0.

A motion was made by Mr. Ives and seconded by Ms. Coleman to approve the landmark adjustment for the property located at 4 Golfview Road, finding that the applicable sections of Sections 134-235(a) have been met. The motion was carried unanimously, 7-0.

9. COA-26-0010 (ZON-26-0020) 241 SEAVIEW AVE. (COMBO) The applicant, Palm Beach Day School (Michael Murphy, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of new rooftop air conditioning units and screening, requiring a variance to exceed the maximum permitted height for rooftop mechanical equipment and screening for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Mr. Fogel provided staff comments on the project.

Carl Conner of PGAL Architect presented the architectural plans for the proposed modifications.

Mr. Segraves asked questions about the height and clearance of the mechanical equipment screening, and Mr. Conner confirmed that the screen matched the equipment's height and provided the minimum required operational clearances.

Ms. Lindsay-Scott asked whether the HVAC units could be consolidated onto a single roof area. Mr. Conner explained that building layout and mechanical routing constraints required the equipment to be located in separate areas.

Mr. Ives asked about the location, visibility, and height of the proposed rooftop mechanical equipment. Mr. Conner stated that the units would be located approximately 53 feet from the roof edge and would not be readily visible from the street. He explained the applicant's rationale regarding the requested height relief.

Ms. Coleman asked about Phase 3 of the modifications. Mr. Conner responded.

Ms. Damgard called for public comment. No one indicated a desire to speak.

Ms. Damgard expressed support for the project, stating that the proposed improvements were needed and that the mechanical equipment had been thoughtfully designed to minimize visibility.

A motion was made by Mr. Segraves and seconded by Mr. Ives to approve the project as presented. The motion was carried unanimously, 7-0.

ANY OTHER BUSINESS

10. Discussion of Properties to be Placed Under Consideration for Landmarking

- 211 Park Avenue
- 117 Wells Road
- 279 Queens Lane
- 211 Orange Grove Road
- 219 Orange Grove Road
- 216 Garden Road
- 135 Seaview Avenue
- 136 Seaview Avenue
- 445 Brazilian Avenue
- 120 Chilean Avenue
- 124 Chilean Avenue
- 145 Chilean Avenue
- 149 Chilean Avenue
- 141 Gulfstream Road
- 10 Middle Road

Janet Murphy of MurphyStillings presented 15 properties to the Landmarks Commission for consideration of landmark status.

Mr. Ives was excited to see Architect Agnes Ballard represented in the proposed list. He wondered if other Agnes Ballard homes could be considered. Ms. Stillings stated that they could look into other Ballard homes, but she did not believe any others were landmarked.

Ms. Brooker wondered whether there were other areas of the town not represented in the landmarks program. Ms. Murphy stated that ongoing preservation efforts seek to identify historic resources throughout the Town, with an emphasis on geographic diversity and on creating clusters of designated properties where appropriate.

Aimee Sunny of the Preservation Foundation of Palm Beach expressed support for the proposed landmark designations, highlighting the significance of Agnes Ballard and G. Sherman Childs, and commended staff and preservation advocates for their efforts to advance the Town's historic preservation goals and expand the inventory of recognized historic resources.

A motion was made by Mr. Ives and seconded by Ms. Coleman to place the following properties under consideration for landmark status: 211 Park Avenue, 117 Wells Road, 279 Queens Lane,

211 Orange Grove Road, 219 Orange Grove Road, 216 Garden Road, 135 Seaview Avenue, 136 Seaview Avenue, 445 Brazilian Avenue, 120 Chilean Avenue, 124 Chilean Avenue, 145 Chilean Avenue, 149 Chilean Avenue, 141 Gulfstream Road, and 10 Middle Road. The motion was carried unanimously, 7-0.

MEETING SCHEDULE

11. The next meeting is scheduled for June 17, 2026

ADJOURNMENT

A motion was made by Mr. Ives and seconded by Ms. Coleman to adjourn the meeting at 11:59 AM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

_____
Brittain Damgard, Chair

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: June 17, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: ZON-26-0036 217 CLARKE AVE. The applicant, Southern Mark, LLC (Lessor), (Michael Marquart and Winifred Marquart (Lessee), has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure at a finished floor elevation below the current FEMA requirement for the landmarked property.

Date: 6/10/2026

ATTACHMENTS

- Staff Report
- Letter of Intent
- Property Survey
- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

ZON-26-0036 217 CLARKE AVE. The applicant, Southern Mark, LLC (Lessor), (Michael Marquart and Winifred Marquart (Lessee), has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure at a finished floor elevation below the current FEMA requirement for the landmarked property.

Applicant: Southern Mark, LLC (Lessor)
Michael Marquart and Winifred Marquart (Lessee)

HISTORY:
The Mediterranean Revival residence was constructed in 1924. The property was landmarked in 1982. As stated in the designation report: *"217 Clarke Avenue was constructed for N.S. Babbitt and his wife Ann in 1924 by local builder Charles S. Rice. Babbitt, a dress manufacturer from Philadelphia, was an avid sportsman, He was a founder of the Pennsylvania Athletic Club and a member of the Sailfish Club. The Babbitts' named their new home "Villa Banyan" after a magnificent old banyan tree on the property."*

In 2026, LPCS-26-0046 was administratively approved with the Landmarks Preservation Commission (LPC) Chair for landscape changes, window and door replacement, exterior painting, and exterior lighting.

THE PROJECT:
The following is the scope of work for the Project:

- A variance from the floodplain requirement from Chapter 50, Floods.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size (SF)	0.43 acres	**Existing Finished Floor Elevation**	5.61' NAVD
Flood Zone	AE 6	**Required Finished Floor Elevation**	7.00' NAVD

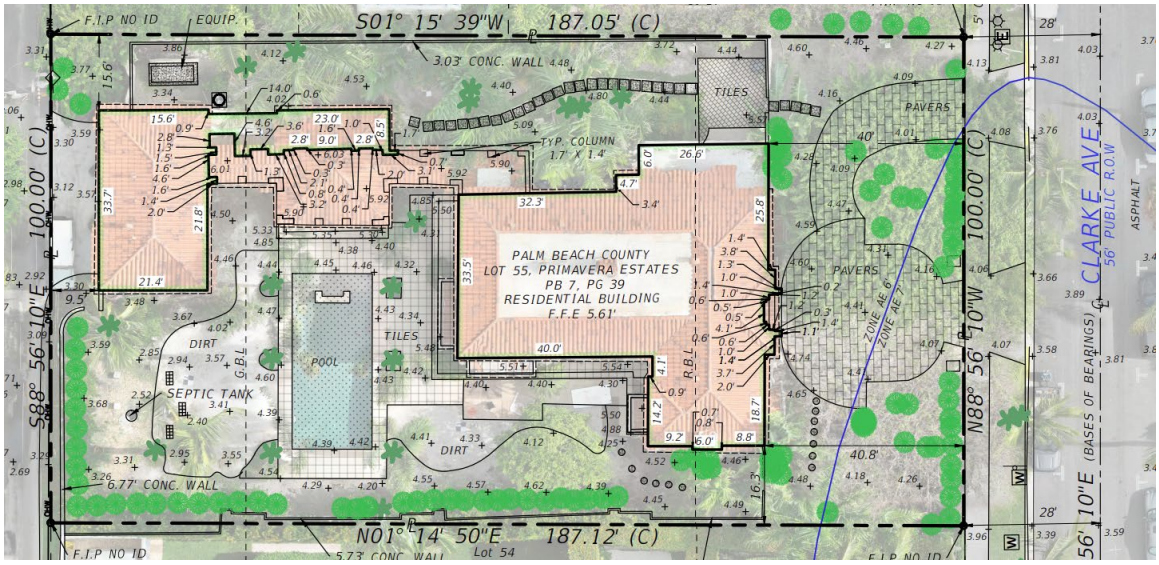
Surrounding Properties / Zoning	
North	208 Barton Ave & 142 S County Rd / R-B
South	220 Clarke Ave & 212 Clarke Ave / R-B
East	148 S County Rd & 209 Clarke Ave / R-B
West	219 Clarke Ave / R-B

STAFF ANALYSIS:
The previously approved scope of work for the window and door replacement, exterior painting, and exterior lighting will not preclude the building's continued designation as a historic building. Due to a substantial improvement, a variance from the floodplain requirement in Chapter 50, Floods, is needed to avoid raising the residence.

Per Section 50-114: *A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings,* ***upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building****. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.*

The property is located within Flood Zone AE 6, which requires a base flood elevation of 6' (plus 1' freeboard) = 7' NAVD. The floodplain variance would allow the existing structure to be maintained at the current finished floor elevation of 5.61' NAVD.

Snippet of property survey.



CONCLUSION:

Approval of the project will require one (1) motion to be made by the Commission:

(1) that the implementation of the proposed work and floodplain variance **will not** preclude the building's continued designation as a historic building.

WRB:JGM:FHM:ALF

WRB

LETTER OF INTENT
Floodplain Variance Request
217 Clarke Avenue
Palm Beach, Florida 33480

Town of Palm Beach
Planning, Zoning & Building Department
360 South County Road
Palm Beach, Florida 33480

Re: **Floodplain Variance Request – 217 Clarke Avenue, Palm Beach, Florida**

To Whom It May Concern:

Please accept this Letter of Intent in support of the floodplain variance request for the property located at **217 Clarke Avenue, Palm Beach, Florida**.

The applicant is requesting a floodplain variance pursuant to **Town Code Section 50-114** for the proposed repair, improvement, and/or rehabilitation of the existing historic building located on the subject property. The purpose of the request is to allow the proposed work to proceed while preserving the historic character, design, and architectural integrity of the existing structure.

The existing building is historic in nature and is eligible for the exception to the flood-resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12, Historic Buildings. The proposed scope of work is intended to maintain and improve the existing structure without removing or altering the historic features that support the building's continued historic designation.

The variance is being requested because strict compliance with the current flood-resistant construction elevation requirements would require modifications that could adversely impact the historic character and design of the building. The requested variance is the minimum necessary to allow the proposed repair, improvement, and/or rehabilitation while preserving the historic integrity of the structure.

The proposed work will not preclude the building's continued designation as a historic building. Rather, the work is intended to protect, maintain, and preserve the building while allowing necessary improvements to be completed in a manner consistent with the intent of Section 50-114.

A survey and/or elevation certificate identifying the existing finished floor elevation is included with this submittal for the Town's review.

LETTER OF INTENT
Floodplain Variance Request
217 Clarke Avenue
Palm Beach, Florida 33480

Based on the above, the applicant respectfully requests approval of the floodplain variance for 217 Clarke Avenue. The request is consistent with Section 50-114 because the proposed work is associated with the repair, improvement, and/or rehabilitation of a historic building, will not preclude the building's continued historic designation, and represents the minimum variance necessary to preserve the historic character and design of the building.

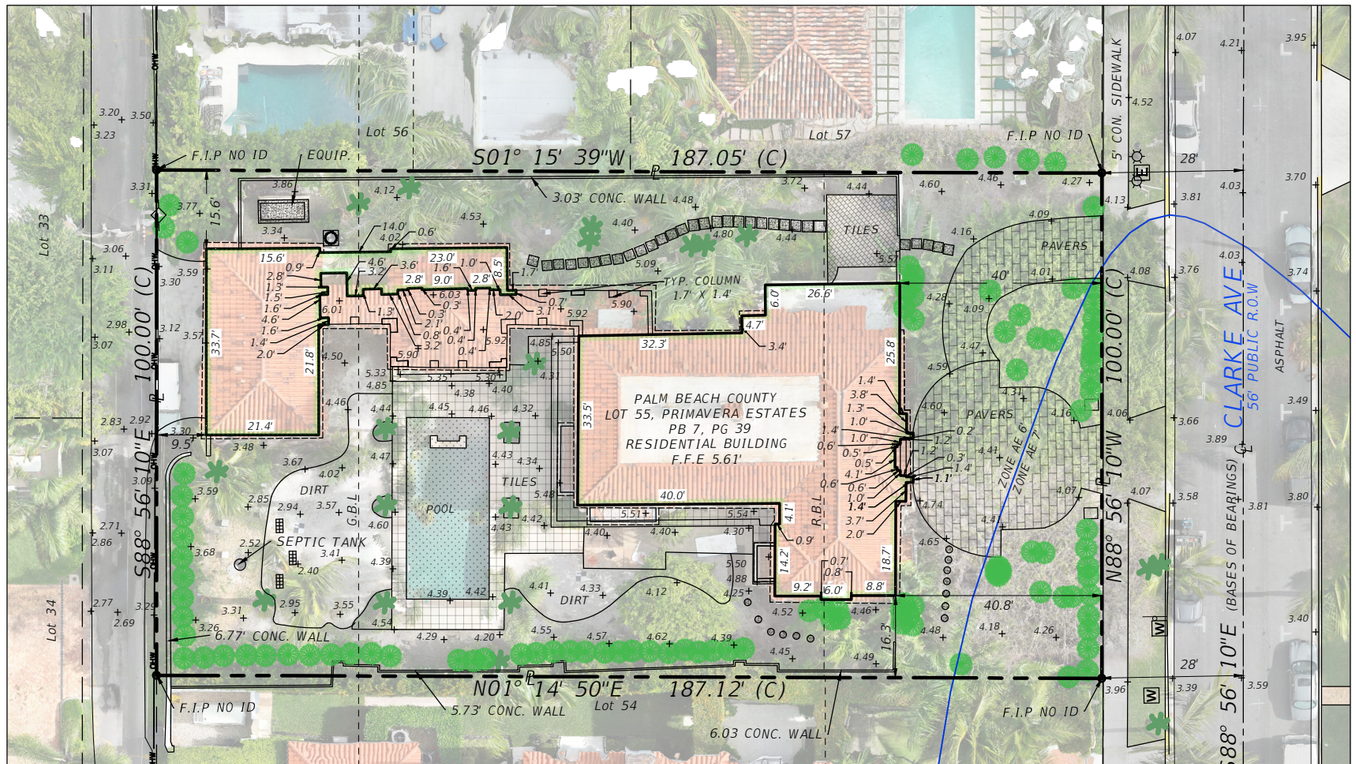
Sincerely,

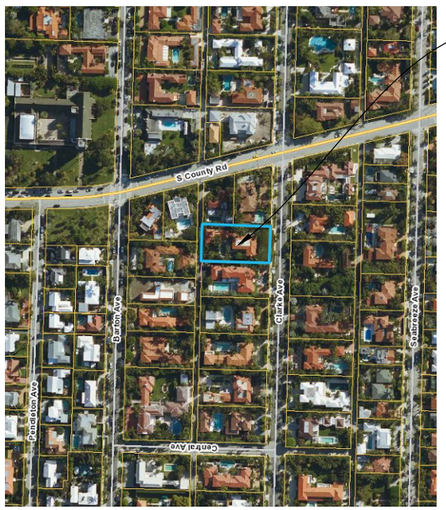
christen maertens

Christen M. Maertens

Applicant / Authorized Agent

June 9, 2026





LOCATION MAP
N.T.S

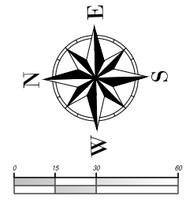
SITE

LEGAL DESCRIPTION

Lot 55, Primavera Estates (Middle Section), according to the plat thereof of as recorded in Plat Book 7, Page 39, Public Records of Palm Beach County, Florida.

SURVEYOR'S NOTES:

1) The above captioned property was surveyed and described based on the above Legal Description: Provided by Client.
2) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
3) Bearings shown hereon are based on an assumed Meridian and referenced on the Center Line OF CLARKE AVE S88°23'10"E,
4) Ownership subject to opinion of the Title.
5) Underground utilities are not depicted hereon.
6) Underground portions of Footings, Foundations or other improvements were not located.
7) Zoning and Setbacks are not verified by this survey.
8) Fence ownership not determined by this survey.
9) Flood Elevation Information:
10) Community:120220/ PALM BEACH COUNTY UNICORPORATED AREAS. FIRM Panel: 12099C0583G G Flood Zone: AE Date of FIRM: 12/20/2024 Suffix: G Base Flood Elevation Zone AE: 6
Elevation shown hereon are relative to the NORTH AMERICAN VERTICAL DATUM 1988(N.A.V.D.88) based on a Benchmark supplied by the NATIONAL GEODETIC SURVEY, Florida. Benchmark used: AD2852 State/County: FL/ PALM BEACH Elevation: 13.31 Feet
11) The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
12) Dimensions indicated hereon are field measured by electronic measurement,unless otherwise noted.
13) Roof overhang not located unless otherwise shown.
14) Underground improvements and/or underground encroachments not shown unless otherwise indicated.



ABBREVIATIONS AND LEGEND

F.F.E. = FINISH FLOOR ELEVATION
F.I.P. = FOUND IRON PIPE
PB. = PLAT BOOK
CONC. = CONCRETE
N.T.S. = NOT TO SCALE
G.B.L. = GARAGE BUILDING LINE
R.B.L. = RESIDENCE BUILDING LINE
CENTER LINE
RIGHT OF WAY
PROPERTY LINE
PALM
TREE
10.00 SPOT ELEVATION
℄ CENTER LINE
℘ PROPERTY LINE
CATCH BASIN
Ⓜ MANHOLE
Ⓦ WATER METER
LIGHT POLE
Ⓔ ELECTRIC BOX
SIGN

CERTIFICATE NOTE:

I HEREBY CERTIFY THAT THE TOPOGRAPICH SURVEY, HEREON WAS COMPLETED UNDER MY DIRECTION ON DECEMBER 23 , 2025 AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO ABOVE GROUND ENCROACHMENTS, OTHER THAN THOSE SHOWN HEREON.
I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

DATE OF FIELD WORK: 12/23/2025

CERTIFIED TO: SOUTHERN MARK LLC

G. A. GUERRERO
CERTIFICATE
No. 6453
STATE OF
FLORIDA
REGISTERED SURVEYOR & MAPPER

Guillermo Guerrero

Digitally signed by Guillermo Guerrero
Date: 2026.01.06 10:56:48 -05'00'

SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

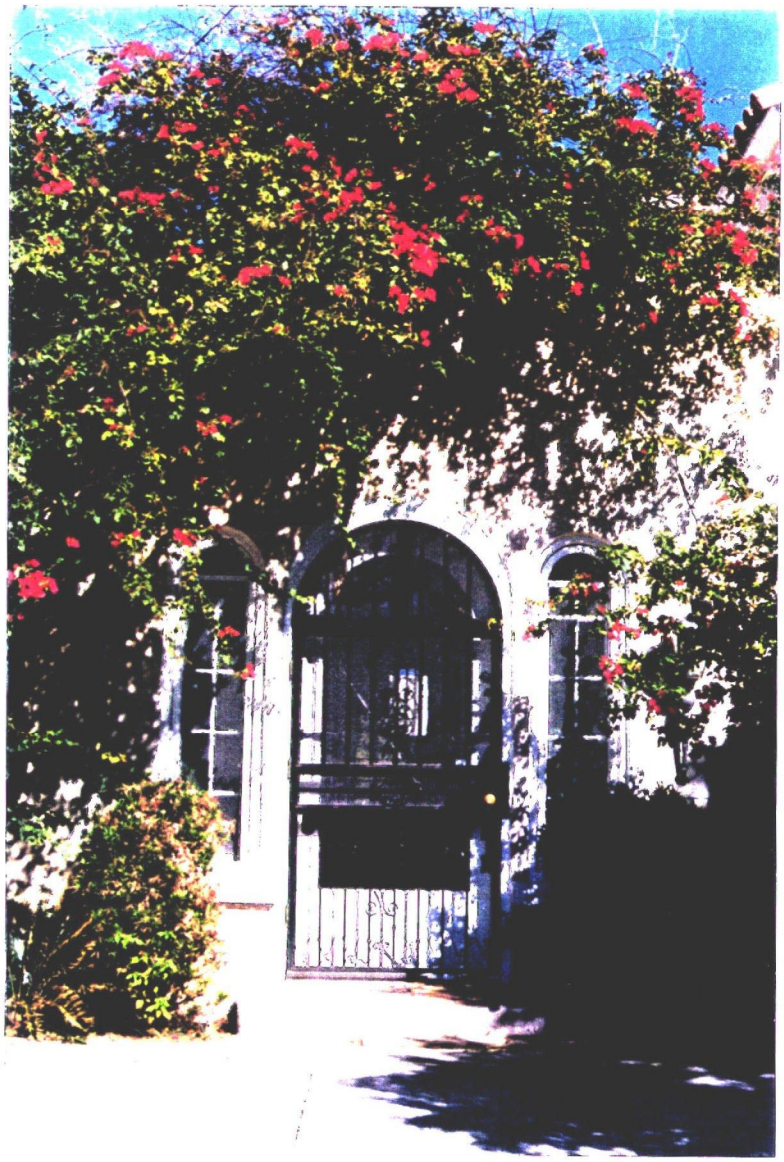
DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

NAME AND TYPE OF PROJECT: TOPOGRAPICH SURVEY
PROJECT LOCATION: 217 CLARKE AVE
CLIENT: SOUTHERN MARK LLC
CLIENT TELEPHONE:
CLIENT ADDRESS:
FILE PATH:

SCALE: AS-SHOWN
DATE: 01-04-2025
DRAWN BY: J.R
FIELD BOOK:
PROJECT No:

SHEET: 1 OF 01 SHEETS

217 Clarke Ave.



SUPPLEMENTARY INFORMATION TO THE DESIGNATION REPORT OF 7-13-82

April 19, 1995
Landmarks Preservation Commission
Palm Beach, Florida

SUPPLEMENTARY REPORT

217 Clarke Ave.

Table of Contents

I. GENERAL INFORMATION

II. LOCATION MAP

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VI. CRITERIA FOR DESIGNATION

VII. ARCHITECT'S BIOGRAPHY

VIII. PHOTOGRAPHY

IX. SELECTED BIBLIOGRAPHY

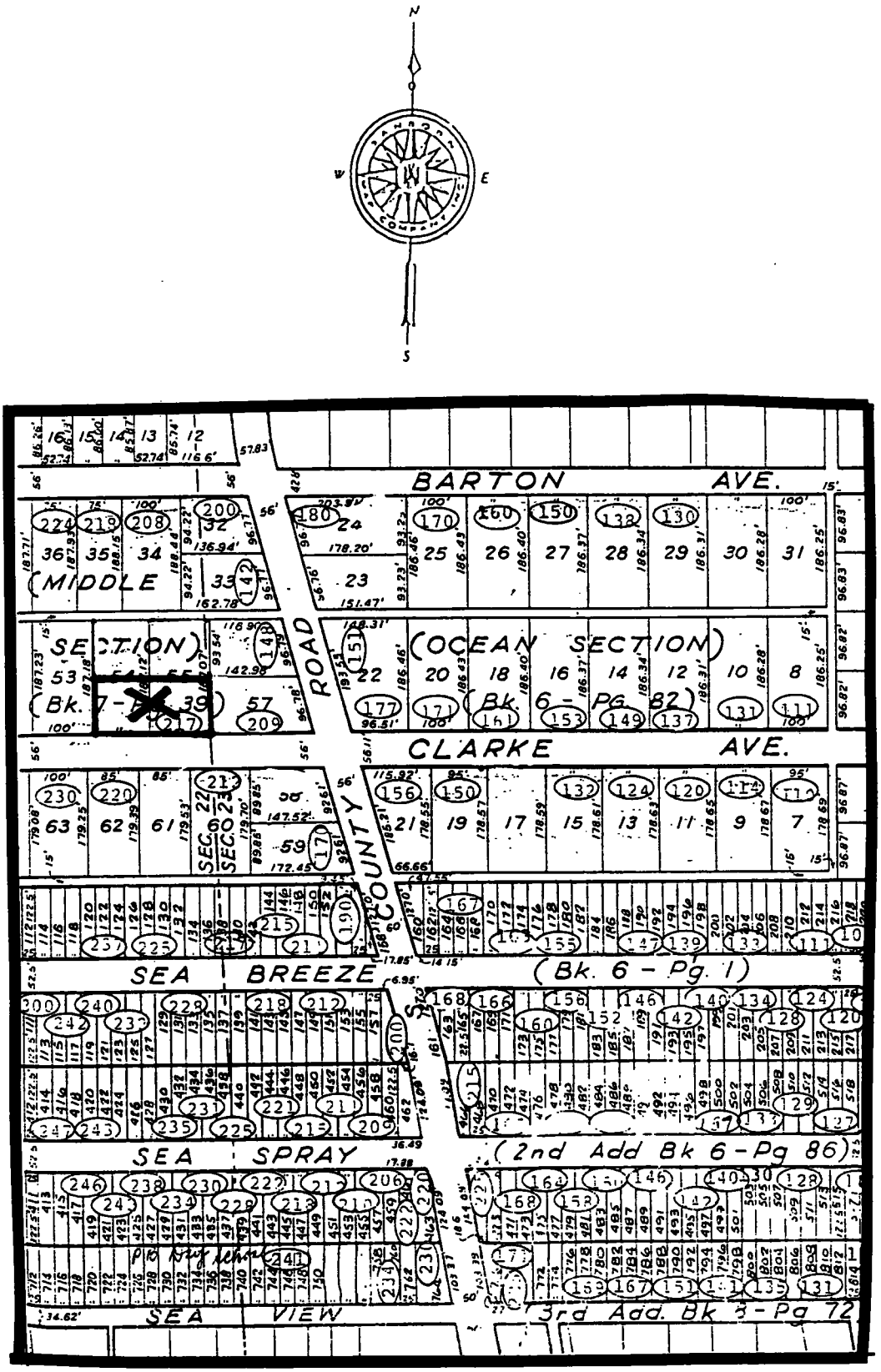
Report produced by Research Atlantica, Inc.

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

I. GENERAL INFORMATION

Location:	217 Clarke Ave. Palm Beach, Florida
Date of Construction:	1924
Principal Architect:	Unknown Jeffrey W. Smith (1995)
Present Owner:	Lawrence B. Cummings
Present Use:	Residential
Present Zoning:	R-A
Palm Beach County Tax Folio Number:	50-43-43-22-04-000-0540
Current Legal Description:	Primavera Estates (Middle Section) Lots 54 & 55

Classification in the "Historic Building Survey of Palm Beach, 1981": This is a Mediterranean Revival house. The second-floor pergola is unusual in Palm Beach and a good idea. It serves as a porch, admits more light to the house than a porch does, and goes with the Mediterranean Style.


N
E
S
W
BARTON AVE.
CLARKE AVE.
ROAD
COUNTY
(MIDDLE SECTION)
(OCEAN SECTION)
(Bk. 6 - PG. 82)
SEC. 22
SEC. 23
SEA BREEZE
(Bk. 6 - Pg. 1)
SEA SPRAY
(2nd Add Bk 6 - Pg 86)
SEA VIEW
3rd Add. Bk 3 - Pg 72

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site No. _____

Site Name _____ 830= = Survey Date 8011 820= =

Address of Site: 217 Clarke Ave. Palm Beach, FL 33480 905= =

Instruction for locating N side of Clarke Ave between S County Rd and Central Ave 813= =

Location: Prima Vera Estates/Middle (subdivision name) 55 (block no.) (lot no.) 868= =

County: Palm Beach 808= =

Owner of Site: Name: Goldberg, Richard

Address: 901 N Flagler Dr, West Palm Beach, FL 33401 902= =

Type of Ownership private 848= = Recording Date _____ 832= =

Recorder:

Name & Title: Kidney, Walter C. (Architectural Historian)

Address: Landmarks Planning, Inc., Allegheny Square West Pittsburgh, PA 15212 818= =

Condition of Site: (Check One)

- ☐ Excellent 863= =
- ☒ Good 863= =
- ☐ Fair 863= =
- ☐ Deteriorated 863= =

Integrity of Site: (Check One or More)

- ☒ Altered 858= =
- ☐ Unaltered 858= =
- ☒ Original Site 858= =
- ☐ Restored( )(Date: X)858= =
- ☐ Moved( )(Date: X)858= =

Original Use private residence 838= =

Present Use private residence 850= =

Dates: Beginning +1924 844= = BP

Culture/Phase American 840= =

Period 20th Century 845= =

NR Classification Category: Building 916= =

Threats to Site: (Check One or More)

- ☐ Zoning(X X)878= =
- ☐ Development(X X)878= =
- ☐ Deterioration(X X)878= =
- ☐ Borrowing(X X)878= =
- ☐ Transportation(X X)878= =
- ☐ Fill(X X)878= =
- ☐ Dredge(X X)878= =
- ☐ Other (See Remarks Below): 878= =

Areas of Significance: Architecture 910= =

Significance: This is a Mediterranean Revival house. The second-floor pergola is unusual in Palm Beach and a good idea. It serves as a porch, admits more light to the house than a porch does, and goes with the Mediterranean Style.

Grade: C

911= =

ARCHITECT _____ 872 = =

BUILDER Rice, Charles S 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE irregular; irregular 966 = =

EXTERIOR FABRIC(S) stucco: roughcast 854 = =

STRUCTURAL SYSTEM(S) wood frame 856 = =

PORCHES S/ 2nd-fl terrace w/3-bay pergola, parapet w/tiled coping; 2nd-fl terrace, parapet w/tiled coping 942 = =

FOUNDATION: 942 = =

ROOF TYPE: hip 942 = =

SECONDARY ROOF STRUCTURE(S): none 942 = =

CHIMNEY LOCATION: not visible 942 = =

WINDOW TYPE: casement, 12, wood 942 = =

CHIMNEY: not visible 882 = =

ROOF SURFACING: tile: barrel 882 = =

ORNAMENT EXTERIOR: none 882 = =

NO. OF CHIMNEYS none visible 952 = = NO. OF STORIES 2 950 = =

NO. OF DORMERS none 954 = =

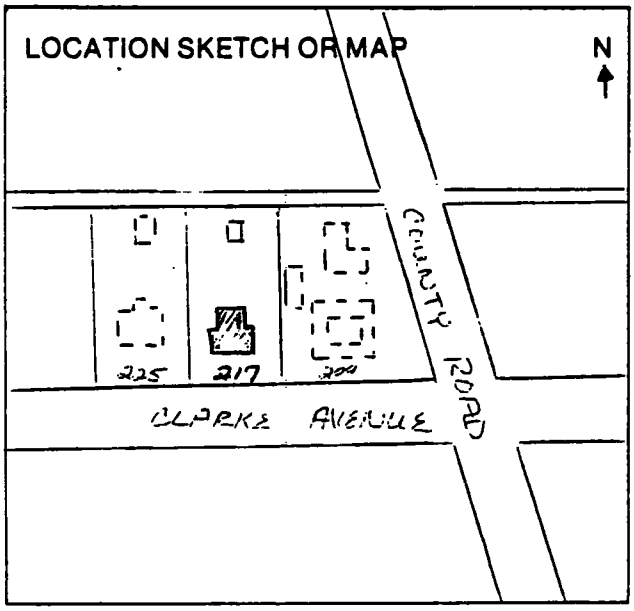
Map Reference (incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000 1946 (photorevised 1967) 809 = =

Latitude and Longitude:

26° 42' 30" ° ' " 800 = =

Site Size (Approx. Acreage of Property): LT 1 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section

812 = =

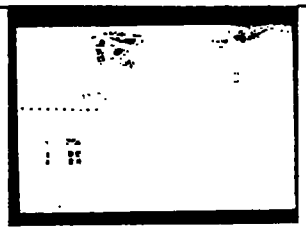
UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers PB-7902-6-F33 860 = =

Contact Print



Spoil Area
CORP
BOX
BEACH
PALM
Light
Memorial Bridge
Drift (C)
Golf Course
Breakers (C)
ROYAL PALM WAY
Palm Bridge
704
Palm Beach
LAKE
Golf Course
Everglades Island
Tarpon
BM
15
14
23
26
27

III. ARCHITECTURAL INFORMATION

The house at 217 Clarke Avenue is an example of the Mediterranean Revival style of architecture built during the Boom Time Era of the 1920s. The floor plan is irregular and the exterior is asymmetrical. Rough textured stucco covers the wood frame structure. A second story is above the eastern portion of the house. This is the unaltered portion of the house that was constructed in 1924 when the structure was rectilinear in shape. In 1976 the owners of 217 Clarke Ave. (lot #55) purchased 225 Clarke Ave (lot #54). The owners received permission to demolished 225 and construct an addition to 217 that extended across both lot lines. The new addition was sympathetic to the original Mediterranean Revival style. Some material from the demolished structure; i.e., wrought iron, round window frames and French doors, were incorporated into the new addition.

The front facade of the present structure is enhanced by a simple arched doorway with a full length wrought iron gate. Fixed arched windows flank the door. These are all enclosed within individual narrow stone enframements. Wood casement windows are found on the ground floor and the second story of the original structure. One group of second story casement windows are accentuated by narrow spiral pilasters. Aluminum single hung windows are found in the 1976 addition of the house. A trellised roof top garden known as a pergola adds an interesting touch to the overall appearance of the house.

The hipped roof is covered with terra cotta barrel tile. The wood facia is unadorned except for an area in the 1976 addition which has decorative wood brackets. A small loggia exists on the northeast elevation. Glazed tilework decorates the French door step that leads into the house from the loggia. A low wall extends from both the east and west side of the house and is enhanced by wrought iron gates. There are two outbuildings at the rear of the property. These are original structures and were probably garages with apartments above..

Extensive renovations to the house have been approved by the Town of Palm Beach. Smith Architectural Group Inc. will direct the project. An impressive entryway will be comprised of segmented blocks, smooth pilasters with acanthus leaf capitals and an elaborate entablature high-lighted by scroll-work detailing. A delicate iron grillwork arch will be above the wood paneled double doors. Both casement and single hung windows will be incorporated into the new design. Cast stone columns will be a decorative feature on many windows while cast stone sills will be used consistantly on all windows. Pairs of French doors will lead to the rear patio area. The hipped roof will be covered with barrel tile. Cypress will be used for the soffit and for gate doors.

Though substantial, the renovations will again be sympathetic to the original Mediiterranean Revival design that was built in 1924. The new plans will enhance the features found in this distinctive style that is so compatible with the Town of Palm

Beach.

IV. HISTORICAL INFORMATION

217 Clarke Avenue was constructed for N.S. Babbitt and his wife Ann in 1924 by local builder Charles S. Rice[1]. Babbitt, a dress manufacturer from Philadelphia, was an avid sportsman. He was a founder of the Pennsylvannia Athletic Club and a member of the Sailfish Club[2]. The Babbitts' named their new home "Villa Banyan" after a magnificent old banyan tree on the property.

"Villa Banyan" was located in Primavera Estates, a subdivision developed by Louis Clarke. Louis was a member of the Charles J. Clarke family who were early Palm Beach pioneers[3]. The family resided in a lakeside estate known as "Primavera". Clarke's Primavera Estates covered an area the width of Palm Beach from Barton Avenue to Seabreeze Avenue.

In 1917 Louis Clarke dedicated a narrow strip of beachfront land at the end of Clarke and Barton Avenues for a public beach. The Town of Palm Beach never offically acknowledged this donation until 1984. Prior to the formal acceptance by the Town, residents of Clarke and Barton Avenues had erected a chain link fence, a gate and "Keep Out" signs to deter public use of the beach[4]. The beach is now maintained by the Town and is open for public use.

V. STATEMENT OF SIGNIFICANCE

217 Clarke Avenue is significant as an example of the Mediterranean Revival style of architecture found in the Town of Palm Beach during the Boom Time Era of the 1920s.

---

[1]**Palm Beach Post**, 15 January 1924.

[2]Obituary, **The Evening Bulletin**, Philadelphia. 8 June 1968.

[3]Donald Curl, **Palm Beach County, An Illustrated History**. Windsor Publications, Inc. 1986.

[4]"Council Business", **Palm Beach Daily News**, 12 December 1984.

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:

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

The house at 217 Clarke Avenue reflects the broad spectrum of life that existed in the Town of Palm Beach during the Boom Time Era of the 1920s. Houses built in the Primavera Estates subdivision added a new dimension to the area. "Villa Banyan" reflected another lifestyle other than the opulent and flamboyant oceanfront estates most commonly associated with the Town of Palm Beach. More modest in size, this house and others like it show Palm Beach as a winter resort for the successful businessman and his family.

(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 craftsmen."

"Villa Banyan" is a good example of the versatility of the Mediterranean Revival Style found in the Town of Palm Beach. The style is most often associated with grand estates where the lavish use of decorative detailing is showcased. The extensive use of barrel tile, spiral columns and pilasters, glazed tilework, triple-arched windows, decorative grillwork and loggias are some of the distinctive features found in those estates. 217 Clarke Avenue exhibits these same features in a down-scaled manner which enables "Villa Banyan" to retain the integrity of the style.

VII. ARCHITECT'S BIOGRAPHY

Principal Architect Unknown

Jeffrey W. Smith

Jeffrey W. Smith is the founder of Smith Architectural Group, Inc. Educated at

Louisiana State University and the University of Miami, Smith has developed a reputation for excellence in the field of restoration and preservation. He has received numerous awards for residential design. Two examples of his awards are the 1994 U.S. Southeast Builders Aurora Award for Outstanding Residential Design, Casa Della Luca, Palm Beach and the 1994 Florida Trust for Historic Preservation Award for Meritorious Achievement in the Field of Residential Restoration, Villa des Cygnes, Palm Beach.

Smith also maintains an active role in Palm Beach civic life. He was the President (1989) of the Palm Beach Chapter of the American Institute of Architects, Chairman (1988-1993) of the Town of Palm Beach Architectural Commission and newly elected Chairman of the Town of Palm Beach Landmark Commission. He also has memberships in local, state and national historic preservation groups.

Smith has published numerous articles relating to architecture. A few of his noteworthy works have been included in Disney's Celebration Pattern Book, Florida Design, Florida Architect, and Southern Accents.

IX. SELECTED BIBLIOGRAPHY

"Babbitt Obituary", **The Evening Bulletin**, Philadelphia. 8 June 1968.

"Council Business", **Palm Beach Daily News**. 12 December 1984.

Curl, Donald. **Palm Beach County**. Northridge, California: Windsor Publications Inc., 1986.

McAlester, Virginia and Lee McAlester. **A Field Guide to American Houses**. New York: Alfred A. Knopf, 1988.

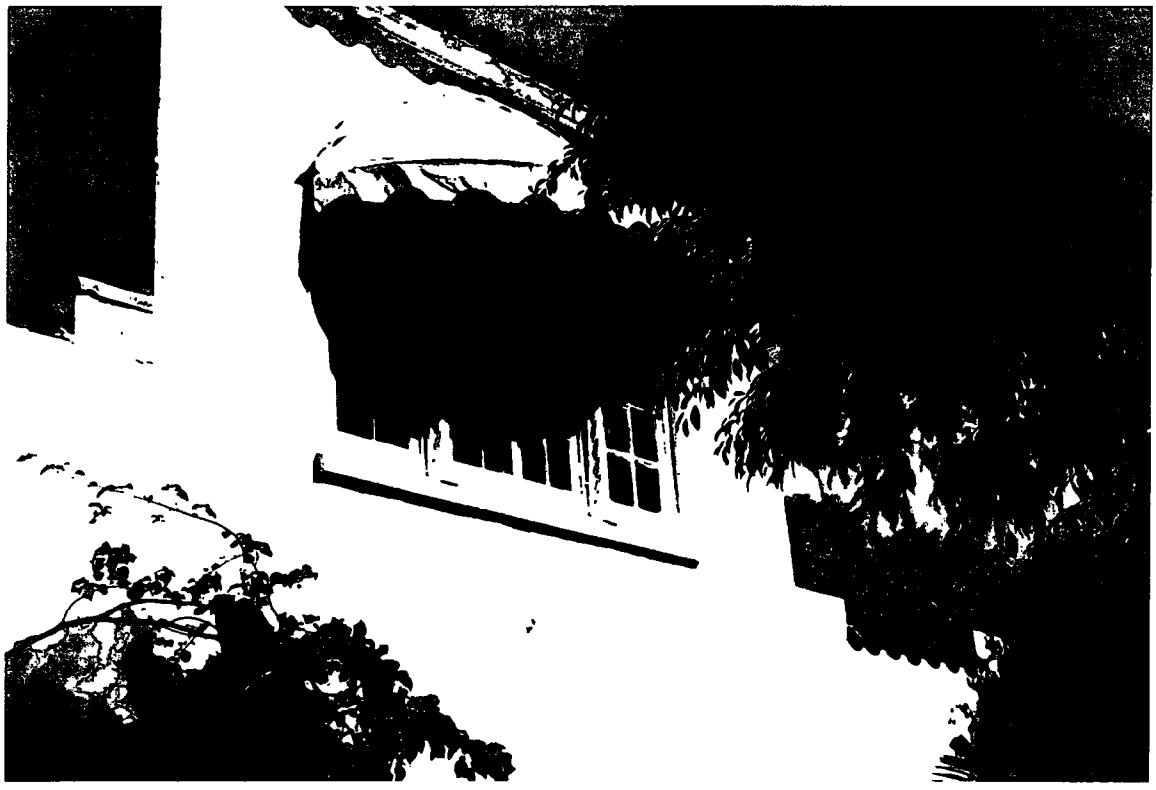
Palm Beach Post, 15 January 1924.

Sanborn Map, 1924. Miami Public Library.

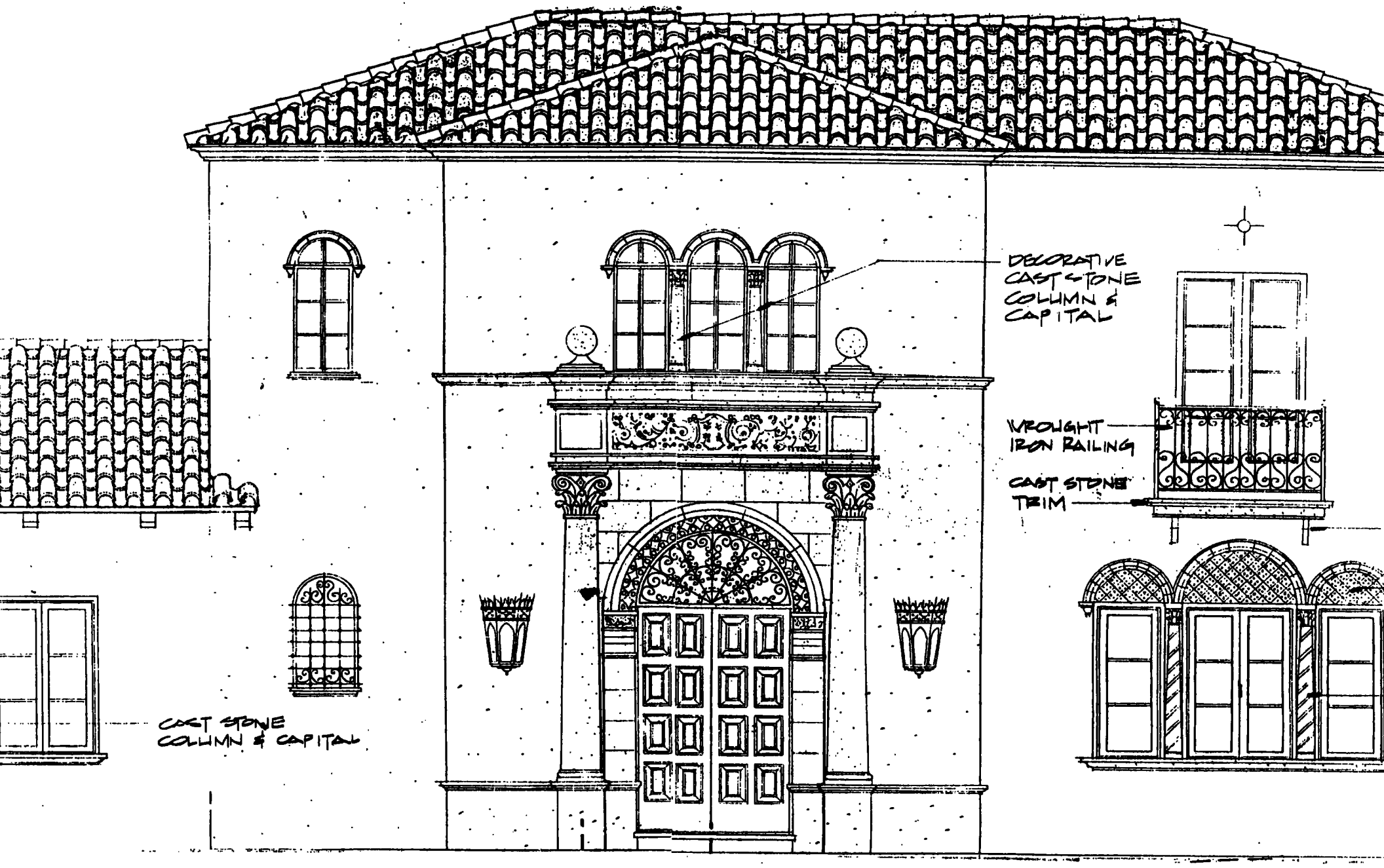
Town of Palm Beach. Building Permits.

Town of Palm Beach. Architectural Plans.

Front facade. Southern exposure.



Second story wood casement windows. Southern exposure.



New front facade. Southern exposure as designed by Jeffrey W. Smith.

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: June 17, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: COA-26-0004 (ZON-26-0015) 151 ROOT TRAIL (COMBO) The applicant, Julie Phillips (Brian Brady with Brady Design, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of a new second-story addition to the existing one-story residence, requiring a landmark adjustment to maintain existing nonconforming setbacks (front, side, and rear yards) and lot coverage of the one-story residence, requiring a landmark adjustment to decrease the rear yard setback for the second-story addition, and requiring variances to reduce the side yard setbacks of the second-story addition for the property under consideration to be landmarked. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Date: 6/10/2026

ATTACHMENTS

- Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

COA-26-0004 (ZON-26-0015) 151 ROOT TRAIL (COMBO). The applicant, Julie Phillips (Brian Brady with Brady Design, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of a new second-story addition to the existing one-story residence, requiring a landmark adjustment to maintain existing nonconforming setbacks (front, side, and rear yards) and lot coverage of the one-story residence, requiring a landmark adjustment to decrease the rear yard setback for the second-story addition, and requiring variances to reduce the side yard setbacks of the second-story addition for the property under consideration to be landmarked. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-26-0015 (COA-26-0004) 151 ROOT TRAIL (COMBO)–VARIANCES. The applicant, Julie Phillips (Brian Brady with Brady Design, Representative), has filed an application requesting Town Council review and approval of two (2) variances to reduce the east side yard and west side yard setbacks for a new second-story addition to the existing one-story residence for property under consideration to be landmarked. The Landmarks Preservation Commission shall perform design review of the application impacting the property under consideration to be landmarked.

Applicant:	Julie Phillips
Representative:	Brian Brady, AIA | Brady Design

HISTORY:
As requested by the property owner, the subject property was placed under consideration to be landmarked at the March 18, 2026, LPC meeting. Exterior alterations to properties under consideration are subject to review by LPC.

The residence located at 151 Root Trail is a one-story frame vernacular dwelling built circa 1910 during the Pioneer Era in Palm Beach.

At the May 20, 2026, LPC meeting, the subject project was deferred to revise the rear window on the second floor (raise sill) for privacy reasons, present a complete landscape plan and show if there is opportunity for privacy screening, and bring material samples. All-wood products were recommended by the Commissioners.

THE PROJECT:
The applicant has submitted plans, entitled "PROPOSED RESIDENCE 151 ROOT TRAIL", as prepared by **Brian Brady, AIA** and **Bell Design, Inc**, uploaded on June 2, 2026.

The following is the scope of work:

- Construction of a new second-story addition.
- Exterior alterations.
- Site improvements.

- **LANDMARK ADJUSTMENT #1:** Sec. 134-237(2)(a.): Decrease the rear yard (north) setback to 7.7' for the second-story addition, in lieu of 15' minimum required.
- **LANDMARK ADJUSTMENT #2:** Sec. 134-237(2)(b.): Maintain existing nonconforming setbacks (9.7' front, 3.2' to 3.7' side, and 7.7' rear yards) and 50.47% lot coverage of the one-story residence due to a renovation.

The following VARIANCES are required to achieve the scope of work:

- **VARIANCE #1:** Sec. 134-948(6)(a.): Decrease the east side yard setback to 3.7', in lieu of the 10' minimum required.
- **VARIANCE #2:** Sec. 134-948(6)(a.): Decrease the west side yard setback to 3.2', in lieu of the 10' minimum required.

Site Data			
Zoning District	R-C	**Future Land Use**	SINGLE-FAMILY
Year of Construction	c. 1910	**Lot Size**	1,537.53 SF
Flood Zone	X	**Enclosed Square Footage**	Existing: 776 SF Proposed: 1,246 SF
Lot Coverage	Maximum: 30% (461.26 SF) Existing: 50.47% (776 SF) Proposed: 50.47% (776 SF)	**Landscape Open Space**	Minimum: 45% (691.89 SF) Existing: 21.7% (333.53 SF) Proposed: 21.7% (333.53 SF)

Surrounding Properties	
North	146 Seminole Avenue / R-B
South	151 Grace Trail / R-C
East	149 Root Trail / R-C
West	155 Root Trail / R-C

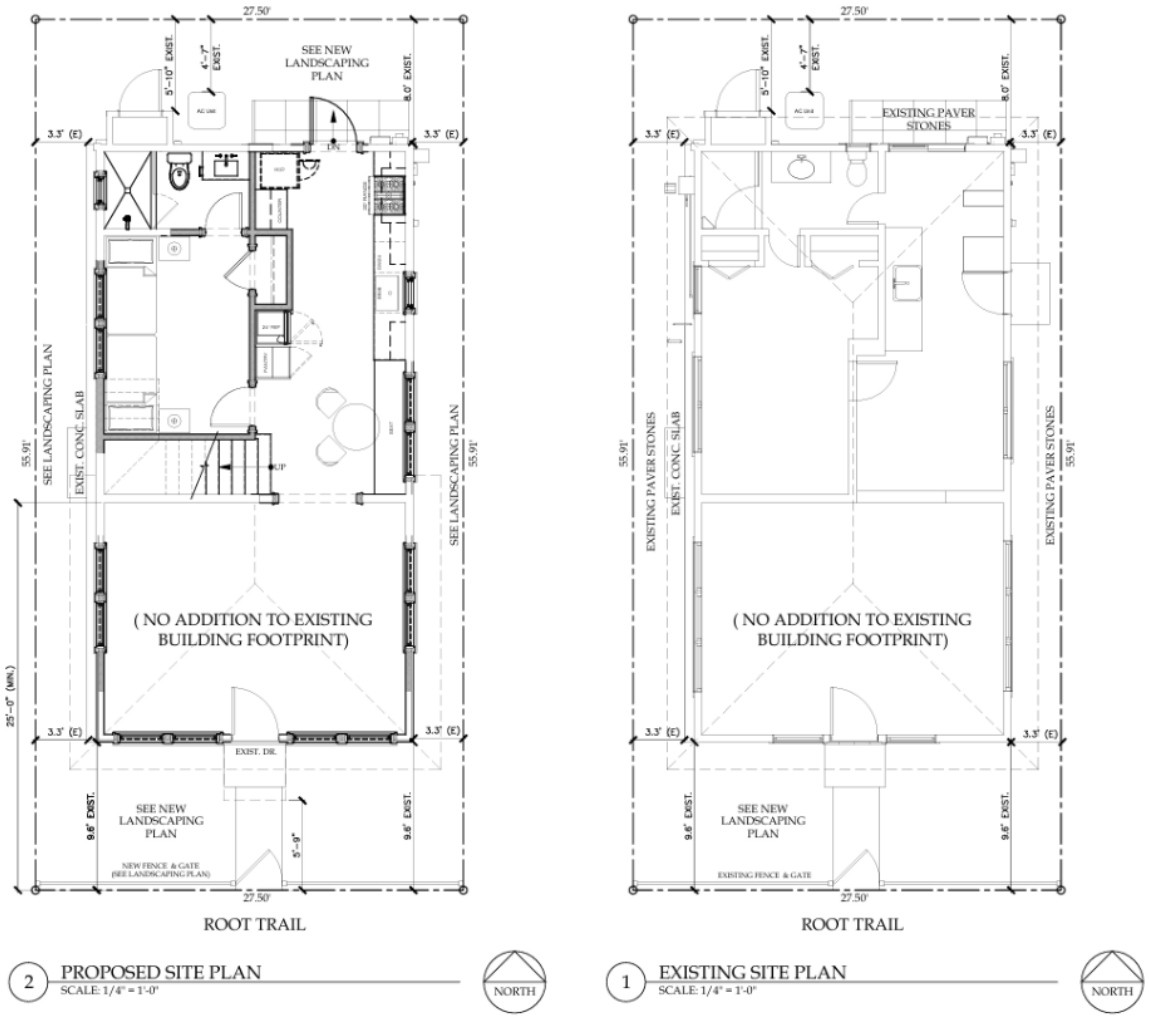
STAFF ANALYSIS:

The application seeks a Certificate of Appropriateness review and approval for a second-addition story addition, exterior alterations, as well as site improvements. To achieve a scope of work landmark adjustments and variances will be required.

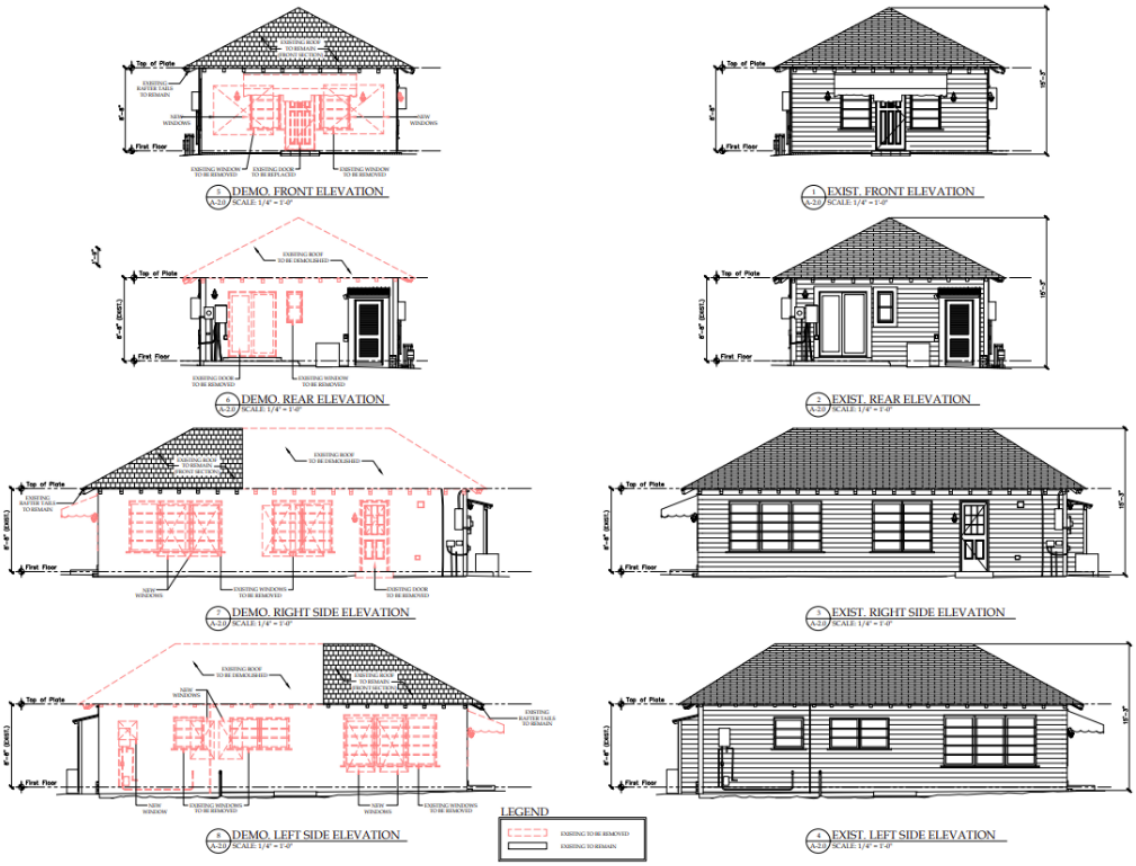
The exterior alterations to the existing residence include, roof replacement, siding replacement, awning replacement, and window and door replacement. Based on historic research, it is very likely that the front section of the structure was originally a porch that was later enclosed. The proposal introduces larger sash windows to replace the existing non-original awning windows which more appropriately reflect common window opening sizes

and types for enclosed porches. Most windows will be aluminum clad, although all-wood products were recommended by the Commissioners. The Hardie board siding has been revised to wood siding. Staff recommends that additional information be submitted for the selected awning fabric and the exterior color palette.

Proposed and Existing Site Plan.

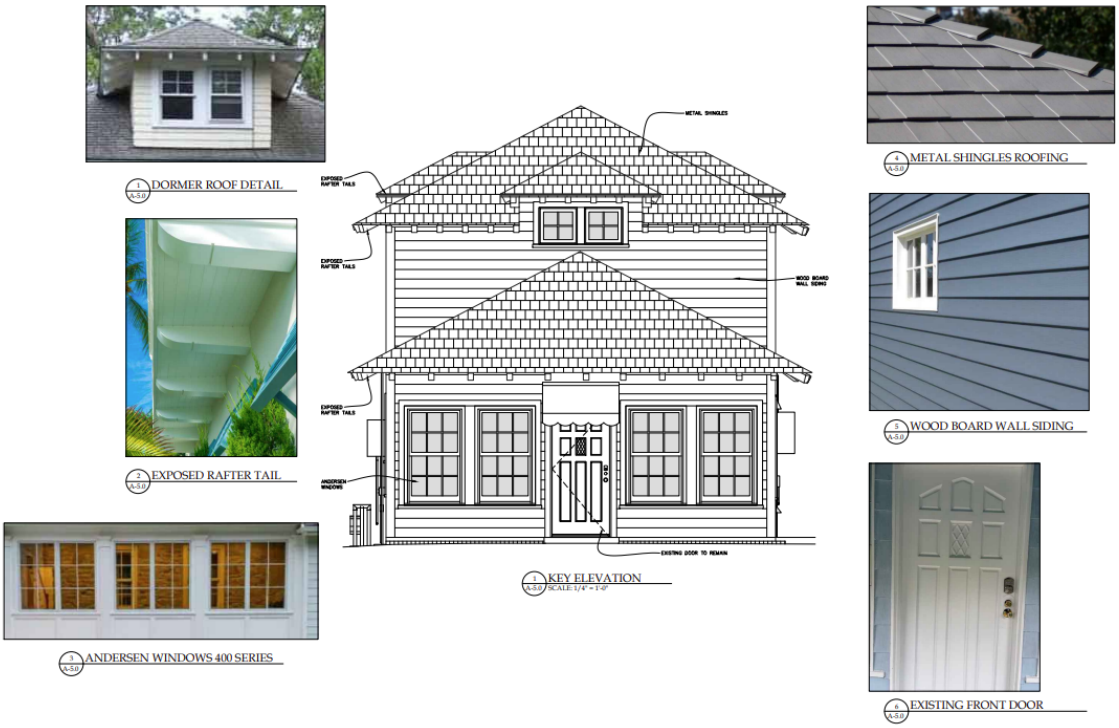


Demolition and Existing Elevations.



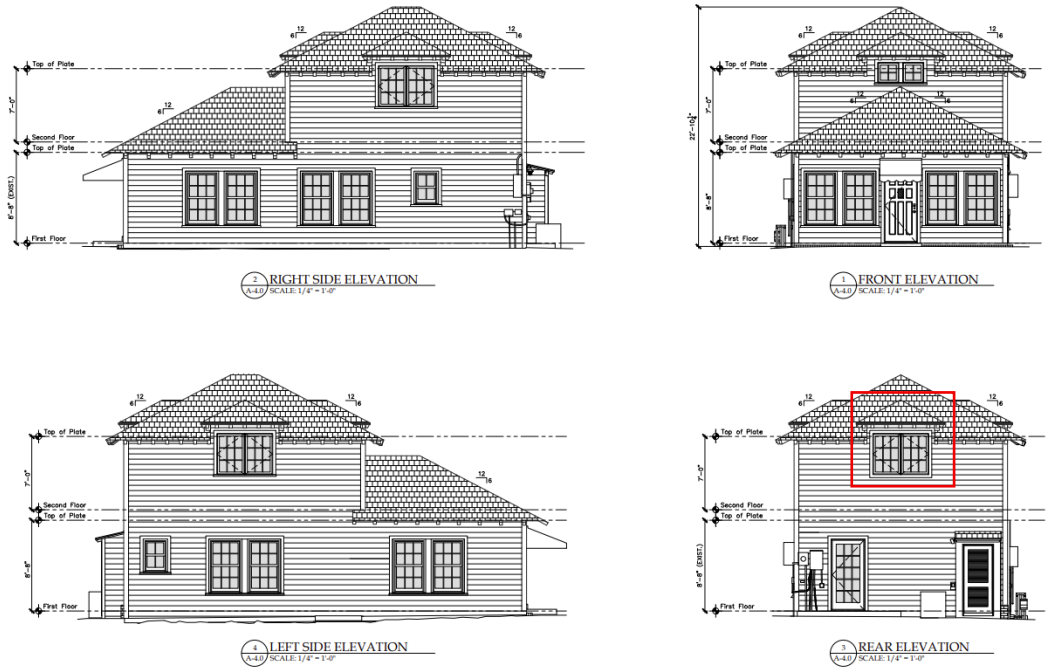
To accommodate the second-story addition, approximately two-thirds of the back of the existing roof will be removed. The addition will feature a hip roof design with jerkinhead dormers. Both the addition and existing residence will feature the same siding, and window and door material selection, as well as a new metal shingle roof that matches existing. Staff recommends that corner boards only be added to the second-story addition to create differentiation between the “old” and the new”.

Material Selection Sheet.



Rendering.

Proposed Elevations.



Based on Commissioner comments at last month's LPC meeting, staff recommends a condition of approval that the sill of the rear window on the second floor be raised to match the south/front facing dormer window.

Landmark Adjustments

Per Sec. 134-948, the minimum front yard setback requirement for a single-family property is 25', the minimum side yard is 10', the minimum rear yard is 15', and the minimum lot coverage is 30% in the R-C zoning district. The existing one-story landmarked structure has nonconforming setbacks (9.7' front, 3.2' to 3.7' side, and 7.7' rear yards) and lot coverage (50.47%). Due to the extent of the renovation, these nonconformities must be revested. Additionally, the second-story addition is eligible for a landmark adjustment to match the existing rear (north) setback of the residence.

Code Section	Minimum	Existing & Proposed	Relief
Landmark Adjustment #1: Sec. 134-237(2)(a.)	15' North Rear Setback	7.7' North Rear Setback	**7.3'**

Code Section	Minimum	Existing & Proposed	Relief
Landmark Adjustment #2: Sec. 134-237(2)(b.)	Setbacks: 25' Front, 10' Side, and 15' Rear Lot Coverage: 30% (461.26 SF)	Setbacks: 9.7' Front, 3.2' to 3.7' Side, and 7.7' Rear Lot Coverage: 50.47% (776 SF)	**Setbacks: 15.3' Front, 6.8' to 6.3' Side, 7.3' Rear** **Lot Coverage: 20.47% (314.74 SF)**

Per Sec. 134-237(2)(a.) *Reduced side and rear yard setbacks may be approved for the expansion of landmark buildings, or the addition of permissible new buildings, on a lot which contains a landmark building if all of the following are demonstrated:*

1. *The setback does not violate any of the following conditions:*

    A. Side and rear: The resulting yard setback is not less than any existing nonconforming yard setback of the principal structure; provided, however, that the side and rear yard setback shall not be less than five feet.

    B. Side and rear street: The resulting street yard setback is not less than any existing nonconforming street yard setback of the principal structures located on property immediately abutting either side of the property for which the landmark adjustment is requested; provided, however, that the street yard setback shall not be less than ten feet.

2. *The new addition(s) shall be compatible and subservient compared to the massing, size, and scale of the existing landmarked building.*

3. *The proposed portion of building or structure between the required setback and the reduced setback does not compromise the historic character of the landmark building, due to one or more of the following:*

    A. The architecture and design of the additional building or structure between the required setback and the reduced setback:

        i. Is complimentary to the architecture of the landmark building, while neither replicating the architecture nor fundamentally departing from it;

        ii. Is such that the additional building or structure appears subordinate to those parts of the landmark building that materially contribute to its landmark status;

        iii. Does not block public views of those parts of the landmarked building that materially contribute to its landmark status;

iv. Allows for future removal of the additional building or structure, restoration of the landmark building to its existing design, and differentiation; and

v. Does not damage, remove, or destroy historic materials and character-defining features of the landmarked building.

B. The volume and footprint of the portion of the building or structure between the required setback and the reduced setback is de minimis, and the character of the proposed building or structure does not tend to distract the eye from the principal landmark building.

C. The portion of the additional building or structure between the required setback and the reduced setback is completely screened from view from public rights-of-way by existing topography, existing walls, and/or existing landscaping that do not interfere with the historic character of the landmark building.

D. Reasonable alternative designs that are permitted by the strict requirements of the underlying zoning district would detract from the landmark character of the building.

Per Sec. 134-237(2)(b.) ***Relief for reconstruction, restoration, or renovation of nonconforming landmark buildings**. Any application seeking relief from the strict application of section 134-419; **decrease of any required setbacks**, and landscape open space; **increase of lot coverage**, angle of vision, cubic content ratio, building height, overall building height, and building angle of vision shall be reviewed and approved by the landmarks preservation commission as a single landmark adjustment for a landmark building as it existed when it was landmarked or originally constructed. The commission shall determine whether non-original features or additions are eligible for this relief to further the historic character and significance of a landmarked property.*

The requested Landmark Adjusts permit renovation of the existing nonconforming residence and allow the rear setback of the addition to match the existing north wall.

Variances

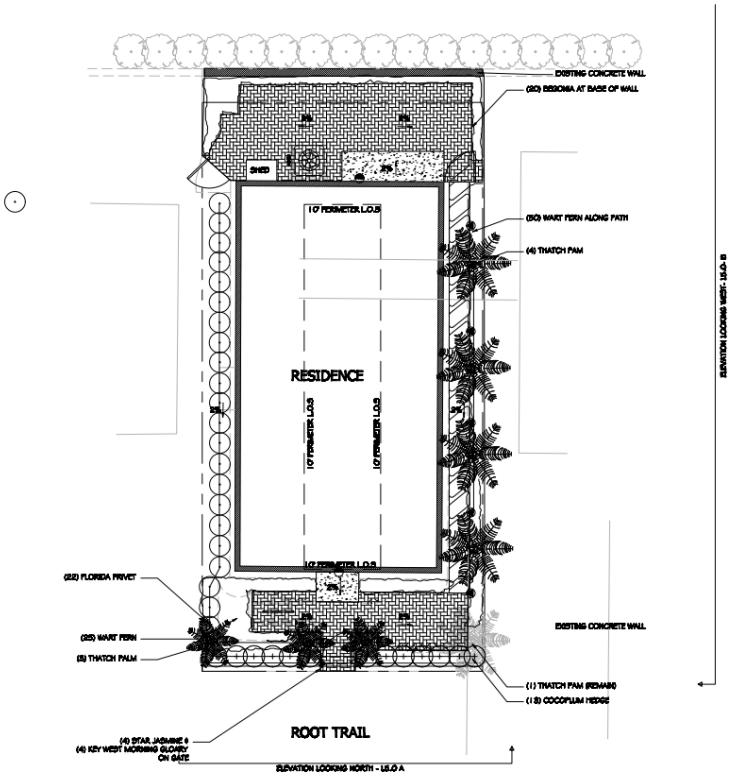
The existing landmark building contains nonconforming side yard setbacks (west and east) of 3.2' to 3.7' on the site, in lieu of the 10' minimum required for a single-family property in the R-C zoning district. Because the existing setbacks are less than 5', which was the threshold established for Landmark Adjustments, Variances are required instead.

Code Section	Minimum	Proposed	Variance
Variance #1: Sec. 134-948(6)(a.)	10' East Side Setback	3.7' East Side Setback	**6.3'**
Variance #2: Sec. 134-948(6)(a.)	10' West Side Setback	3.2' West Side Setback	**6.8'**

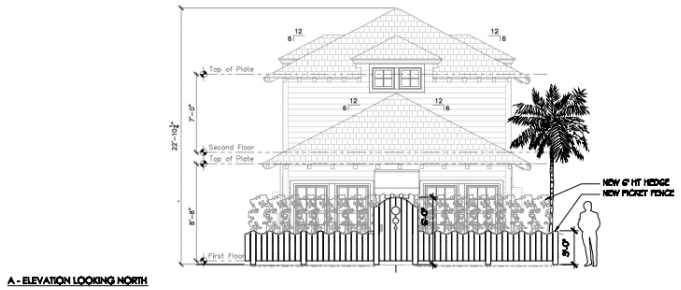
Site Modifications

The scope of work also includes minor landscaping improvements. The new landscaping will include new Thatch Palms and Cocoplum hedges. A new picket fence and front entry gate is proposed. The new hardscape shown on the plans is tentative and will be submitted separately for further review. Landscape elevations were submitted to help demonstrate how privacy between properties will be addressed.

Proposed Landscape Plan.



Landscape Elevations.



Renderings.

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require three (3) separate motions to be made by the Landmarks Preservation Commission:

1. for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions, and
2. for final determination of approval or denial of the Landmark Adjustments for a setback reduction for the expansion of a Landmarked building and relief for renovation of a Landmarked building pertaining to setbacks and lot coverage, and that the Landmark Adjustments **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-237(2)(a.), items 1 through 3, and Sec. 134-237(2)(b.), have been met, and
3. that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) motion to be made by the Town Council:

1. for final determination of approval or denial of the variances by the Town Council, and that the variances **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met, subject to any proposed conditions.

WRB: JGM: FHM: ALF

WRB

COA-26-0004 (ZON 26-0015) 151 ROOT TRAIL_LOI_FINAL SUB_03-30-26

Letter of Intent

Brian Patrick Brady, AIA has applied for a Certificate of Appropriateness to add a new partial second story to the residence located at 151 Root Trail in Palm Beach. The owner of the house is Julie Phillips.

The house located at 151 Root Trail is a one-story frame vernacular dwelling built circa 1910 during the Pioneer Era in Palm Beach. It is located on the north side of Root Trail between North Ocean Boulevard and North County Road. Root Trail is a narrow one-way street running west to east with beach access at the eastern terminus. A wood picket fence, entry gate and hedges front the property.
Frame vernacular buildings represent the most typical method of construction used by South Florida's early pioneers. This form of architecture does not adhere to a particular school of design and generally utilizes locally available materials. Frame vernacular dwellings are simple wood frame buildings which are the product of the builder's experience and response to the environment. The buildings are typically rectangular and rest on masonry foundations or piers. Wood sash windows and roofs with overhanging eaves and rafter tails are typical and additional ornamentation is sparse.

151 Root Trail is a three-bay wide frame dwelling that rests on a masonry foundation.

The house is covered with a hipped pressed metal roof with eave overhangs and rafter tails. The front façade features a multi-panel center entry door flanked by awning windows with five lights on each side all covered by a wide fabric

The first bay on both the east and west walls aligned directly across from each other are ribbons of three awning windows with five lights. This configuration and interior details of the dwelling suggest that this front section was originally a porch. To the north on the east wall is a ribbon of two awning windows with five lights and a paneled and glazed secondary entry door while further north on the west wall is a ribbon of two awning windows with three lights and a separate awning window with three lights. The rear of the dwelling features sliding glass doors, a small one-over one window and an attached mechanical closet with a louvered door.
151 Root Trail has had alterations since its construction over one hundred years ago. While the house was constructed in the early years of the twentieth century, the first building permit for the property on file with the Town of Palm Beach was not taken out until 1957 when the owner Elmer Putsch took out a permit for interior renovations. Over the next seventy years, there were additional interior renovations along with window and door replacements, siding, fascia and soffit material

alterations, and enclosure of the front porch. Despite these changes, the house maintains its original character and its size, scale and style make it an important building in retaining the Old Florida ambiance along historic Root Trail.2

The current owner is proposing exterior additions and alterations to the property that mostly include adding a second story recessed to the north as well as window and door fenestration and material changes.

The modest second story addition is placed to the rear of the property in an effort to maintain the existing streetscape to protect the character of Root Trail. The current owner is adamant about not changing the existing architecture to keep the integrity of the early 1900 wood frame vernacular. The second story will have the same hip roof and will be covered in metal tile, the same as the existing one story structure. Dormers are being added to the roof in an effort to keep the height of the building as low as possible. The dormers will be jerkinhead style to make them as unobtrusive as possible.

There is evidence that the existing house had a shallow front porch so I am adding casement style windows which is in keeping with the idea of enclosing a porch. The other windows are sash style windows with divided lites except in the dormers where we need casements to meet code requirements for size.

The owner would like to keep the house the same in terms of the color of the siding, and we are reusing the existing front door to keep the current flavor of the entrance. The landscape is not being changed, the front fence and gate are not being changed so the feeling on the street will be exactly the same as it is today.

The houses along Root Trail were mostly smaller dwellings that workers at the nearby hotels and businesses could afford to own or rent.
Root's Subdivision, which originally consisted of 18 lots on the north side of Root Trail, is one of the oldest subdivisions in Palm Beach with the houses on Root Trail remaining distinctive in Palm Beach as they are the oldest remaining collection of dwellings from the Pioneer Era. The first recorded transaction in Root's Subdivision took place in 1903 when Palm Beach was still part of Dade County and eight years prior to the Town of Palm Beach being incorporated. Root's Subdivision and Root Trail were both named for Enoch Root, an early pioneer of Palm Beach.5 The houses are unpretentious and have Pioneer Era Florida charm not found in other areas of Palm Beach.

151 Root Trail was built circa 1910 and originally had two long, narrow residences set side by side within the single building.6 During the early years in Palm Beach most houses did not have addresses, but when the property was provided with an address in the mid-1920s it was 151 and 151 ½ Root Trail.
.

The house may have an earlier or later date than 1910, but it was built prior to 1919 as it is shown on the 1919 Sanborn Insurance Map.

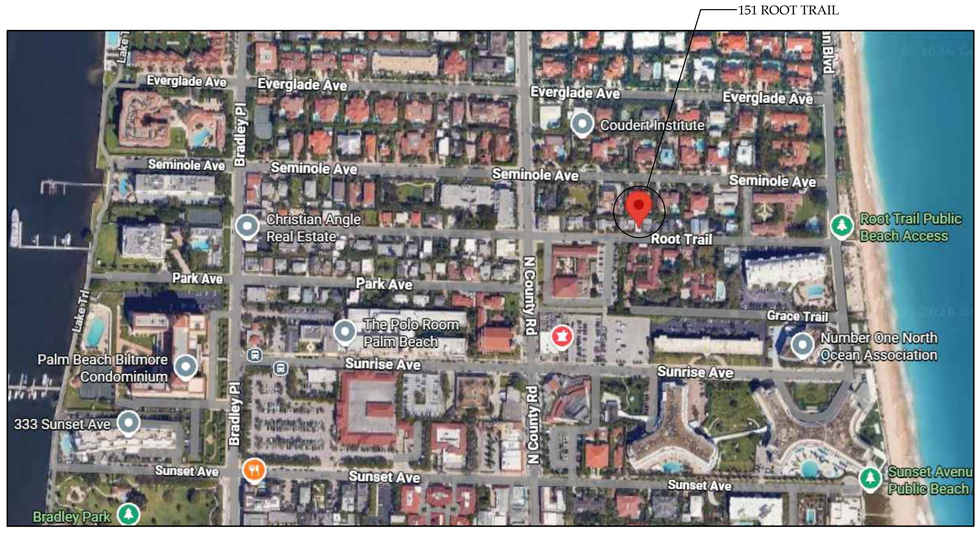
All of the homes on Root Trail have been modified over the years and some have been torn down and replaced with two story structures. Keeping the current historic house intact is of the greatest importance to the present owner. There are now 15 homes on the north side of Root Trail, 2 homes on the south side. 10 of them are two story so adding a modest second story to the rear of the property will in no way affect the character of the street. The height of the house will still be much lower than most of the other two story structures.

I truly feel that his modest addition is completely in character with the wood frame vernacular of the original house and will not change the look and feel of the streetscape of Root Trail.

PROPOSED RESIDENCE

151 ROOT TRAIL

151 ROOT TRAIL
PALM BEACH, FLORIDA 33480



VICINITY LOCATION MAP

NORTH

TOWN OF PALM BEACH

PROJECT NUMBER: COA-26-0004 (ZON-26-0015)

SCOPE OF WORK

1. DEMOLITION OF EXISTING ROOFING.
2. REPLACEMENT OF EXISTING SIDING.
3. INTERIOR RENOVATION OF EXISTING MAIN FLOOR.
4. SECOND FLOOR ADDITION WITH A BEDROOM AND BATHROOM.
5. REQUEST FOR LANDMARK ADJUSTMENT OF THE REAR SETBACK FOR THE SECOND-STORY ADDITION.
6. REQUEST FOR A SINGLE LANDMARK ADJUSTMENT TO THE EXISTING NONCONFORMING SETBACKS AND LOT COVERAGE OF THE ONE-STORY RESIDENCE.
7. REQUEST FOR A VARIANCE FOR THE SIDE YARDS OF THE SECOND-STORY ADDITION.

DRAWING INDEX

DWG. NO.	DRAWING SHEET TITLE
ARCHITECTURAL	
T-1.0	SITE PLAN - NOTES - DRAWING LIST
C-1	SITE GRADING & DRAINAGE PLAN
A-0.1	PROPERTY SURVEY
A-0.2	VICINITY LOCATION MAP
	LOCATION PLAN
A-0.3	STREET VIEW KEY
	NEIGHBORHOOD PHOTOGRAPHS
A-0.4	SUBJECT PROPERTY PHOTOGRAPHS
A-0.5	EXISTING & PROPOSED SITE PLANS
	ZONING LEGEND
A-1.0	EXISTING & DEMOLITION PLANS
A-2.0	EXISTING & DEMOLITION ELEVATIONS
A-3.0	PROPOSED 1ST, 2ND, & ROOF PLANS
A-4.0	PROPOSED ELEVATIONS
A-5.0	STREETSCAPES
A-6.0	MATERIALS & SELECTIONS
A-7.0	CROSS SECTIONS
	DOOR & WINDOW SCHEDULE
A-8.0	HISTORICAL DRAWINGS
A-9.0	COLORED RENDERINGS
L0.0	COVER SHEET
L1.0	EXISTING CONDITIONS/DEMO
L1.1	LOS
L2.0	LAYOUT/MATERIALS
L3.0	PLANTING
L3.1	PLANT LIST & CODE CALCULATIONS
L4.0	GRADING
L5.0	ELEVATIONS

FIFTH SUBMITTAL

NY LIC. 031085-1
PA LIC. 9859-X

BRIAN PATRICK BRADY, AIA
Classical Architecture Classic Interiors
10 OAK STREET, SECOND FLOOR
SOUTHAMPTON, NEW YORK 11968
TEL: 631 283 3111 Fax: 631 283 3145

These Drawings and Specifications, as instruments of service, remain the property of BRIAN PATRICK BRADY, AIA

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PROJECT NAME:
PROPOSED RESIDENCE
151 ROOT TRAIL
151 ROOT TRAIL
PALM BEACH, FLORIDA 33480

KEY PLAN

NO.	DATE	REVISIONS
1	03.06.2026	PLAN REVIEW
2	03.13.2026	PLAN REVIEW
3	03.27.2026	PLAN REVIEW
4	05.04.2026	PLAN REVIEW
5	06.01.2026	PLAN REVIEW
6		
7		

COMM. NO.:
DATE: 02.19.2026
SCALE: AS NOTED
DRAWN BY:
CHECKED BY: BPB

SHEET TITLE:
COVER SHEET

DRAWING NUMBER:
A-0
OF

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STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 1,538 sq.ft.

Drainage Area Impervious Surface = 1,241 sq.ft.

Drainage Area Pervious Surface = 297 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA) where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 1,241 sq.ft. x 1 ft./12 in. = 207 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 297 sq.ft. x 1 ft./12 in. = 10 cu.ft.

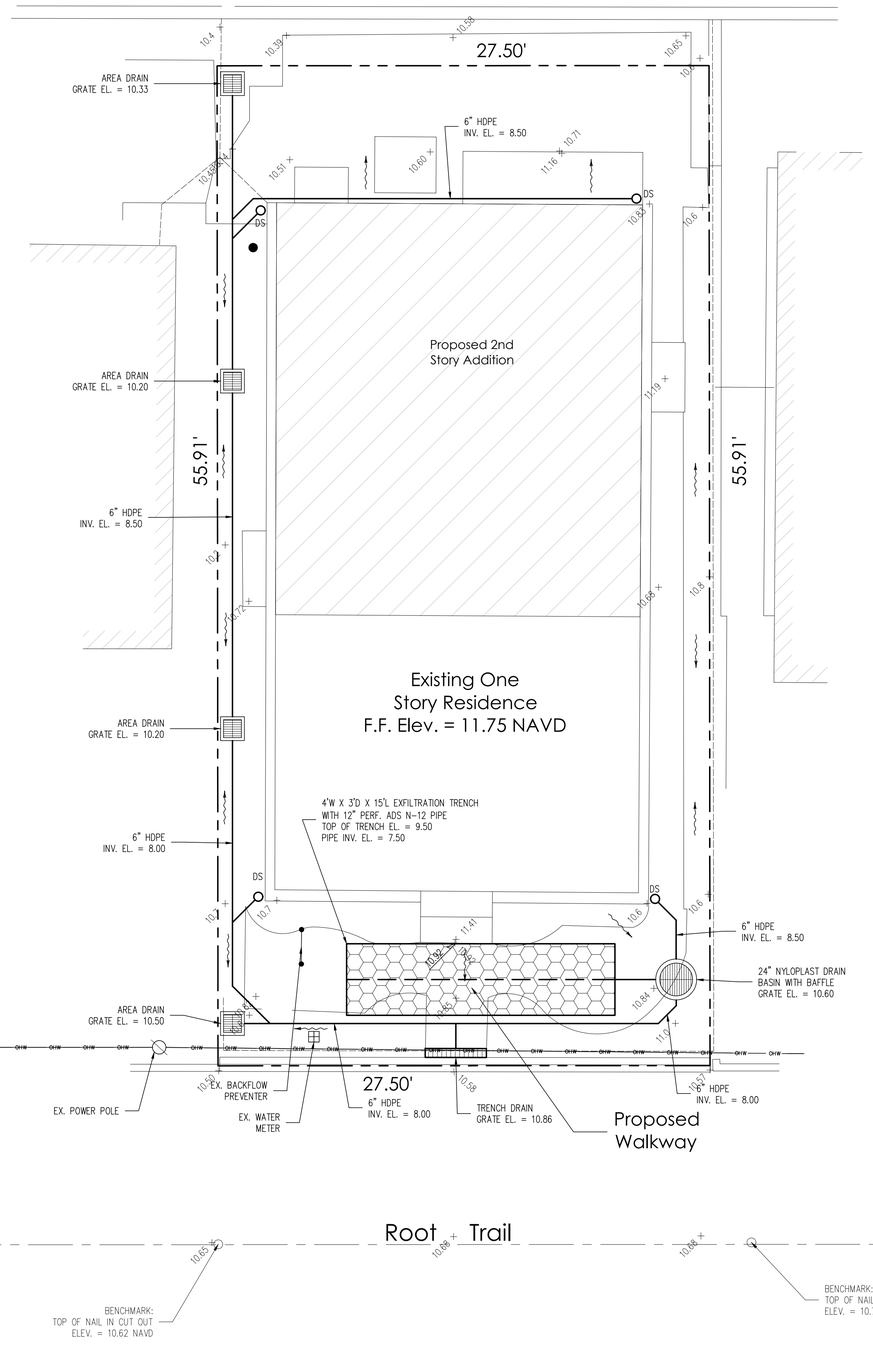
Total Volume to be Retained = 217 cu.ft.

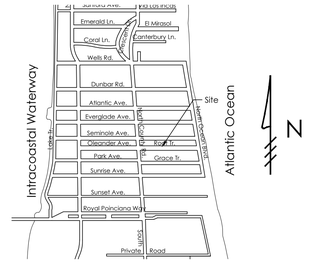
C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	15 ft
W	=	Trench Width	=	4 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00 ft
DU	=	Un-Saturated Trench Depth	=	3.00 ft
DS	=	Saturated Trench Depth	=	0.00 ft
V	=	Volume Treated	=	230 cu.ft.

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.

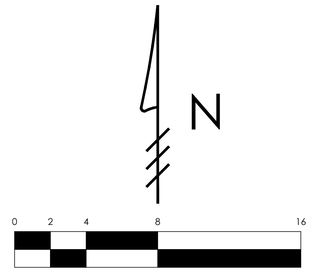




Location Map
N.T.S.

Legend

- EXISTING ELEVATION PER WALLACE SURVEYING (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



Scale: 1/4" = 1'-0"

Plan Background from Site Plan by Brian Brady Received 5/4/26

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GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

811 Know what's below. Call 811 before you dig.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities

Site Grading & Drainage Plan For:

PROPOSED RENOVATION

151 Root Trail
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2026-0074
Issue Date	00/00/2026
Scale	1/4" = 1'-0"

REVISIONS:

1	
2	
3	
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8	
9	
10	
11	
12	

CHAD M. GRUBER
FLORIDA P.E. NO. 57466

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

C-1

BOUNDARY SURVEY FOR:
JULIE PHILLIPS

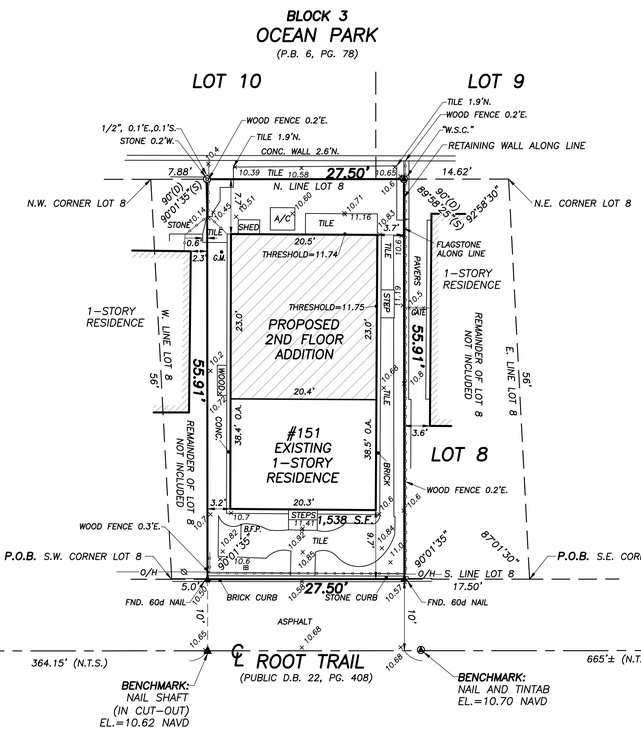
This survey is made specifically and only for the following parties for the purpose of discovery on the surveyed property.

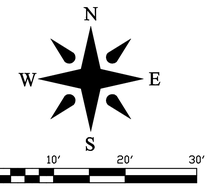
JULIE PHILLIPS

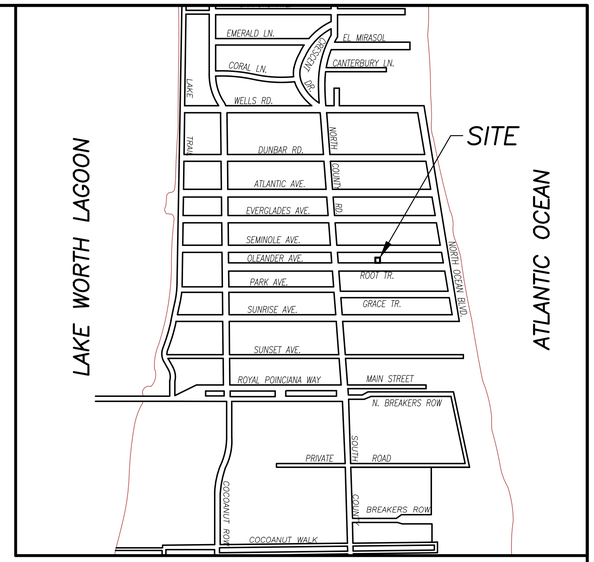
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

LEGEND

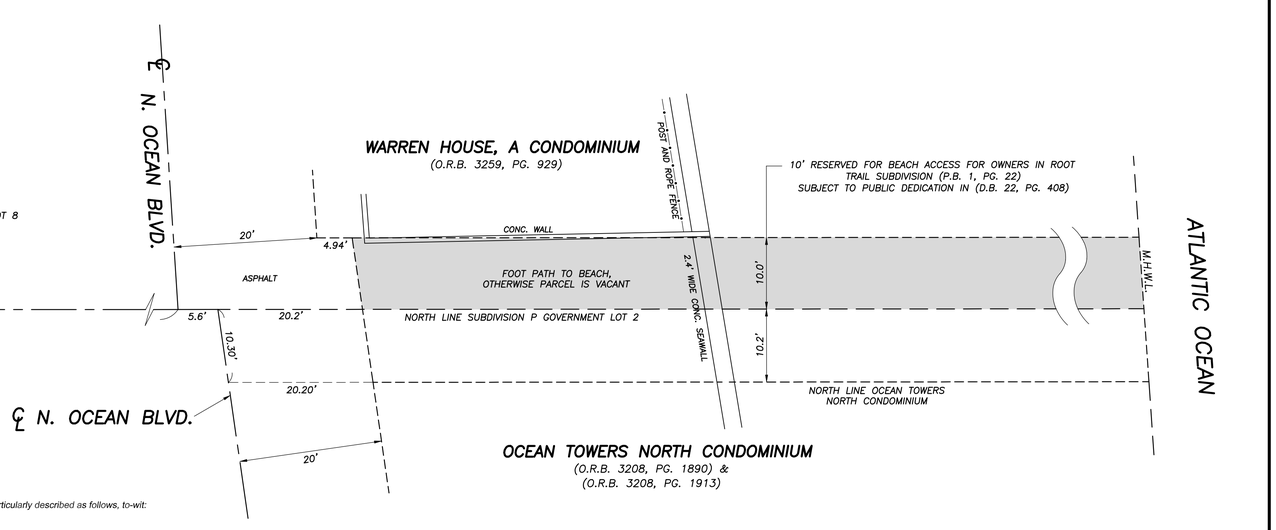
A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
FFE	= FINISHED FLOOR ELEVATION
FND.	= FOUND
H.C.S.	= HANDICAP SIGN
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #8598)
⊗	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
◘	= MAG NAIL & DISK SET (LB #8598)
ℙ	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE
CM	= CABLE TV RISER
E	= ELECTRIC BOX
GM	= GAS METER
S	= SANITARY MANHOLE
	= SANITARY CLEAN OUT
	= YARD DRAIN







VICINITY SKETCH N.T.S.



PROPERTY ADDRESS:
151 Root Trail
Palm Beach FL, 33480

LEGAL DESCRIPTION:

*Part of Lot 8, **ROOT'S SUBDIVISION**, in the Town of Palm Beach, Florida, according to the Plat thereof, recorded in Plat Book 1, page 22, Public Records of Palm Beach County, Florida, more particularly described as follows, to-wit: Lot 8, except the following described two (2) portions:*

*1. **BEGINNING** at the Southeast corner of said Lot 8,*
thence Northerly along the East line of said lot 8, a distance of 56.0 feet to the Northeast corner of said Lot 8;
thence Westerly along the North line of said lot 8, a distance of 14.62 feet;
thence Southerly at right angles to the North line of said Lot 8, a distance of 55.91 feet to a point in the South line of said Lot 8, which point is 17.5 feet Westerly from, measured along the South line of said Lot 8, the Southeast corner thereof,
*thence Easterly along the South line of said Lot 8, a distance of 17.5 feet to the **POINT OF BEGINNING**.*

*2. **BEGINNING** at the Southwest corner of said Lot 8;*
thence Northerly along the West line of said Lot 8, a distance of 56.0 feet to the Northwest corner of said Lot 8;
thence Easterly along the North line of said Lot 8, a distance of 7.88 feet;
thence Southerly at right angles to the North line of said Lot 8, a distance of 55.91 feet to a point in the South line of said Lot 8, which point is 5.0 feet Easterly from, measured along the South line of said Lot 8, the Southwest corner thereof;
*thence Westerly along the South line of said Lot 8, a distance of 5.0 feet to the **POINT OF BEGINNING**.*

FLOOD ZONE:
This property is located in Flood Zone X according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581G, dated 12/20/2024.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number Statewide Land Title, Inc., issued by 21-16975, dated May 13, 2021. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. Certificate of Authorization Number LB8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

CERTIFICATION:

I HEREBY ATTEST *that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

DATE OF LAST FIELD SURVEY: 03/23/2026

William M. Naulty
Professional Surveyor and Mapper
Florida Certificate No. 7558

REVISIONS:

04/30/26 SHOW PROPOSED 2ND FLOOR ADDITION S.C.W.
03/23/26 SURVEY & TIE-IN UPDATE WITH ELEVATIONS C.E./S.C.W. PB372/23

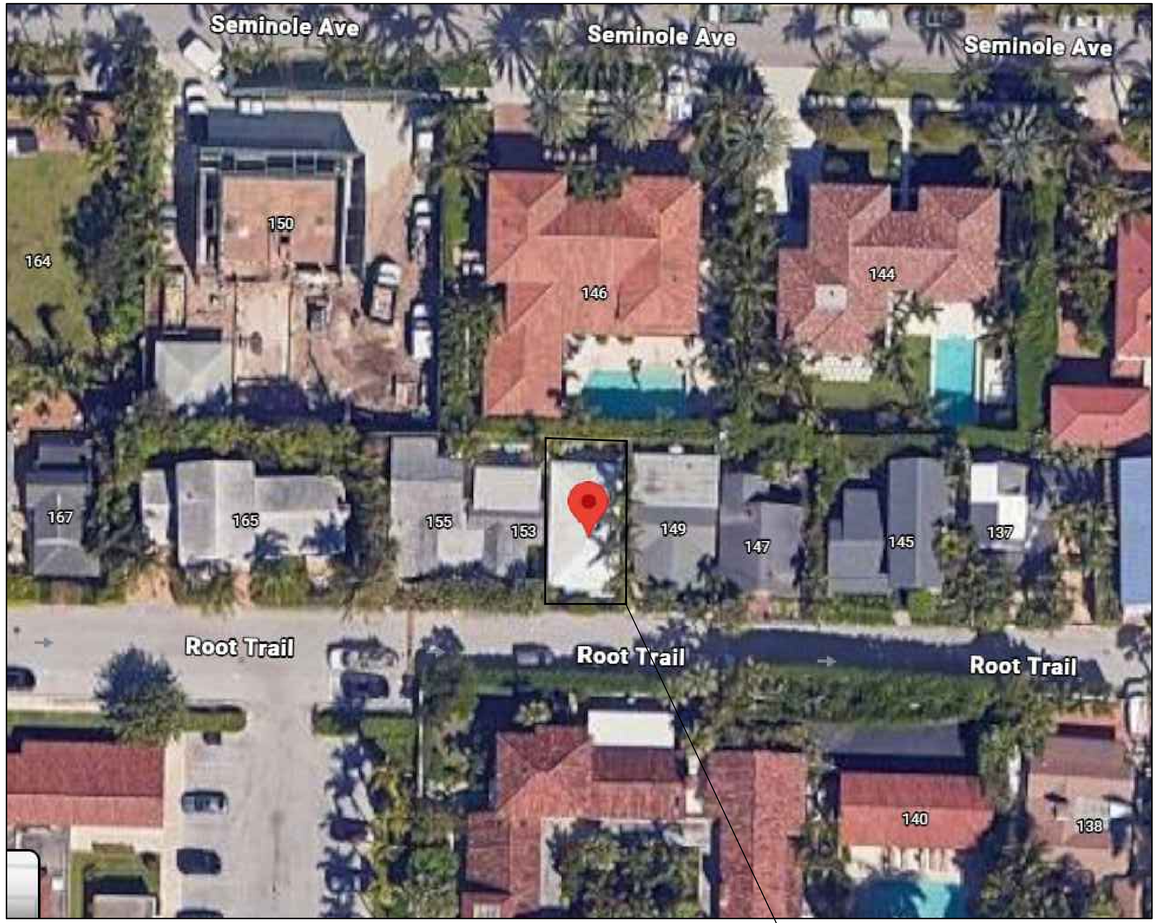
BOUNDARY SURVEY FOR:

jULIE PHILLIPS

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #8598

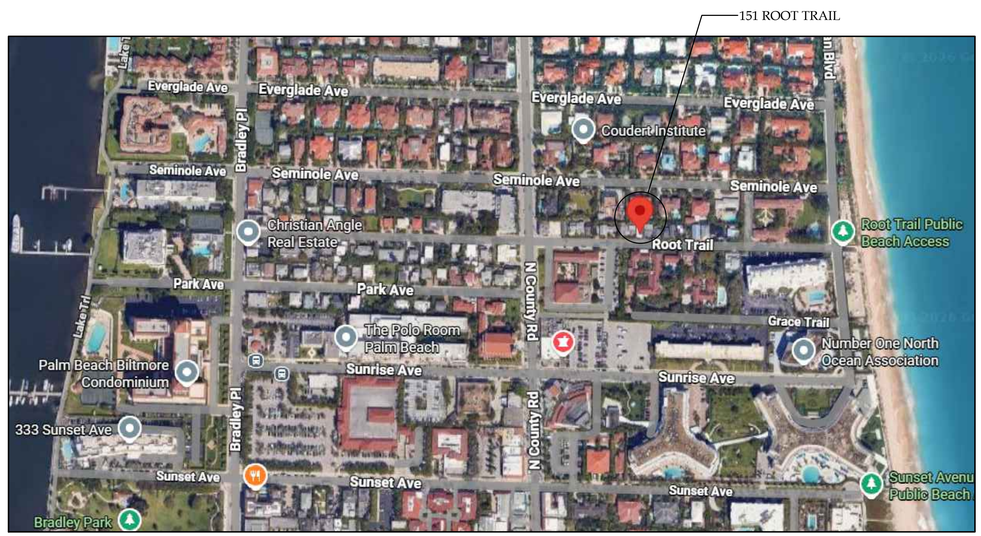
FIELD: B.M.	JOB NO.: 268053-SE	F.B. PB312 PG. 48	
OFFICE: M.B.	DATE: 5/11/21	DWG NO. 268053-SE-04-30-2026	
C'K'D: C.W.	REF: 21-1221	SHEET 1 OF 1	

A-01



2 A-0.1 LOCATION PLAN

NORTH



1 A-0.1 VICINITY LOCATION MAP

NORTH

NY LIC. 031085-1
PA LIC. 9859-X

BRIAN PATRICK BRADY, AIA
Classical Architecture Classic Interiors
10 OAK STREET, SECOND FLOOR
SOUTHAMPTON, NEW YORK 11968
TEL: 631 283 3111 Fax: 631 283 3345

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PROJECT NAME:
PROPOSED RESIDENCE
151 ROOT TRAIL
151 ROOT TRAIL
PALM BEACH, FLORIDA 33480

KEY PLAN

NO.	DATE	REVISIONS
1	03.06.2026	PLAN REVIEW
2	03.13.2026	PLAN REVIEW
3	03.27.2026	PLAN REVIEW
4	05.04.2026	PLAN REVIEW
5	06.01.2026	PLAN REVIEW
6		
7		

COMM. NO.:
DATE: 02.19.2026
SCALE: AS NOTED
DRAWN BY:
CHECKED BY: BPB

SHEET TITLE:
VICINITY LOCATION MAP
LOCATION PLAN

DRAWING NUMBER:
A-0.2
OF

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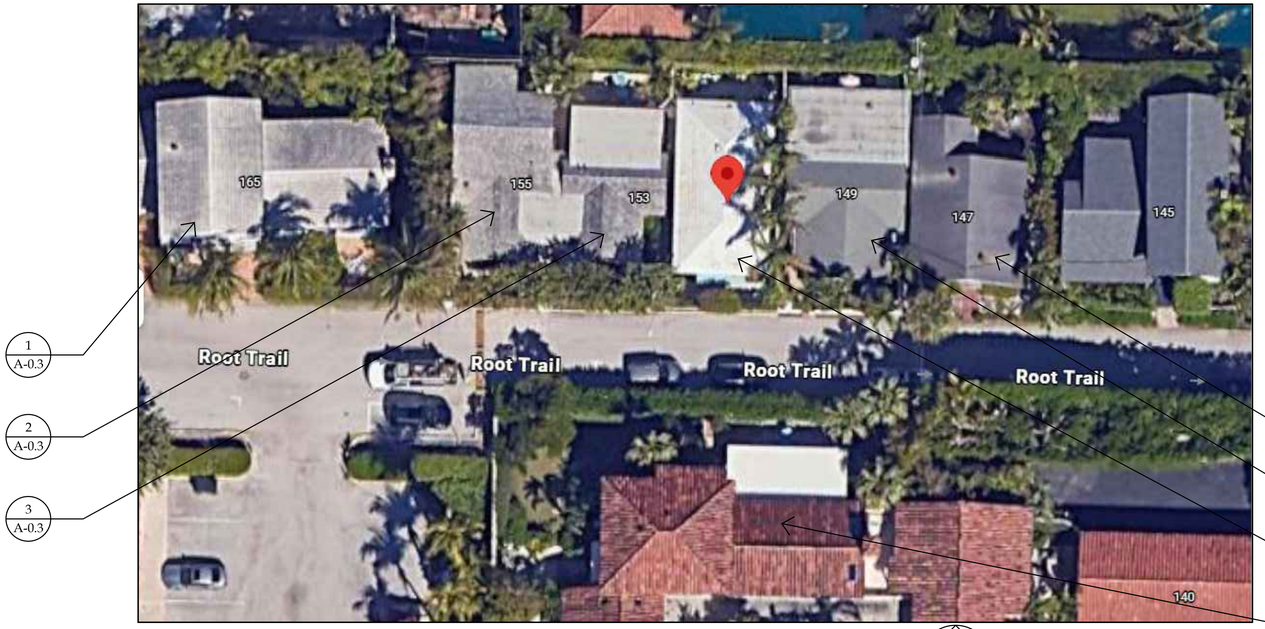


1 A-0.3

2 A-0.3

3 A-0.3

6 A-0.3

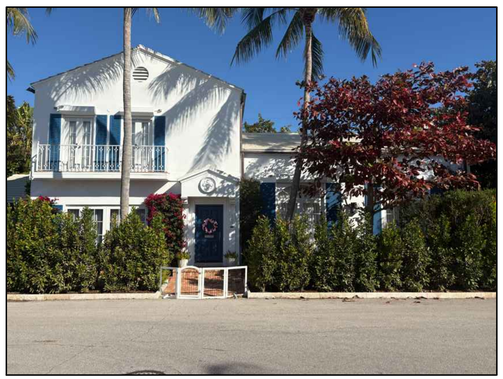
5 A-0.3

4 A-0.3

7 A-0.3

STREET VIEW KEY

NORTH



1 A-0.2 165 ROOT TRAIL

2 A-0.2 155 ROOT TRAIL

3 A-0.2 153 ROOT TRAIL

4 A-0.2 151 ROOT TRAIL - SUBJECT PROPERTY

5 A-0.2 149 ROOT TRAIL

6 A-0.2 147 ROOT TRAIL

7 A-0.2 140 ROOT TRAIL

NY LIC. 031085-1
PA LIC. 9859-X

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PHOTO SHEET

DRAWING NUMBER:

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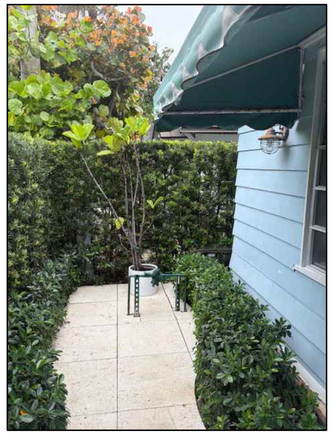


1 A-0.4 SW CORNER

2 A-0.4 SE CORNER

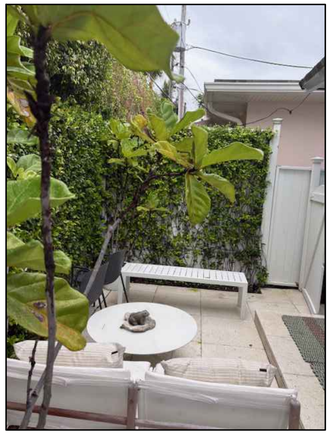
3 A-0.4 WEST SIDEYARD
LOOKING NORTH

4 A-0.4 EAST SIDE YARD
LOOKING NORTH

5 A-0.4 NW CORNER
LOOKING WEST

6 A-0.4 NW CORNER
LOOKING WEST

7 A-0.4 NE CORNER OF REAR
LOOKING EAST



8 A-0.4 REAR YARD
LOOKING EAST

9 A-0.4 WEST SIDE YARD
LOOKING SOUTH

10 A-0.4 EAST SIDE YARD
LOOKING SOUTH

11 A-0.4 FRONT DOOR

1 A-0.4 SITE VIEWS KEY

NORTH

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151 ROOT TRAIL
PALM BEACH, FLORIDA 33480

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SHEET TITLE:
PHOTO SHEET

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Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	**Property Address:**	151 Root Trail		
2	**Zoning District:**	R-C Medium Density Residential District		
3	**Lot Area (sq. ft.):**	1,537.53 sq. ft.		
4	**Lot Width (W) & Depth (D) (ft.):**	27.50' (W) & 55.91' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	TBD		
7	**Zero Datum for point of meas. (NAVD)**	TBD		
8	**Crown of Road (COR) (NAVD)**	TBD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	10,000 sq. ft.	1,537.53 sq. ft.	1,537.53 sq. ft.
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	TBD	776 sq. ft.	1,246 sq. ft.
12	*Front Yard Setback (Ft.)	25'	9.6'	9.6'
13	* Side Yard Setback (1st Story) (Ft.)	10'	3.3'	3.3'
14	* Side Yard Setback (2nd Story) (Ft.)	10'	3.3'	3.3'
15	*Rear Yard Setback (Ft.)	15'	5'-10"	5'-10"
16	Angle of Vision (Deg.)	TBD		
17	Building Height (Ft.)	23 1/2 feet	15'-3"	22'-10"
18	Overall Building Height (Ft.)	23 1/2 feet	15'-3"	22'-10"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A		
21	Finished Floor Elev. (FFE)(NAVD)	TBD		
22	Base Flood Elevation (BFE)(NAVD)	TBD		
23	Landscape Open Space (LOS) (Sq Ft and %)	TBD		
24	Perimeter LOS (Sq Ft and %)	TBD		
25	Front Yard LOS (Sq Ft and %)	TBD		
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

** Indicate each yard area with cardinal direction (N,S,E,W)*

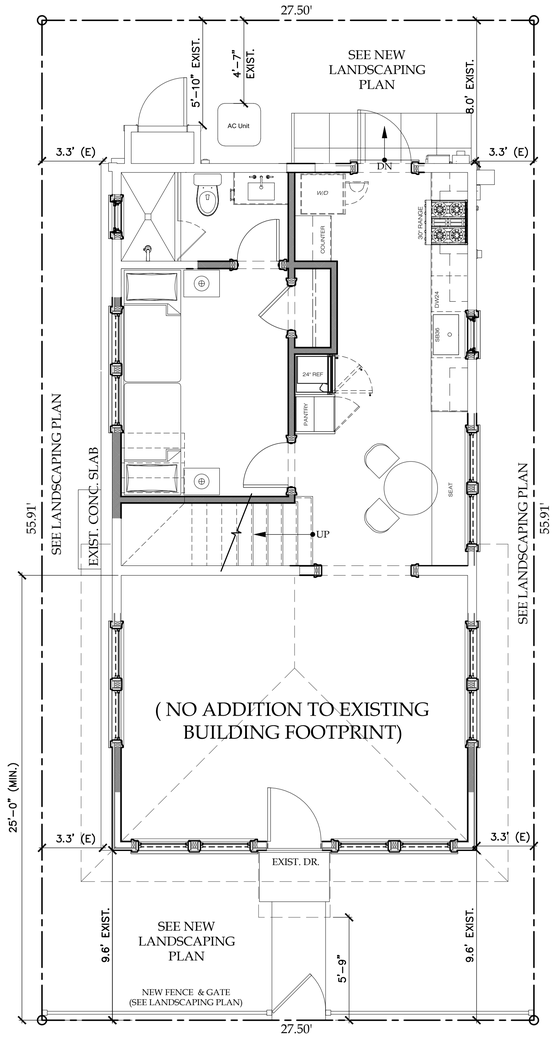
*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill [(Sec. 134-1600)]*

**** Provide Native plant species info per category as requited by [Ord. 003-2023] on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

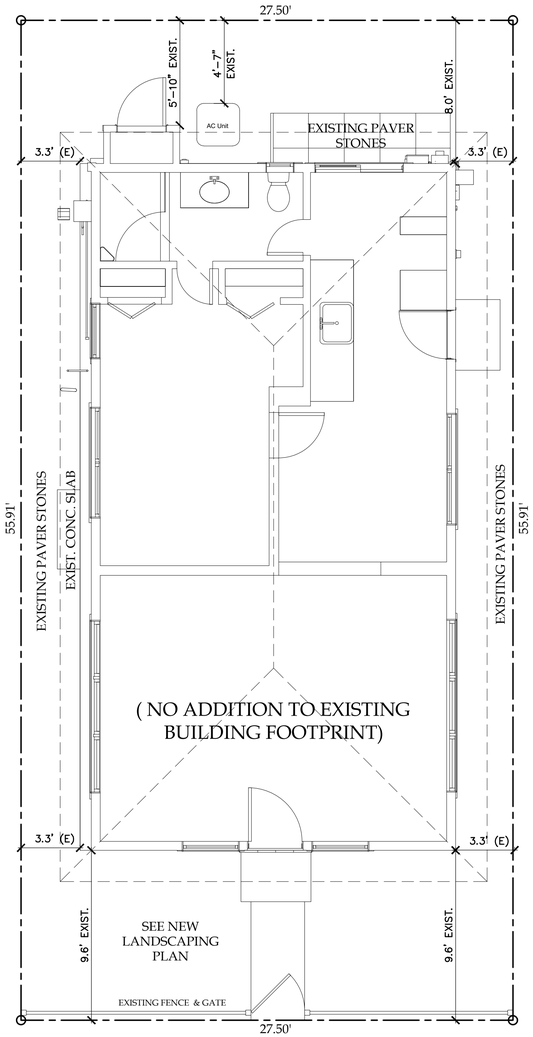
3 ZONING LEGEND



ROOT TRAIL

2 PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

NORTH



ROOT TRAIL

1 EXISTING SITE PLAN
SCALE: 1/4" = 1'-0"

NORTH

NY LIC. 031085-1
PA LIC. 9859-X

BRIAN PATRICK BRADY, AIA
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10 OAK STREET, SECOND FLOOR
SOUTHAMPTON, NEW YORK 11968
TEL: 631 283 3111 Fax: 631 283 3145

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PROPOSED RESIDENCE
151 ROOT TRAIL
151 ROOT TRAIL
PALM BEACH, FLORIDA 33480

PROJECT NAME:

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SHEET TITLE:
EXISTING & PROPOSED SITE PLANS
ZONING LEGEND

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OF

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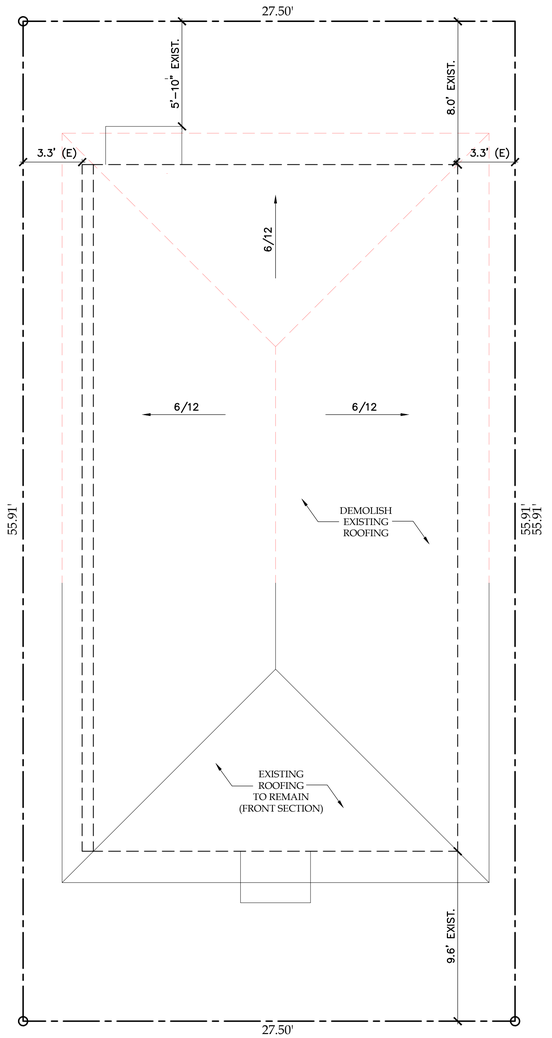
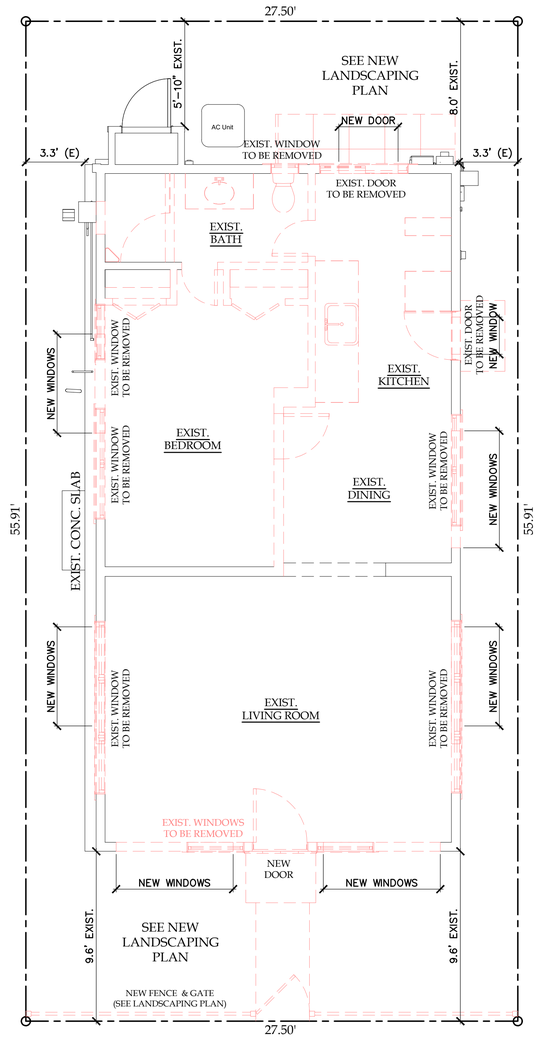
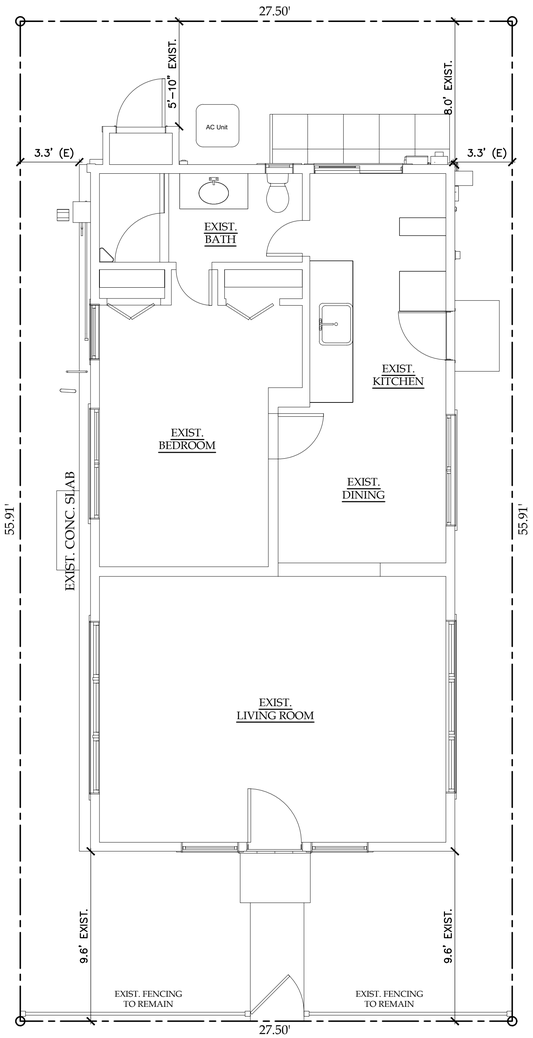


3 A-1.0 DEMO. ROOF PLAN
SCALE: 1/4" = 1'-0"



2 A-1.0 DEMO. FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 A-1.0 EXIST. FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

EXISTING TO BE REMOVED

EXISTING TO REMAIN

NY LIC. 031085-1
PA LIC. 9859-X

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10 OAK STREET, SECOND FLOOR
SOUTHAMPTON, NEW YORK 11968
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PROPOSED RESIDENCE
151 ROOT TRAIL
151 ROOT TRAIL
PALM BEACH, FLORIDA 33480

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7		

COMM. NO.:
DATE: 02.19.2026
SCALE: AS NOTED
DRAWN BY:
CHECKED BY: BPB

SHEET TITLE:
EXISTING & DEMOLITION PLANS

DRAWING NUMBER:
A-1.0
OF

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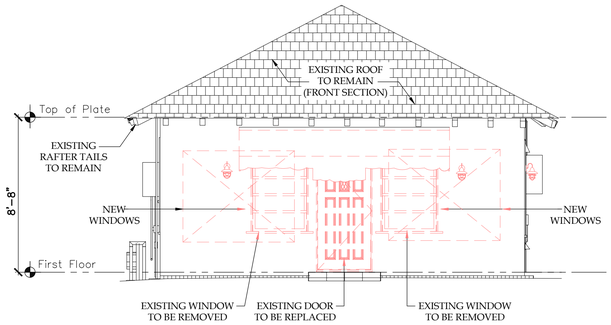
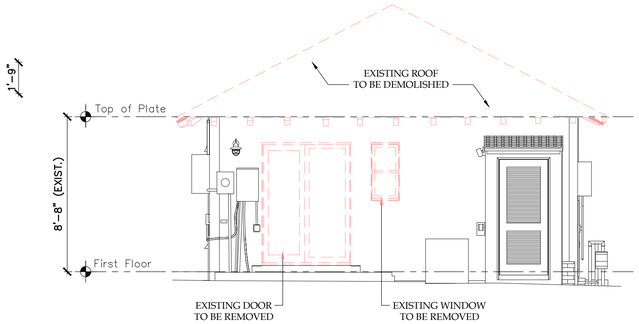


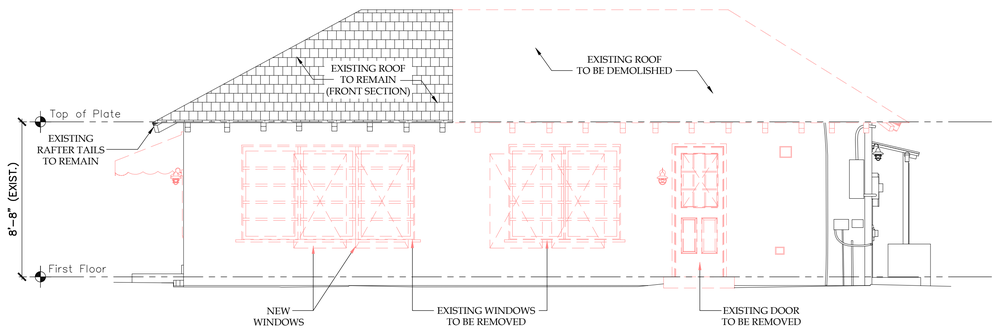
5 A-2.0 DEMO. FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1 A-2.0 EXIST. FRONT ELEVATION
SCALE: 1/4" = 1'-0"

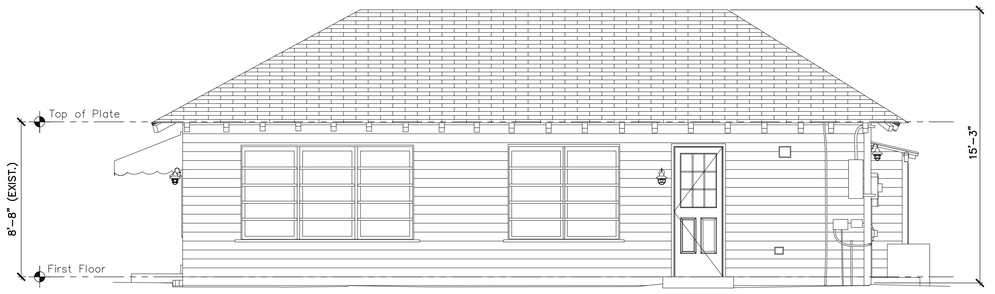


6 A-2.0 DEMO. REAR ELEVATION
SCALE: 1/4" = 1'-0"

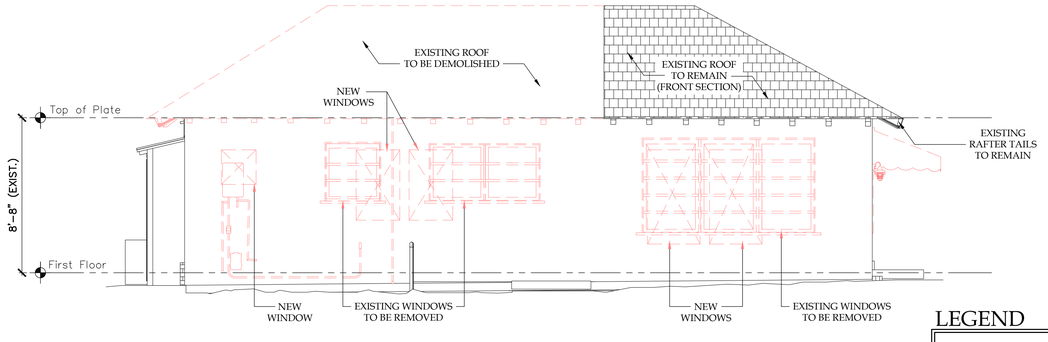
2 A-2.0 EXIST. REAR ELEVATION
SCALE: 1/4" = 1'-0"



7 A-2.0 DEMO. RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 A-2.0 EXIST. RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

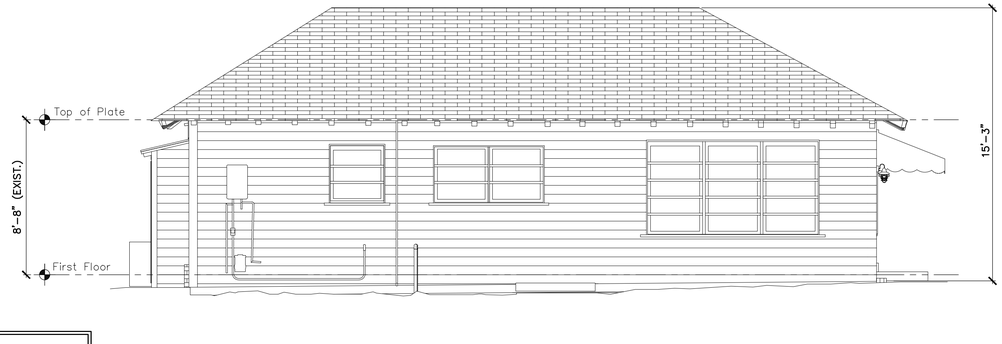


8 A-2.0 DEMO. LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND

EXISTING TO BE REMOVED

EXISTING TO REMAIN



4 A-2.0 EXIST. LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT NAME:
PROPOSED RESIDENCE
151 ROOT TRAIL
151 ROOT TRAIL
PALM BEACH, FLORIDA 33480

KEY PLAN

NO.	DATE	REVISIONS
1	03.06.2026	PLAN REVIEW
2	03.13.2026	PLAN REVIEW
3	03.27.2026	PLAN REVIEW
4	05.04.2026	PLAN REVIEW
5	06.01.2026	PLAN REVIEW
6		
7		

COMM. NO.:
DATE: 02.19.2026
SCALE: AS NOTED
DRAWN BY:
CHECKED BY: BPB

SHEET TITLE:
EXISTING
& DEMOLITION
ELEVATIONS

DRAWING NUMBER:
A-2.0
OF

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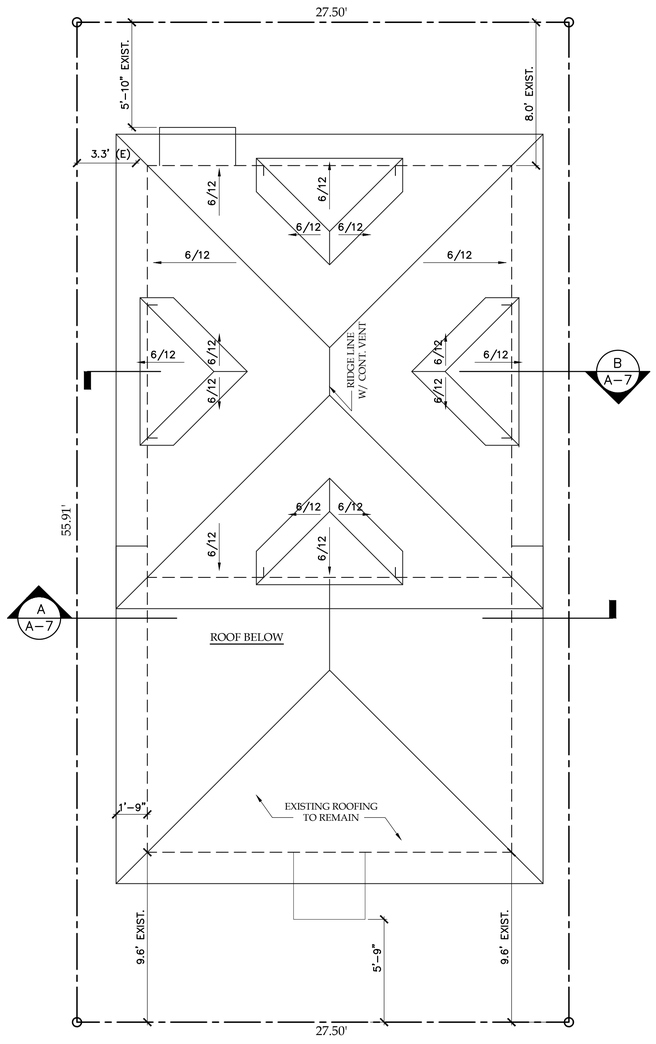
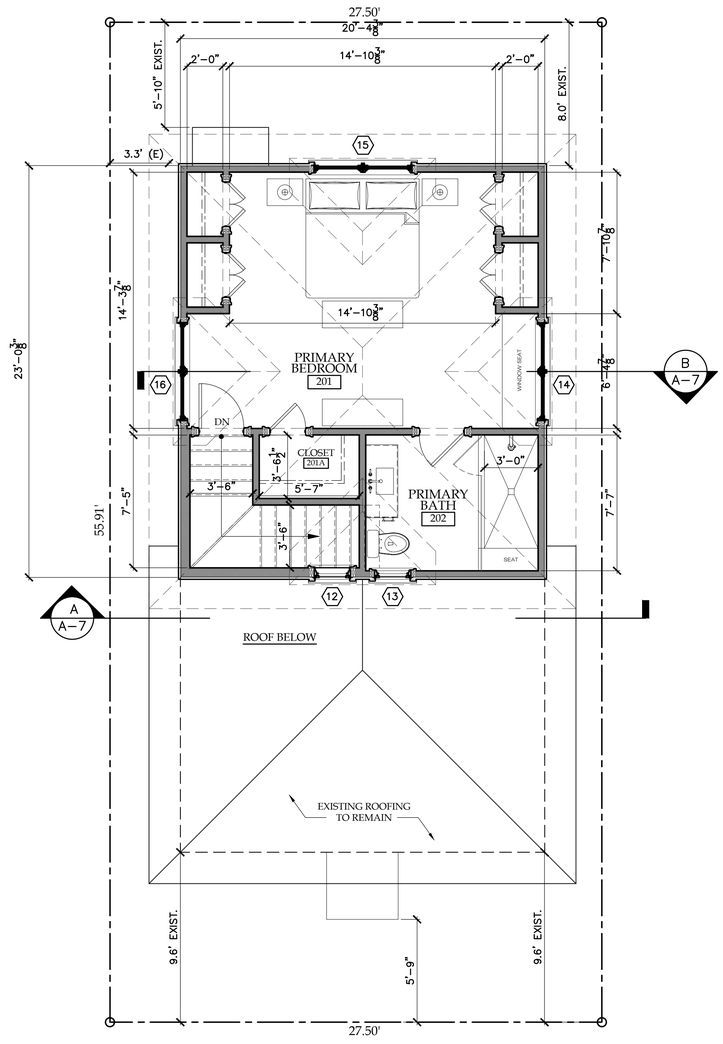
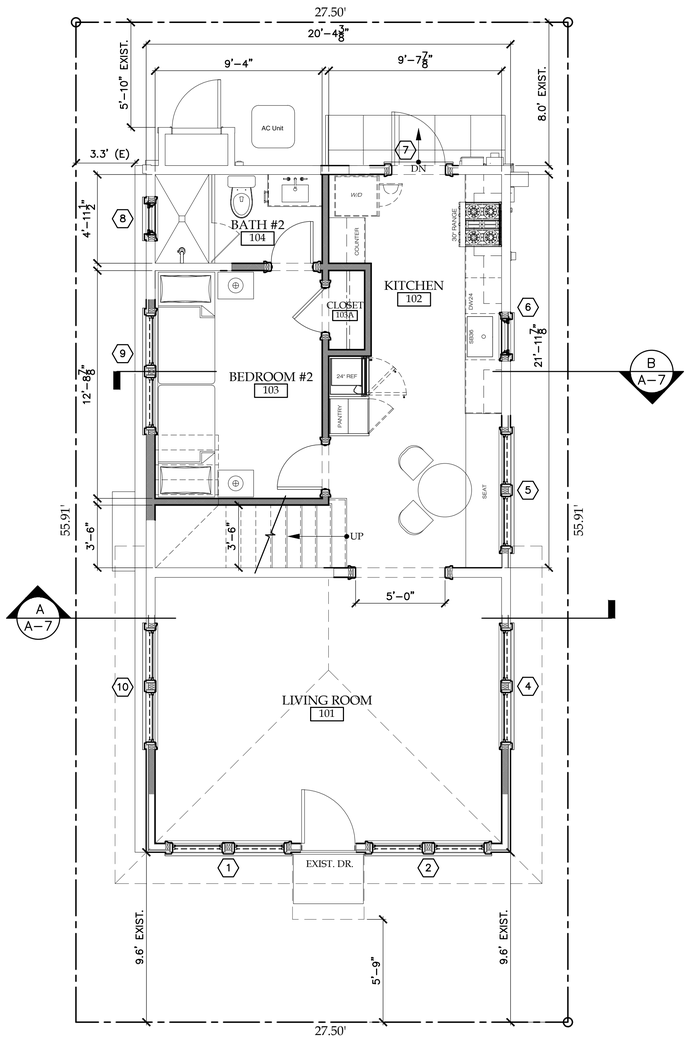


3 A-3.0 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



2 A-3.0 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" AREA = 470 SQ. FT.



1 A-3.0 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" AREA = 776 SQ. FT.

NY LIC. 031085-1
PA LIC. 9859-X

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SCALE: AS NOTED
DRAWN BY:
CHECKED BY: BPB

SHEET TITLE:
PROPOSED
FLOOR PLANS

DRAWING NUMBER:
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OF

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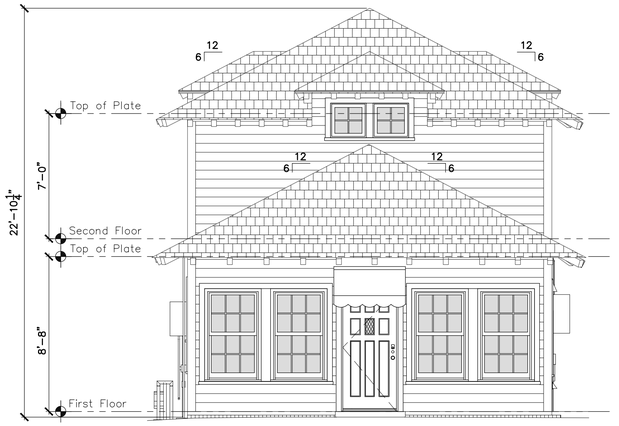
2 A-4.0 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 A-4.0 FRONT ELEVATION
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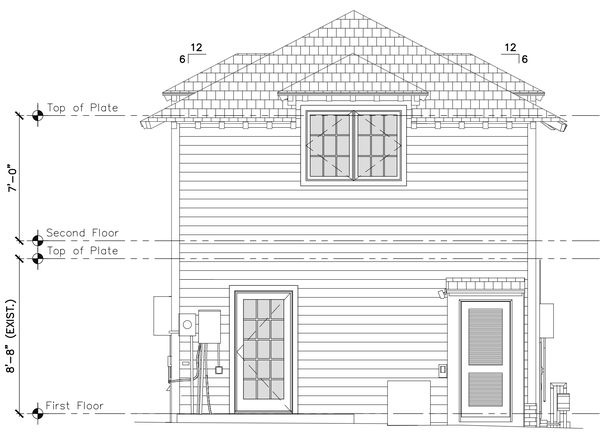
4 A-4.0 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 A-4.0 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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DRAWN BY:
CHECKED BY: BPB

SHEET TITLE:
PROPOSED ELEVATIONS

DRAWING NUMBER:
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STREETSCAPE ELEVATIONS

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SHEET TITLE:
STREETSCAPE ELEVATIONS

DRAWING NUMBER:
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OF

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1 A-5.0 DORMER ROOF DETAIL

2 A-5.0 EXPOSED RAFTER TAIL

3 A-5.0 ANDERSEN WINDOWS 400 SERIES

1 A-5.0 KEY ELEVATION
SCALE: 1/4" = 1'-0"

4 A-5.0 METAL SHINGLES ROOFING

5 A-5.0 WOOD BOARD WALL SIDING

6 A-5.0 EXISTING FRONT DOOR

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PROJECT NAME:
PROPOSED RESIDENCE
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7		

COMM. NO.:
DATE: 02.19.2026
SCALE: AS NOTED
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CHECKED BY: BPB

SHEET TITLE:
MATERIALS
& SELECTIONS

DRAWING NUMBER:
A-6.0
OF

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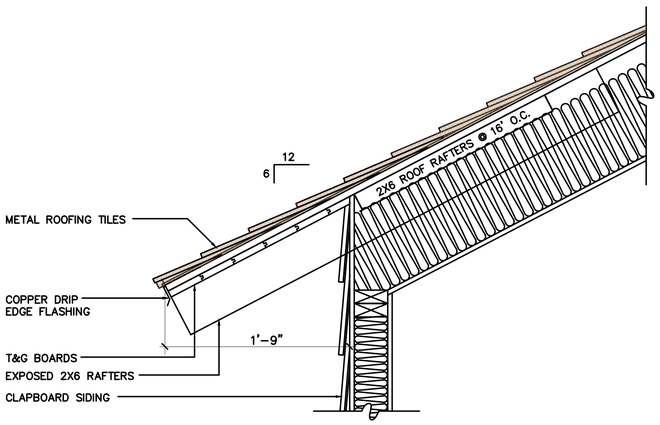

C A-5.0 EAVE DETAIL
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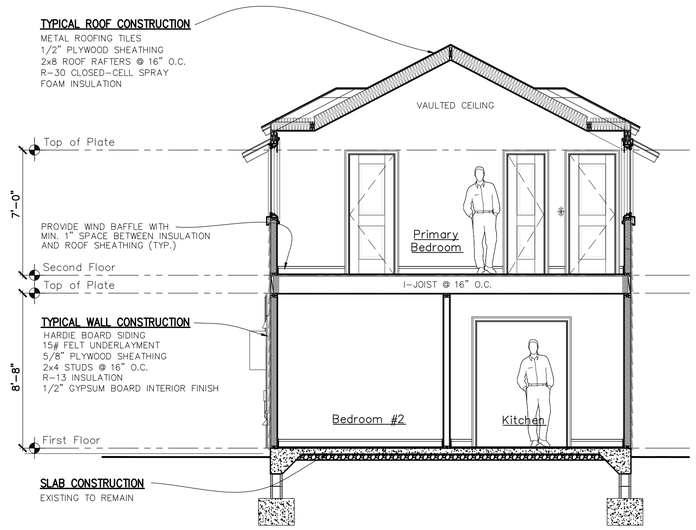

B A-7.0 CROSS SECTION - B
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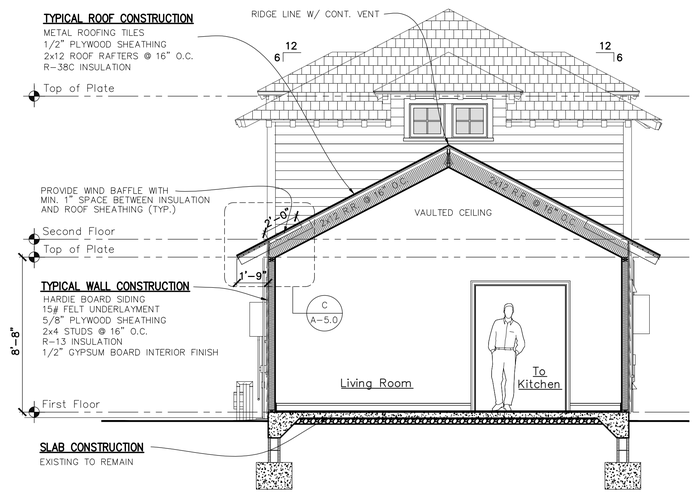

A A-7.0 CROSS SECTION - A
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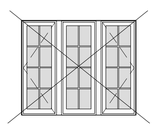
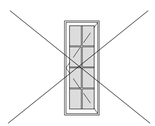


WINDOW TYPE A



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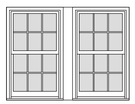
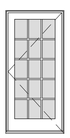


WINDOW TYPE C

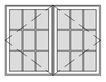
WINDOW TYPE D



DOOR TYPE E

WINDOW TYPE F

WINDOW TYPE G



DOOR TYPE H

EXTERIOR DOOR & WINDOW SCHEDULE

	NO.	LOCATION	TYPE W/D	TYPE	MANUFACTURER	UNIT NUMBER	STYLE	SIZE WIDTH	SIZE HEIGHT	LITE CUT	MATERIAL	GLASS TYPE	NOTES
FIRST FLOOR UNITS	01	101 LIVING RM	W	C	ANDERSEN 400S	2-ADH3254	DOUBLE HUNG	3'-2"	5'-4"	2W 3H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	02	101 LIVING RM	W	C	ANDERSEN 400S	2-ADH3254	DOUBLE HUNG	3'-2"	5'-4"	2W 3H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	03	REMOVED											
	04	101 LIVING RM	W	C	ANDERSEN 400S	2-ADH3254	DOUBLE HUNG	3'-2"	5'-4"	3W 2H 3W 2H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	05	102 KITCHEN	W	C	ANDERSEN 400S	2-ADH3254	DOUBLE HUNG	3'-2"	5'-4"	3W 2H 3W 2H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	06	102 KITCHEN	W	D	ANDERSEN 400S	ADH2030	DOUBLE HUNG	2'-0"	3'-0"	2W/2W	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	07	102 KITCHEN	D	E	ANDERSEN 400S	3168AL	FRENCH OUTSWING	3'-0"	6'-8"	2W/5H	WOOD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	08	104 BATH #2	W	D	ANDERSEN 400S	ADH2030	DOUBLE HUNG	2'-0"	3'-0"	2W/2W	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	09	103 BDRM #2	W	C	ANDERSEN 400S	2-ADH3254	DOUBLE HUNG	3'-2"	5'-4"	2W 3H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH/EGRESS
	10	101 LIVING RM	W	C	ANDERSEN 400S	2-ADH3254	DOUBLE HUNG	3'-2"	5'-4"	2W 3H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	11	REMOVED											
SECOND FLOOR UNITS	12	STAIRCASE	W	G	ANDERSEN 400S	ACW2020	CASEMENT	2'-0"	2'-0"	2W 2H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	13	PRIMARY BATH	W	G	ANDERSEN 400S	ACW2020	CASEMENT	2'-0"	2'-0"	2W 2H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	14	PRIMARY BED	W	H	ANDERSEN 400S	2-ACW2840	CASEMENT	2'-8"	4'-0"	2W 3H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH / EGRESS
	15	PRIMARY BED	W	H	ANDERSEN 400S	2-ACW2840	CASEMENT	2'-8"	4'-0"	2W 3H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH / EGRESS
	16	PRIMARY BED	W	H	ANDERSEN 400S	2-ACW2840	CASEMENT	2'-8"	4'-0"	2W 3H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH / EGRESS

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PROPOSED RESIDENCE
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SCALE: AS NOTED
DRAWN BY:
CHECKED BY: BPB

SHEET TITLE:
CROSS SECTIONS
EXTERIOR DOOR & WINDOW SCHEDULE

DRAWING NUMBER:
A-7.0
OF

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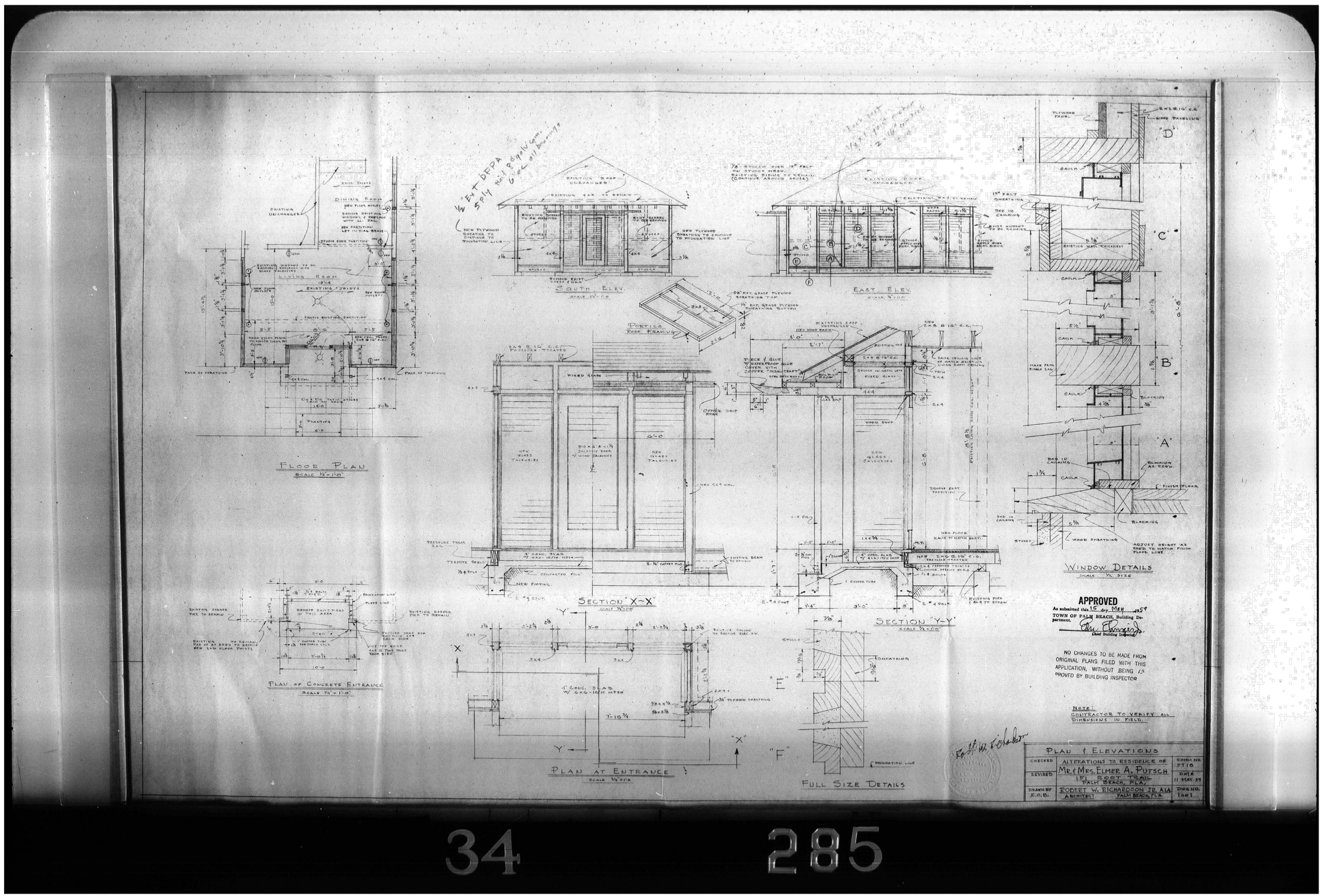

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FRONT ELEVATION RENDERINGS

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RENDERINGS

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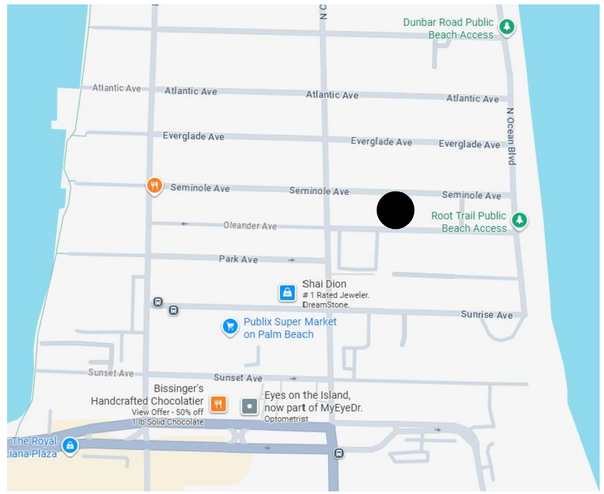

PHILLIPS RESIDENCE
151 ROOT TRAIL
Palm Beach, FL 33480

50% DESIGN DEVELOPEMENT SET - MAY 31, 2026

INDEX:

Coversheet
L1.0 - Existing Conditions/Demo
L1.1 - LOS
L2.0 - Layout/Materials
L3.0 - Planting
L3.1 - Plant list & Code calculations
L4.0 - Grading
L5.0 - Elevations

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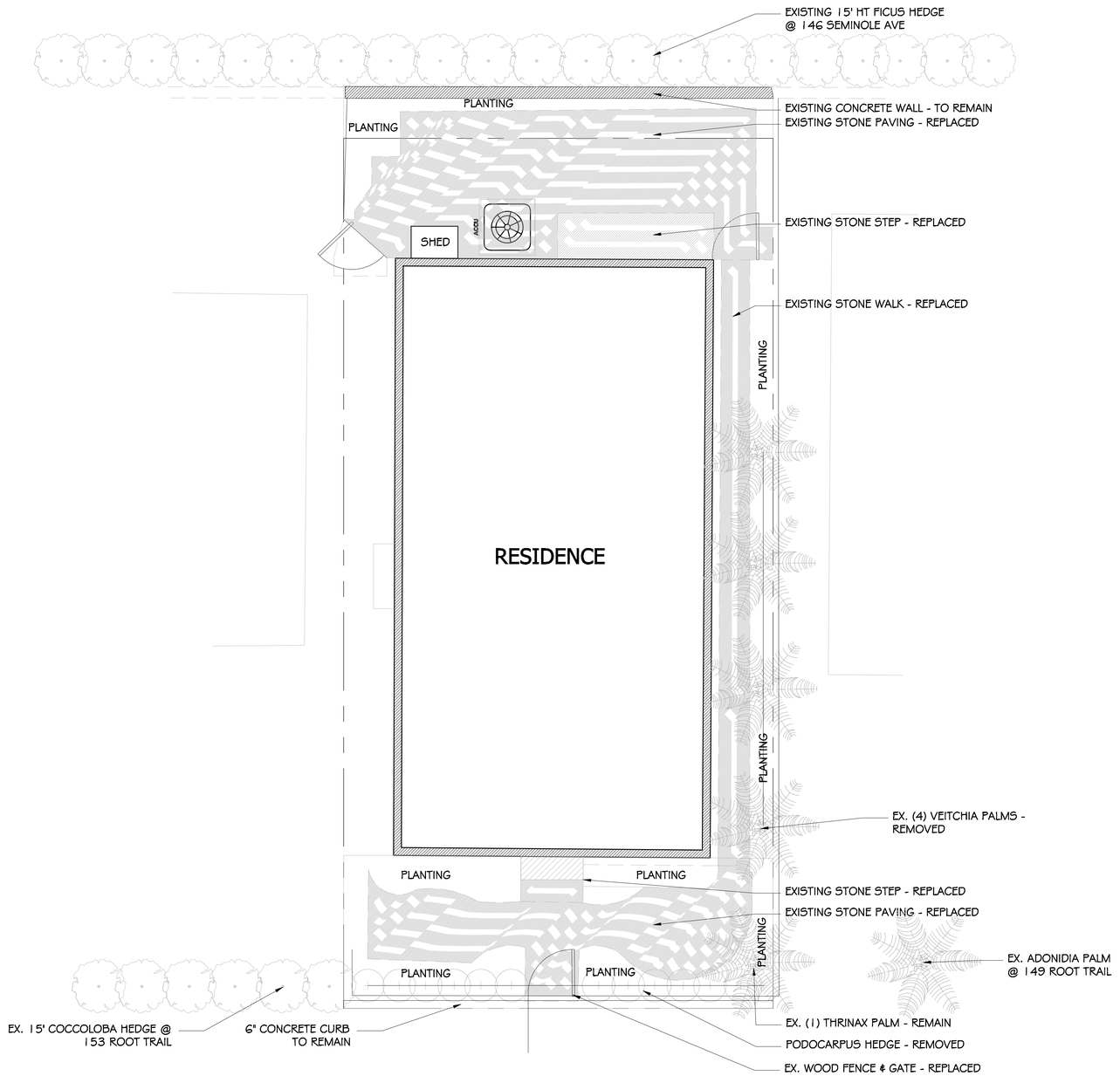
#	Date	Revisions

Title: COVER SHEET
Project #: XXXXXX
Drawn By: RJB
Date: 5/31/2026
Checked by: AAA
Scale: 1/8"=1'-0"
CAD file: XXXX

Sheet #: #1 of 2



ROOT TRAIL

Existing open space - Legend

Gross lot SF - 1,537	
Structures - 776 SF (50%)	
Hardscape - 428 SF (28%)	
Greenspace - 333 SF (22%)	

NOTES:
Paving area in 5' rear ROW is included in both existing & proposed calculations for clarity

N

0 2 4 8

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Palm Beach, FL 33480

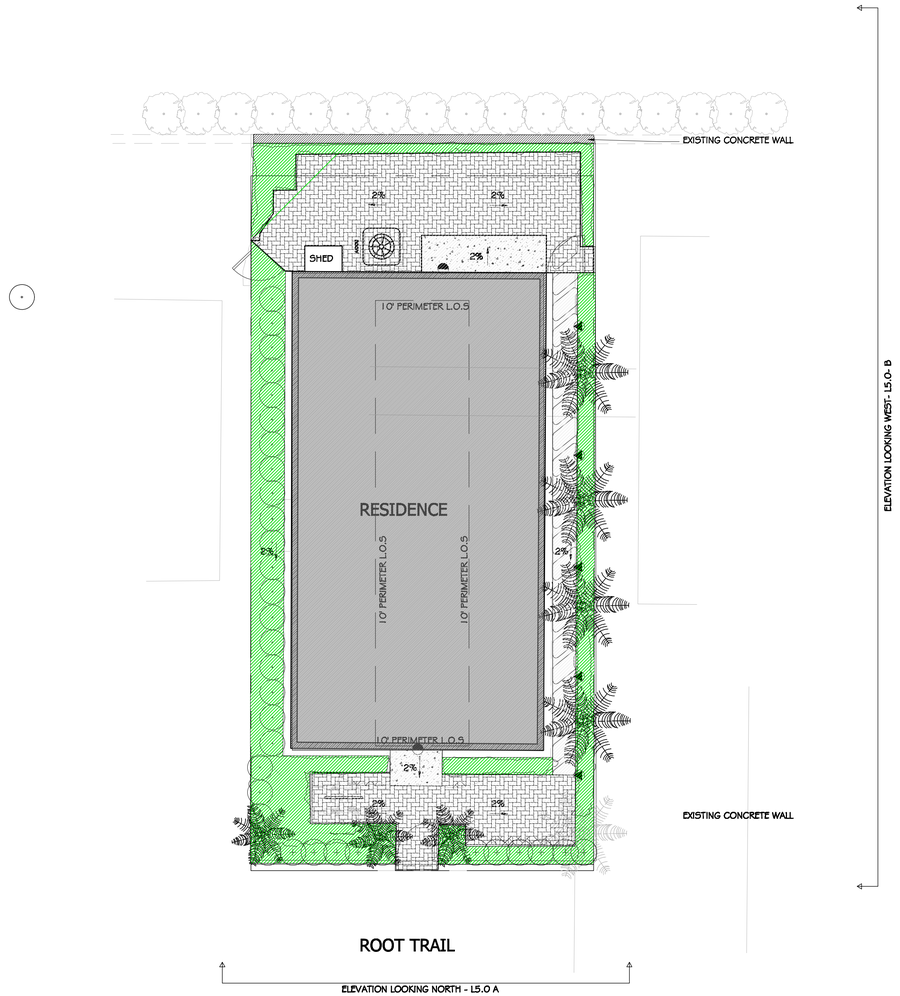
#	Date	Revisions

Title: EXISTING CONDITIONS/DEMO

Project #	XXXXXX	Date	5/31/2026
Drawn by	RJB	Checked by	AAA
Scale	1/8"=1'-0"	CAD file	XXXX

Sheet # L - 1.0

#1 of 2



Proposed open space - Legend

Gross lost SF -1,537

- Structures - 776 SF (50%)
- Hardscape - 424 SF (28%)
- Greenspace - 337 SF (22%)

NOTES:
Paving area in 5' rear ROW is included in both existing & proposed calculations for clarity

N

0 2 4 8

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Palm Beach, FL 33480

#	Date	Revisions

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Project #: XXXXXX
Drawn By: RJB
Date: 5/31/2026
Checked by: AAA
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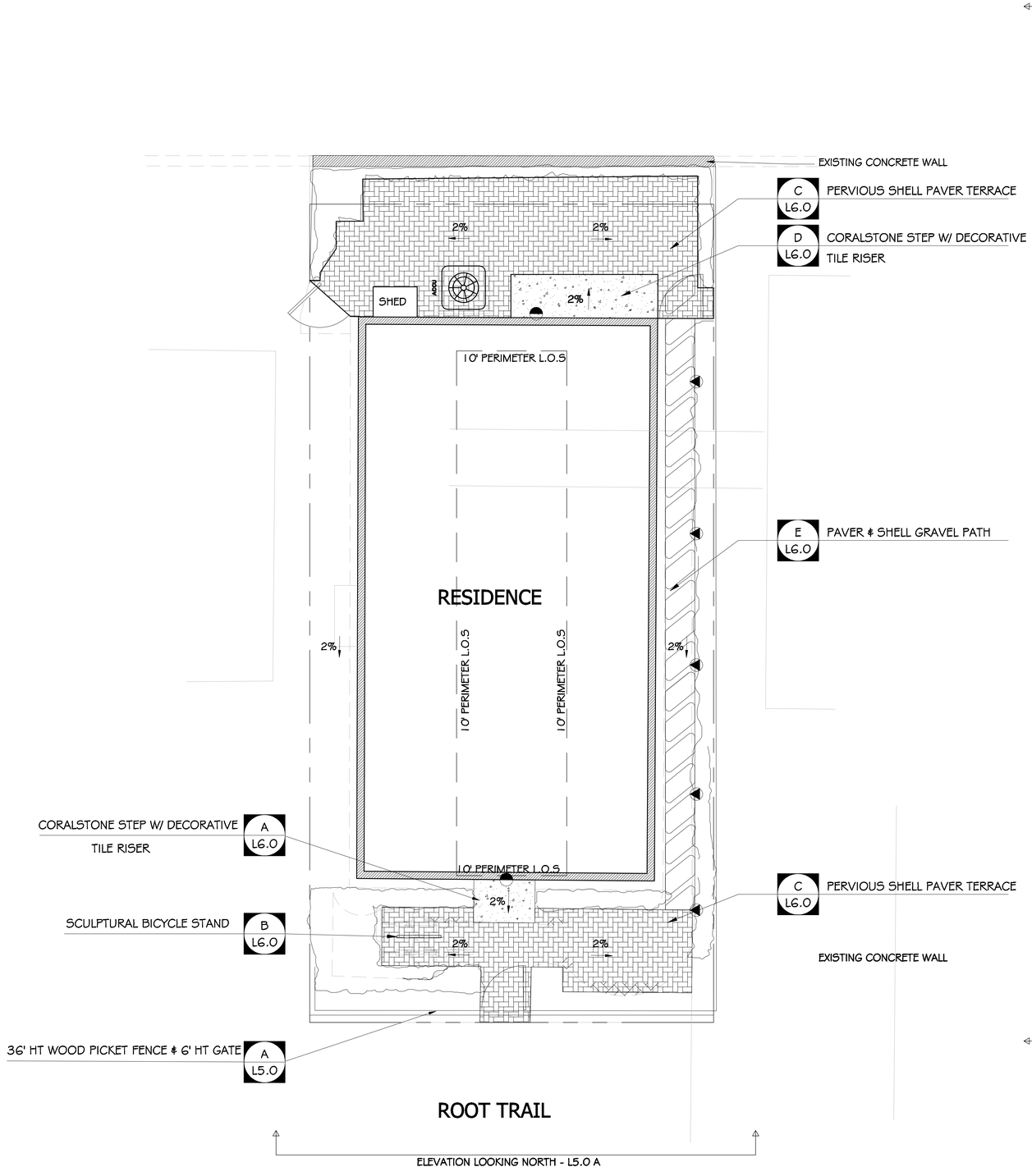
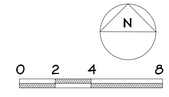
#1 of 2





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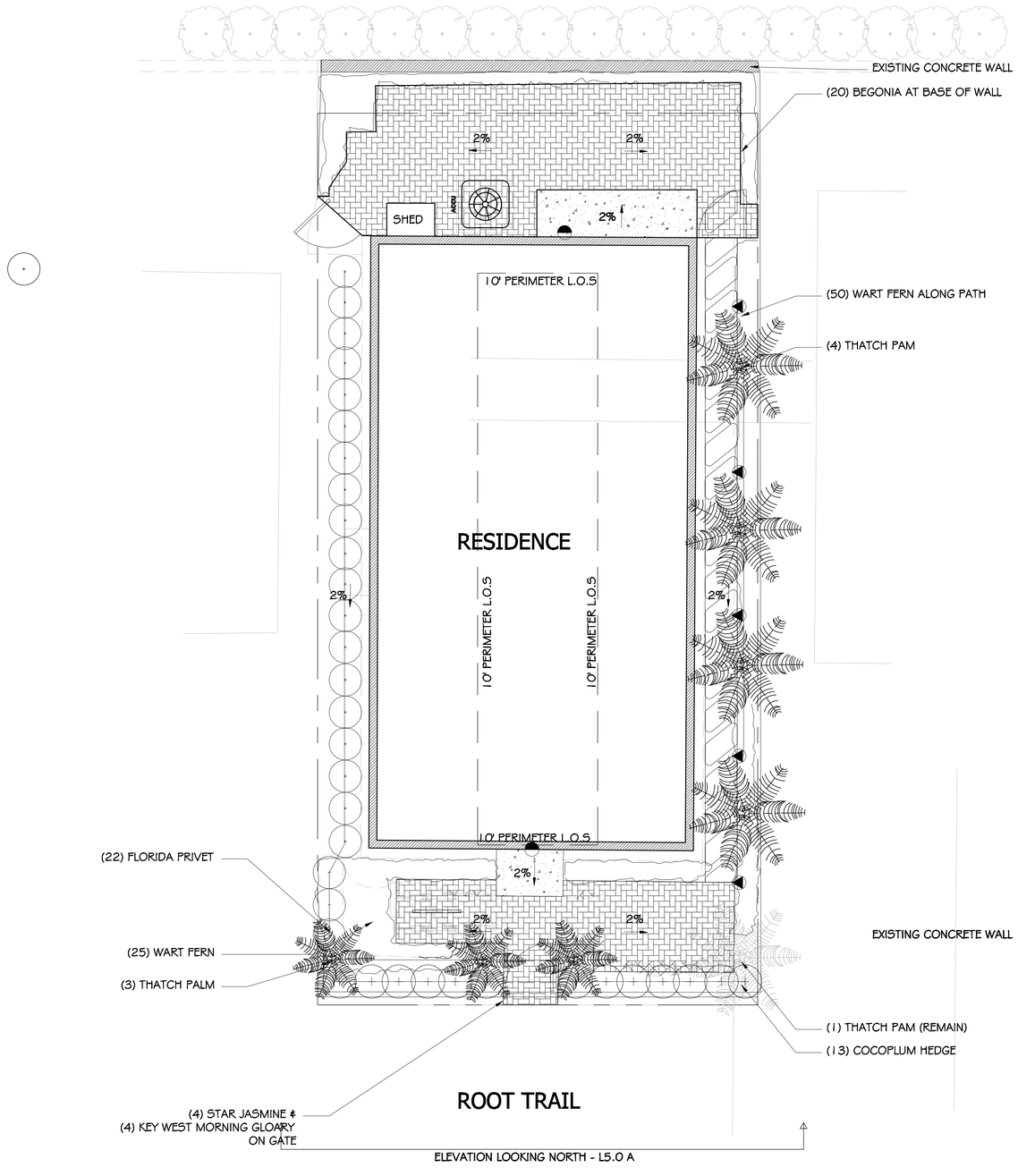
PHILLIPS RESIDENCE
151 Root Trail
Palm Beach, FL 33480

#	Date	Revisions

Title	LAYOUT & MATERIALS		
Project #	XXXXXXX	Date	5/31/2026
Drawn By	RJB	Checked By	AAA
		Scale	1/8"=1'-0"
		CAD File	XXXX

Sheet # L - 2.0

1 of 2



ELEVATION LOOKING WEST - L5.0- B

N

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#	Date	Revisions

Title: PLANTING
Project # XXXXXX
Drawn By RJB
Date 5/31/2026
Checked by AAA
Scale 1/8"=1'-0"
CAD file XXXX

Sheet # L - 3.0
#1 of 2

Code - PALM BEACH, FL CODE, MAR 2026 - Chapter 66, Article IV Vegetation, §§ 66-211–286;
Chapter 134, Article VI, Div 5 §134-948 (11) LOS ; Article VIII, Div 5 § 134-1666-1671 Wall & Fences

Zoning designation: **RC3**

CALCULATIONS

FULL SITE

Gross lot SF	1537
Lot coverage (vs 30% required)	50%
Landscape SF	1109
House SF	776
Front terrace & step	126
Rear terrace & step	227
East walkway	75
Ex. paved total SF	428
Ex LOS (vs 45% required)	22%
Front yard area	267
Ex front yard paved	126
Ex front yard LOS	47%
Prop front yard paved	119
Prop front yard LOS	45%
Perimeter LOS required area	1269
Ex perimeter LOS	1109
Prop perimeter LOS	1116
Ex LOS %	13%
Prop LOS%	12%

TABLE 1 - EXISTING TREES

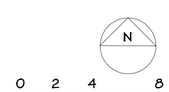
Botanical Name	*Common Name*	*Quantity*	*Caliper*	*Height*	*Native/non*	*Status*
Veitchia montgomeryana	Montgomery Palm	4		25'	Non	Remove
Thrinax radiata	Thatch Palm	1		19'	Native	Remain

TABLE 2 - PROPOSED PLANT LIST

Botanical Name	*Common Name*	*Quantity*	*Caliper*	*Height*	*Native/non*	*Status*
Trees & Palms - 100% Native						
Thrinax radiata	Thatch Palm	7		12' HT MIN	Native	
Shrubs - 100% Native						
Chrysobalanus icaco	Cocoplum	13		5' HT MIN	Native	
Forestiera segregata	Florida Privet	22		5' HT MIN	Native	
Groundcovers & Ornamental - 100% Native						
Begonia odorata	Fragrant Begonia	20		1 gal	Native	
Microsorum scolopendria	Wart Fern	75		1 gal	Native	
Vines- 50% Native						
Jacquemontia pentanthos	Key West Morning G	4		6' Trellised	Native	
Trachelospermum jasminoides	Jasmine	4		6' Trellised	Non	

Note: all plant material to be of Florida #1 grade or better as illustrated in the Grades andStandards for Nursery Plants, Part 1 (current edition) by the Florida Department of Agriculture.

All landscaped areas to be provided with permanent, automatic irrigation



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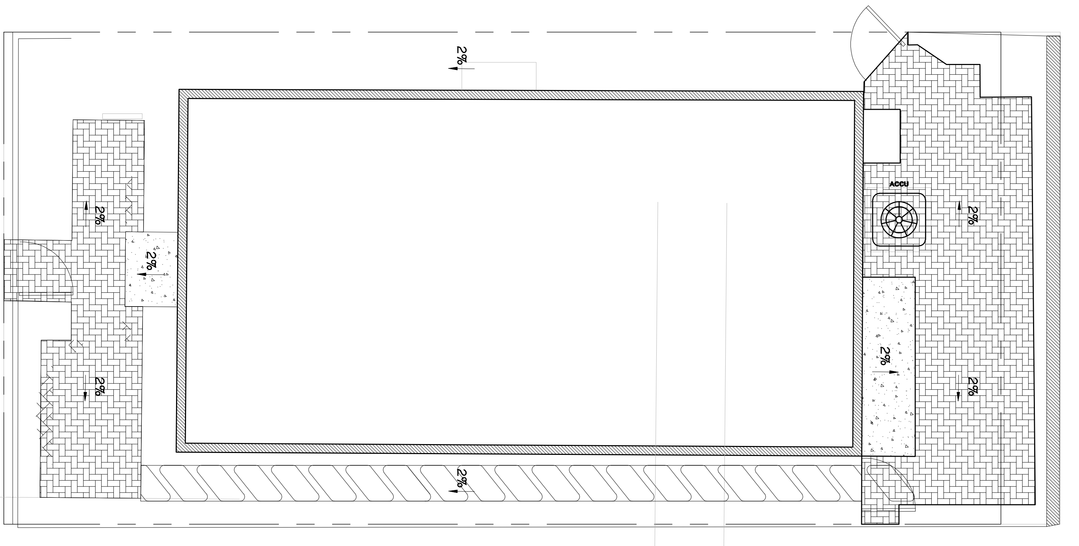
#	Date	Revisions

Title: **PLANTING & CODE CALCS**
Project # XXXXXX | Drawn By RJB | Date 5/31/2026 | Checked By AAA | Scale 1/8"=1'-0" | CAD File XXXX

Sheet # **L - 3.1** #1 of 2



NOTES:
SEE CIVIL SITE PLAN FOR SPECIFIC STORMWATER BMPS

0 2 4 8

N

Sheet #
L - 4.0
1 of 2

Title
GRADING

Project #	Date	Scale
XXXXXX	5/31/2026	1/8"=1'-0"
Drawn By	Checked By	CAD file
RJB	AAA	XXXX

#	Date	Revisions

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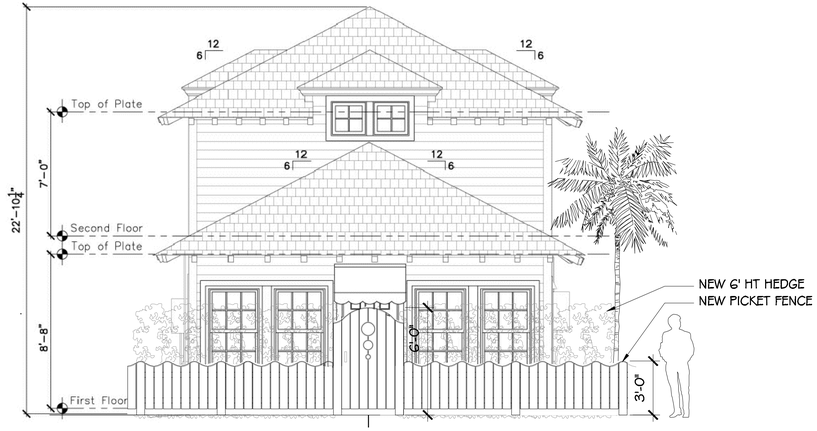
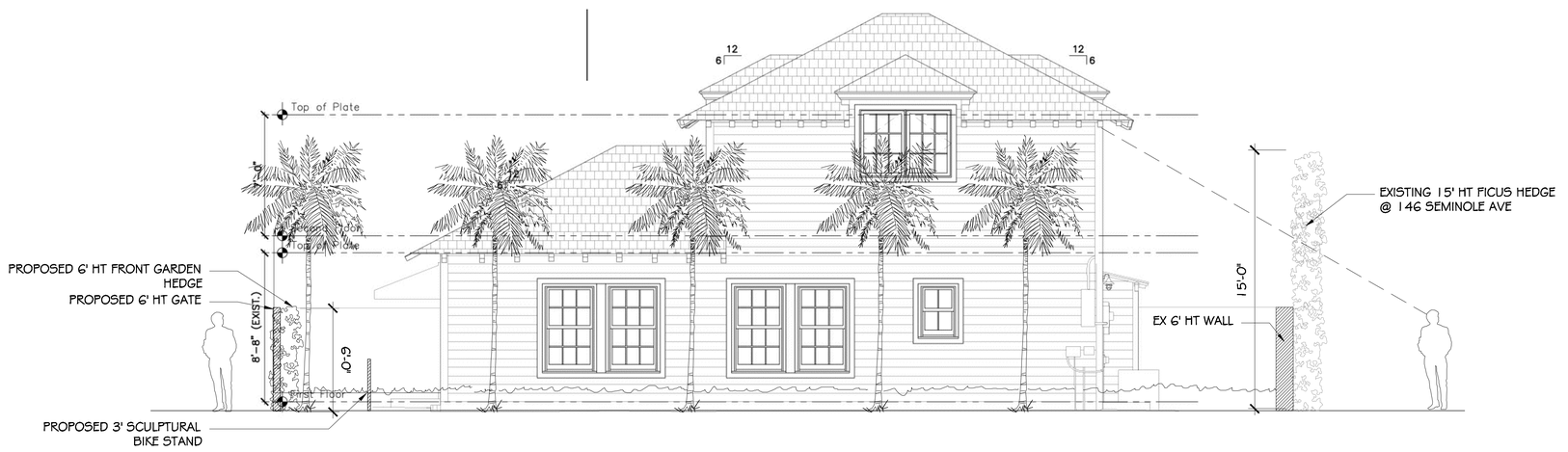


A - ELEVATION LOOKING NORTH



B - ELEVATION LOOKING WEST

N

0 2 4 8

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Palm Beach, FL 33480

#	Date	Revisions

Title: ELEVATIONS
Project #: XXXXXX
Drawn By: RJB
Date: 5/31/2026
Checked By: AAA
Scale: 1/8"=1'-0"
CAD File: XXXX

Sheet #: L - 5.0
#1 of 2

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Palm Beach, FL 33480

DESIGN DEVELOPMENT PACKAGE
May 31st, 2026

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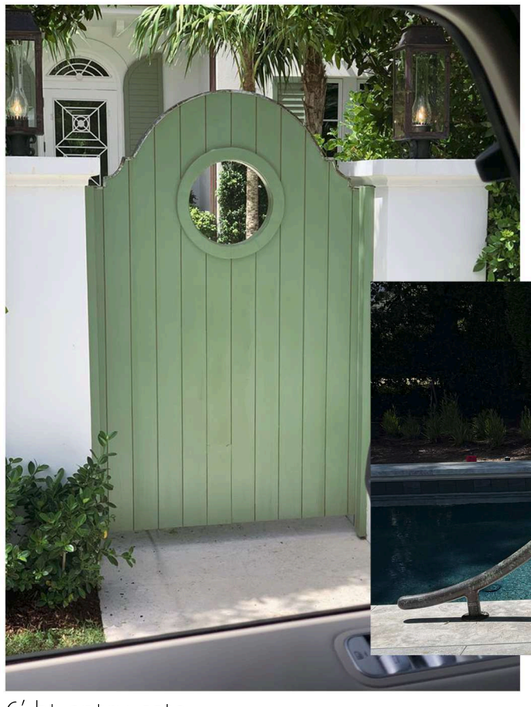
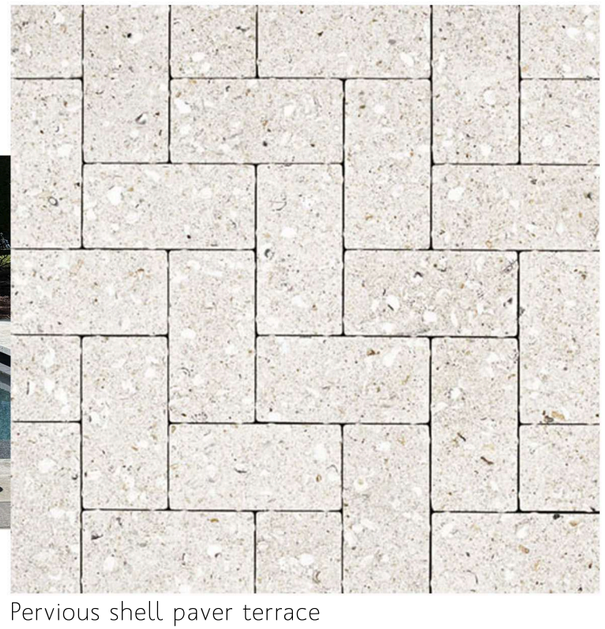
36" ht picket fence



6' ht entry gate

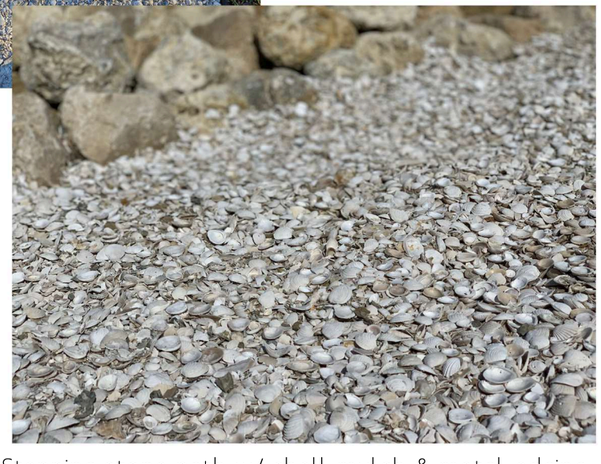
Sculptural bike stand

Limestone steps w/ decorative tile risers



Pervious shell paver terrace

Simple patinaed downlight over front door



Stepping stone path w/ shell mulch & metal edging

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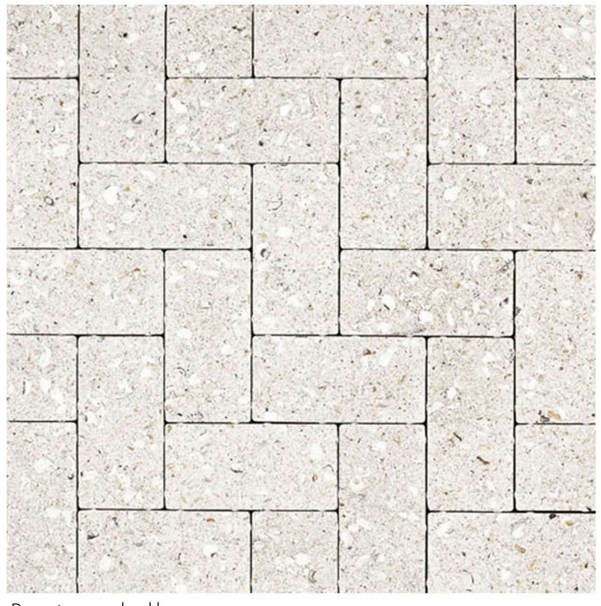
151 Root Trail
Palm Beach, FL 33480

May 31st 2026
Design Development
Landscape finishes - Front Entry & Side walkway

Add orchids in shell planters to existing concrete wall

Coralstone back door step w/ glazed tiler riser



Pervious shell paver terrace

Simple patinated downlight by back door

Vertical planters w/ palms

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PHILLIPS RESIDENCE
151 Root Trail
Palm Beach, FL 33480

May 31st 2026
Design Development
Landscape finishes - Rear terrace

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: June 17, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: COA-26-0012 102 FOUR ARTS PLZ – THE SOCIETY OF THE FOUR ARTS. The applicant, Society of the Four Arts Inc. (Harvey E. Oyer, III, Representative), has filed an application requesting a Certificate of Appropriateness for review and approval of removal of four (4) statues on the landmarked property.

Date: 6/10/2026

ATTACHMENTS

- Staff Report
- Letter of Intent
- Plans
- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

COA-26-0012 102 FOUR ARTS PLZ – THE SOCIETY OF THE FOUR ARTS. The applicant, Society of the Four Arts Inc. (Harvey E. Oyer, III, Representative), has filed an application requesting a Certificate of Appropriateness for review and approval of removal of four (4) statues on the landmarked property.

Property Owner: Society of the Four Arts Inc.
Representative: Harvey E. Oyer III

HISTORY:
The Society of the Four Arts site has an approximately 7.67-acre campus that is bifurcated by the Four Arts Plaza right-of-way. The east campus contains The Dixon Education Building, The King Library, and the Phillip Hulitar Sculpture and Botanical Garden. The west campus contains The Rovensky Building and The Esther B. O'Keeffe Gallery Building, surface parking areas, and a portion of the Lake Trail that abuts the Lake Worth Lagoon.

In 1979, three buildings (The King Library, The Rovensky Building, and The Esther B. O'Keeffe Gallery Building) and two Volk-designed piers at the entrance of Four Arts Plaza were landmarked.

On January 22, 2025, a major project was approved by the Landmarks Preservation Commission (LPC) under application COA-24-0018. The project scope included:

- O'Keeffe Building: Demolition exceeding 50%, and the construction of a new one- and two-story additions and renovations to the existing two-story theater building.
- Rovensky Building: Demolition exceeding 50%, and the construction of a new three-story addition and renovations to the existing three-story administrative building.
- Demolition of the existing shade structure and construction of a new pavilion.
- Landscape and hardscape modifications.

Two (2) Special Exceptions, Site Plan Review, and one (1) Variance were granted by Town Council (TC) on February 12, 2025, under application ZON-24-0043, to achieve the scope of work.

THE PROJECT:
The following is the scope of work for the Project:

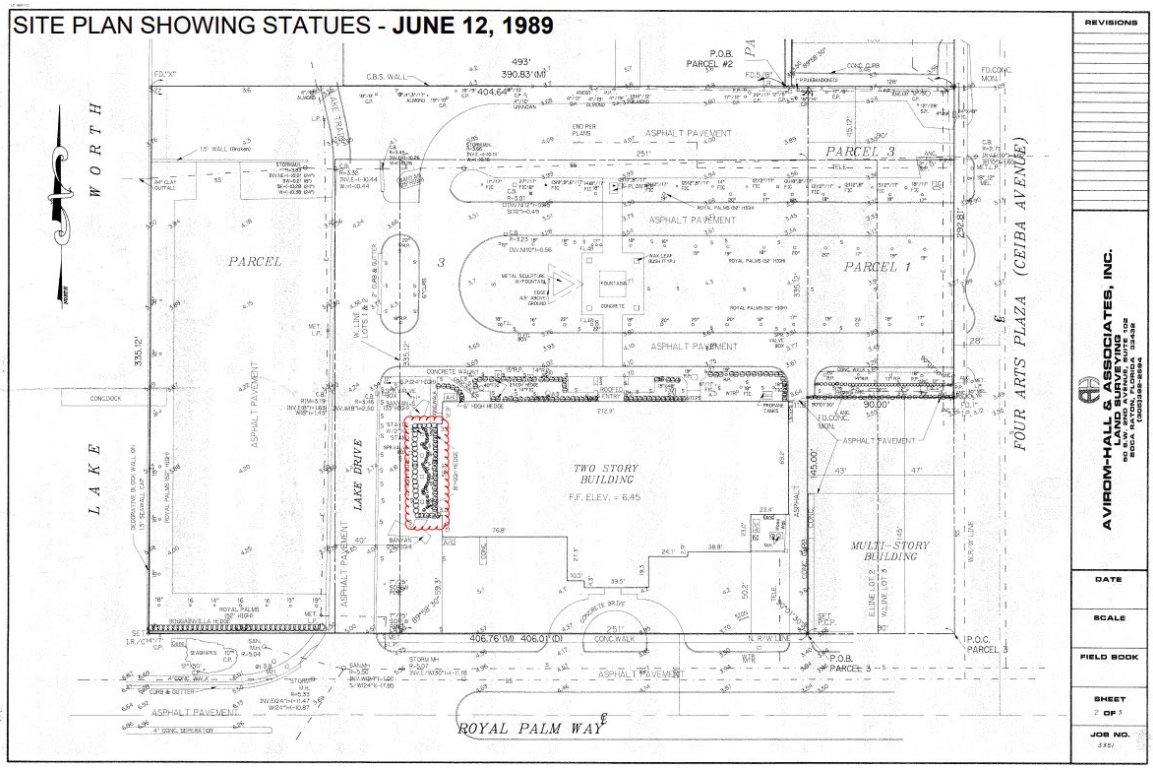
- Removal of four (4) statues on the landmarked property.

Photograph.

Site Data			
Zoning District	C-I	**Future Land Use**	PRIVATE GROUP USE

Surrounding Properties / Zoning	
North	Two-story residence / R-B Two-story residence / R-A
South	Five-story office / C-OPI Three-story office / C-OPI
East	Two-story educational facility (Palm Beach Public Elementary) / R-B
West	Intracoastal Waterway

Site Plan.



STAFF ANALYSIS:

The application seeks a Certificate of Appropriateness (COA) review and approval for the removal of the existing four (4) statues that depict the four (4) seasons. Per Section 54-71(a) "No landmark nor any building or **site planning feature**, including but not limited to landscaping, garden walls, pools, fountains, etc., **on a landmark site** or within an historic district shall be **erected, altered, restored, moved or demolished until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to and approved by the commission**..."

As a landmarked property, the removal of the four (4) statues requires a COA review by the Landmarks Preservation Commission (LPC). Removal of these statues was not clearly requested as part of the major project.

A conservator's report has been submitted that details the conditions of the statues. Additionally, the Representative's Letter of Intent provides a history of the statues. As indicated in the letter, the four (4) statues were formerly in the Sculpture Gardens of the Society of The Four Arts, then relocated to west of the O'Keeffe Building in 1984. The statues have been removed and are currently in storage due to construction work on the campus.

Staff recommends that the applicant consider reconstruction of the statues or relocation of the existing statues within the property.

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require one (1) motion to be made by the Landmarks Preservation Commission:

1. for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions.

WRB: JGM: FHM: ALF
WRB

L E T T E R O F I N T E N T

F I N A L S U B M I T T A L

DATE: June 1, 2026

TO: Town of Palm Beach, Planning, Zoning & Building Dept.

RE: SOCIETY OF THE FOUR ARTS

REQUEST

On behalf of the Society of the Four Arts, Inc. ("**Applicant**"), Shutts & Bowen LLP ("**Agent**") submits this request for a Certificate of Appropriateness ("**COA**") for Landmarks Preservation Commission ("**LPC**") determination on whether or not the Four Seasons statues ("**Statues**") are a historically designated element at the Society of the Four Arts ("**Four Arts**"), located on a 7.68-acre site at 100, 101, 102, and 103 Four Arts Plaza, and 240 Cocoanut Row ("**Campus**") in the Town of Palm Beach ("**Town**").

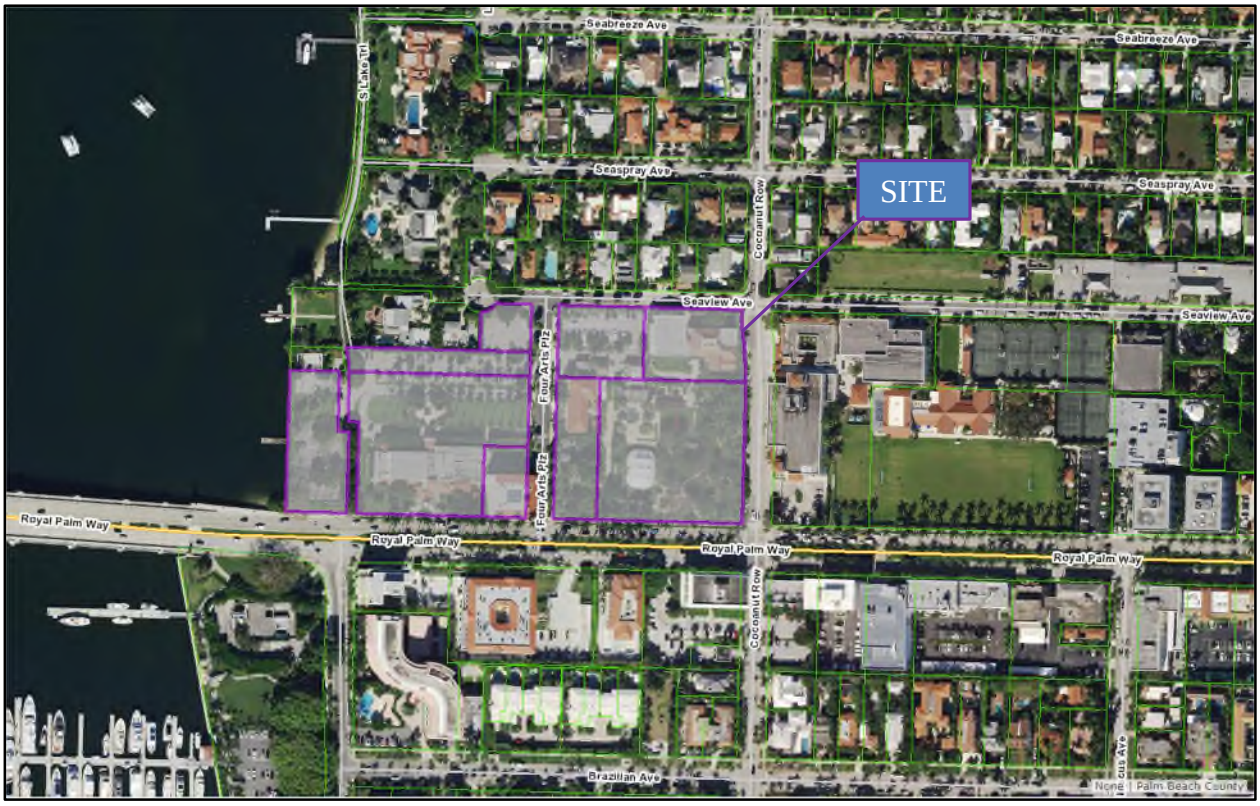


FIGURE 1 – Location map

Property Address:	100, 101, 102, and 103 Four Arts Plaza, and 240 Cocoanut Row ***(Figure 1)***
Parcel Control Number ("PCN"):	50434323050210010; 50434322000030030; 50434322000030080; 50434323050210010; 50434323050210031; 50434322000030090; 50434322000030140; 50434323050210040; 50434323050210050
Zoning:	Cultural Institution District ("**CI District**")
Future Land Use ("FLU")	Private Group Use ("**PGU**")
Municipality:	Town of Palm Beach ("**Town**")

BACKGROUND

The Campus is currently developed with a theater, a museum, a sculpture garden, a botanical garden, a public library, a children's library, offices, residential units above the first floor, classrooms, an auditorium, along with other ancillary uses (collectively the "**Existing Development**") including:

- Dixon Education Building ("**Dixon Building**")
- King Library ("**King Library**")
- Philip Hulitar Sculpture and Botanical Garden ("**Sculpture Garden**")
- Rovensky Building which includes a children's library, ("**Rovensky Building**")
- Esther B. O'Keeffe Gallery Building, ("**O'Keeffe Building**")
- In addition to the above, there are two pillars at the intersection of Royal Palm Way and Four Arts Plaza that marks the main entrance to the Campus ("**Pillars**"), these are important because they are historically designated.

Per the Town's Historical Preservation Code of Ordinances ("**Code**"), specifically Section 54-161 of the Code; structures and/or sites qualify to be historically designated if one of the following criteria is met and is approved for historic designation by the LPC:
(1) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.
(2) Is identified with historic personages or with important events in national, state or local 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.
(4) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

On May 19, 1934, there was an announcement that stated there was a group of dedicated women citizens of the Town that decided to organize a group for the purpose of promoting interest in art, literature, music and science, and ultimately the creation of a library and an art museum. This was the start of what would become the Four Arts, a non-profit cultural organization founded in 1934. Its mission would be *"to enrich, inspire and engage the community, enhancing the quality of our lives through educational and cultural programs in art, music, drama, literature, historical and current affairs."*

During the years to follow (1936-1947), the Four Arts would be comprised of the King Library, the Rovensky Building, the O'Keeffe Building, and the Pillars. Considering the mission of the Four Arts, the architectural characteristics of these buildings, and the architects that designed these buildings, the Four Arts demonstrated consistency with the criteria outlined in the Code and was worthy of a historical designation classification. As such, on July 11, 1979, the LPC approved the original historic designation report (the "**1979 Designation Report**"). Then on September 20, 1995, the LPC approved a second designation report with supplementary information relevant to the Four Arts (the "**1995 Designation Report**"). Both designation reports are applicable to the Campus (collectively, the 1979 Designation

Report (pgs. 1-40) and the 1995 Designation Report (pgs. 41-262) are referenced as the "**Designation Reports**", a copy of which is attached hereto as **Exhibit "A"**). The Designation Reports contain all the specific details of the buildings and elements that are historically designated. In fact, the specific details of each building/element are outlined in the Florida Master Site File Site Inventory Form, one for each historically designated building/element. This is further discussed below under the Analysis of the Designation Report section of this Letter of Intent.

It should be noted that after a successful conversion of the Dixon Building and the successful restoration of the abandoned public school into the King Library, Four Arts subsequently obtained approvals for renovations and additions to the O'Keeffe Building and the Rovensky Building, along with other modifications on the Campus as follows (collectively the "**Current Approval**"):
On January 22, 2025, the LPC approved:

1. Demolition exceeding 50%, and construction of new one and two-story additions and renovations to the O'Keeffe Building.
2. Demolition exceeding 50%, and construction of a new three-story addition and renovations to the Rovensky Building.
3. Demolition exceeding 50% of the existing shade structure on the east side of the Campus.
4. A Master Signage Plan.
5. Landscape and hardscape plans as presented.

A copy of which is attached hereto as **Exhibit "B"**.
On February 12, 2025, the Town Council ("**TC**") approved:

1. Two Special Exceptions: 1) to allow a three-story building, and 2) allow building length greater than 150 feet.
2. A Site Plan Review for additions to existing buildings on the Campus along with other site changes.
3. A Variance for a reduction in required spaces from 315 parking spaces to 234 parking spaces.
4. Relocation of the Lake Trail public right-of-way.

A copy of which is attached hereto as **Exhibit "C"**.
The above matters because the renovations and additions to the O'Keeffe Building inevitably directly conflicts with the location of the Statues. Specifically, the Current Approval includes the expansion to the west for the O'Keeffe Building and the relocation of the Lake Trail public right-of-way, and these improvements will directly impact the Statues since the addition overlaps the area where the Statues were located.

ANALYSIS OF HISTORICAL DESIGNATION

On March 9, 2026, Agent reached out to Town staff to obtain all historic designation records applicable to the Campus. On March 11, 2026, the Town staff responded by email with copies of the 1979 Designation Report and the 1995 Designation Report. No other records were provided in the email (a copy of the email is attached hereto as **Exhibit "D"**).

A review and analysis of the Designation Reports along with limited web-based research (Google and the Town's website) were completed to determine if there are any approved Town documents that officially designated the Statues as historic. Based on this research and analysis of the Designation Reports and the limited Town provided information, it appears that the Statues are **not** historically designated. No evidence that the Statues are or have ever been historically designated was discovered nor contained in the Designation Reports. Although there are two references to the Statues in the Designation Reports (findings shown below), it is our opinion that these are only for informational purposes and do not historically designate the Statues.

This would make sense because the O'Keeffe Building, designed by Addison Mizner in 1923 is the subject of the Designation Reports and the Statues were never a part of the O'Keeffe Building, were manufactured several decades after the design and construction of the O'Keeffe Building, were not originally placed in

this location, were never intended to be placed in this location, theoretically have nothing to do with the O'Keefe Building nor the Society of the Four Arts, and do not meet any of the four criteria for historic preservation found in Section 54-161 of the Code.

The findings of the research are outlined below:

- FINDING #1:
  The Statement of Significance in Section V of the 1995 Designation Report specifies exactly what is historically designated. It specifies the following buildings and elements as historically designated:
  - O'Keeffe Building (previously known as the Addison Mizner building),
  - Rovensky Building (previously known as the Embassy Apartments),
  - King Library, and
  - Pillars.

  See page 57 of the Designation Reports, a copy of which is attached hereto as **Exhibit "A"**. For convenience, a snippet is also shown below:

V. STATEMENT OF SIGNIFICANCE

The three buildings and two piers that comprise the Society of the Four Arts complex are significant under the Criteria for Designation listed in Section 16-38A of the Town of Palm Beach Landmarks Preservation Ordinance #2-84. They exemplify the broad cultural and social history of Palm Beach during the 1930s and 1940s, embody distinguishing characteristics of an architectural style, represent the notable works of four well-known architects and show the adaptability of Palm Beach buildings by ingenious renovations.

Statement of Significance

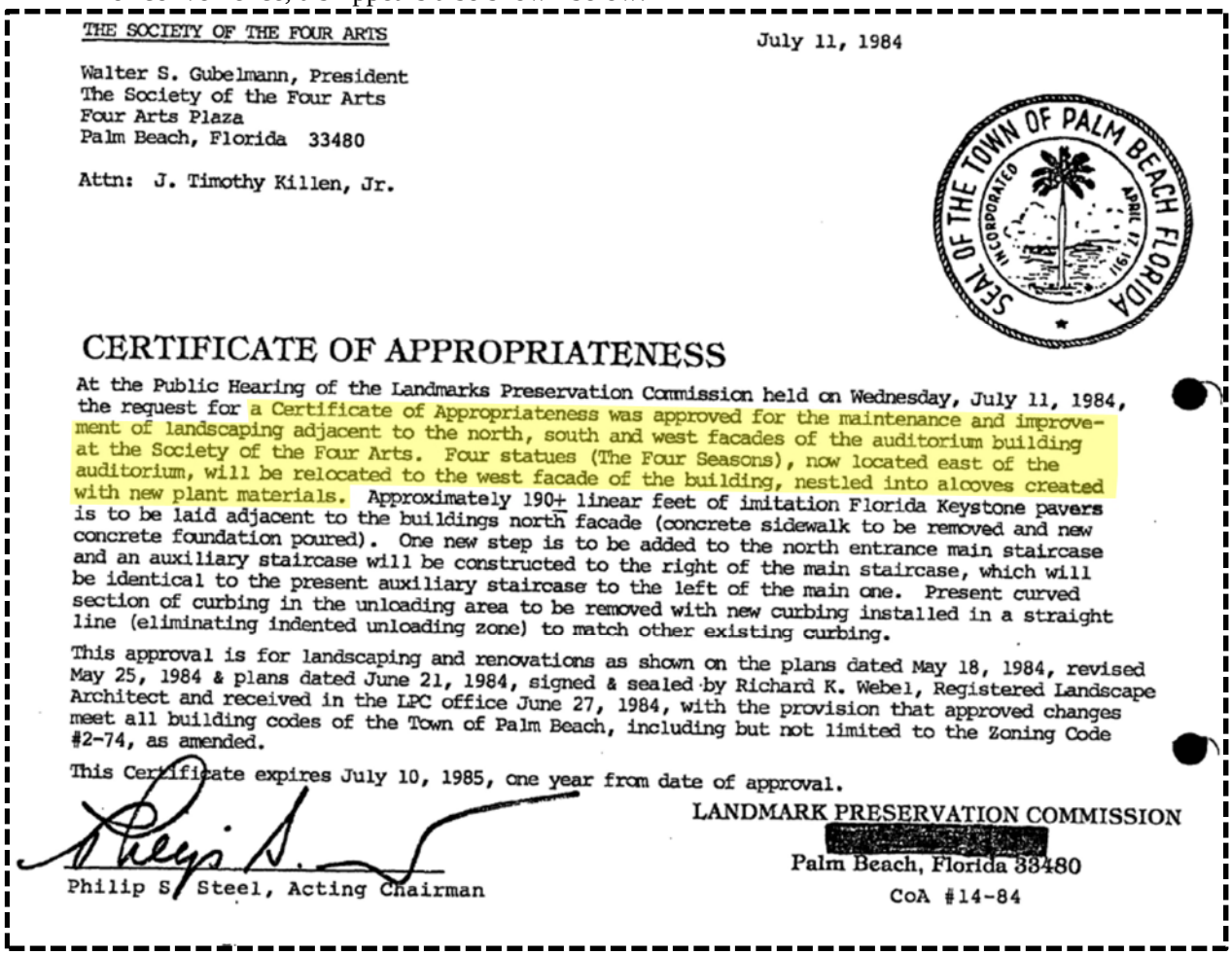
- FINDING #2:
  On June 22, 1984, the Applicant submitted an application for a COA for the landscaping, rehabilitation, and restoration of the loading/unloading space for the O'Keeffe Building (COA Application No. 14-84 ("**COA 14-84**"), a copy of which is attached hereto as **Exhibit "E"**). On July 11, 1984, the LPC approved the COA for landscaping and changes to the loading zone on the Campus. It is within this approval that the Statues are first mentioned; however, it clearly states that "*This approval is for landscaping and renovations as shown on the plans dated May 18, 1984*". Furthermore, the Notice Letter for the public hearing states the request is for "*landscaping, rehabilitation and restoration to the loading and unloading space at The Society of the Four Arts*".

  It is important to note that the plans attached to COA 14-84 do not show any elements in the new landscaping spaces that will be the future location of the Statues. Also, it is only a Palm Beach Daily News article dated September 6, 1984, titled "Moving Day", that has an image of a man in front of one of the Statues, with the article reading as follows: "*From garden to lakefront, these ladies have brought their pedestals with them as Ernie DrLeonardo carefully places them in more visible quarters near the lake front. The sculptures were formally in the Sculpture Gardens of the Society of the Four Arts. Their new surroundings will be freshly landscaped.*" (see page 241 of the Designation Reports). It was only mentioned because the Statues would be placed amongst the new landscaping subject to the COA approval.

  The COA did not approve the relocation of the Statues, nor did it historically designate the Statues. In fact, the Statues were not even a part of the COA request, nor approval was reviewed or required to relocate the Statues to its new location. See pages 227 and 241 of the Designation Reports, a

copy of which is attached hereto as **Exhibit "A"**, and a copy of COA 14-84 attached hereto as **Exhibit "E"**.

For convenience, a snippet is also shown below:



THE SOCIETY OF THE FOUR ARTS

July 11, 1984

Walter S. Gubelmann, President
The Society of the Four Arts
Four Arts Plaza
Palm Beach, Florida 33480

Attn: J. Timothy Killen, Jr.

SEAL OF THE TOWN OF PALM BEACH FLORIDA INCORPORATED APRIL 17 1911

CERTIFICATE OF APPROPRIATENESS

At the Public Hearing of the Landmarks Preservation Commission held on Wednesday, July 11, 1984, the request for a Certificate of Appropriateness was approved for the maintenance and improvement of landscaping adjacent to the north, south and west facades of the auditorium building at the Society of the Four Arts. Four statues (The Four Seasons), now located east of the auditorium, will be relocated to the west facade of the building, nestled into alcoves created with new plant materials. Approximately 190± linear feet of imitation Florida Keystone pavers is to be laid adjacent to the buildings north facade (concrete sidewalk to be removed and new concrete foundation poured). One new step is to be added to the north entrance main staircase and an auxiliary staircase will be constructed to the right of the main staircase, which will be identical to the present auxiliary staircase to the left of the main one. Present curved section of curbing in the unloading area to be removed with new curbing installed in a straight line (eliminating indented unloading zone) to match other existing curbing.

This approval is for landscaping and renovations as shown on the plans dated May 18, 1984, revised May 25, 1984 & plans dated June 21, 1984, signed & sealed by Richard K. Webel, Registered Landscape Architect and received in the LPC office June 27, 1984, with the provision that approved changes meet all building codes of the Town of Palm Beach, including but not limited to the Zoning Code #2-74, as amended.

This Certificate expires July 10, 1985, one year from date of approval.

LANDMARK PRESERVATION COMMISSION

[redacted]
Palm Beach, Florida 33480

Philip S. Steel, Acting Chairman

CoA #14-84

COA 14-84 approval

Daily News Photo By MARK KRAUSS

Moving Day

Palm Beach Daily News
9/6/84 page 1

From garden to lakefront, these ladies have brought their pedestals with them as mason Ernie DrLeonardo carefully places them in more visible quarters near the lake front. The sculptures were formerly in the Sculpture Gardens of the Society of the Four Arts. Their new surroundings will be freshly landscaped.

Newspaper Article

- FINDING #3:
  There is a reference to: "*Stone Statues decorate the windowless elevation*." of the O'Keeffe Building (see page 54 of the Designation Reports), this also appears to be just informative. As mentioned above, the specific details of each building/element are outlined in the Florida Master Site File Site Inventory Form, one for each historically designated building/element. The Florida Master Site File Site Inventory Form for the O'Keeffe Building has no reference whatsoever related to the Statues with the only reference to exterior ornaments are for stucco, stone, coral, and metal. In fact, the Statues were added to the west side of the O'Keeffe Building over 61 years later (*emphasis added… over six decades*). As such, we believe this is only informative since there is no document approving the historical designation of the Statues, they were never part of the original architecture of the O'Keeffe Building, and they were only added within new landscaping 61 years later. Thus, the Statues cannot be added as an element associated with the historic designation of the O'Keeffe Building. In fact, none of the Florida Master Site File Site Inventory Forms contained in the Designation Reports mention the Statues as an element of the structure that is part of each original designation. See pages 2-3 which are part of the 1979 Designation Report and pages 46-47 which are part of the 1995 Designation Report, a copy of the Designation Reports, a copy of which is attached hereto as **Exhibit "A"**.

- FINDING #4:
  As noted above, the Applicant received approval of the Current Approval from the LPC and TC in early 2025. Specifically, the Current Approval includes the expansion to the west for the O'Keeffe Building and the relocation of the Lake Trail public right-of-way. These improvements will directly impact the Statues since the addition overlaps the area where the Statues were located. At the time of the Current Approval being reviewed and granted, there was no discussion by LPC regarding the Statues. This reinforces the fact that the Statues are not historically designated. In addition, the Lake Trail is being shifted and there is limited space where the Statues can be placed; moreover, the Statues are fragile due to their age and should not be placed adjacent to the new loading dock that accommodates 18-wheel semi tractor trailers on one side and a high pedestrian/bicyclist area on the other side, as the odds of them sustaining damage increases. The Applicant's proposed relocation of the Statues offsite is safer for the Statues.

In addition to the analysis provided herein, the Applicant has provided a memo to the LPC with additional background information and a Conservation Report prepared by Conservator Stephen Futej (of Sculpture Doctor). The memo adds relevant information as it relates to the history behind the Statues arriving on the Campus and its relevance… or irrelevance as fine art, and the Conservation Report provides the details related to the severe material loss and unstable condition of the Statues. A copy of the memo is attached hereto as **Exhibit "F"**, and a copy of the Conservation Report is attached hereto as **Exhibit "G"**.

EXISTING CONDITION OF STATUES

The Current Approval requires the removal of the Statues since the Statues stand in the way of the area affected by the proposed construction work. As such, the Statues were removed and are currently in safe storage with fine arts shippers Gander and White in West Palm Beach. The removal was successfully carried out by professionals, fortunately without breakage despite the dire predictions of both the shipper and the conservator (see the Applicant's memo outlining additional details, a copy of which is attached hereto as **Exhibit "F"**).

CONCLUSION

Based on this research and analysis of the Designation Reports and the limited Town approved data provided or available online, it appears that the Statues are **not** historically designated.

1. No evidence that the Statues are historically designated was reviewed, discovered, nor contained in the Designation Reports.
2. The Statues were relocated to the west side of the O'Keeffe Building 61 years after the construction of the O'Keeffe Building and were never a part of the original Addison Mizner architecture.
3. No Florida Master Site File Site Inventory Form for any of the historically designated buildings includes the Statues as part of the historic designation.
4. The placement of the Statues conflicts with the construction of the improvements subject of the Current Approval and keeping the Statues in this area increases the odds of the Statues sustaining damage.

PARKING STATEMENT

There are no changes proposed to the parking as part of this request.

SUPPLEMENTAL APPLICATION REQUIREMENTS

- Exhibit A – Copy of the Designation Reports (the 1979 Designation Report (pgs. 1-40) and the 1995 Designation Report (pgs. 41-262))
- Exhibit B – Copy of the LPC approval letter dated January 22, 2025
- Exhibit C – Copy of the Town Council approval letter dated February 12, 2025
- Exhibit D – Town staff email dated March 11, 2026
- Exhibit E – Copy of COA Application No. 14-84
- Exhibit F – Applicant's Memo to LPC
- Exhibit G – Conservator Stephen Futej Conservation Report
- Exhibit H – Criteria for issuance of Certificate of Appropriateness Section 54-122 and Section 18-306.
- Exhibit I – Property Info sheet with the Location Map, Vicinity Map, and Street Map
- Exhibit J – Legal Description.

EXHIBIT A

Copy of the Designation Reports

[ATTACHED SEPARATELY]

LPC 7/11/79;
Rev. #26-79

Four Arts Plaza
NRHP Survey '72
Photos '72
C of A 9/26/79 Wm. Johnson
Job# 320-A-79

"LPC PROPERTY FILE FORM"

GRADE: A

PROPERTY ADDRESS: 455 Royal Palm Way

HISTORIC/COMMON NAME: Four Arts Building

NAME OF OWNER: Four Arts Society, Tr. PHONE:

ADDRESS OF OWNER: Four Arts Plaza, P.O.

LEGAL DESCRIPTION: Royal Park, Block A, Lot 2

DESIGNATION STATUS:

DESIGNATION PROCEDURE:

1. Listed as potential property identified for possible consideration: 1/6/81 (date)

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

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

Criteria:

4. Owner notified of proposed designation by Certified Mail: _____ (date); Delivered: _____ (date)

5. Date for Public Hearing (within 30 days): _____ (date); Posted _____ (date)

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

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

Removal & Comment:

8. LPC Hearing: _____ (date); Recommended ___; Removed ___; Deferred ___: 45-day clock _____ (date)

Comments:

9. Recommended to Town Council: _____ (date); 90-day clock _____ (date)

10. Town Council Hearing: _____ (date); Ratified ___; Not Ratified ___; Deferred Action ___;

90-day clock waiver ___; Comments:

11. Recorded Office of Deeds (within 30 days of ratification): _____ (date)

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. 830 = =
Site Name Four Arts Building
Survey Date 8101 820 = =
Address of Site: 455 Royal Palm Way, Palm Beach, FL 33480 905 = =
Instruction for locating Royal Palm Way at S Lake Dr NE corner 813 = =

Location: Royal Park (subdivision name) A (block no.) 2 (lot no.) 868 = =
County: Palm Beach 808 = =
Owner of Site: Name: Four Arts Society, Tr
Address: Four Arts Plaza, Palm Beach, FL 33480 902 = =
Type of Ownership institutional 848 = = Recording Date 832 = =
Recorder:
Name & Title: Kidney, Walter C. (Architectural Historian)
Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818 = =

Condition of Site: Integrity of Site: Original Use entertainment 838 = =

Check One		Check One or More	
☒ Excellent	863 = =	☒ Altered	858 = =
☐ Good	863 = =	☐ Unaltered	858 = =
☐ Fair	863 = =	☒ Original Site	858 = =
☐ Deteriorated	863 = =	☐ Restored ( )(Date:)	858 = =
		☐ Moved ( )(Date:)	858 = =

Present Use museum 850 = =
Dates: Beginning +1929 844 = = BP
Culture/Phase American 840 = =
Period 20th Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site:

Check One or More

☐ Zoning ( )	( )878 = =	☐ Transportation ( )	( )878 = =
☐ Development ( )	( )878 = =	☐ Fill ( )	( )878 = =
☐ Deterioration ( )	( )878 = =	☐ Dredge ( )	( )878 = =
☐ Borrowing ( )	( )878 = =		

☐ Other (See Remarks Below): 878 = =

Areas of Significance: Architecture 910 = =

Significance: This is an Addison Mizner building, with simple, dignified Classical detailing. The original building of 1923, later burned, was built for the Club de Montmartre. The present building of 1929, by the most famous Palm Beach architect, was erected for the Embassy Club. It was taken over by the Society of Four Arts in the late 1930's.

Grade: A

LAPB 911 = =

ARCHITECT Mizner, Addison (Palm Beach, FL) 872 = =

BUILDER Lightbown, Millard J 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE irregular; irregular 966 = =

EXTERIOR FABRIC(S) stucco: roughcast 854 = =

STRUCTURAL SYSTEM(S) brick # tile 856 = =

PORCHES N/ square 1-bay entrance porch, round arches w/keystones on plain piers 942 = =

FOUNDATION: 942 = =

ROOF TYPE: hip # flat: parapet 942 = =

SECONDARY ROOF STRUCTURE(S): tower: pavilion # parapet, urns 942 = =

CHIMNEY LOCATION: offset: lateral slope # E/ end: interior 942 = =

WINDOW TYPE: casement, 8, wood # 942 = =

CHIMNEY: masonry, stuccoed 882 = =

ROOF SURFACING: tile: barrel 882 = =

ORNAMENT EXTERIOR: stucco # stone: coral # metal 882 = =

NO. OF CHIMNEYS 2 952 = = NO. OF STORIES 1 # 2 950 = =

NO. OF DORMERS none 954 = =

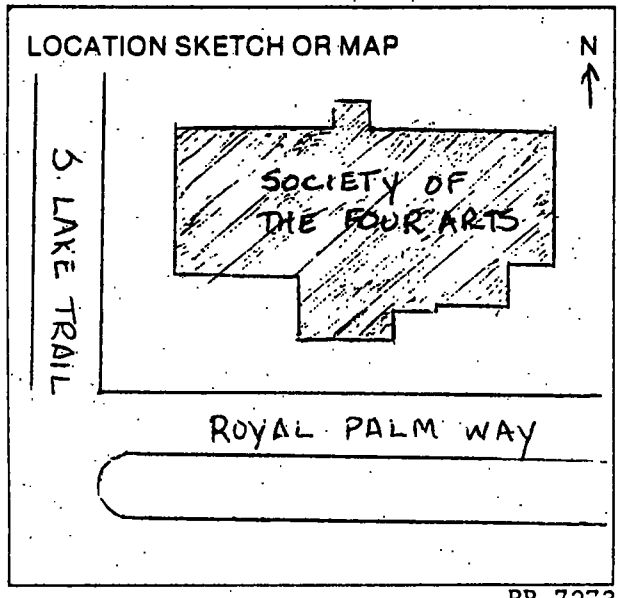
Map Reference (incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000 1946(photorevised 1967) 809 = =

Latitude and Longitude:

26° 42' 40" ° ' " 800 = =

Site Size (Approx. Acreage of Property): 2 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers PB-7273-1-F1 860 = =

Contact Print

Palm Beach LIFE

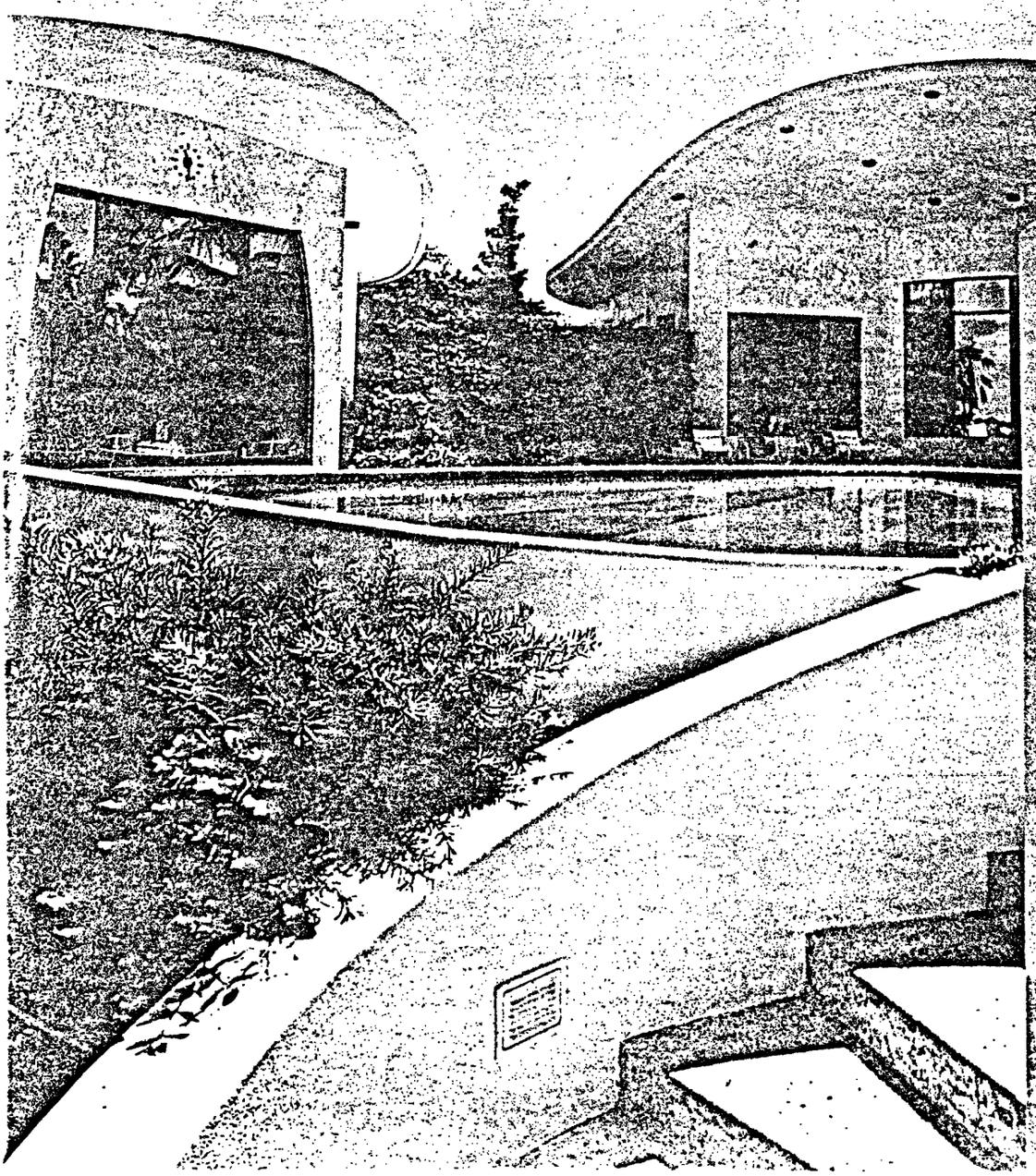
America's Oldest Society Journal

SEPTEMBER-OCTOBER 1973
$1.00

La Ronda - The Alston House

Villas for Rent - Mon Ami Season

Volk Houses - Its Signature



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Serbin

designed by Muriel Ryan

Palm Beach
LIFE

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SEPTEMBER-OCTOBER, 1973 Vol. 66, No. 9

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ON OUR COVER — Seen from the Lake Worth side is the rear of the James Akston house in Palm Beach. Staff photo by Tom Purin.

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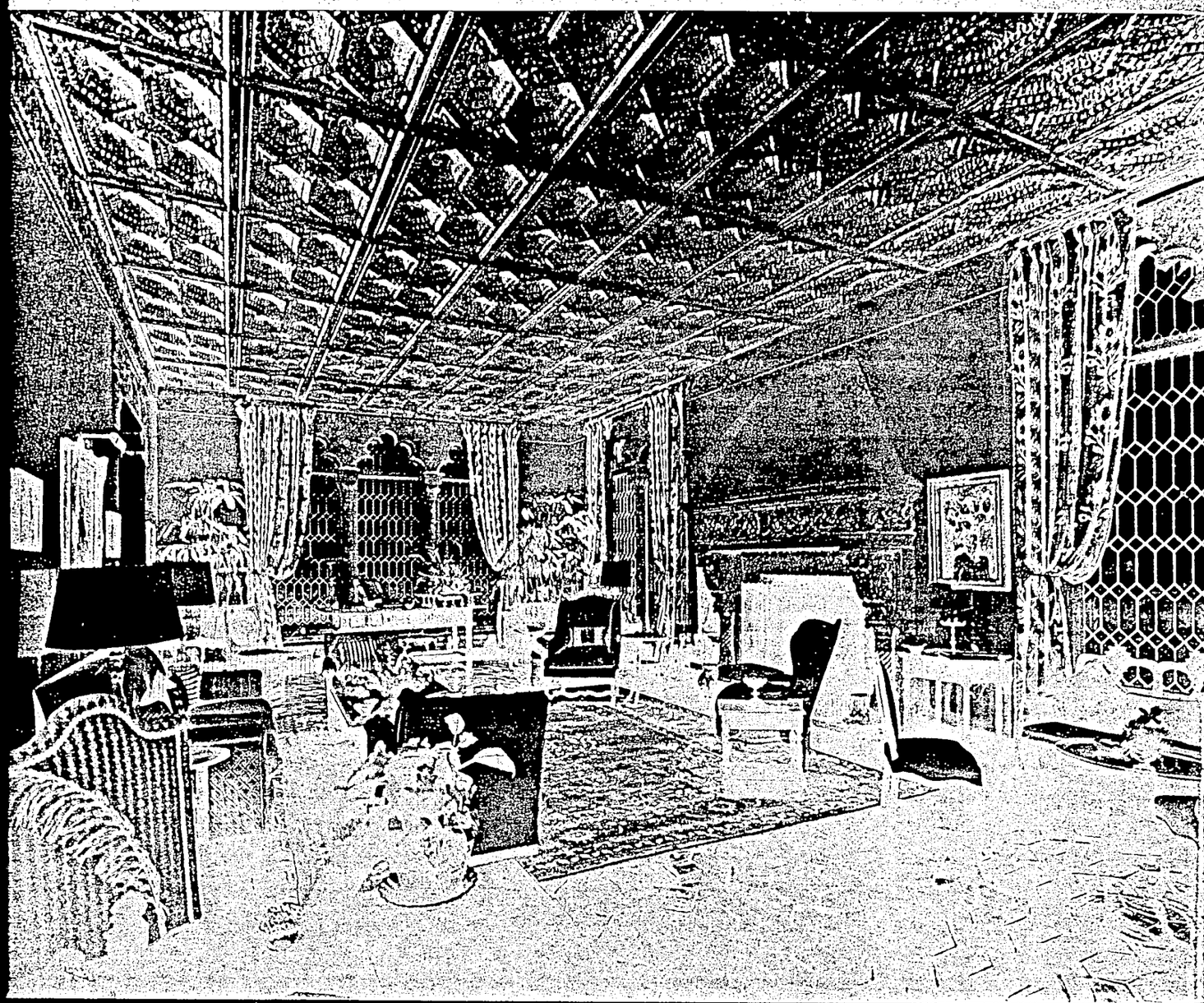
John Volk, Architect

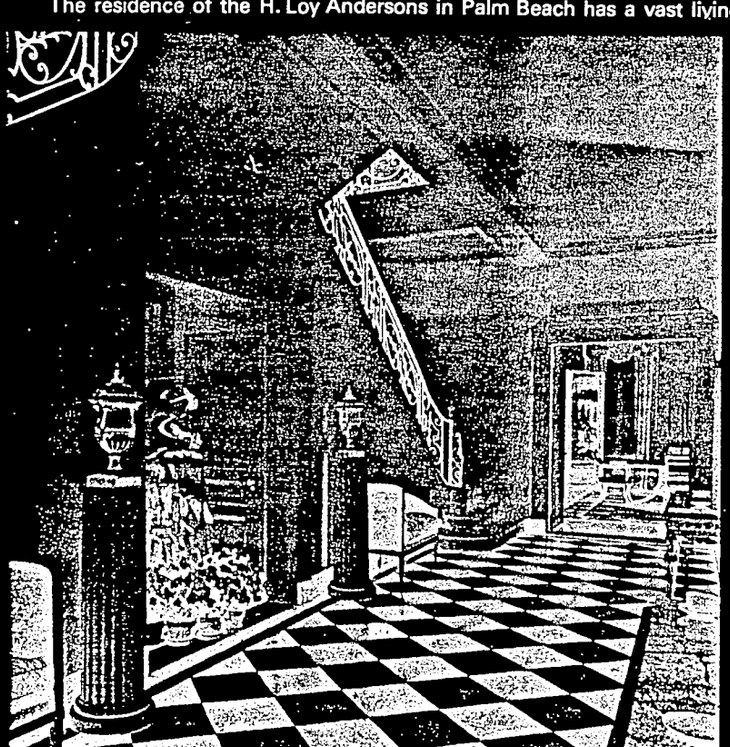
BY ROLF KALTENBORN

Photos by Bruce Hubbard

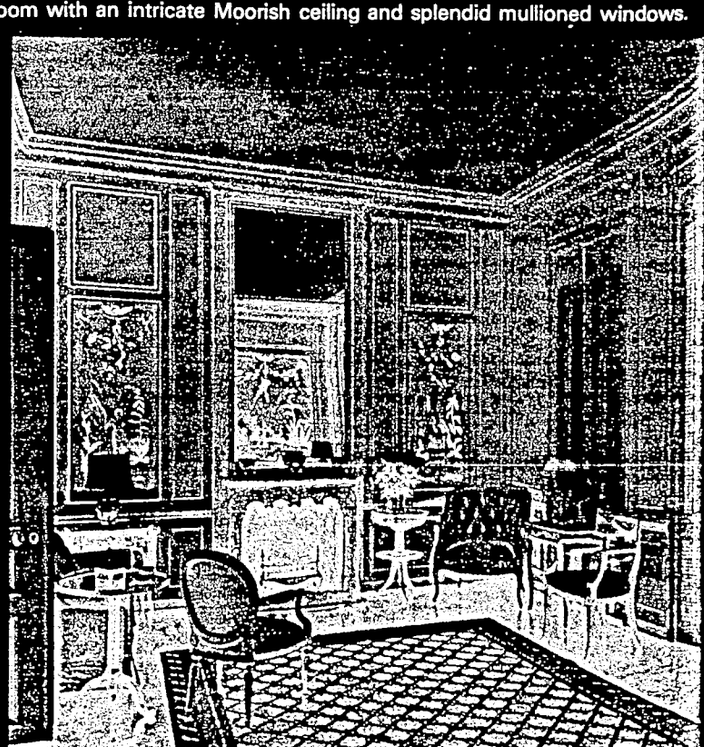
Graceful arches and rich
are features
in the Walter N. Thaye
home, Bahamas



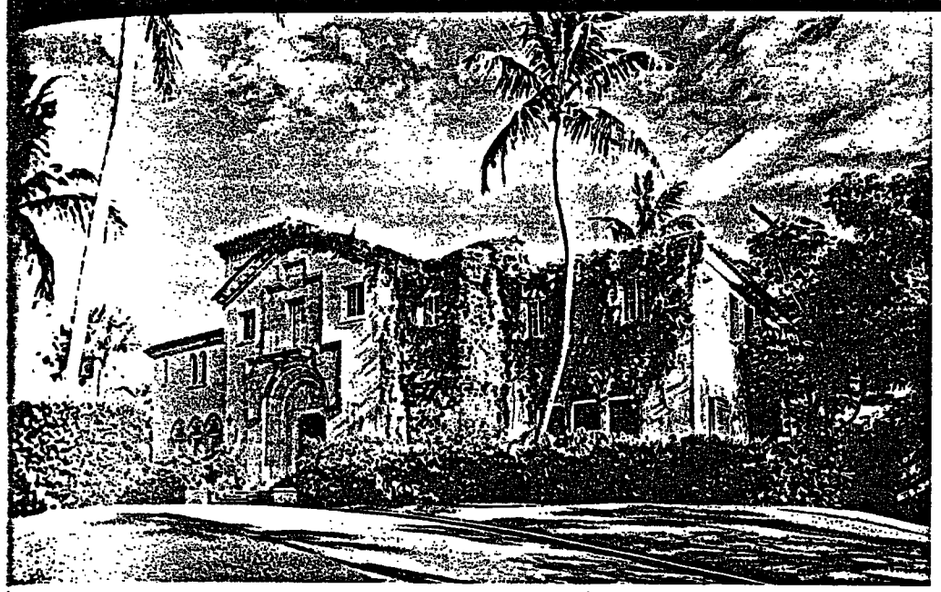
The residence of the H. Loy Andersons in Palm Beach has a vast living room with an intricate Moorish ceiling and splendid mullioned windows.



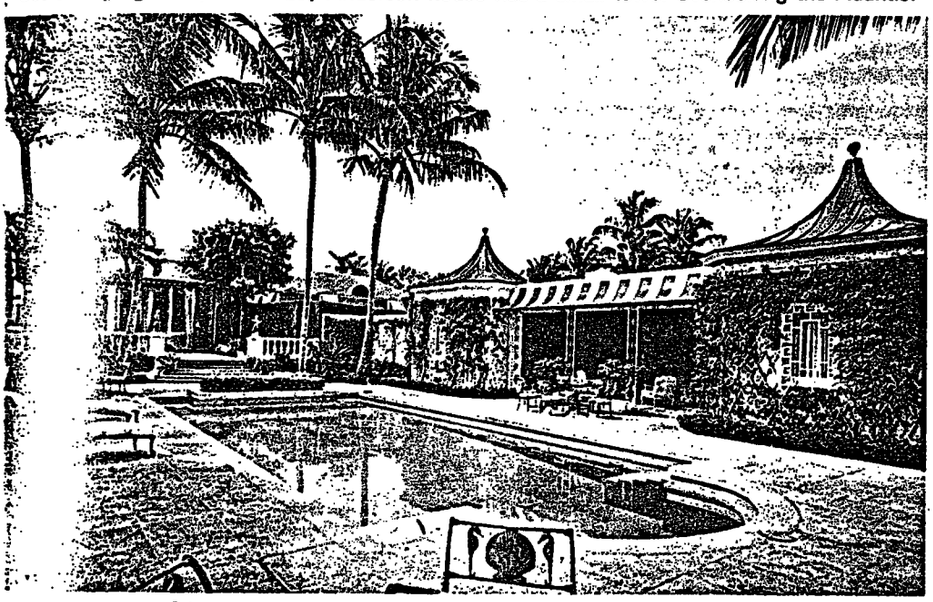
Mrs. Cheatham especially likes openness of her Palm Beach house.



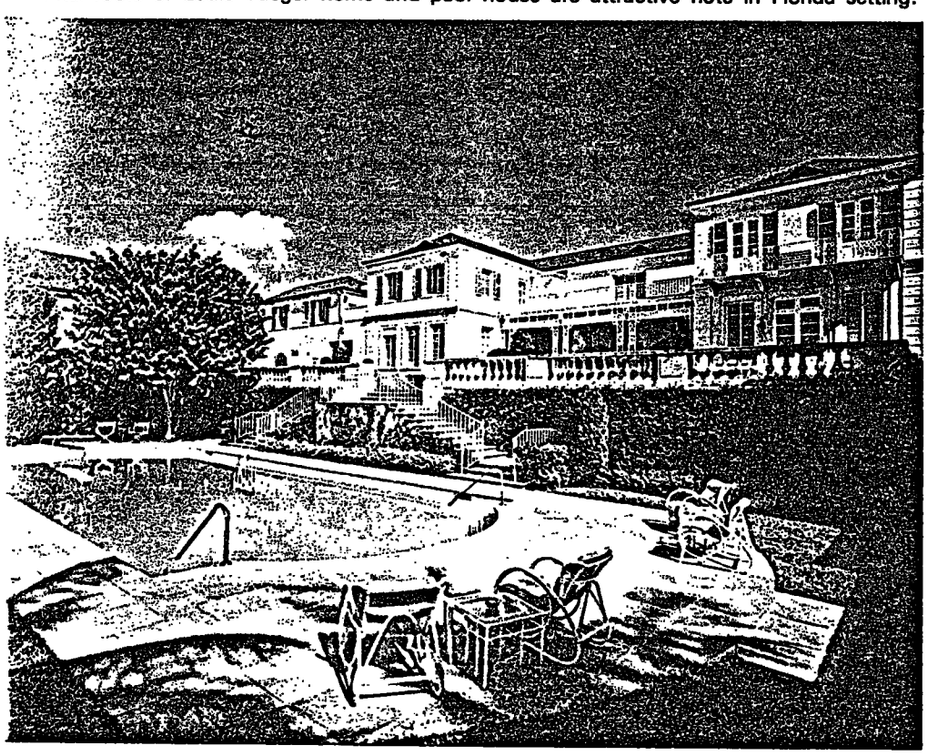
Mrs. Owen Cheatham's *Tranquility* is replica of a Versailles estate.



Set on high ground, the H. Loy Anderson house has a small tower overlooking the Atlantic.



...tal roofs of Louis Yaeger home and pool house are attractive note in Florida setting.



Although *Tranquility* is a large house, Mrs. Cheatham says it's "extremely well arranged."

Volk who has, over the long years, taken over Palm Beach and made it his own — his personal stamp is everywhere.

If Addison Mizner gave Palm Beach elan, it is John Volk who has given it solidity and substance. Volk has his critics but they do not live in the houses he builds.

Town councilwoman Yvelyne de Marcellus (Mrs. Nigel) Marix lives in a Volk-designed home. A woman of taste, Mrs. Marix says, "I love his sense of proportion and his feel for the classic French lines. I don't agree with those who say he is old fashioned. What's old fashioned about straight lines and symmetry? His many houses certainly express the many different moods of Palm Beach and its people."

Ambassador Stanton Griffis, a man with decided views on life, love and the pursuit of happiness, is another satisfied Volk customer. Not so long ago he saw the house Volk had designed for a friend and announced he wanted one just like it. An ardent horticulturist, the ambassador is especially pleased with the spacious garden and grounds worked out by Volk who has always done his own landscaping.

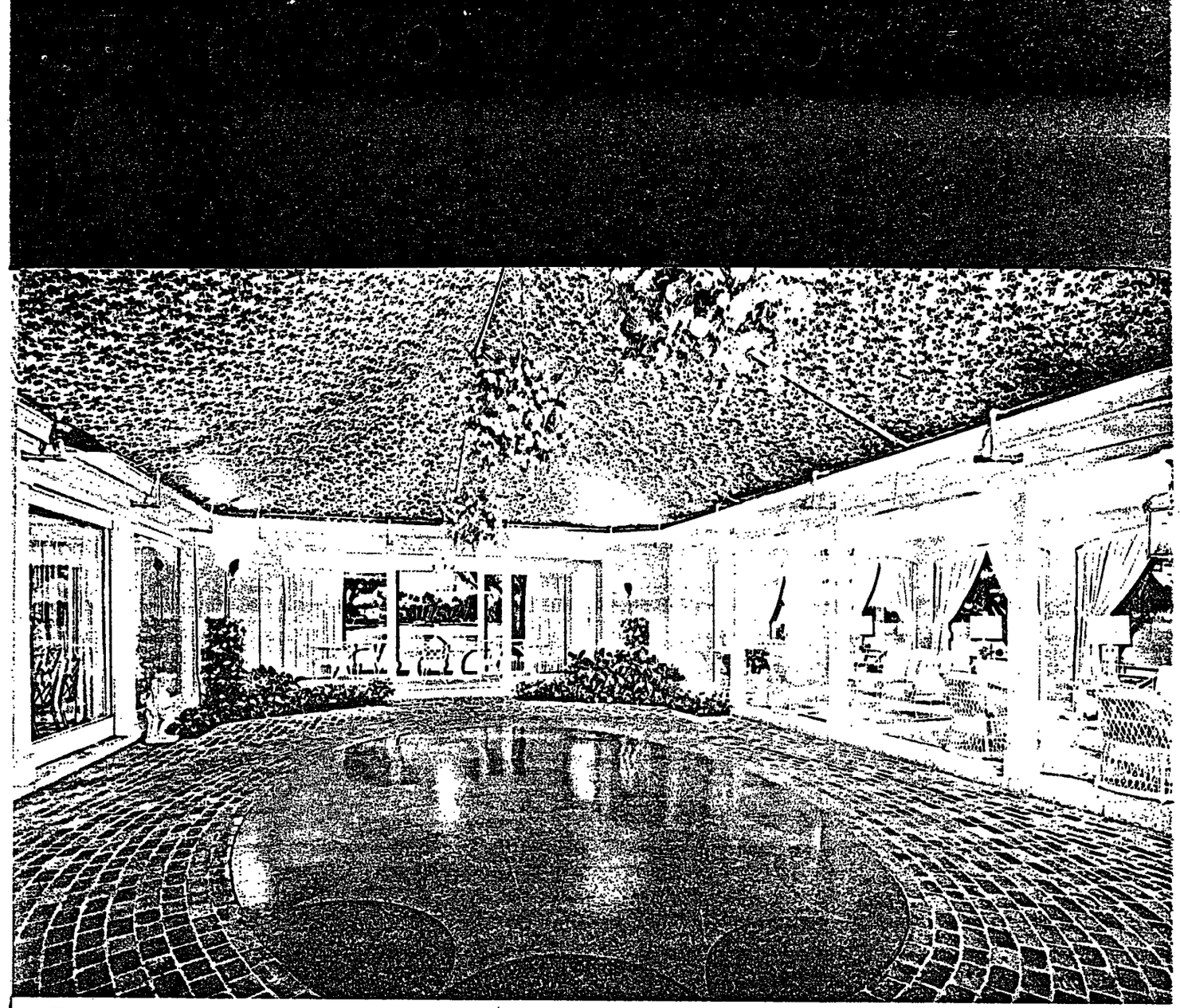
Most of those for whom John Volk has designed houses participated actively in the plans and in the building process. He has become used to and adept at dealing with people who know their own minds.

Mrs. Louis E. Marron, herself a professional artist and sculptress, continues to live alone in her large Volk house since the death of her husband. "We designed it for entertaining as well as living," she says. "It is a big home yet I still find it cozy. As a fellow artist, John was understanding and responsive to my ideas. I'll always remember the time I had, mixing the paints to get the colors I wanted."

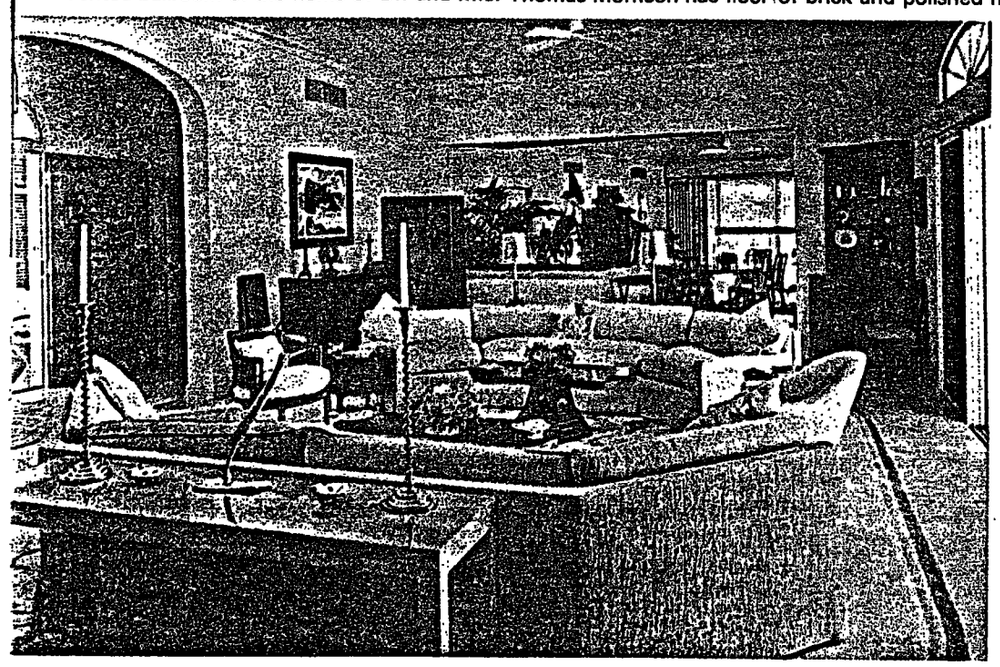
In 1930, John Volk built the Spanish style house in which Mr. and Mrs. H. Loy Anderson have lived for nearly 20 years.

"I just love this house," says Mrs. Anderson. "Although John did not design it for me I feel as if he had. Our children are grown and gone but I simply cannot give it up. We intend to remain in it forever. John originally put in all sorts of wonderful conveniences which make it a workable house."

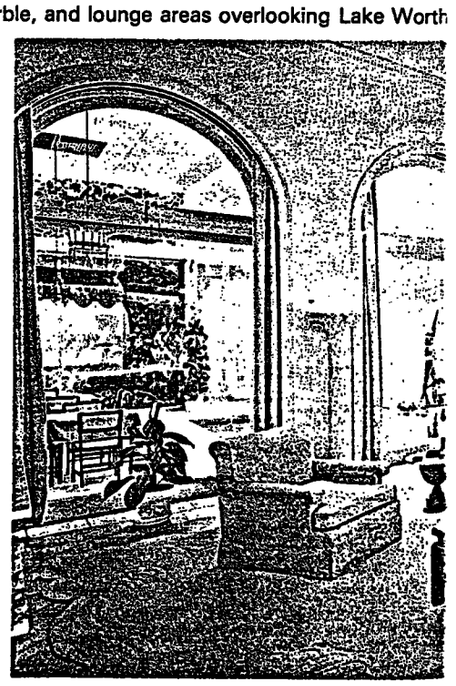
Mrs. Owen Cheatham for whom John Volk in 1938 designed *Tranquil-*



Tented ballroom of the home of Dr. and Mrs. Thomas Morrison has floor of brick and polished marble, and lounge areas overlooking Lake Worth



In one of the Volk-designed houses in Lyford Cay is attractive living room with tray ceiling.



Living room in the home of Mrs. Louis E.

ity, a replica of a French estate in Versailles, is fulsome in her praise of him.

"The house is extremely well arranged," she says. "It lends itself easily to entertaining and offers privacy to guests. Each room has a beautiful view. The whole aspect is one of great openness."

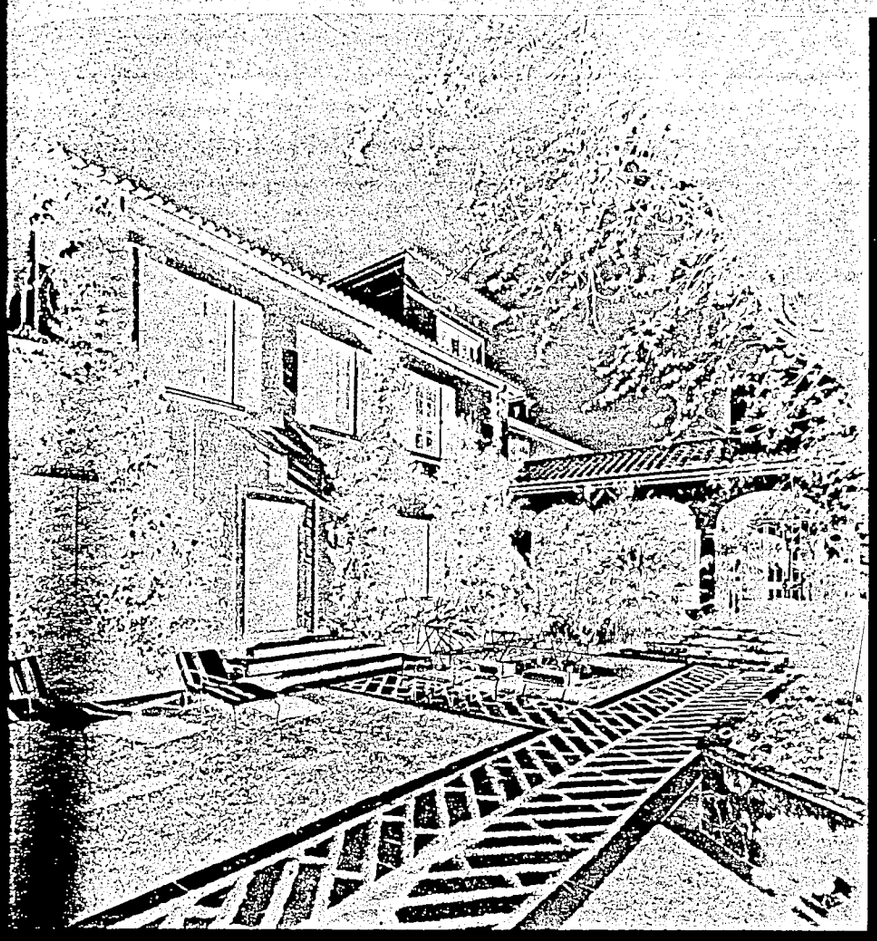
"I am always asked which is my favorite or best building," says Volk.

"I've designed about 1,000 and each has its own individual characteristics. Each house was built for a specific family with specific needs and activities. It's impossible to answer that question." (Maybe his favorite will be the one he plans for his wife Jane.)

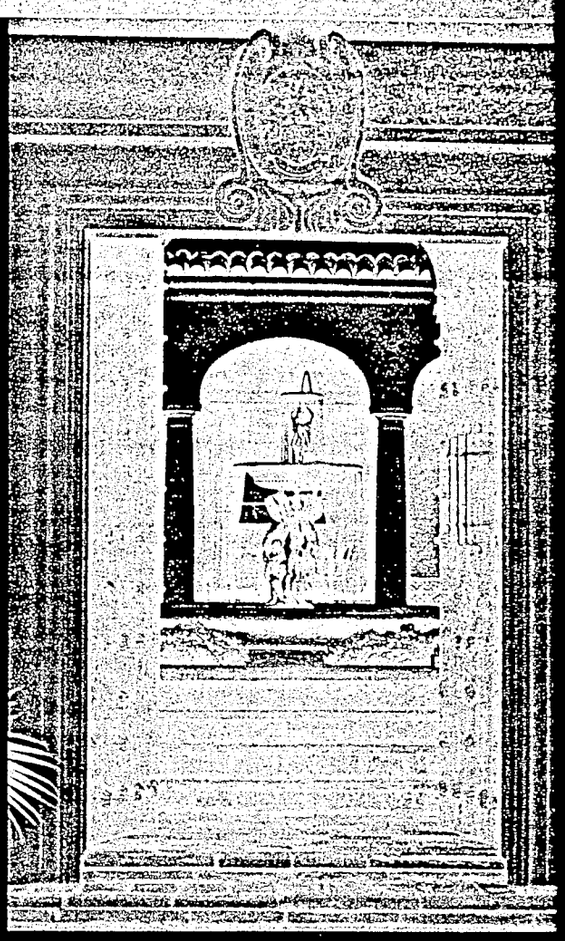
The Volks have yet to build their own dream house although they have owned an empty lot for many years.

"On Sundays, John is always drawing plans for our house and I think some day we'll get around to it," says Jane Volk, a handsome woman of gentle mien who has been married to him for 26 years. They have one son, John Jr., who is in prep school.

As of now, the Volks live in the center of Palm Beach above and around his offices. "We have just

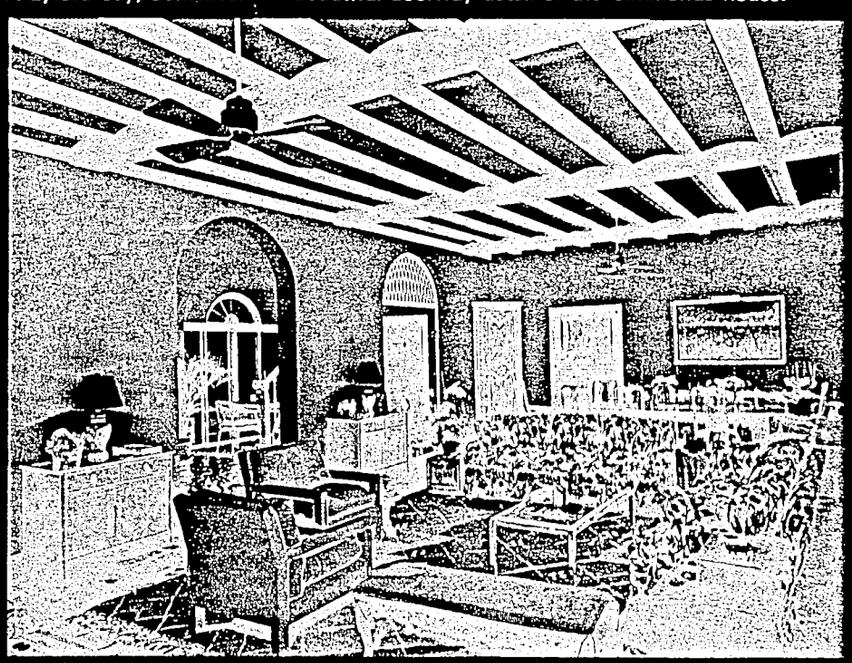


liver and Lady Simmonds have recently sold their house at Lyford Cay, Bahamas.



Beautiful doorway detail of the Simmonds house.

Marron looks onto atrium with one of owner's sculptures.



Fans, beamed ceiling add to island aura of Walter Thayers' Bahama home.

kept expanding here and there, pick-ing up space in the adjacent buildings as it came along," he says.

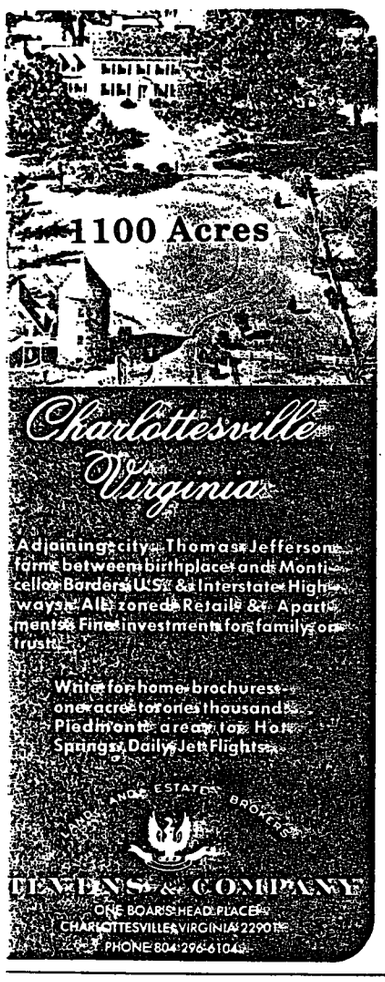
Their house is really a rambling series of rooms that somehow seem to connect and enable Jane and John to give some of the most elegant, yet un-ostentatious, dinner parties in town.

John Volk, now in his early 70s, came to this country from Austria with his parents in 1910. He has al-ways been an active, outdoors type man. While getting his schooling at Columbia University, he also worked during summers in the building busi-ness, serving as apprentice in various trades. Today, he is more apt to be found climbing about and inspecting the progress of his buildings than iso-lated in his office.

On a building site his eye misses nothing. Recently, while checking over the final stages of one of his newest creations, the Hans Fischer house on South Ocean Boulevard, he explained to a perplexed carpenter ex-actly how and where to attach the hinges on the giant oak front door.

The building contractor, Robert Gottfried, with whom he has worked for many years and who, like Volk, seems to do most of the building in

(*Continued on page* 68)



JOHN VOLK, ARCHITECT

(*Continued from page* 31)

town, walks along with him on his tour of inspection.

With pride, Volk points out how the pool, instead of being a standard rectangular shape, fans out to fit the lines and wings of the house. "It blends better this way," he says.

"How do you like the light green color for the roofs?" he asks. "That's something new. I got tired of white roofs. I think it fits nicely into the area."

John Volk insists that people want quality homes and he believes more will be built here as the large estates are divided up into smaller lots.

He is not unaware of the current trends in family living. "Yes, the family is coming back. I like to design seating areas in the kitchen. Naturally, I firmly believe in labor-saving devices and strive to make my homes maintenance-free. There still will be important houses built here," he says, in defiance of those who say the day of the big house is over. (Under present town ordinances no more than 35 per cent of a lot can be covered by buildings and the height is strictly limited.)

One of the most important, imposing and controversial of his recent houses is the "round house" built for James Akston (see page 32). John Volk himself says, "This residence should be referred to as a sculpture. Every wall, section and the roof are in motion. There is no static beginning or end. It flows. I hope it represents a trend to come."

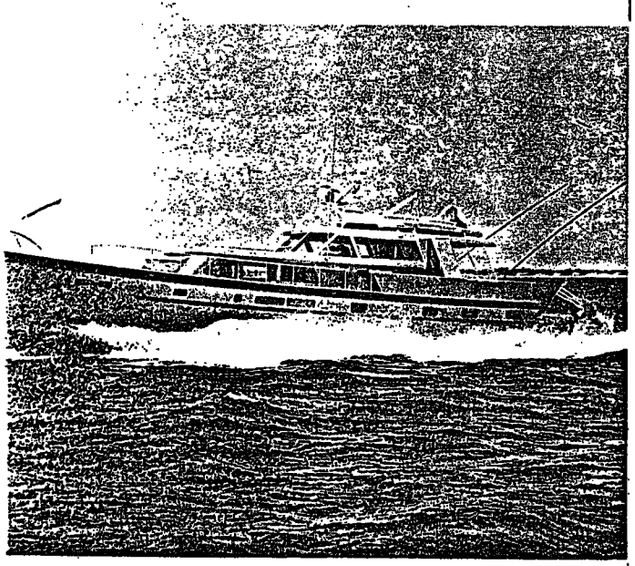
'. . . roof weighs 70 tons and opens in four minutes'

The hand of John Volk is writ large over Palm Beach, not only in its homes but also in its clubs and public buildings. Traditional, modern or eclectic his personal imprint is on them all.

He rebuilt and redesigned the Bath and Tennis Club after the 1944 hurricane, the new Beach Club, the

HERE TODAY

68′ ALUMINUM CRUISER



J. B. HARGRAVE
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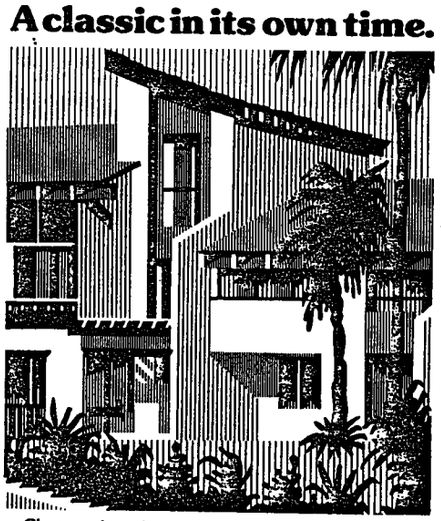

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Golf Terrace and Orange Gardens of the renowned Everglades Club and also, in 1954, the sliding roof which replaced the famous, though leaky, Mizner tiles.

"That roof weighs 70 tons and opens in four minutes — the largest moving roof in one piece ever designed at that time. Quite an engineering feat," says Volk proudly, glancing around him as though the younger architects were nipping annoyingly at his heels.

John Volk's activities are not confined to Palm Beach. His buildings are to be found in Tallahassee, Hobe Sound, Miami, Gulfstream, the Bahamas and as far away as Illinois, Texas and Wyoming. Recently, he completed for George R. Wackenhut a 14th century castle in Coral Gables, replete with a pub and a Great Hall.

Floridians, young and old, have a special respect and affection for anyone in any profession who came to Florida in the boom times, survived the crash, lived through World War II and continued on, holding his own, triumphing along with the youngest and the best of the newcomers.

Since 1925, John Volk has done just that in the architectural field. His landmark buildings include the original First National Bank in Palm Beach, the Paley Pavilion, the gallery and theatre of the Four Arts Society and the indisputably lovely Royal Poinciana Shopping Plaza and Theatre.

"John Phipps told me he wanted a plaza of shops that would look good 50 years from now," says Volk. This beautiful Regency plaza with its large openings and gracious spacious quality will last 50 years and still look beautiful — unless some enterprising, over-zealous promoters destroy what John Volk hath wrought — and vigilant Palm Beachers aren't about to let that happen.

It is not often that a young architect has many kind words to say about an older competitor. Yet Stephen Ginocchio, designer of the distinguished Winthrop House in Palm Beach, who was also born and brought up in this town, said recently, "The clearest testimony to the success of John Volk is the fact that when someone wants a large and impressive house with balance and style they turn to John Volk." □

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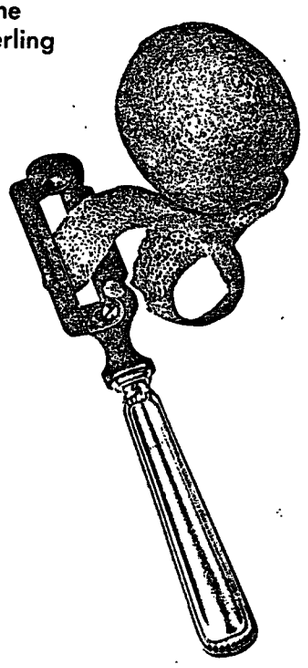

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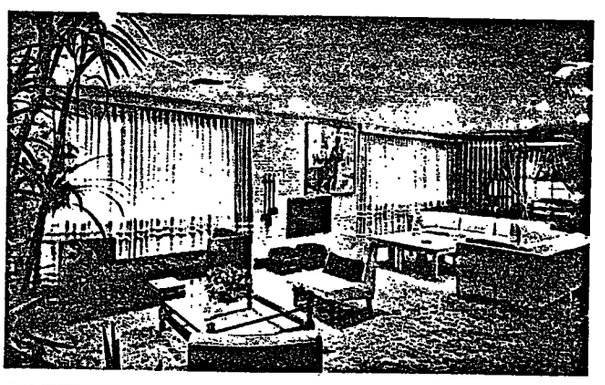

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The Society of The Four Arts

"Portrait of an Indian Chief" by Valentine Bromley is part of the famous Anschutz Collection, Masterpieces of the American West, to be exhibited in the Society of the Four Arts Galleries.

Since 1936 when the Society of the Four Arts first opened its doors with an exhibition of "Old Masters" borrowed from New York galleries and the private collections of Palm Beach residents, the organization has remained the cultural center of the town.

Through the years the Four Arts has offered residents an exciting program of art exhibitions, music and dance events, lectures, films and programs for young people.

The Four Arts Library is the only library in the town of Palm Beach and adjacent to it are the lovely Four Arts Gardens which are open to the public. These are maintained by the Garden Club of Palm Beach. Nearby, on Royal Palm Way, is an attractive addition to the Four Arts complex, the new Sculpture Garden which is currently under development.

James M. Brown, Four Arts director, has announced programs for the 1983-84 season that are in keeping with the high standards set in the past.

A high point of the Palm Beach art scene in January is the exhibition of masterpieces of the American West titled "Selections from the Anschutz Collection" which comes to Palm Beach from the collection of Philip F. Anschutz of Denver, Colorado. There will be works by such famous artists as Frederic Remington, Charles Russell, George Catlin, John Marin and Georgia O'Keeffe, among others. The exhibition is on view to the public from Jan. 7 through Feb. 5.

Handwoven crafts and weaving implements of one of the last nomadic tribes of southern Turkey are featured in the exhibition, "Flowers of the Yalva: Yoruk Weavings of the Toros Mountains." This exhibition is being lent by the Textile Museum in Washington, D. C. It will be shown from Feb. 11 through March 11 with two other art exhibitions. One is a photography show featuring the works of internationally renowned photographer Rolof Beny. It is titled "Odyssey: Mirror of the Mediterranean." The other is a display of miniature museum rooms created by Eugene Kupjack. The exhibition is titled "Winterthur Miniature Rooms" and is on loan from the Winterthur Museum in Winterthur, Delaware.

1984 Official Guide to Palm Beach
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PALM BEACH TORONTO

The Society of The Four Arts
Cont'd. from pg. 77

The final art show of the season opens March 17 and spotlights the work of two different and distinctive artists, Henry Moore and Cecil Beaton. The exhibition titled "Henry Moore: A New Dimension" includes watercolors and their translations into tapestries. It is organized by the International Exhibitions Foundation in Washington, D. C. The show of Beaton's work is titled "Cecil Beaton: Fashion and Portraits" and includes photographs illustrating Beaton's fascination with art and artifice. It is organized by the Smithsonian Institution Traveling Exhibition Service.

All art exhibitions are open to the public from 10 a.m. to 5 p.m. Mondays through Saturdays and 2 to 5 p.m. on Sundays. Free gallery talks will be presented at 3 p.m. on January 14, February 11 and March 24.

Celebrated opera star Frederica von Stade, mezzo soprano, performs on the Four Arts stage on January 11. The Gewandhaus Bach Orchestra of Leipzig, Germany performs on February 15 and pianist Andras Schiff appears in concert on March 21. Music programs begin at 8:30 p.m. in the Four Arts auditorium.

The popular weekly lecture series begins in January. Programs are held at 3 p.m. on Tuesdays in the Four Arts auditorium. Among the celebrated persons to lecture at the Four Arts in 1984 are Wendell Garrett, editor and publisher of The Magazine Antiques; Charles Kuralt, CBS News correspondent; John Maxtone-Graham, travel author, and the eminent Welsh actor Emlyn Williams who will present his one man show as Charles Dickens. There also will be a performance during this series of the Yale Russian Chorus.

Each year the Four Arts presents programs for young people. This season's schedule includes talks by travel photographers Doug Jones, Stan Waterman and Jens Bjerre. In April the Junior Opera Guild of the Palm Beach Opera Inc. Presents highlights from the opera, "The Barber of Seville" in a special program for school children.

The regular Friday Film series begins in January and in addition there will be free art films shown on Sundays at 3 p.m. in the Four Arts auditorium.

For information contact the Society of the Four Arts, Four Arts Plaza, Palm Beach. The telephone number is 655-7226.

c. 1920.

MIZNER'S FLORIDA

American Resort Architecture

June 1984

Donald W. Curl

So the most beautiful town in America —

Donald W. Curl

THE ARCHITECTURAL HISTORY FOUNDATION, NEW YORK
THE MIT PRESS, CAMBRIDGE, MASSACHUSETTS,
and LONDON, ENGLAND

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Donald W. Curl is Professor of History at Florida Atlantic University.

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ISBN 0-262-03104-3

Designed by Gilbert Etheredge

sketches. According to these stories, only the facades interested him, and since he had little training in architecture, he often forgot to include bathrooms, kitchens, and stairways. In reality, Mizner's architectural training rivaled that of many in the profession of his day. Moreover, he always employed well-trained people in his office and drafting rooms. The legends, nonetheless, have long since been accepted as fact. Alva Johnston, Mizner's only biographer, retold the myths and discounted the architectural accomplishments.

Changes in architectural styles also damaged his reputation. Mizner designed picturesque buildings. His clients had wealth and presumed social position. Thus boom-time developers thought they could ensure the success of their projects by using Spanish architecture. The results, often ludicrous caricatures of Mizner's houses, ill-proportioned and with garish decoration, dotted the Florida landscape. Fashionable Palm Beach believed they cheapened all work in the Spanish style, and a reaction set in against its use.

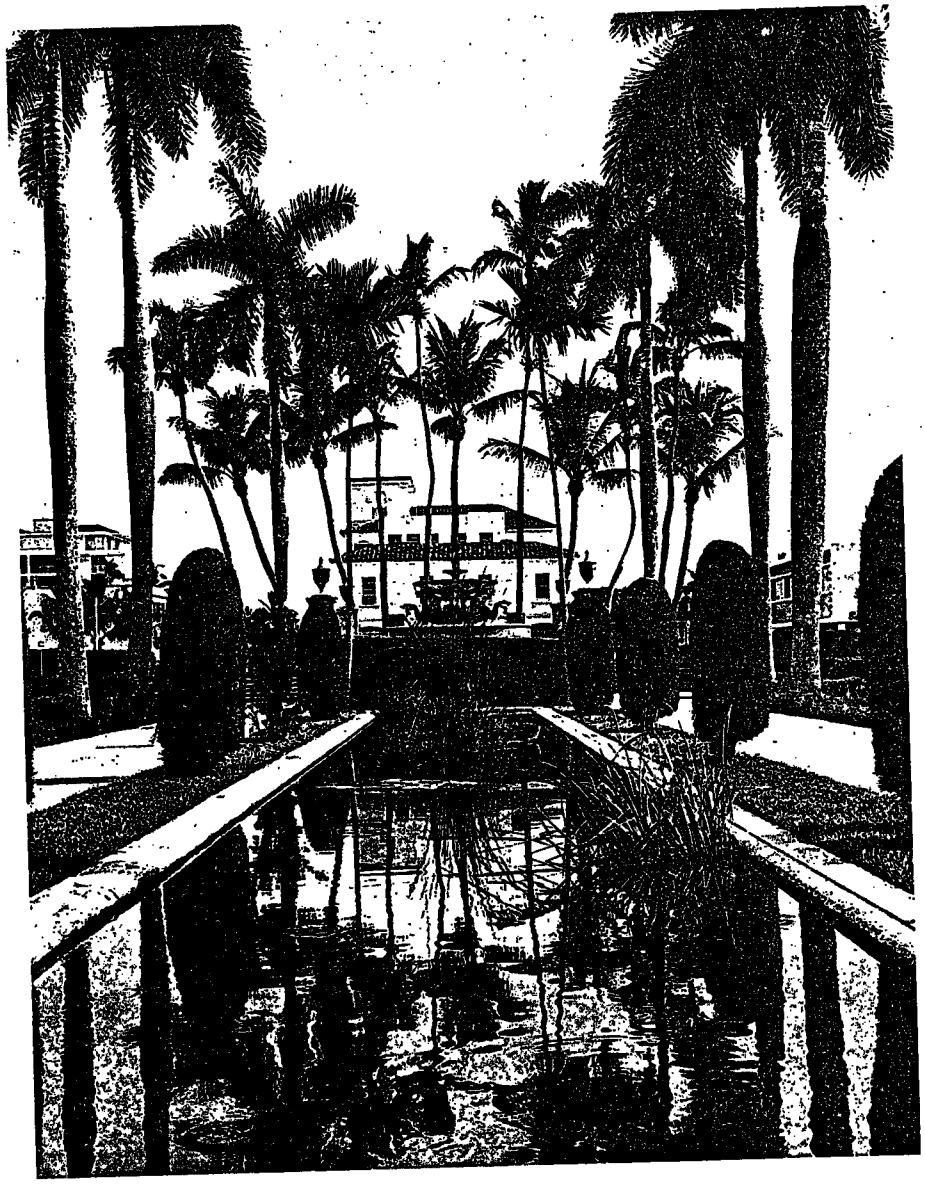
Moreover, by the beginning of the 1930s architectural critics in America had come to accept the validity of modernism in architecture. Mizner's work, as compared to that of Wright or the architects of the International Style, appeared overdecorated and dated. Consequently, his architecture remained largely forgotten for the next fifty years. Most surveys of American architectural history either omit Mizner or deprecate his work as unimportant or entirely derivative. Burchard and Bush-Brown, in *The Architecture of America: A Social and Cultural History,* spare one condescending sentence, "Addison Mizner built the J. S. Phipps house in Palm Beach in 1922, a lesser version of the greatest Florida villa, Vizcaya." Thus Mizner's story remained the property of the social historians who continued to tell of the missing bathrooms.

In 1977, a Palm Beach exhibition mounted by Christina Orr for the Norton Gallery, the Henry Morrison Flagler Museum, and the Society of the Four Arts, focused attention on Mizner, the architect and his architecture, for the first time in fifty years. This new examination of Mizner's work captured wide attention. Preservationists, concerned about the proposed destruction of one of Mizner's finest Palm Beach houses, received needed support. Environmentalists, worried about the energy crisis, realized that fifty years earlier Mizner had designed his houses for the climate of south Florida. Finally, architects, bored with utilitarian architecture and willing to experiment with historical styles, saw Mizner's work with new respect. Mizner's architecture once again appeared fresh and innovative and worthy of consideration.

large house on Park Lane which he planned around an east-facing patio, surrounded by an arcaded cloister. As in the Foerderer house, the architect shipped the products of his industries to the building site to produce the elaborate detailing of the decoration. Mizner spent much of the fall in California, staying with the Dieterichs and his niece, Ysabel Chase, at her Pebble Beach house.[23]

After abandoning practically all aspects of his practice in 1925/26 except those connected with Boca Raton, Mizner's ability to attract new clients suffered. While the many commissions of 1928 seemed to indicate a revival of interest in his firm, this proved untrue. The hurricane of September 1928 may explain why Mizner received so little Palm Beach work in 1929. The storm destroyed none of the houses he designed in the town, but it washed out Ocean Boulevard in several sections, caused extensive loss to buildings, and persuaded many prospective cottagers to postpone their plans. The storm also prompted the town of Palm Beach to establish an "art jury" to safeguard property owners against "unartistic building erections." The jury's membership included Mizner, Wyeth, Fa-

140. The Embassy Club (now The Society of the Four Arts), Palm Beach, 1929.



141. Memorial Fountain Plaza, Palm Beach, 1929.

tio, and H. Halpine Smith. This group reviewed all plans for new construction, calling "insubstantial" buildings to the attention of the town inspection department. The jury also acted to insure the "harmony" of new construction with surrounding buildings.[24]

In April, Lester Geisler announced that Mizner's firm had completed plans of the Florida Embassy Club for Royal Palm Way

and South Lake Trail. The club, commissioned by Colonel Edward R. Bradley, opened at the beginning of the 1930 season. Operated along the lines of the London and New York Embassy Clubs, it provided dinner, late-night supper, and early-morning breakfast. A curved drive from Royal Palm Way led to the eighteenth-century Spanish colonial building (Fig. 140). Mizner placed a lounge and dining room on the right of the main hallway and the secretary's office and a loggia, which formed the entrance to the patio, on the left. An open loggia surrounded the patio. Colored lights hidden under the loggia flooded the dance area in the center of the patio, producing the effect of an illuminated glass floor. The club served breakfast in the "typically Spanish" grille room with its bare oak tables and plain wood chairs and tiled floor. Although private, and catering to a "select membership," like Colonel Bradley's Beach Club, dues were minimal. Bradley's friend Mae E. Andrews ran the club, and Mizner served on its executive committee.[25]

Mizner donated his architectural services to another Palm Beach project in 1929. Oscar G. Davies, a town councilman and publisher of the *Palm Beach Daily News*, raised a subscription from among resorters to build a memorial fountain dedicated to Palm Beach pioneers. A committee headed by Harold S. Vanderbilt collected $26,000 and persuaded the town to donate land for a park just north of the town hall. Mizner and the landscape architect gave their services, while the contractor provided his for cost. Mizner placed the fountain at the south end of the plaza with a long, narrow pool extending north (Fig. 141). Water from the fountainhead, resting on the backs of four chargers rising from the sea, fell gently into the pool.[26]

Nate Spingold, an art collector and motion picture executive, asked Mizner to plan additions and completely remodel his small Wells Road house in this year. Mizner designed a new wing which included a 54-foot-long loggia, a grille room with bar, and two servants' rooms on the first floor, and new master bedrooms and baths on the second. He combined the old living room and loggia making a large new living room, and added a fireplace and Woodite copies of the Salamanca paneling to the old dining room.[27]

Mizner also completed a series of stores and apartments on South County Road as his final commission of 1929. The complex, just north of Phipps Plaza between Seaview and Seaspray, housed McCutcheon's, a New York linen store, and Burdine's Palm Beach Shops on the first floor, and several small apartments on the second. A rounded flying staircase on Seaview gave access to the apartments.[28]

styles like Mizner's no longer found favor in a profession dedicated to functionalism.[43]

Palm Beach's "barefoot" era following World War II did little either to help Mizner's reputation or to preserve his buildings. Many habitués now spent most of the year in town. They demanded greater informality, and particularly the comfort of air-conditioning. In this period many owners of Mizner's houses "modernized," tearing out heavily beamed ceilings, blocking up fireplaces, and painting walls and paneling a uniform flat white. Other owners saw their Mizner houses as anachronisms, too large to air-condition, too expensive to maintain, and too hard to staff. In a few short years Playa Riente, El Mirasol, Casa Bendita, The Towers, Casa Florencia, Casa Joseto, and La Fontana were destroyed, making way for housing developments and new high-rise condominiums.

Several events of the seventies combined to create new interest in Mizner, his architecture, and in architectural preservation in south Florida. The founding of the Boca Raton Historical Society meant a renewed interest in the architect's accomplishments and plans for the city. The publication of Barbara D. Hoffstot's *Landmark Architecture of Palm Beach*, with its appeal "to fight when necessary!" to save the town's architectural heritage, convinced many to take seriously the resort architecture of Palm Beach. The sameness of the unending rows of developer houses constructed during the sixties also prompted a new look at the older, more gracious styles. Finally, Christina Orr's Mizner show at the Norton Gallery, the Society of the Four Arts, and the Henry Morrison Flagler Museum, brought together a collection of Mizner drawings, photographs, and products of his industries which allowed a reevaluation of his work.

These events led to the saving of one of Mizner's last remaining great mansions. When the owner of the William Gray Warden house asked town officials for permission to raze the structure in 1977 and construct townhouses on the land, the new interest in Mizner's architecture helped decide the town council to deny his request. After two years of litigation in which the courts found for the owner, the house was saved at the last moment when Robert Eigelberger received permission to restore the mansion and convert it into six condominium units. Moreover, the controversy over the Warden house also led the town council to adopt a landmarks preservation ordinance.[44]

Interest in Mizner's architecture has influenced a revival of the style in south Florida. Unfortunately, "Spanish," "Mediterranean," or "Mizner style" developments often feature the usual tract-

Good Samaritan Hospital buildings. Plans, HSPBC.

15. Complete plans for Gedney residence, HSPBC.

16. Herman Leroy Collins, *Philadelphia: A Story of Progress*, pp. 62–63; *Philadelphia Evening Bulletin*, 23 January 1969; the most complete and detailed of Mizner plans are for the Foerderer house, HSPBC.

17. Matlack Price, "Return to Romanticism," *Arts and Decoration*, October 1930, pp. 49–53, 114. Foerderer sold La Ronda to Villanova University in January 1968. The University subdivided much of the estate. The house is once again in private hands and is being restored.

18. Interview, Alfred W. Jones, Sr., 25 September 1981; Harold H. Martin, *This Happy Isle: The Story of Sea Island and the Cloister*, pp. 41–47.

19. Jones interview; "Your Sea Island Cottage Holiday: Cottage #10," rental brochure.

20. Martin, *This Happy Isle*, pp. 52, 89, 101; "Francis L. Abreu and Fort Lauderdale's Boomtime Architecture," *New River News*, Spring 1982, p. 10. Today only the large Spanish lounge with its great fireplace, tiled floors, and beamed ceilings remains from Mizner's original plans.

21. *Palm Beach Daily News*, 12 December 1928.

22. Ibid., 13 December 1928.

23. Ibid., 24 September 1928; Herb Andree and Noel Young, *Santa Barbara Architecture: From Spanish Colonial to Modern*, pp. 156–57.

24. *Palm Beach Post*, 28 December 1928; *Palm Beach Daily News*, 28 December 1928.

25. *Palm Beach Post*, 21 April 1929; *Florida Embassy Club, Palm Beach*, prospectus, HSPBC. In 1947, a year after Colonel Bradley's death, the Society of the Four Arts purchased the club building. The Society, originally housed next door in the Mizner-designed Singer Building, asked Wyeth to remodel the club. He converted the patio area into an auditorium and added new galleries.

26. *Palm Beach Post*, 27 January 1930; *Palm Beach Daily News*, Historical Number, 1936; *Daily News*, 17 December 1975. Mizner remodeled and decorated an apartment for Oscar Davies in the Daily News Building at Brazilian Avenue and County Road in 1931. See Mizner office list, HSPBC and *Palm Beach Life*, December 1981, p. 158.

27. The original Spingold house, built in 1927, is usually attributed to Mizner. More likely he only completed the additions that converted the small house into a large Spanish mansion. 1929 plans, HSPBC.

28. *Palm Beach Daily News*, 16 December 1929; 10 January 1930.

29. Telephone interview, Helen Mihalick, club secretary, 23 December 1981, 4 February 1982; plans, HSPBC.

30. *Palm Beach Post*, 4 April 1929.

31. *Laws of Florida*, 1915, chap. 6951 (no. 145), pp. 340-46, provides for the establishment of a Florida State Board of Architecture; Mellen C. Greeley, Secretary of the Board to Addison Mizner, 16 July 1930. See Steven Seiden, "The Mizner Touch." For board records, Library of the Schools of Fine Arts and Architecture, University of Florida. Mizner also held registration in New York and Pennsylvania, certificates, HSPBC.

32. Paris Singer, "Foreword," *The Florida Architecture of Addison Mizner*; Alice De Lamar to author, 15 February 1982.

List of Buildings and Projects

All items on this list have been verified by consulting Mizner office tracings and blueprints in the collections of the Historical Society of Palm Beach County and in private hands, his office inventory list, newspaper articles at the time of construction, building department permits, Sanborn insurance maps and city directories, letters written by Ella Watson Mizner, and visits to the buildings when possible. The date is year of construction, or in case of projects, year designed. Palm Beach and West Palm Beach are abbreviated P.B. and W.P.B.

1906 Garden and garden furniture, Farmholme, Stonington, CT.

1907 Remodeling of Hotel Rand, 142 W. 49th Street, NYC.

Completion and decoration of town house for Stephen H. Brown, 154 E. 70th St., NYC (now Lenox School).

Additions and remodeling for Addison Mizner, Baxter Homestead, 15 Shore Dr., Port Washington, L.I.

1910 Gardens for Raymond Hitchcock, 22 Sunset Rd., Kings Point, L.I.

Additions for Archibold S. White, White Pine Camp, Paul Smiths, NY (now Paul Smith's College).

Tennis house for Ralph Thomas, 235 Middle Neck Rd., Sands Point, L.I.

1911 Garden and amphitheater for William Bourke Cockran, The Cedars, Hempstead Harbor and Shore roads, Port Washington, L.I. (demolished).

Residence for Jerome Alexandre, Colebrook, CT.

Residence for Sarah Cowen Monson, Upper Drive, Huntington, L.I. (demolished).

Residence for William A. Prime, Warburton Hall, Northern Blvd., Roslyn, L.I. Remodeling and additions by Shape & Hart (now C. W. Post Center, Long Island University).

1912 Residence for John Alley Parker, Sands Point Rd., Sands Point, L.I.

Residence for Alfred Jones, Sr., E. Spalding St., Sea Island, GA.

Residence for Alfred E. Dieterich, Casa Bienvenita, Park Lane, Montecito, CA.

Residence for Percival E. Foerderer, La Ronda, 1020 Mount Pleasant Road, Bryn Mawr, PA.

Residence for "Mrs. Blank," Mizner Mile, Boynton Beach (partially built, demolished).

Deauville Beach Club, Windsor, Canada, project.

Additions to residence of Dan Murphy, Los Angeles, CA, project.

1929 Embassy Club for Colonel Edward R. Bradley, Royal Palm Way, P.B. (conversion to gallery and auditorium for Society of the Four Arts by Wyeth).

Memorial fountain and plaza, S. County Rd., P.B.

Palm Beach shop for McCutcheon and Co., S. County Rd. and Seaview Ave., P.B.

Palm Beach Shops for Burdine's, 230 South County Rd., P.B.

Additions to residence of Nate Spingold, La Puertas, 152 Wells Rd., P.B. (later additions by Fatio).

Residence for William R. Hearst, P.B., project.

Fox Chapel Country Club, Fox Chapel, PA, project.

1930 Brokerage office for E. F. Hutton, 264 S. County Rd., P.B.

Residence for Hugh Dillman, Grosse Point, MI, project.

Residence for Alex Camp, Dallas, TX, project.

1931 Residence for William J. Williams, Casa Coe da Sol, 501 Park St., North, St. Petersburg.

Apartment for Oscar G. Davies, Daily News Building, S. County Rd. at Brazilian Ave., P.B.

Post Office for Palm Beach, S. County Rd. at Royal Poinciana Way, project.

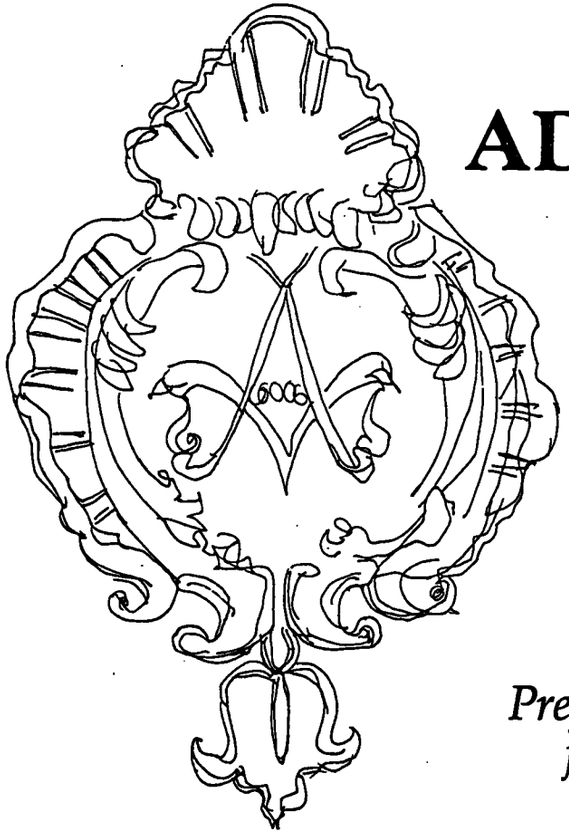
Bonsack shopping center, Miami Beach, project.

Residence for William F. Bonsack, Miami or Miami Beach, project.

1932 Residence for K. D. Alexander, 323 Brazilian Ave., P.B.

Everglades Theater for Hugo Gold, Belle Glade (demolished).

Residence for J. A. Ely, W.P.B., project.



ADDISON MIZNER
Architect to the Affluent

A Sketchbook Raisonné of His Work

by William Olendorf
with text by Robert Tolf

Preface by Michael L. Ainslie, President of the National Trust for Historic Preservation

Foreword by Jon A. von Gunst-Andersen, Curator Addison Mizner Collection, Historical Society Palm Beach County

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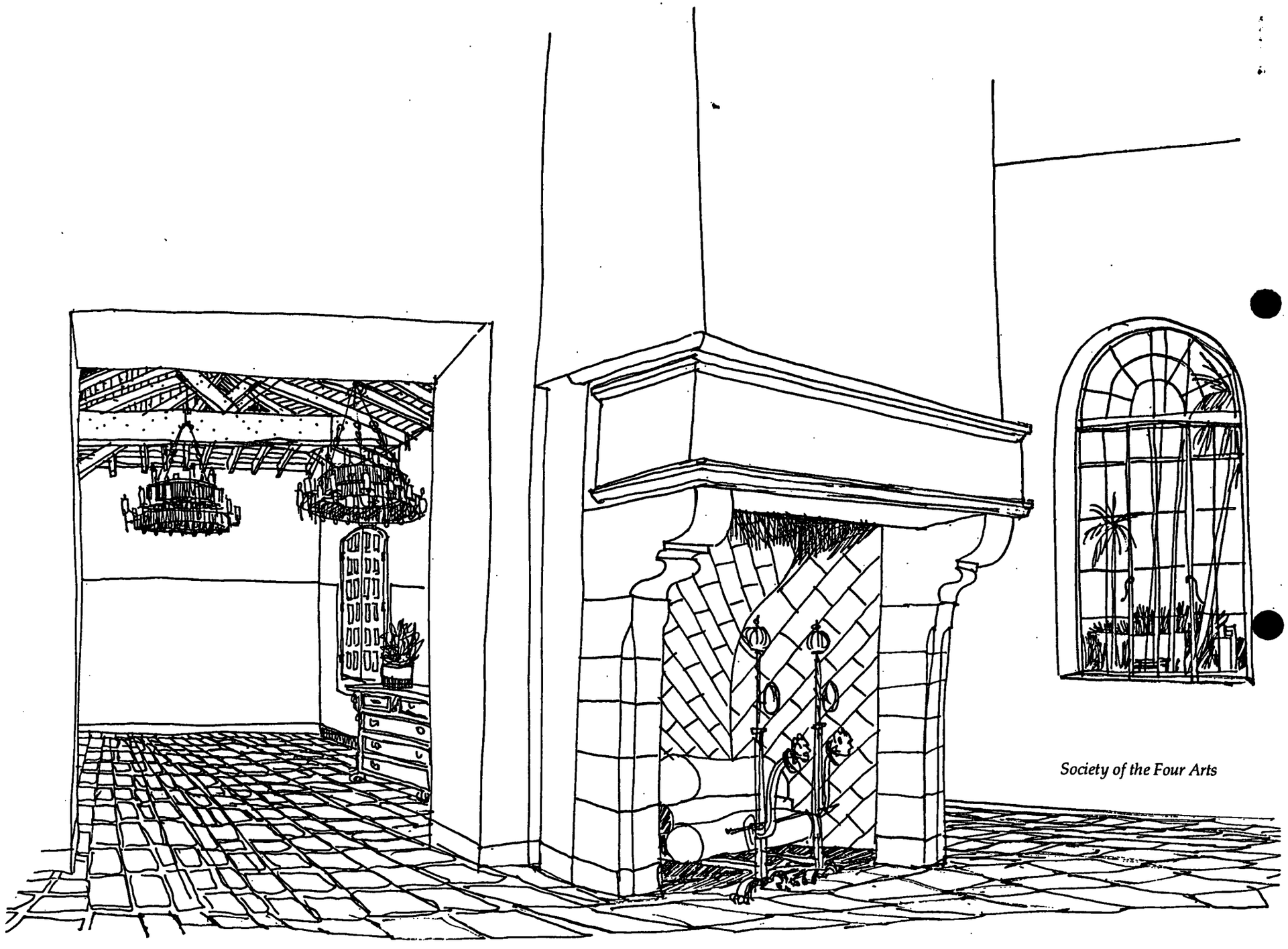
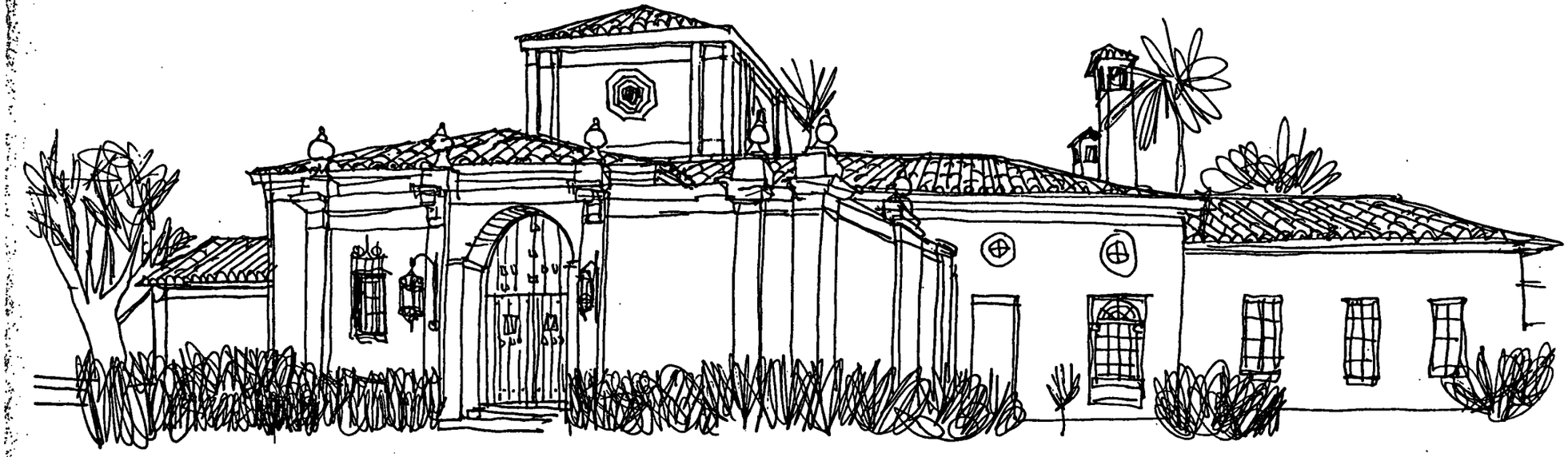


Society of the Four Arts



Society of the Four Arts

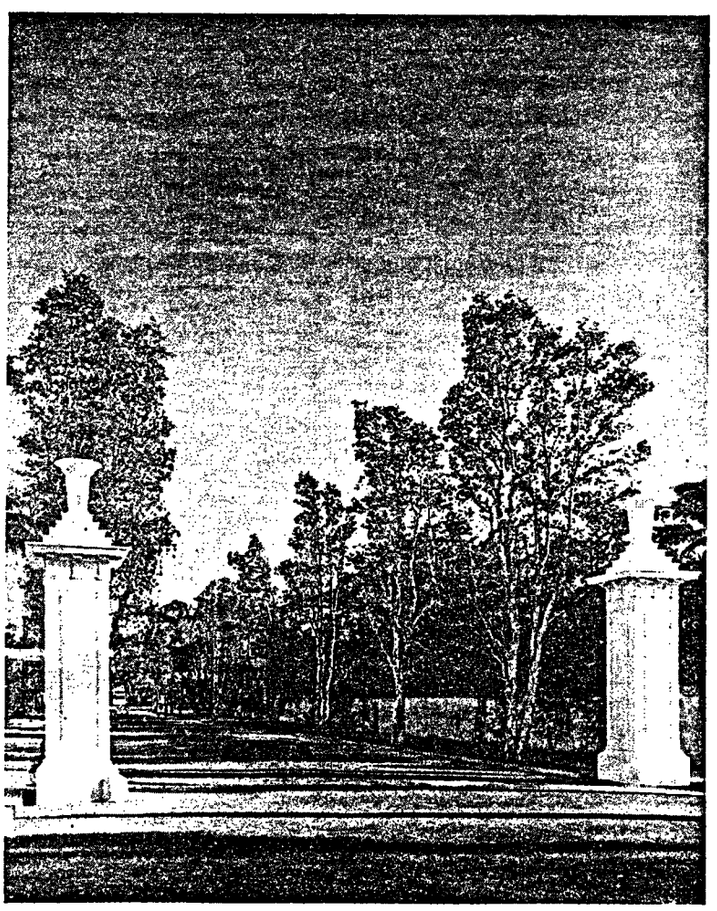
Close to the Singer Building, Mizner built the Embassy Club on Royal Palm Way, designing a low-lying stone and tile structure that once again demonstrated the confident manner in which he conquered the problems of building on flounder-flat land. Constructed and furnished with the outpourings of Mizner Industries, the Embassy Club is now an integral part of the Society of the Four Arts, repository of an important collection of Mizner's scrapbooks and sketchbooks.

ARCHITECTURE and Design

VOL. XII JULY, 1948

JOHN L. VOLK, ARCHITECT

ARCHITECTURE and Design



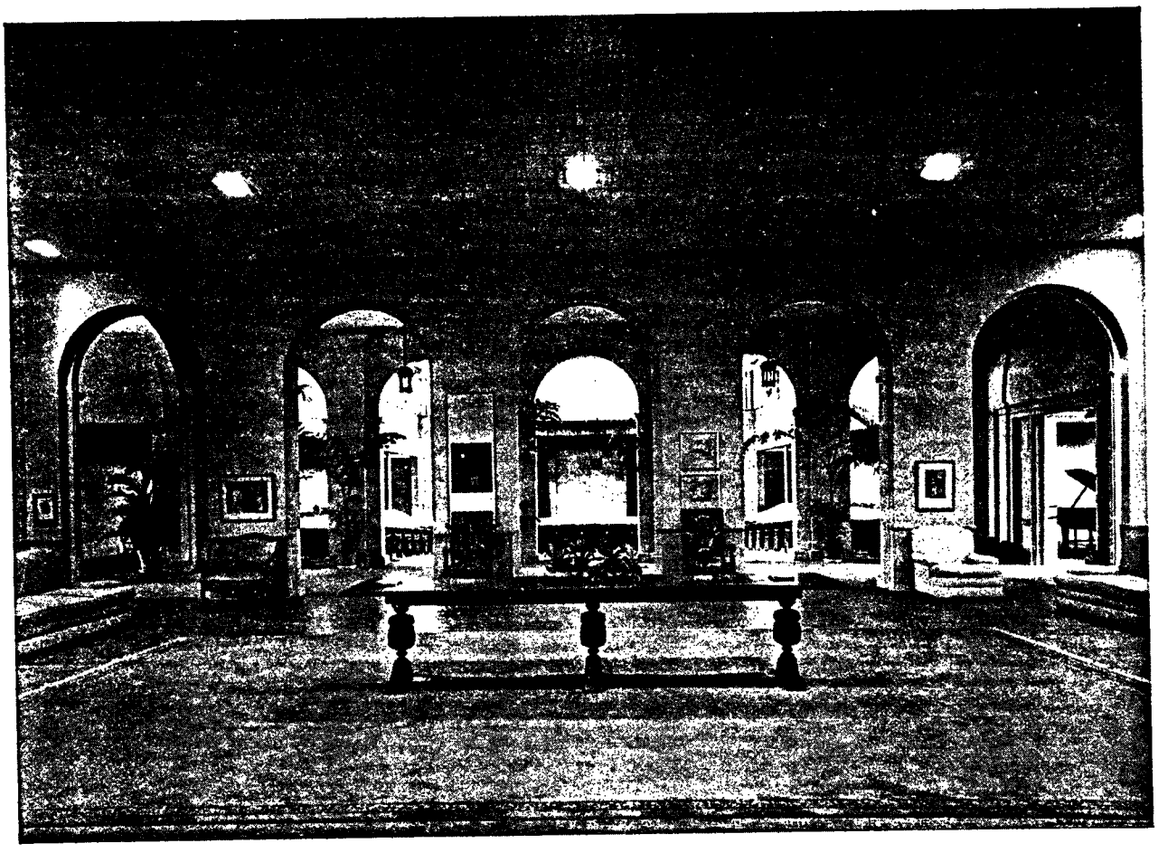
Selections from the work of

JOHN L. VOLK

ARCHITECT

PALM BEACH

LAWRENCE S. FUNKE — KEMP CALER — ASSOCIATES



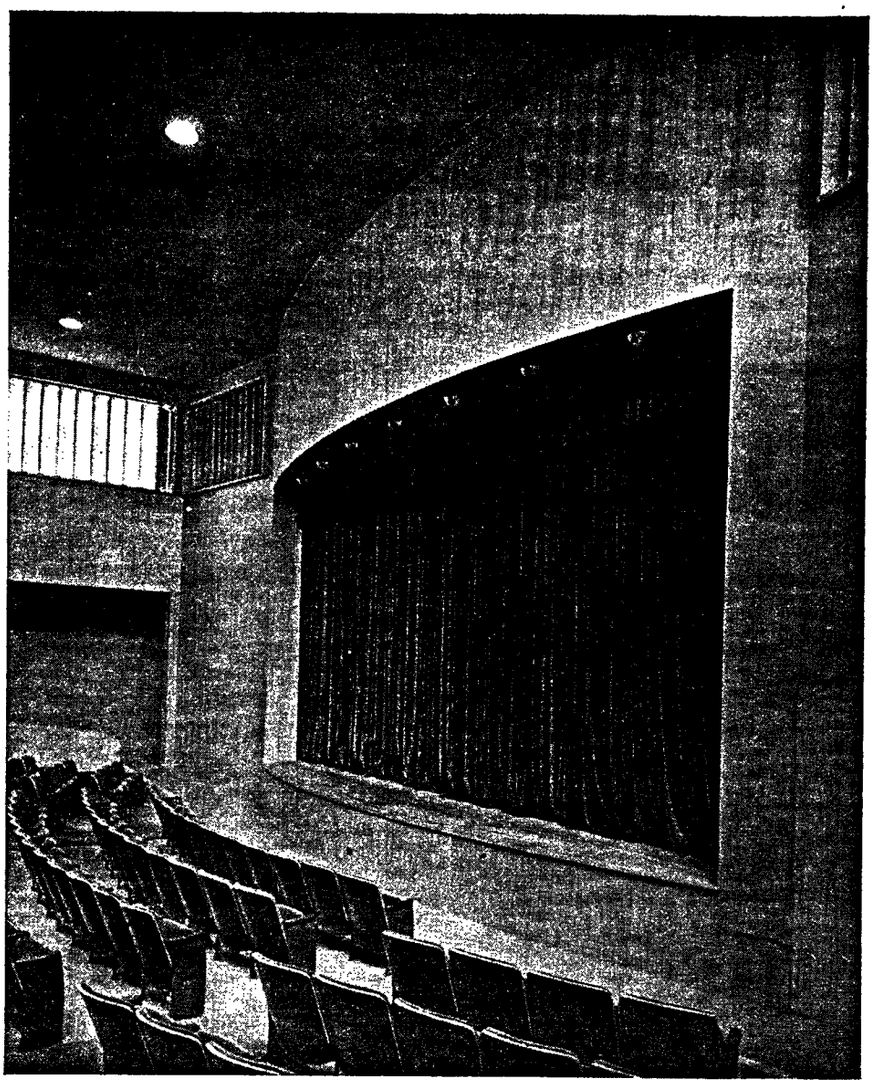
ART GALLERIES SHOWING THEATRE BEYOND

ENTRANCE LOGGIA

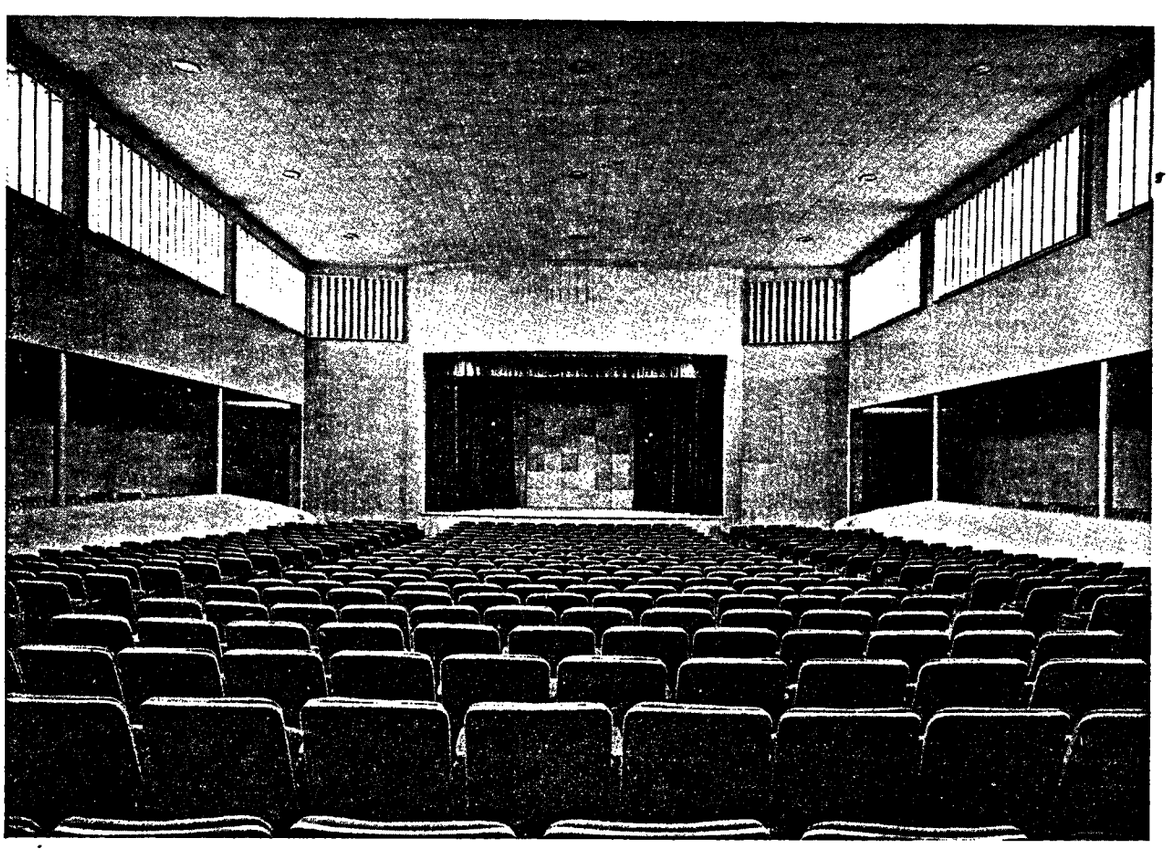
THE SOCIETY OF THE FOUR ARTS

John H. Witman, *Decorators*

Watt & Sinclair, *Contractors*



STAGE AND PROSCENIUM



THE THEATRE

SOCIETY OF THE FOUR ARTS

Watt & Sinclair, *Contractors*

HENDERSON, INC.

Roofing and Sheet Metal Work

TILE AND TERRAZZO

★

911 SO. POINSETTA AVENUE

WEST PALM BEACH FLORIDA

PHONES 2-3691 - 2-3692

JOHN H. WITMAN

+

INTERIORS

+

311 SO. COUNTY ROAD

PALM BEACH

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HAWTHORNE ROOFING CO.

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WEST PALM BEACH FLORIDA

Phone 4737

WATKIN'S

204 NORTH DIXIE

WEST PALM BEACH, FLORIDA

PAINT
O'Brien
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WALLPAPER
Imperial Washable

GLASS
Libby-Owens-Ford

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Formerly Mizner Products, Inc.

Manufacturers of

RECONSTRUCTED & ORNAMENTAL STONE

PATIO PAVING - STONE PRODUCTS

SEPTIC TANKS AND DRAIN FIELDS

Factory - 503 Bunker Road

WEST PALM BEACH FLORIDA

Telephones

Office and Factory 7217

WATT & SINCLAIR
CONSTRUCTION CO.

PALM BEACH

FLORIDA

BUTLER BROS. LUMBER CO.

Roseland Drive and F. E. C. Railway

WEST PALM BEACH, FLORIDA PHONE 6171

"Butler's Better Boards"

12. Lot [redacted] of Phipps Plaza, as in Plat [redacted] Book 20, page 72.

Record owner and address:

Eileen H. Knothe
235 Phipps Plaza
Palm Beach, Fla. 33480

13. Lot J. less Westerly 50.86 feet of Phipps Plaza, as in Plat Book 20, page 72.

Record owner and address:

Hallie Hicklin
238 Phipps Plaza
Palm Beach, Fla. 33480

14. The South 45.12 feet of the South 1/2 of Subdivision N of Government Lot 3, lying West of Ceiba Avenue; the South 1/2 of Subdivision N of Government Lot 3, between Coconut Row and Ceiba Avenue (less Seaview Ave. and the East 219.41 feet), in Sec. 22, Township 43 South, Range 43 East; and Lot 1, and land lying West of Lot 1 (less the East 43 feet), and land lying West of Lot 2 (less Lake Drive); the North 145 feet of the West 47 feet of Lot 3 and the East 88.9 feet thereof; and Lots 4, 5, 6 and 7, Block A, of Royal Park Addition, as in Plat Book 4, page 1.

Need to check Plat

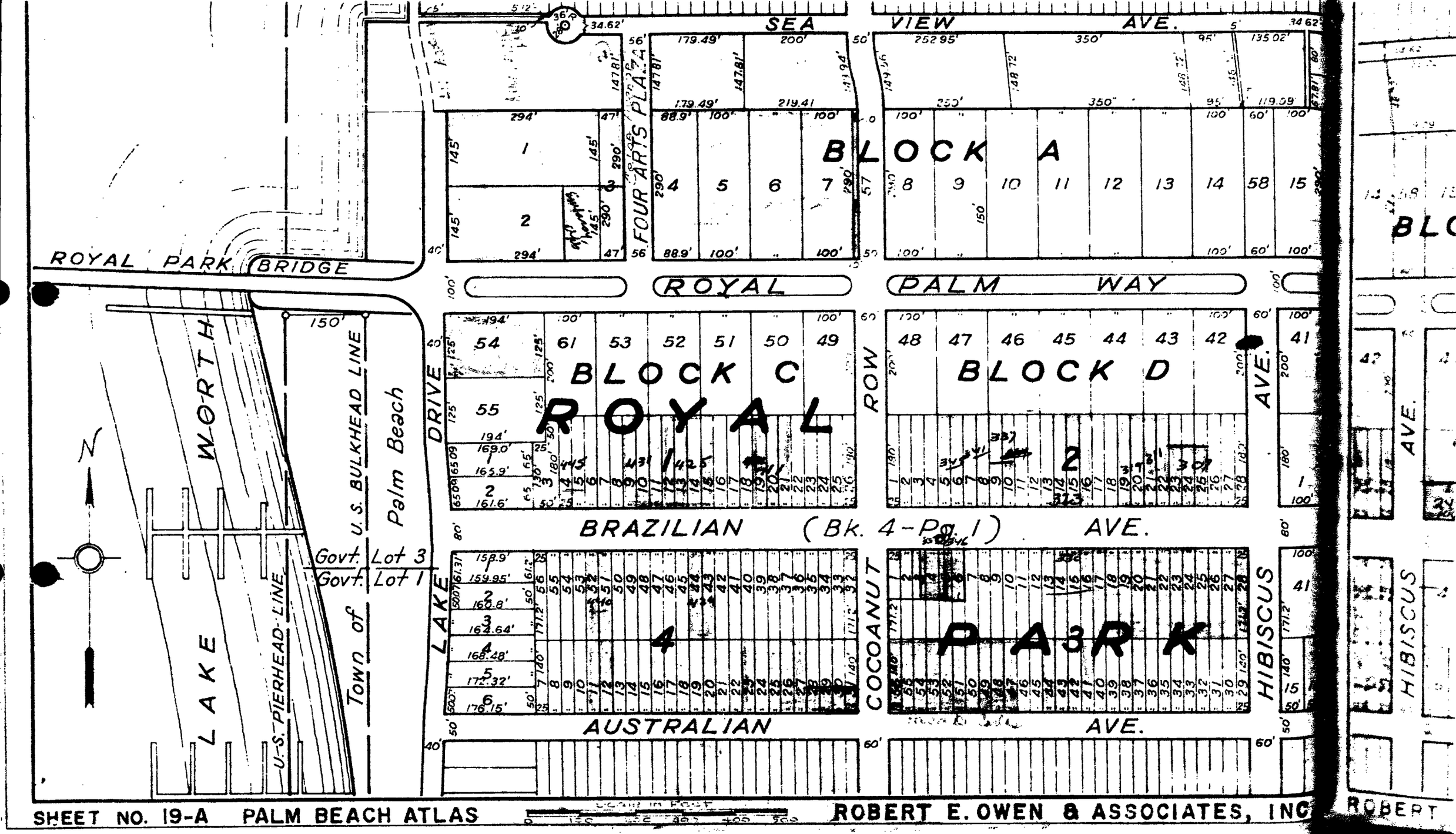
Record owner and address:

Four Arts Building/Four Arts Plaza
Library, Garden and Plaza
Palm Beach, Fla. 33480

15. The South 145 feet of West 47 feet of Lot 3, and East 43 feet of Lot 2, Block A, Royal Park Addition, as in Plat Book 4, page 1.

Record owner and address:

Embassy Corp.
Embassy Apartments/Four Arts Plaza
Palm Beach, Fla. 33480



ROBERT E. OWEN & ASSOCIATES, INC

LANDMARK PRESERVATION COMMISSION
SUITE 1B • 240 WORTH AVENUE
PALM BEACH, FLORIDA 33480

LIBRARY
SOCIETY OF THE FOUR ARTS

FOUR ARTS PLAZA
PALM BEACH, FLORIDA 33480
PHONE (407) 655-2766
655-2776

July 28, 1994

The Society of the Four Arts began as an idea in the minds of Mrs. Lorenzo Woodhouse, Mrs. Maud Howe Elliott, Mrs. Frederick Johnson and a group of interested Palm Beach citizens in forming an organization that would promote interest in art, literature, music, and science in the Palm Beach area.

In January of 1938 the first building of the Society, the current Four Arts Library, was opened. This building, designed by Maurice Fatio, was used as an art gallery, library, and meeting place for all events and activities of the Society.

Mrs. Elizabeth Donner Hanson, later Mrs. Norment, became chairman of the Library Committee in 1955. Under her direction, the Library began to expand its services and physical plant. A Children's Library, housed on the second floor of the Main Library, was dedicated in 1957.

Today, the Library has enjoyed another major expansion with the opening of a Children's Library in the Rovensky Building dedicated to the memory of Mr. John Edward Rovensky. This new state of the art facility opened to the public on November 1, 1993 and serves, without charge, as a circulating library for all children in the Palm Beach area community. Holdings in the Children's Library number 10,000 volumes including multi-media materials.

The Library houses two "Special Collections", available for research by appointment: The Addison Mizner Collection containing volumes on architecture, garden designs, and architectural elements, along with notebooks compiled by Mr. Mizner. The Mizner Collection was donated to the Library by the Honorable Mrs. Frederick Guest in April, 1940. A recent important collection from Mrs. John C. Jessup and Jessup Inc. of very fine books on interior design and architecture encompass the second collection. This collection affords a comprehensive history of domestic and European design and also features a number of notebooks compiled by Mrs. John C. Jessup.

The Main Library, with a collection of 40,000 volumes, strives to serve the needs of the Palm Beach community. The Library is open from 10:00 a.m. to 5:00 p.m. Monday through Friday with additional Saturday hours from November through April. Current periodicals, local and national newspapers, an extensive collection of art video-cassettes, as well as an expanding library of audiocassettes, are available to the public. An annual fee applies for circulation privilege of $25.00 for Palm Beach residents and $35.00 for non-residents. The Library offers a quiet retreat for readers; perusal of the collection is encouraged by visitors and residents alike.

Mrs. John W. Annan has been chairman of the Library Committee since 1978. Her enthusiasm and innovation has brought growth and support to the organization. Mrs. Joanne Rendon is the Librarian and Mrs. Christine Coffman serves as Children's Librarian. The telephone number of the Children's Library is 655-2776 and the Main Library is 655-2766. The Four Arts Library Staff are available for any questions, do stop in to see us and enjoy the collection.

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site No. 830= =
Site Name Four Arts Building Survey Date 8101 820= =
Address of Site: 455 Royal Palm Way, Palm Beach, FL 33480 905= =
Instruction for locating Royal Palm Way at S Lake Dr NE corner 813= =
Location: Royal Park (subdivision name) A (block no.) 2 (lot no.) 868= =
County: Palm Beach 808= =
Owner of Site: Name: Four Arts Society, Tr
Address: Four Arts Plaza, Palm Beach, FL 33480 902= =
Type of Ownership institutional 848= = Recording Date 832= =
Recorder:
Name & Title: Kidney, Walter C. (Architectural Historian)
Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818= =

Condition of Site: (Check One)
- [X] Excellent 863= =
- [ ] Good 863= =
- [ ] Fair 863= =
- [ ] Deteriorated 863= =

Integrity of Site: (Check One or More)
- [X] Altered 858= =
- [ ] Unaltered 858= =
- [X] Original Site 858= =
- [ ] Restored ( ) (Date:) ( ) 858= =
- [ ] Moved ( ) (Date:) ( ) 858= =

Original Use entertainment 838= =
Present Use museum 850= =
Dates: Beginning +1929 844= = BP
Culture/Phase American 840= =
Period 20th Century 845= =

NR Classification Category: Building 916= =

Threats to Site: (Check One or More)
- [ ] Zoning ( ) ( ) ( ) 878= =
- [ ] Development ( ) ( ) ( ) 878= =
- [ ] Deterioration ( ) ( ) ( ) 878= =
- [ ] Borrowing ( ) ( ) ( ) 878= =
- [ ] Other (See Remarks Below): 878= =
- [ ] Transportation ( ) ( ) ( ) 878= =
- [ ] Fill ( ) ( ) ( ) 878= =
- [ ] Dredge ( ) ( ) ( ) 878= =

Areas of Significance: Architecture 910= =

Significance: This is an Addison Mizner building, with simple, dignified Classical detailing. The original building of 1923, later burned, was built for the Club de Montmartre. The present building of 1929, by the most famous Palm Beach architect, was erected for the Embassy Club. It was taken over by the Society of Four Arts in the late 1930's.

Grade: A

LAPB 911= =

ARCHITECT Mizner, Addison (Palm Beach, FL) 872 = =

BUILDER Lightbown, Millard J 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE irregular; irregular 966 = =

EXTERIOR FABRIC(S) stucco: roughcast 854 = =

STRUCTURAL SYSTEM(S) brick # tile 856 = =

PORCHES N/ square 1-bay entrance porch, round arches w/keystones on plain piers 942 = =

FOUNDATION: 942 = =

ROOF TYPE: hip # flat: parapet 942 = =

SECONDARY ROOF STRUCTURE(S): tower: pavilion # parapet, urns 942 = =

CHIMNEY LOCATION: offset: lateral slope # E/ end: interior 942 = =

WINDOW TYPE: casement, 8, wood # 942 = =

CHIMNEY: masonry, stuccoed 882 = =

ROOF SURFACING: tile: barrel 882 = =

ORNAMENT EXTERIOR: stucco # stone: coral # metal 882 = =

NO. OF CHIMNEYS 2 952 = = NO. OF STORIES 1 # 2 950 = =

NO. OF DORMERS none 954 = =

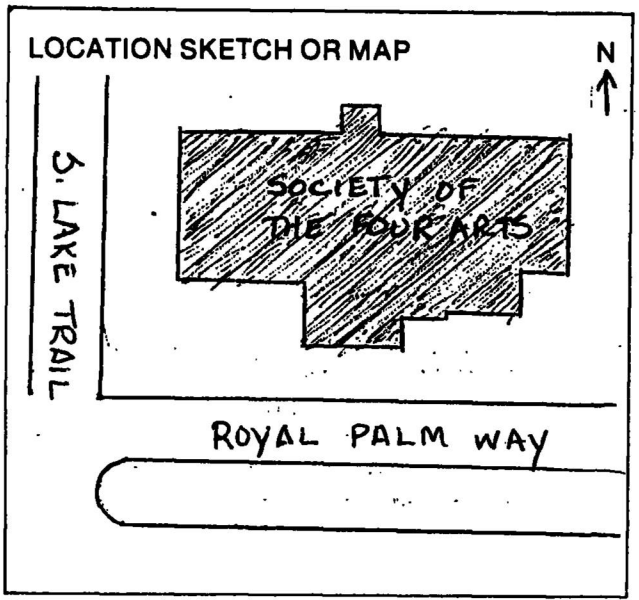
Map Reference (incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000 1946(photorevised 1967) 809 = =

Latitude and Longitude:

26° 42' 40" ° ' " 800 = =

Site Size (Approx. Acreage of Property): 2 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section

812 = =

UTM Coordinates:

Zone Easting Northing 890 = =

Photographic Records Numbers PB-7273-1-F1 860 = =

Contact Print

FOUR ARTS PLAZA

SUPPLEMENTARY INFORMATION TO THE DESIGNATION REPORT OF 7-11-79
September 20, 1995

Landmarks Preservation Commission
Palm Beach, Florida

SUPPLEMENTARY REPORT

FOUR ARTS COMPLEX
455 ROYAL PALM WAY

Table of Contents

I. GENERAL INFORMATION

II. LOCATION MAP

III. ARCHITECTURAL INFORMATION

IV. HISTORICAL INFORMATION

V. STATEMENT OF SIGNIFICANCE

VI. CRITERIA FOR DESIGNATION

VII. ARCHITECT'S BIOGRAPHY

VIII. PHOTOGRAPHY

IX. SELECTED BIBLIOGRAPHY

Report produced by Research Atlantica, Inc.

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

I. GENERAL INFORMATION

Location:	Four Arts Complex 455 Royal Palm Way Palm Beach, Florida
Date of Construction:	1924 (Rovensky Building) 1929 (Gallery/Auditorium) 1938 (Library)
Principal Architect:	Addison Mizner (1929) Maurice Fatio (1938) John Volk (1947) Marion Sims Wyeth (1947)
Present Owner:	The Society of the Four Arts
Present Use:	Cultural Institution
Present Zoning:	R-B (special exception use)
Palm Beach County Tax Folio Number:	50-43-43-23-05-0210-010 50-43-43-23-05-0210-050 50-43-43-23-05-0210-060 50-43-43-22-00-0030-080 50-43-43-22-00-0030-090
Current Legal Description:	The South 45.12 feet of the South 1/2 of Subdivision N of Government Lot 3, lying West of Ceiba Avenue, the South 1/2 of Subdivision N of Government Lot 3, between Coconut Row and Ceiba Avenue(less Seaview Ave. and the East 219.41 feet), in Sec. 22, Township 43 South, Range 43 East, and Lot 1, and land lying West of Lot 1 (less the East 43 feet), and land lying West of Lot 2 (less Lake Drive), the North 145 feet of the West 47 of Lot 3 and the East 88.9 feet thereof; and Lots 4, 5, 6, and 7, Block A, of Royal Park Addition, as in Plat Book 4,pg 1.

Gallery/Auditorium

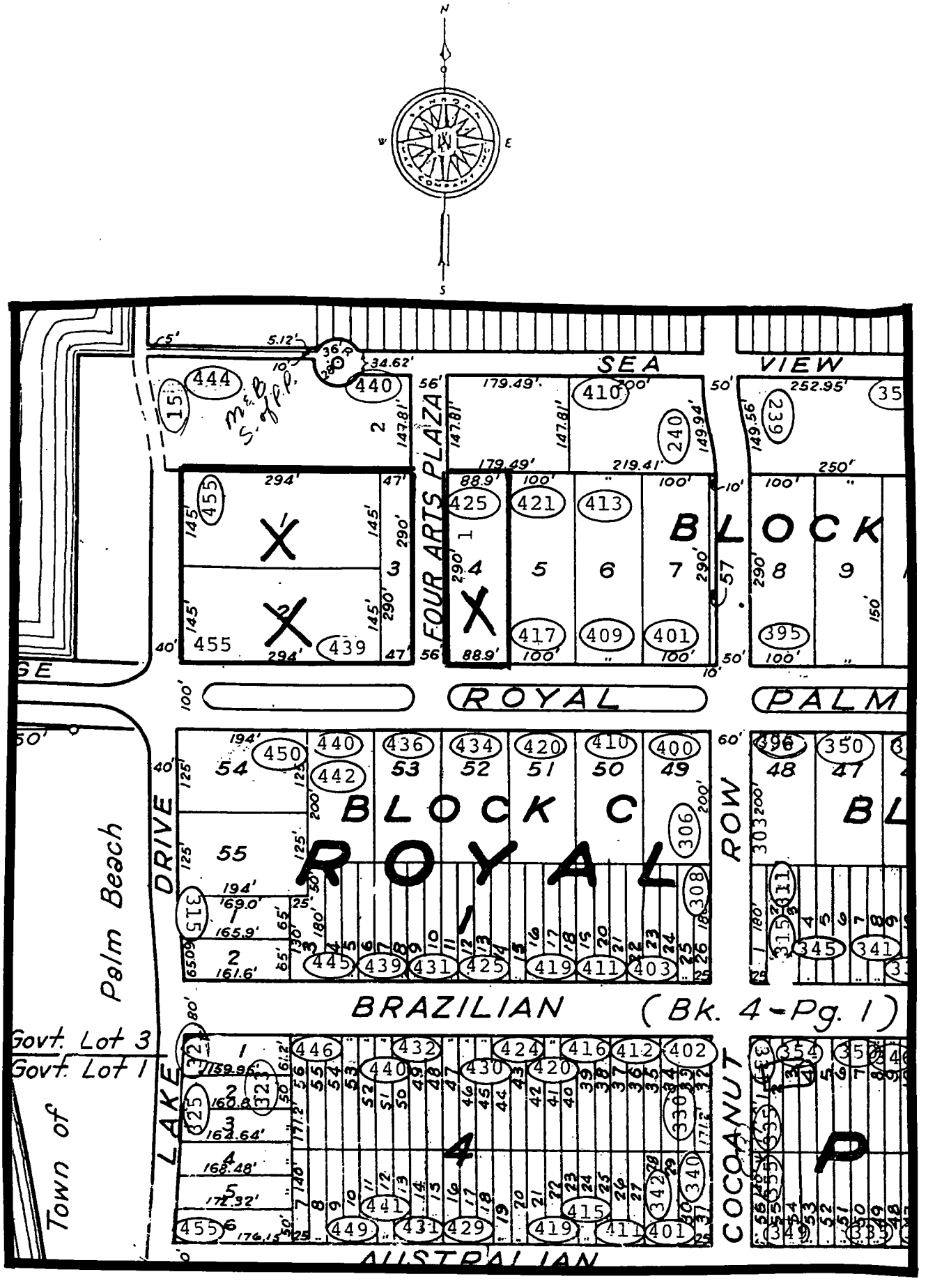
Classification in the "Historic Building Survey of Palm Beach, 1981: This is an Addison Mizner building, with simple, dignified Classical detailing. The original building of 1923, later burned, was built for the Club De Montmartre. The present building of 1929, by the most famous Palm Beach architect, was erected for the Embassy Club. It was taken over by the Society of Four Arts in the late 1930's.

Rovensky Building

Classification in the "Historic Building Survey of Palm Beach, 1981: This is an Addison Mizner building, which one had full-length Gothic windows on the ground floor; it now features single and paired double-hung sash windows above a rusticated base. Mizner was the most famous Palm Beach architect.

Gate Piers

Classification in the "Historic Building Survey of Palm Beach, 1981: These tall, dignified piers mark the entrance to a short street. They are among the best of Palm Beach's rare public monuments.


SEA VIEW
FOUR ARTS PLAZA
ROYAL PALM
BLOCK C
ROYAL
BRAZILIAN (Bk. 4-Pg. 1)
Palm Beach DRIVE
LAKE
Town of
Govt. Lot 3
Govt. Lot 1
COCOANUT ROW
AUSTRALIAN

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site No. 820= =
Site Name Four Arts Building 830= = Survey Date 8101
Address of Site: 455 Royal Palm Way, Palm Beach, FL 33480 905= =
Instruction for locating Royal Palm Way at S Lake Dr NE corner 813= =
Location: Royal Park (subdivision name) A (block no.) 2 (lot no.) 868= =
County: Palm Beach 808= =
Owner of Site: Name: Four Arts Society, Tr
Address: Four Arts Plaza, Palm Beach, FL 33480 902= =
Type of Ownership institutional 848= = Recording Date 832= =
Recorder:
Name & Title: Kidney, Walter C. (Architectural Historian)
Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818= =

Condition of Site: (Check One)
- [X] Excellent 863= =
- [ ] Good 863= =
- [ ] Fair 863= =
- [ ] Deteriorated 863= =

Integrity of Site: (Check One or More)
- [X] Altered 858= =
- [ ] Unaltered 858= =
- [X] Original Site 858= =
- [ ] Restored( )(Date: X)858= =
- [ ] Moved( )(Date: X)858= =

Original Use entertainment 838= =
Present Use museum 850= =
Dates: Beginning +1929 844= = BP
Culture/Phase American 840= =
Period 20th Century 845= =

NR Classification Category: Building 916= =

Threats to Site: (Check One or More)
- [ ] Zoning(X X)878= =
- [ ] Development(X X)878= =
- [ ] Deterioration(X X)878= =
- [ ] Borrowing(X X)878= =
- [ ] Other (See Remarks Below): 878= =
- [ ] Transportation(X X)878= =
- [ ] Fill(X X)878= =
- [ ] Dredge(X X)878= =

Areas of Significance: Architecture 910= =

Significance: This is an Addison Mizner building, with simple, dignified Classical detailing. The original building of 1923, later burned, was built for the Club de Montmartre. The present building of 1929, by the most famous Palm Beach architect, was erected for the Embassy Club. It was taken over by the Society of Four Arts in the late 1930's.

Grade: A

LAPB 911= =

ARCHITECT Mizner, Addison (Palm Beach, FL) 872 = =

BUILDER Lightbown, Millard J 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE irregular; irregular 966 = =

EXTERIOR FABRIC(S) stucco: roughcast 854 = =

STRUCTURAL SYSTEM(S) brick # tile 856 = =

PORCHES N/ square 1-bay entrance porch, round arches w/keystones on plain piers 942 = =

FOUNDATION: 942 = =

ROOF TYPE: hip # flat: parapet 942 = =

SECONDARY ROOF STRUCTURE(S): tower: pavilion # parapet, urns 942 = =

CHIMNEY LOCATION: offset: lateral slope # E/ end: interior 942 = =

WINDOW TYPE: casement, 8, wood # 942 = =

CHIMNEY: masonry, stuccoed 882 = =

ROOF SURFACING: tile: barrel 882 = =

ORNAMENT EXTERIOR: stucco # stone: coral # metal 882 = =

NO. OF CHIMNEYS 2 952 = = NO. OF STORIES 1 # 2 950 = =

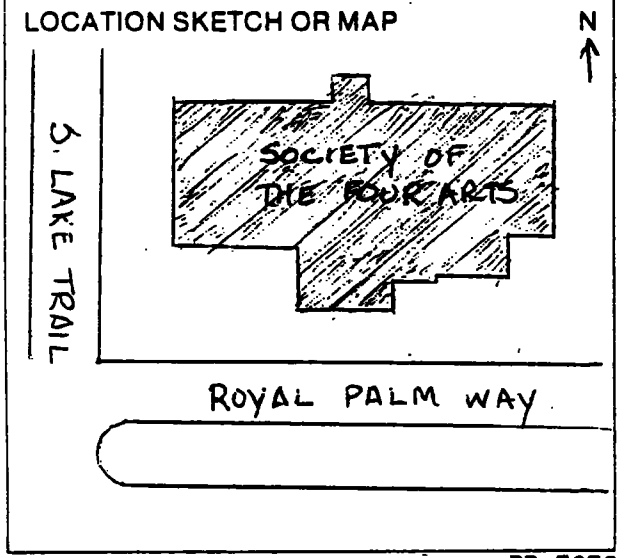
NO. OF DORMERS none 954 = =

Map Reference (incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000 1946(photorevised 1967) 809 = =

Latitude and Longitude:
26° 42' 40" ° ' " 800 = =

Site Size (Approx. Acreage of Property): 2 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section

812 = =

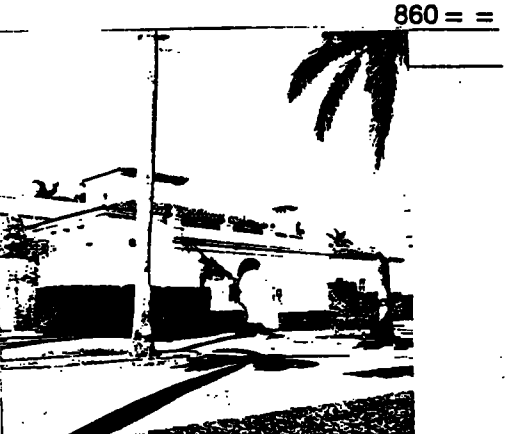
UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers PB-7273-1-F1 860 = =

Contact Print



STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site No. 820= =
Site Name Singer Office Building and Embassy Apartments 830= = Survey Date 8101
Address of Site: 437-441 Royal Palm Way, Palm Beach, FL 33480 905= =
Instruction for locating S side of Royal Palm Way between Four Arts Plaza and S Lake Dr 813= =
Location: Royal Park (subdivision name) A (block no.) 2 (lot no.) 868= =
County: Palm Beach 808= =
Owner of Site: Name: Embassy Corporation
Address: P O Box 750 902= =
Type of Ownership corporate 848= = Recording Date 832= =
Recorder:
Name & Title: Kidney, Walter C. (Architectural Historian)
Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818= =

Condition of Site: Integrity of Site: Original Use commercial 838= =

Check One		Check One or More		
[X] Excellent	863= =	[X] Altered	858= =	Present Use other: apartments 850= =
[ ] Good	863= =	[ ] Unaltered	858= =	Dates: Beginning c.+1924 844= = NOBP
[ ] Fair	863= =	[X] Original Site	858= =	Culture/Phase American 840= =
[ ] Deteriorated	863= =	[ ] Restored( )(Date: X)858= =		Period 20th Century 845= =
		[ ] Moved( )(Date: X)858= =		

NR Classification Category: Building 916= =

Threats to Site:

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

Areas of Significance: Architecture 910= =

Significance: This is an Addison Mizner building, which once had full-length Gothic windows on the ground floor; it now features single and paired double-hung sash windows above a rusticated base. Mizner was the most famous Palm Beach architect.

Grade: C

pre-1947 (BP) LAPB 911= =

ARCHITECT Mizner, Addison (Palm Beach, FL) 872 = =

BUILDER 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE square; irregular 966 = =

EXTERIOR FABRIC(S) stucco: roughcast 854 = =

STRUCTURAL SYSTEM(S) brick # tile 856 = =

PORCHES E/ 1st-fl marquee, 2 iron balconies ea, 3rd and 4th fls # S/ iron balcony along 3rd fl, 3 iron balconies, 4th fl # (see cont. sheet) 942 = =

FOUNDATION: 942 = =

ROOF TYPE: flat 942 = =

SECONDARY ROOF STRUCTURE(S): 942 = =

CHIMNEY LOCATION: NW/ corner 942 = =

WINDOW TYPE: French, 10, wood # casement, 6, wood 942 = =

CHIMNEY: masonry, stuccoed 882 = =

ROOF SURFACING: built-up 882 = =

ORNAMENT EXTERIOR: stucco 882 = =

NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 3 # 4 950 = =

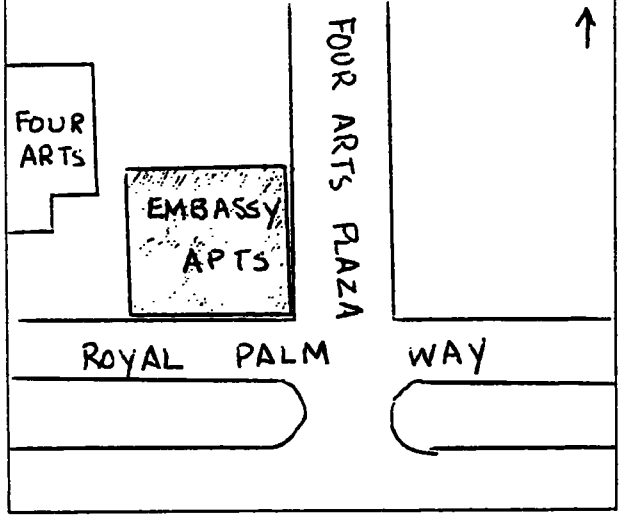
NO. OF DORMERS none 954 = =

Map Reference (incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000 1946(photorevised 1967) 809 = =

Latitude and Longitude: 26 ° 42 ′ 40 ″ ° ′ ″ 800 = =

Site Size (Approx. Acreage of Property): LT 1 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section

812 = =

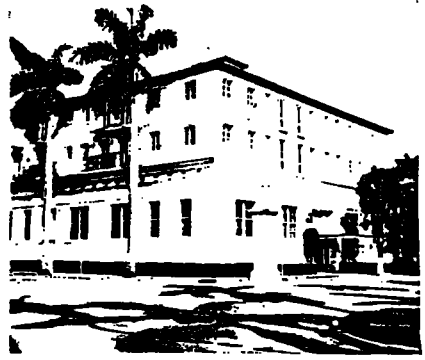
UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers PB-7273-2-F4 860 = =

Contact Print



CONTINUATION SHEET

Site Name: Singer Office Building and Embassy Apartments
Address of Site: 437-441 Royal Palm Way, Palm Beach, FL 33480

Porches Continued: N/ 1 balcony 2nd fl, 2 balconies 3rd fl 942==

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. 820 = =

Site Name gate piers 830 = = Survey Date 8011 905 = =

Address of Site: Four Arts Plaza at Royal Palm Way, Palm Beach, FL 33480

Instruction for locating 813 = =

Location: Royal Park (subdivision name) A (block no.) 3, 4 (lot no.) 868 = =

County: Palm Beach 808 = =

Owner of Site: Name: Four Arts Society

Address: Four Arts Plaza 902 = =

Type of Ownership institutional 848 = = Recording Date 832 = =

Recorder:

Name & Title: Kidney, Walter C. (Architectural Historian)

Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818 = =

Condition of Site: Integrity of Site: Original Use other: entrance 838 = =

Check One		Check One or More		
☐ Excellent	863 = =	☐ Altered	858 = =	Present Use other: entrance 850 = =
☒ Good	863 = =	☐ Unaltered	858 = =	Dates: Beginning c.+1930 844 = =
☐ Fair	863 = =	☒ Original Site	858 = =	Culture/Phase American 840 = =
☐ Deteriorated	863 = =	☐ Restored ( ) (Date: X)	858 = =	Period 20th Century 845 = =
		☐ Moved ( ) (Date: X)	858 = =	

NR Classification Category: Building 916 = =

Threats to Site:

Check One or More

☐ Zoning (X)	X) 878 = =	☐ Transportation (X)	X) 878 = =
☐ Development (X)	X) 878 = =	☐ Fill (X)	X) 878 = =
☐ Deterioration (X)	X) 878 = =	☐ Dredge (X)	X) 878 = =
☐ Borrowing (X)	X) 878 = =		
☐ Other (See Remarks Below):	878 = =		

Areas of Significance: Architecture 910 = =

Significance: These tall, dignified piers mark the entrance to a short street. They are among the best of Palm Beach's rare public ornaments.

911 = =

ARCHITECT 872 = =

BUILDER 874 = =

STYLE AND/OR PERIOD Neoclassical Revival 964 = =

PLAN TYPE square 966 = =

EXTERIOR FABRIC(S) stucco 854 = =

STRUCTURAL SYSTEM(S) masonry 856 = =

PORCHES N/A

942 = =

FOUNDATION: 942 = =

ROOF TYPE: N/A 942 = =

SECONDARY ROOF STRUCTURE(S): Urns 942 = =

CHIMNEY LOCATION: N/A 942 = =

WINDOW TYPE: N/A 942 = =

CHIMNEY: N/A 882 = =

ROOF SURFACING: N/A 882 = =

ORNAMENT EXTERIOR: ? stone: cast 882 = =

NO. OF CHIMNEYS N/A 952 = = NO. OF STORIES 1 950 = =

NO. OF DORMERS N/A 954 = =

Map Reference (incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000
1946 (photorevised 1967) 809 = =

Latitude and Longitude:
26° 42′ 40″ ° ′ ″ 800 = =

Site Size (Approx. Acreage of Property): N/A 833 = =

LOCATION SKETCH OR MAP N

Township	Range	Section

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

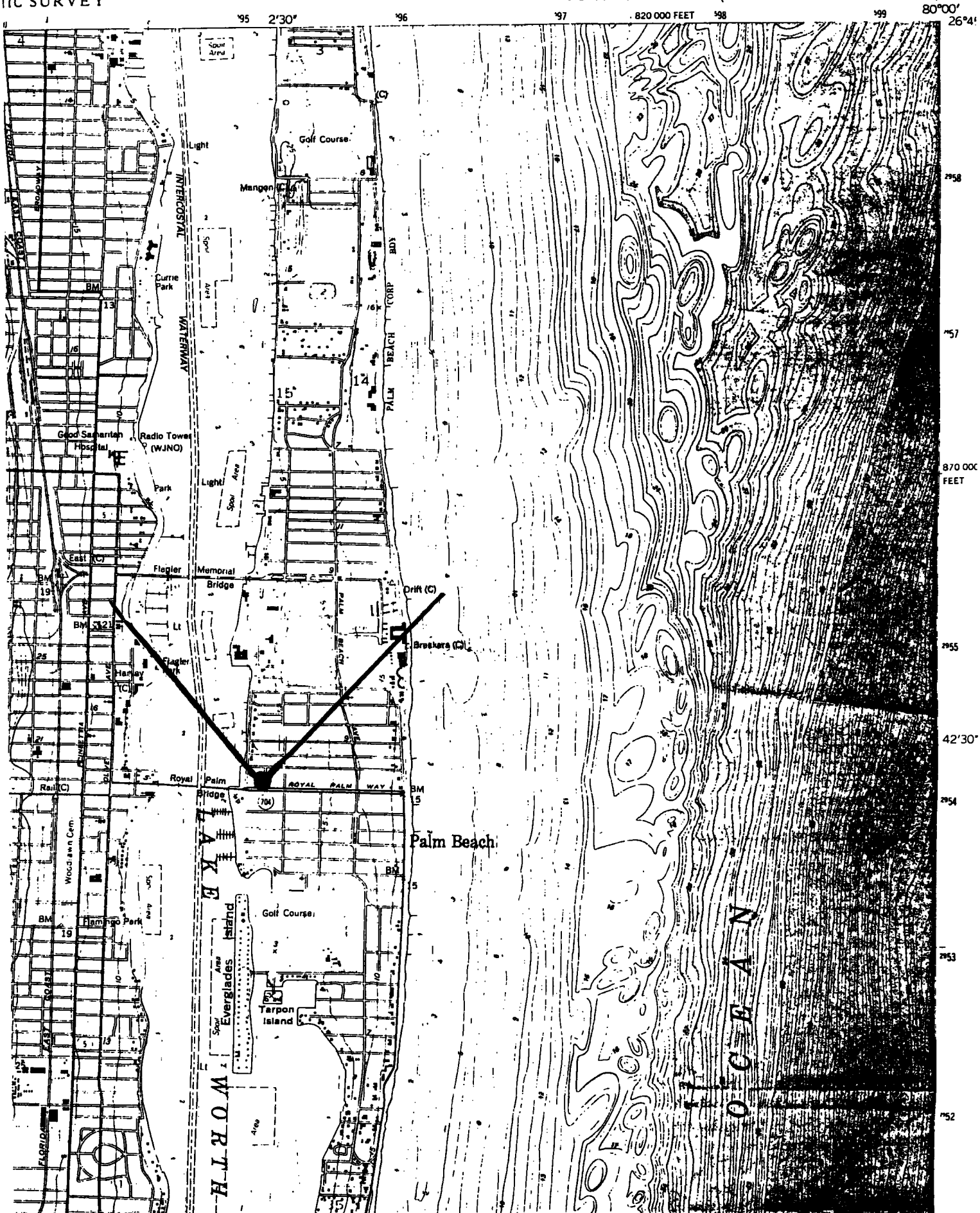
Photographic Records Numbers PB-8102-1-F15 860 = =

Contact Print

ATES
COMMERCE
TIC SURVEY

The Society of the Four Arts

PALM BEACH QUADRANGLE
FLORIDA–PALM BEACH CO.
7.5 MINUTE SERIES (TOPOGRAPHIC-BATHYMETRIC)



III. ARCHITECTURAL INFORMATION

The Society of the Four Arts is comprised of three buildings whose Mediterranean Revival style of architecture can be found throughout the complex. This style refers to a style derived from a combination of architectural features commonly found in countries and cultures bordering the Mediterranean Sea, primarily Spain and Italy.

The Society's two story library, located on the east side of Four Arts Plaza, was designed by Maurice Fatio. Completed in 1938 the smooth stuccoed building has distinctive Italianate features. A graceful tripartite entranceway enhances the symmetrical central block. Murals by Albert Herter depicting the Four Arts cover the walls of the recessed portico. Additional features found on the front entrance are a cut coral stone floor, two low platforms that are the bases for elegant bronze panthers and wrought iron lanterns. Above the entrance is a balcony with stone balusters and balustrade. A narrow stone belt course further defines the two stories.

A low-pitched hipped roof is covered with red barrel tile. The moderate overhang is enhanced by decorative brackets. A flat roofed rectangular wing extends to the north of the central building. Ground floor casement windows are framed with rectangular stone molding. Second story windows, also casement, have shutters and stone sills. A small outbuilding known as the summer house is found to the rear of the central block. Also completed in 1938 this building is maintained by the Garden Club of Palm Beach.

The largest building in the complex is the two story stuccoed gallery-auditorium. This was originally the Addison Mizner-designed Mediterranean Revival "Club de Montmarte" owned by Colonel Edward R. Bradley. Purchased from the Bradley estate in 1947 the building was renovated by John L. Volk for its present use. The asymmetrical building with multiple roof lines has many distinctive features that add to the integrity of the Mediterranean Revival style.

The main north facade entrance designed by John Volk is enhanced by a covered arched portico. The portico is topped by a relatively restrained pediment. The flat roof line is delineated with simple stone molding. A small tiled roof section can be found to the west of the entrance. The entranceway is further enhanced by a reflective pool and sculpture. Stone statues decorate the windowless West elevation.

The Royal Palm Way entrance designed by Addison Mizner has an arched double doorway of planked wood and wrought iron hardware. The wrought iron theme is continued on this elevation with lanterns and grill work on small windows. Five rectangular stone pilasters have decorative terminals that project above the roof line. This building section has a hipped roof covered with red barrel tile. A square cupola also has rectangular stone pilasters, fixed octagonal windows and a tile covered hipped roof.

The third building in the complex also designed by Addison Mizner is the Rovensky Building, formerly the Embassy Apartments. This three story box-shaped building is located on the corner of Four Arts Plaza and Royal Palm Way. Its stuccoed exterior is enhanced by sculpted stone blocks on the first level and a belt course with decorative medallions between the first and second story. A wrought iron railing covers the balcony that runs the length of the second story on the south elevation. Various smaller balconies are found on the third floor.

A low-pitched hipped roof is covered with red barrel tile. The moderate overhang is enhanced by decorative wooden brackets. Ground floor windows are 4/4 single hung sash while upper floor windows are casement. French doors exit to the balconies.

Additional elaborations to the Four Arts Plaza are the two Volk-designed piers that grace the entrance of the avenue. These modern pillars are topped with stylized urns.

IV. HISTORICAL INFORMATION

The Society of the Four Arts is a non-profit organization dedicated to promoting interest in art, literature, drama and music. The roots of the present day society date back to the 1920s when pioneering arts promoters and early society leaders such as John Riter, the Stotesburys, Paris Singer and Hugh Dillman actively participated in The Society of the Arts. This organization used the newly opened Paramount Theater and the Whitehall Hotel for art exhibits and concerts[1].

In 1936 a newly incorporated Society of the Four Arts led by Maud Howe Elliot moved into a vacant store provided by Colonel Edward R. Bradley. The Royal Palm Way site was in the Spanish Provincial Building formerly known as the Embassy Club. The first art exhibit sponsored by the Society was a display for 50 Old Masters owned by members. Highlighting this exhibition was Rembrandt's "Aristotle Contemplating the Bust of Homer"[2].

By January 1938 the Society purchased land owned by John Phipps whose family donated additional property to the Society for use as a parking lot. Architect Maurice Fatio, an original member of the Board of Trustees, donated his services for the design of a building which he called "modified Spanish architecture"[3]. On the front loggia of this building Albert Herter painted canvas murals depicting the four arts:

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[1]Donald Curl, **Palm Beach County**, Windsor Publications, Inc. p.101.

[2]"The Society of The Four Arts Celebrates Its Golden Anniversary", **Palm Beach Life**, February 1986. pp. 125-130.

[3]**Palm Beach Life**, pp. 125-130.

painting and sculpture, music, drama and literature. The first exhibition in the Society's new home was "Origins of the Modern Movement", again artwork on loan from Society members.

Members of the Palm Beach Garden Club conceived the idea of having a tropical garden complement the building. Under the guidance of Mrs. Alfred Kay lush Florida foliage was introduced onto the Society's property. After World War II landscape architect Richard Webel redesigned the gardens with pathways and a fountain. He also added the formal Chinese garden. The maintenance of the garden remains under the auspice of the Garden Club.

By 1947 the Society purchased Bradley's Embassy Club on Royal Palm Way. Bradley had commissioned Addison Mizner in 1928 to design the Embassy Club as a night club. The club was never a success. When Bradley died the Society purchased not only the building but also the surrounding property adjacent to Lake Worth.

Architect John Volk suggested renovations of the newly purchased buildings rather than new construction. Volk began the transformation of the Embassy Club into a cultural center when he added a roof to the large open air courtyard. He transformed this area into a 718 seat theater and converted the bar and grill into a gallery/boardroom. He retained the original loggias. Specific areas were allocated for gallery space, sculpture, work areas, children's rooms and administrative offices. A new entrance on the north facade was created which overlooked a landscaped parking area. Two modern pillars were added to the intersection of Ceiba Avenue and Royal Palm Way giving newly landscaped Ceiba a distinctive mall appearance. Throughout the massive renovations Volk was able to retain the original integrity of Mizner's Spanish style. At the grand opening in January 1948 Volk's design was described as "masterful"[4].

With the renovations of the Embassy Club building into new gallery space and administrative offices the original Four Arts building designed by Fatio was remodeled by well-known Palm Beach architect Marion Sims Wyeth. Wyeth redesigned this two story building to house the Society's growing library collection. The library is open year round for both residents and non-residents of Palm Beach.

Major expansions have continued. In 1993 the Society acquired the Embassy Apartments, also known as the Spanish Provincial Apartments. This building was originally designed for Paris Singer by Addison Mizner in 1924. After the Society's acquisition the building was dedicated to Palm Beach financier John E. Rovensky and is now known as the Rovensky Building. It houses the Children's Library and the Society's administrative offices.

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[4]**Palm Beach Life**, 1986.

The addition of special collections such as the Addison Mizner Collection (volumes on architecture, designs and Mizner notebooks) add to the scholastic integrity of the library. The development of the sculpture garden has added another dimension to the complex. The acquisition in 1976 of Isamu Noguchi's "Intetra" enhanced the Society's permanent collection. Concerts have varied from the Vienna Boys Choir(1974) to Victor Borge(1982). The lecture series is equally diverse, ranging from the Duke of Marlborough (1977) to James Michener(1976)[5].

The goal nurtured by a small group of Palm Beach residents in 1936 to promote the arts has developed into a thriving arts complex. The Society of The Four Arts has become an integral part of the Town of Palm Beach.

V. STATEMENT OF SIGNIFICANCE

The three buildings and two piers that comprise the Society of the Four Arts complex are significant under the Criteria for Designation listed in Section 16-38A of the Town of Palm Beach Landmarks Preservation Ordinance #2-84. They exemplify the broad cultural and social history of Palm Beach during the 1930s and 1940s, embody distinguishing characteristics of an architectural style, represent the notable works of four well-known architects and show the adaptability of Palm Beach buildings by ingenious renovations.

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:

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

The Four Arts Plaza complex reflects the broad cultural and social history of the Town of Palm Beach during the 1930s and the 1940s. The Society of the Four Arts, a non-profit corporation, promoted a level of refinement through public support of the

[5]Olivia Gazzam Morrish, "A History of The Society of The Four Arts". 1983.

Society's sponsorship of art exhibits, musical concerts, literary readings and lectures. The development of an art gallery and library has made a substantial impression on Palm Beach life. Therefore, the complex fulfills criteria (a) for Historic Designation.

(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 craftsmen."

The three buildings within the complex have distinguishing characteristics of the Mediterranean Revival style of architecture. Features found on all the buildings are low-pitched hipped roofs with barrel tile, stucco exteriors, stone ornamentation, belt courses and wrought iron. Additionally each building displays individual features. The library has an elegant tripartite entranceway that is enhanced by bronze sculpture and a painted mural. The Rovensky building's symmetrical shape is dotted with wrought iron balconies and decorative medallions. The two-story art gallery/auditorium has an arched portico topped by a simple pediment on the north entrance while the south entrance has impressive wood planked doors. A square cupola adds additional interest to this building. These features meet the requirements for criteria (c).

(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 three buildings which comprise the Four Arts Plaza have the unique distinction of having Palm Beach's four most prominent architects involved in either the original design or major renovations of the complex. Original buildings were designed by Addison Mizner and Maurice Fatio. Later renovations by John Volk and Marion Sims Wyeth kept the integrity of Mizner's and Fatio's original designs while expanding the facilities to house the ever growing Society. The buildings and accompanying gardens are a harmonious blend of the talents of these four masters therefore fulfilling criteria (d) for Historic Designation.

VII. ARCHITECT'S BIOGRAPHY

Addison Mizner

Addison Cairns Mizner was one of the Palm Beach's most flamboyant architects from his arrival on the island in 1918 to his death in 1933. With Richard M. Hunt and Stanford White he was known as one of the "great society architects". Mizner socialized with the wealthy, and through his contacts introduced Mediterranean Revival architecture to Palm Beach, revolutionizing the shape of the town.

Mizner was born in 1872 in Benicia, California, the son of a prominent California pioneer family. Although he never studied architecture at the university level, Mizner absorbed design concepts "in the field" while his father was ambassador to Central America. Fluent in Spanish from his time in Guatemala City, Mizner travelled to Spain where he lived in Salamanca for less than a year. Despite the fact that his time in Spain was short his travels left a lasting imprint on his life and work.

From 1893 to 1896 Mizner expanded his knowledge of Spanish style architecture by serving an apprenticeship with a leading proponent of the style, Willis Polk, in San Francisco. His apprenticeship taught him draftsmanship and construction techniques and eventually led to a partnership with Polk. From California Mizner traveled to New York City where he benefitted from a friendship with Stanford White, who helped him become established in the city.

Mizner first visited Palm Beach in 1918 while recovering from an accident. Already established as a New York architect, he stayed with Paris Singer, son of Sewing Machine mogul Isaac Singer and husband of dancer Isadora Duncan. Singer was interested in developing Palm Beach as a resort for the wealthy of New York. Mizner received a $6,000 per year retainer from Singer to encourage his New York society cliental to build vacation homes in Palm Beach.

The Everglades Club, designed in 1918, was Mizner's first project and set the tone for the new Palm Beach. Addison Mizner moved away from the single cottage style town of Henry Flagler and moved toward a resort of fashion and elegance.

In the Town of Palm Beach Mizner buildings included dozens of mansions, the Via Mizner, Via Pariogi, office buildings, apartments, and shops. One of Mizner's unique attributes was his ability to adapt to circumstances. When the elements of his Spanish style buildings became unavailable (iron work, tiles, etc. that help define the Mediterranean Revival style) he established Mizner Industries to produce the needed materials. Eventually he produced the new and "antique" furniture used to decorate his houses.

After the collapse of Mizner's project in Boca Raton, and the failure of the Mizner development, he continued to live in Villa Mizner but had financial trouble maintaining his life style. Mizner died of a heart attack on February 5, 1933.

Maurice Fatio

Maurice Fatio was one of the Palm Beach's top 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 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 Symrna, 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 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 Mrs. Barclay Douglas (Jo Hartford). Other modern houses were designed for Messmore Kendall, aviation pioneer Grover Loening, and Prince and Princess Zalstem-Zalessky (Evangeline Johnson Merrill).

World War II brought a halt to construction in Palm Beach. Although Fatio was already beginning to suffer from cancer, he entered the Office of Strategic Services in June of 1943. He died of cancer later that same year, on December 2, 1943.

John Volk

John Volk has been called the last of the "original" Palm Beach architects. He was one of an elite group of early 1920s architects which included Addison Mizner, Maurice Fatio, and Marion Sims Wyeth who developed the architectural styles of the island that came to be known as the "Palm Beach Style". His designs included the Royal Poinciana Playhouse, conversion of the Four Arts Gallery, the Florida Capital Building on Royal Palm Way and several shops on Worth Avenue including the Evergaldes Colonnade.

Volk was born in Graz, Austria in 1901. He came to the United States with his parents at the age of nine and grew up in New York. He was a graduate of the Columbia University School of Architecture and the Ecole des Beaux Arts. Volk opened his office in Palm Beach in 1925.

Volk designed more than 1000 houses, theaters, clubs, shops, and other buildings and lived in Palm Beach from 1925 to his death in 1984. He designed homes for some of the wealthiest and most powerful people in America over his 58 year career in Palm Beach including Colonel Robert McCormack, William Paley, George Vanderbilt, Nicholas DuPont, Henry Ford II, Herbert Pulitzer, Matthew Mellon, George Storer, Horace Dodge II, and John S. Phipps.

Included in the designs of John Volk are some of the most prominent buildings in the Palm Beach area including the First National Bank, the Royal Poinciana Plaza, the center section of the Town Hall, the Beach Club, Good Samaritan Hospital, and the golf terrace and orange gardens of the Everglades Club. He also extensively modified and rebuilt the Bath and Tennis Club after a major hurricane.

Numerous other buildings are the result of Mr. Volk's labor and it must be noted that no particular style can be exclusively associated with Mr. Volk. Unlike other talented architects who developed or refined specific styles, John Volk understood and perfected many varying architectural styles from the popular Mediterranean Revival to Contemporary Design.

Marion Sims Wyeth

One of Palm Beach's earliest and most successful architects is Marion Sims Wyeth whose career spanned sixty years. Wyeth was noted for his "quiet, subdued and rational" interpretations of both the Spanish and Italian styles. With Addison Mizner, Maurice Fatio, Joseph Urban and John Volk, he is credited with creating the "Palm Beach Style".

Wyeth, a member of the well-known family of artists, was born in New York City in

1889. He began architectural studies at Princeton in 1910 and completed his classic training at the Ecole des Beaux Arts, Paris. He started his career in New York with the firm Carrere and Hastings before relocating to Palm Beach in 1919 where he met with immediate success. He was a founding partner in Wyeth and King, later becoming Wyeth, King and Johnson; New York and Palm Beach.

The socially popular Wyeth was a prolific craftsman whose designs are found throughout Palm Beach. More than one hundred of his residences have graced the Island. Some examples are Qui Si Sana, Casa Juanita and Hogarcito. His impressive list of contributing works includes many prominent structures: i.e., the Good Samaritan Hospital, Seminole Golf Club, Bethesda-by-the-Sea rectory, the Norton Gallery and the Governor's Mansion in Tallahassee.

Wyeth's contemporaries recognized his genius. He was known to help Addison Mizner bring reality into some of his more complex ideas. While Joseph Urban is credited with Mar-a-Lago, Wyeth's association with the project was essential for its completion.

Later in his career Wyeth designed houses in a Southern Colonial style. He always remained faithful to his classic training. Refined and graceful designs were his trademark.

Wyeth, who died in 1982, was the first Palm Beach architect to be elected to a fellow of the American Institute of Architecture.

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Sanborn Map. on file with the Town of Palm Beach Planning and Zoning Department. 1956.

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UNPUBLISHED DOCUMENTS

Letter from Mrs. John L. Volk to Historic Palm Beach County Preservation Board, December 2, 1991. on file at The Town of Palm Beach.

Volk, John L., original blue prints on file (Tube #105) in the private collection of Mrs. John L. Volk, Palm Beach, Florida.

Royal Palm Way entrance to art gallery/auditorium

West elevation, Library

Entrance to Four Arts Plaza through Volk-designed pillars

Rovensky Building, south elevation
former Spanish Provincial Apartments

SEAVIEW AVENUE

PARKING AREA

PARKING AREA

OUT

IN

DRIVE

AREA FOR SCULPTURE 60'x 60'

ROYAL PALM MALL

ENTRANCE

DRIVE

OUT

PARKING AREA

4-ARTS LIBRARY

PARKING

PARKING

LAKE WORTH

SOUTH LAKE DRIVE

THE SOCIATY OF THE FOUR ARTS
GALLERIES & AUDITORIUM

DRIVE

EMBASSY APARTMENTS

4-ARTS GARDENS

IN

ROYAL PALM BRIDGE

ROYAL PALM WAY

CHEA AVE.
14 MELALUCA 35'-0" HIGH WELL BRANCHED 18" TO 20" SPREAD
GRASS WITH SOD - ST. AUGUSTINE, BITTER BLUE
5'-0" AREA BETWEEN CURB & SIDEWALK

ENTRANCE
MOVE 46 ROYAL PALMS FROM LAKE FRONT FLOAT AND
FURNISH 12 TO MATCH AND PLANT IN FOUR ROWS AS
SHOWN.
FURNISH & PLANT WEEPING RUBBER TREES (THAILAND
TYPE) OF SIZE TO PRODUCE A CLIPPED TREE HEDGE 8 FEET
22'-0" HIGH, BOXED TO 8'-0" IN THICKNESS AND TRIMMED TO
OR FOLIAGE FROM GROUND TO HEIGHT OF APPROX. 7'-0"
FURNISH & PLANT ON NORTH PROPERTY LINE WEEPING
RUBBER TREES - 20'-0" HIGH AND 20'-0" SPREAD SPACED AS
SHOWN. LOWER BRANCHES AND FOLIAGE TO BE TRIMMED TO
PROVIDE HEIGHT FOR MOTOR CAR PARKING.

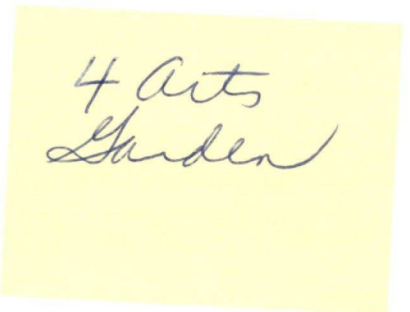
PLAN
SCALE- 1'-30'

LANDSCAPE PLAN

RENOVATION OF BUILDING
THE SOCIETY OF THE FOUR AR
ROYAL PALM WAY - PALM BEACH

JOHN L. VOLK
ARCHITECT
LAWRENCE B. FUNKE KEMP SALER
ASSOCIATES
PALM BEACH FLORIDA

DRAWN BY PWK SCALE 1" = 30'
DETAILED BY DATE JUNE 15 '61


4 Arts
Garden

A History of

THE SOCIETY OF THE FOUR ARTS

Palm Beach, Florida

A Narrative of Significant Events from 1936 to 1983

By Olivia Gazzam Morrish

COVER:
The Society of the Four Arts gallery building
Addison Mizner (1872-1933), architect

A History of

THE SOCIETY OF THE FOUR ARTS

Palm Beach, Florida

A Narrative of Significant Events from 1936 to 1983

By Olivia Gazzam Morrish

DEDICATED TO THE
PRESIDENTS OF THE SOCIETY OF THE FOUR ARTS

1936-37	Hugh Dillman
1937-39	Alfred G. Kay
1939-41	Daniel J. McCarthy
1941-48	Joseph F. Gunster
1948-50	Matthew T. Mellon
1950-54	Harold Fowler
1954-56	Marion Sims Wyeth
1956	Harold Fowler
1956-61	Marion Sims Wyeth
1961-66	A. Atwater Kent, Jr.
1966-	Walter S. Gubelmann

A Note of Thanks

All of us who have been associated with The Society of the Four Arts over the years owe a debt of gratitude to Olivia Morrish, our devoted historian, for her extensive research into this important segment of Palm Beach history. Closely associated with the Society and its founders since its inception in 1936, and always a dedicated and enthusiastic supporter, Olivia is in a unique position to record its history.

The Four Arts is the cultural center of Palm Beach and its history reflects the growth of the area from a small resort town to a community with a strong commitment to the arts.

We extend our deepest appreciation to Olivia for all her hard work. Thanks to her the history of our institution will not be forgotten.

Walter S. Gubelmann
President

Mrs. *Maude Howe Elliott* by Adele Herter, 1940, oil on canvas.

A Tribute to Mrs. Elliott

Mrs. Maud Howe Elliott (1854-1948) was an outstanding leader in the founding of the Four Arts. The Society is indebted to her for brilliant leadership in its early years, for inspiration always, and for the lustre cast upon the Society by her distinguished name. Her qualities of mind and spirit helped to establish the Society on a high plane. Her deep interest assured success. Her importance to the Society was signally recognized many years ago when she was made Honorary President, an office in which she was continued until her death.

Mrs. Elliott had an extraordinary mind. It seemed to glitter and shine, like a many-faceted gem. Her personality was so exceptional, her spirit so great, that she gave a special charm to any meeting she attended. The poetry and literature readings conducted by her were intellectual treats. She was the author of many books, conducted an extensive correspondence, and was in the forefront of important movements. She was blessed with a long life, surviving by many years a husband to whom she was devoted. She was doubly blessed in that her rare qualities of mind and spirit remained with her until the end.

Mrs. Elliott never lost interest in the Four Arts. She professed great pride and pleasure in the developments of recent years, during which the activities of the Society broadened and its properties expanded. She expressed herself as though her fondest dreams were realized. It should be recorded that our success reflects the sound principles, high ideals and unselfish devotion to art and culture which are part of the heritage she has left us. To her may be applied with peculiar appropriateness the words of the Roman poet Horace: Non omnis moriar (I shall not wholly die).

Mrs. Lorenzo E. Woodhouse
Dr. George A. Waterman
Ernest G. Howes
Joseph F. Gunster

March 27, 1948

ACKNOWLEDGMENT

A constant stream of requests for information on the beginnings of The Society of the Four Arts stimulated me to undertake this venture.

My thanks go to many people:

To Mr. Walter S. Gubelmann, President, for recognizing the need for a brief history and for his enthusiam in urging me to the task.

To Mr. Joseph F. Gunster who generously allowed me to use excerpts from his history of the Four Arts; to Mrs. Alfred G. Kay for her information about the Gardens; to Mrs. Daniel J. McCarthy and Mr. William L. McKim for their reminiscences of the early days.

Mrs. Helen McKinney was most helpful guiding me through the early minutes of the Library.

Mr. John Gordon never failed in his encouragement and interest in this endeavour; Mrs. Gabrielle Summerville helped me with her valuable experience and advice; Miss Linda Leeds generously gave me of her time and talents.

O.G.M.
1976

For assisting me in bringing the history of the Four Arts up to date, from the mid-40's to 1983, I would like to thank Mr. James M. Brown, Mrs. Helen McKinney, Mrs. Gabrielle Summerville and Miss Linda Leeds for their invaluable assistance and encouragement.

O.G.M.
1983

THE EARLY YEARS — 1936 - 1947

On May 19, 1934, an announcement signed by Mrs. Lorenzo E. Woodhouse, Mrs. Maud Howe Elliott (Mrs. John Elliott) and Mrs. Frederick Johnson stated that a group of citizens of Palm Beach had decided to organize for the purpose of promoting interest in art, literature, music and science, and ultimately, the creation of a library and an art museum. They chose the name Civic Arts Association. Colonel Edward R. Bradley allowed them to meet at the Oasis Club, located on Old Main Street (now a continuation of Royal Poinciana Way).

These dedicated women decided that the Association would be incorporated by the first five or more members enrolling as sustaining members. (Dues would be $100 for sustaining members, $25 for subscribing, $5 annual and $2 junior.) Those who desired to join were asked to send in their names, and informal meetings were held during 1935 to map out plans for this new venture.

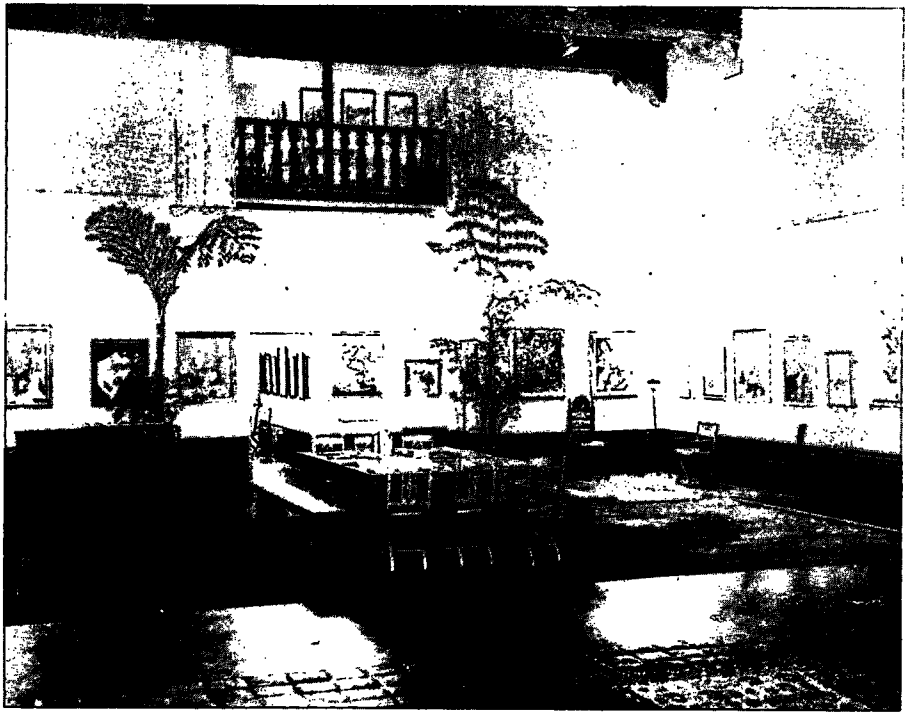
In 1936, Colonel Bradley generously offered the new organization the use of a vacant store in the building he owned on Royal Palm Way (now the Embassy Apartments, adjacent to the present Four Arts building).

On January 2, 1936, a meeting of the Civic Arts Association was held in this store. The following people were present: Mr. Robert Addams, Mr. C. Percival Dietsch, Mrs. George Dobyne, Mrs. John Elliott, Mrs. Joseph M. Gazzam, Sr., Miss Louise Guyol, Mr. and Mrs. Sidney Homer, Mrs. Frederick Johnson, Dr. and Mrs. Daniel J. McCarthy, Mrs. George A. McKinlock, Mrs. Frederick D. Morrish, Mrs. Edward D. Stair, Mrs. George C. Van Dusen, Mrs. Terry West and Mrs. Lorenzo E. Woodhouse.

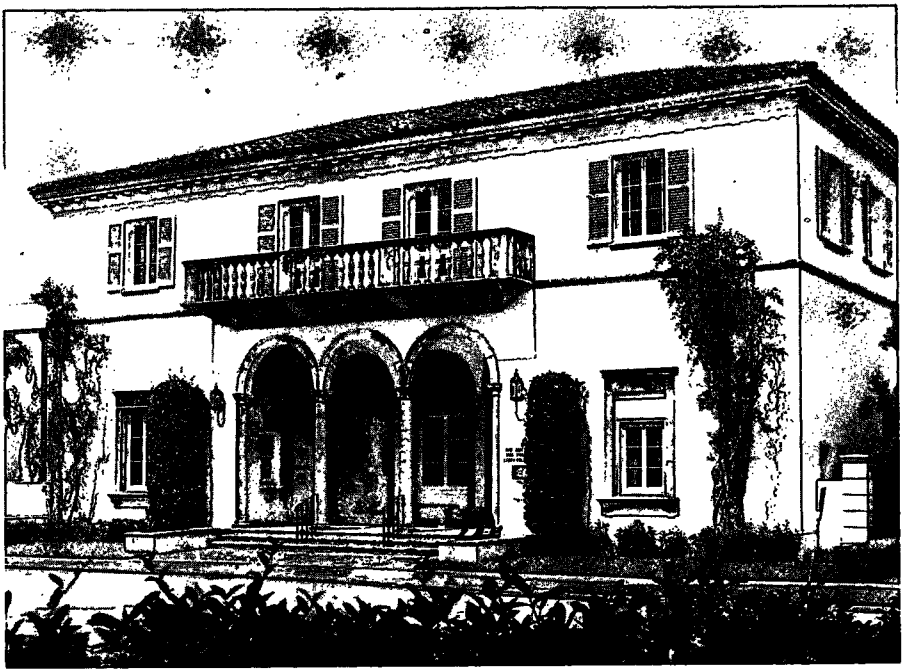
On January 14, 1936, the name of the Civic Arts Association was changed to The Society of the Four Arts, and this was formed into a non-profit corporation. On February 8 the Society received its charter.

The first officers of the Society were: Mr. Hugh Dillman, President; Mrs. George C. Van Dusen, 1st Vice President; Mrs. Elisha Dyer Hubbard, 2nd Vice President; Mrs. Sidney Homer, 3rd Vice President; Mr. C. Percival Dietsch, 4th Vice President; Mrs. Alfred G. Kay, Secretary-Treasurer.

The Board of Directors for 1936-37 were: Mrs. Lorenzo E. Woodhouse, Mrs. Henry R. Rea, Mrs. George A. McKinlock, Mrs. Alfred G. Kay, Dr. and Mrs. Daniel J. McCarthy, Dr. Edmund LeRoy Dow, Mr. Maurice Fatio, Mr. Sidney Homer, Dr. George A. Waterman, Mr. Marion Sims Wyeth, The Honorable Mrs. Frederick E. Guest, Dr. Leland E. Cofer, Mrs. M. Bernard Philipp, Mr. and Mrs. Joseph M. Cudahy, Mr. Charlton Yarnell, Mr. and Mrs. Ralph Norton, Mrs. John Phipps, and Mrs. Thomas L. Chadbourne.



The first art gallery in what is now the Embassy Apartments, 1936.



The first building by Maurice Fatio, architect, was opened in January 1938. It housed the library, art galleries and all activities. It is now the Four Arts Library.

The first art exhibition was held in the store at 441 Royal Palm Way and was assembled by Dr. Daniel J. McCarthy and Mrs. Frederick Johnson, chairman of the Art Committee. They begged and borrowed impressive works of art from important collectors, galleries and Palm Beach residents. The most notable painting in the exhibit was Rembrandt's *Aristotle Contemplating the Bust of Homer*, lent by Lord Duveen. (This valuable painting was later purchased by the Metropolitan Museum of Art for over two million dollars.)

The second season featured exhibitions of modern works and of Mrs. Daniel J. McCarthy's miniatures, followed by an exhibition of Mr. Frank Gair Macomber's tapestries. Mr. Macomber had been curator of the Boston Art Museum for 25 years and was a collector of antiques. He served as Consulting Director to the Four Arts during its early years.

Madame Louise Homer, the celebrated opera singer and wife of the noted composer, Sidney Homer, conducted Hymn Sings in the store every Sunday afternoon. These were so popular and well attended that a larger place had to be found. Also, Mrs. Elliott was crying, "Give us a Home, give us a Library." At the time there was no library in Palm Beach and the residents were entirely dependent upon the West Palm Beach Public Library.

When Mr. Alfred G. Kay became president, money was raised to buy the land and erect the first building (the present Library) on Four Arts Plaza. This was done through the dedicated efforts of Mr. Kay and his wife Elizabeth. Maurice Fatio was the architect and his firm of Trainer and Fatio donated their services. The land was bought from the Phipps family, and they subsequently donated the land to the north of the present Library, which is now the parking lot.

Left to right: Hugh Dillman (first President 1936-37); Joseph F. Gunster (President 1941-48); Mrs. Gunster, Mrs. Frederick Johnson.

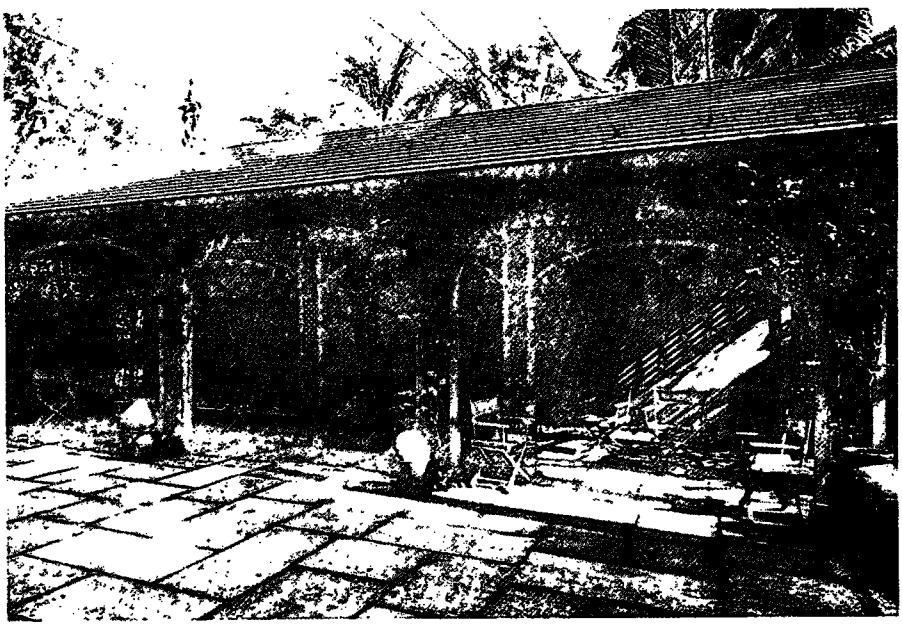
Art Committee, 1941. From left to right, front row: Mrs. Benjamin Rogers, Mrs. Frederick Johnson, chairman, Mrs. LeRay Berdeau, Mrs. Daniel J. McCarthy. Second row: William L. McKim, LeRay Berdeau.

The Four Arts moved into this new building on January 8, 1938. Here, art exhibits, poetry readings, lectures and musical events took place. In February 1938, a beautiful flower show sponsored by the Garden Club of Palm Beach was held in the new building. Later the president of the Garden Club was automatically made an ex-officio member of the Board of Directors of the Four Arts.

We cannot mention the new building without speaking of Harold Voesseller. Mr. Voesseller was an artist of considerable talent, but he was not able to make a living by his paintings. He agreed to take charge of the building, help in hanging the exhibitions, and to generally supervise work. He was an invaluable asset to the Society.

In 1939, Dr. McCarthy, the third president, appointed Mr. Dietsch chairman of the Sculpture Committee. At that time Mrs. Elliott discussed plans with Mrs. McCarthy, secretary of the Society, to start a reading room and library. Dr. McCarthy appointed Mrs. Elliott chairman of the Library Committee, with power to choose her own committee.

About the time that the new building was being erected, Mrs. Alfred G. Kay conceived the idea of small individual gardens to demonstrate which tropical plants would be happy in this climate. Seven members of the Garden Club of Palm Beach created the gardens. These included Mrs. Woodhouse, Chinese Garden; Dr. Dow, Jungle Garden; Mrs. John H. Phipps, Spanish Facade; Mrs. Clifford Brokaw, Bermuda-style English Garden; Mrs. Joseph F. Gunster, Moonlight Garden; Mrs. Alfred G. Kay, Tropical Fruits; Hugh Dillman, Rose Garden. During the war years, the individual gardens suffered from neglect due to the lack of labor and were turned over to the Four Arts to maintain. Later, with the exception of Mrs. Woodhouse' garden, the individual gardens were combined into one area with no design and no distinction. In 1953 care of the gardens was turned over by the Four Arts to the Garden Club of Palm Beach. The following year, the Garden Club employed Mr. Richard K. Webel, a landscape architect, who prepared a charming plan for the gardens. In recent years the Garden Club's House and Garden Tours have earned the money for their upkeep.



Summer house in the Four Arts Gardens. Built by Mrs. Alfred G. Kay for the Garden Club of Palm Beach Flower Show in 1938.

Dr. George Waterman
Library chairman, 1940-48.

As soon as the money was raised for the building, Mrs. Stair, chairman of the Education Committee, started on plans for a summer school. On her committee were Mr. John Griffith, Dr. Francis M. Fox and Mr. Albert Fordham. Miss Helene Burgess was in charge. There were puppet shows, gallery tours for children, story hours and a student exhibit under the auspices of the Art Committee. The curriculum expanded during the years and adults as well as juniors were registered in all classes, ranging from art and dramatics to radio and short story writing. The Camera Club was directed by Mr. George Van Dusen and Mr. John Griffith, and Mr. Dietsch taught classes in drawing, painting and sculpture. The summer school continued until 1941. Then, as the Norton Gallery had a plan to conduct a summer school, the Four Arts sponsored only a limited program under the chairmanship of Mr. George Nicolai. The Four Arts school worked toward an exhibition of Tropical Design planned for the coming winter. This was instigated by Mrs. Van Dusen who was interested in starting a School of Tropical Design to teach the use of native material in the construction of various articles of artistic value, in the hope of eventually starting an industry which might be of material value in reducing unemployment and poverty. On February 19, 1942, the exhibition of Tropical Design was held, to which Dr. and Mrs. David Fairchild lent material from their Tropical Gardens in Miami.

Ernest G. Howes, Lecture chairman, 1938-39; Membership chairman, 1946-48; Special Gifts, 1948-49.

In 1938, Mrs. Kay, Drama chairman, presented a Cinema Series and arranged for a presentation of Ethel Barrymore Colt's Jitney Players.

On February 10, 1940, a ceremony was held opening the Library and dedicating the beautiful portrait of Mrs. Elliott, commissioned by Mrs. Woodhouse and painted by Adele Herter. (This portrait now hangs over the front desk of the Library.) At this time, the Library occupied only the second floor of the building; the art shows and other events were on the ground floor. Mr. Maitland Belknap, the architect who had designed the bookcases and cabinetry, was named a member of the Library Committee. Mrs. Woodhouse contributed a large part of the expense of the construction.

Mrs. John R. Bryden donated a large sum of money, left over from a Current Events Series she had sponsored. Part of this money was spent for furnishings, supplies, bookcases and appeals for gifts of money and books. These appeals were well received and many donations resulted. Members of the Library Committee, notably

Mr. and Mrs. William Proctor and Mrs. Woodhouse, were most generous in donating not only money, but encyclopedias, the Harvard Classics, volumes of Shakespeare and a library of French books.

The murals which now grace the portico of the Library were executed by Albert Herter in 1939, and were donated by Mrs. Woodhouse.

In 1940, Mrs. Grover Loening (later Mrs. Felix duPont), chairman of the Music committee, arranged for the National Symphony Orchestra under the direction of Hans Kindler to put on a very successful concert at the Paramount Theatre. In 1941, Mrs. Marion Sims Wyeth succeeded Mrs. Loening as Music chairman, and she placed Mrs. Henry Windsor in charge of Sunday afternoon concerts. Mr. and Mrs. Clegg Monroe took charge later in the season.

On February 20, 1941, a meeting of the Board of Directors and the Executive Committee was held at the Bath and Tennis Club for the purpose of liquidating the mortgage on the building and a large sum of money was donated at that time.

Mrs. Frederick Guest purchased Addison Mizner's Library for the Town of Palm Beach, to remain in the custody of the Four Arts (as long as the latter existed) as a memorial to Addison Mizner. Mrs. Townley (later Mrs. Judge) paid to have Mizner's Library processed and made available for use in the Four Arts reading room.

John H. Perry, Lecture chairman, 1943-50.

On March 26, 1940, the Literature and Library Committee was separated and Dr. George Waterman succeeded Mrs. Elliott as chairman of the Library Committee and Mrs. Samuel Heilner as head of the Literature Committee, followed by Mrs. Elliott in 1942.

Mrs. Heilner was very valuable to the Library because of her experience in helping to form the Spring Lake Library in New Jersey and because she was able to secure valuable lists of reference books pertaining to all the four arts: music, art, literature and drama.

The Library quickly became the center for many cultural, civic, and philanthropic events: meetings of the Historical Society; Lenten Sunday afternoon concerts free to the public; an evening of impersonations by Cornelia Otis Skinner; John Charles Thomas, the famous singer and son-in-law of Mrs. Dobyne, sang in the north lot where the mosquitoes were so bad that heavy spraying had to be done beforehand; the Romanies, a musical group, gave a concert sponsored by the Dobynes; Baroness Suzanne Silvercruys (the sculptress) gave a lecture-demonstration as she modeled a head of one of the audience.

By the invitation of Mrs. Elliott, groups of interested people met in the Library for poetry readings. At the second meeting, Mrs. Elliott related some anecdotes of Ralph Waldo Emerson connected with her friendship with him and visits made to him by herself and her illustrious mother, Julia Ward Howe.

A competition for a design for the book plates for the Library was held. Mr. Lester Herter won the prize and the book plates were ordered.

Mrs. Herbert Gibson, a trained and experienced Librarian, was engaged.

Mrs. Frederick Johnson was chairman of the Art Committee from 1938 to 1941, when Mr. William L. McKim took over the exhibitions. He subsequently followed Mrs. Johnson as chairman of the Committee and was in that office from 1943 to 1948. Under his chairmanship many fine exhibits were held.

On December 5, 1941, Mr. Joseph Gunster became the fourth president of the Four Arts. He served until the midwinter of 1948. Under his devoted leadership the present Four Arts building was purchased from the estate of Colonel Bradley and renovated.

Shortly afterwards, it was decided to keep the Library open all summer. Originally it had been open two afternoons a week.

The Town of Palm Beach made increasingly generous contributions to maintain the Library.

The Society accepted Dr. Dow's two very large showcases which he purchased to display maps and manuscripts belonging to the Historical Society and placed in the small room upstairs to the left of the stage. These were to be shown to visitors.

The Garden Club of Palm Beach also placed a valuable collection of books under the custodianship of the Four Arts.

Among the donors to the Library of books, magazines, subscriptions, furniture and other items were: Mrs. Woodhouse, Mr. Channing Hare, Mrs. John Gibbons, Mr. Charlton Yarnell, Mrs. J. B. Hayward, Mrs. Paul Moore, Mrs. William Donner, Mrs. O. W. Johnson, Mrs. Herbert Farrell, Mr. Rufus Scott, Mrs. George Duplaix, Mr. Macomber, Mr. Henry Pelham Robbins, Mrs. C. W. Wadsworth, Mr. John Morice and the Aksel Wichfelds.

The bronze black panthers by Wheeler Williams on the Library steps were given by Mr. Byron Miller and Mr. Andrew Jergens. They were kidnapped from time to time and one was once found on the bottom of the lake. Since then they have been permanently attached and their wandering days are hopefully over.

Due to the growth in membership, there was an urgent need for expansion to accommodate the crowds at musical events, literary and dramatic activities and art exhibitions. In 1943 Mr. Gunster, who was then president, appointed a Finance Committee consisting of Mr. Miller, Mr. Jergens, Dr. McCarthy and Mr. Rufus Scott; the following year Mr. Ernest Howes headed a Building Fund Committee. The architects Wyeth and Johnson and Volk were asked to submit plans for the expansion of the Library, which would include a theatre, new galleries, workshop and offices.

When the war started, it was suggested that the Four Arts discontinue its general activities and limit itself to things which had a direct bearing on the winning of the war. Mrs. Elliott, grandmother of the Four Arts, forcefully dispelled the idea and said that its activities were more necessary than ever to keep alive the gentler and more beautiful things of life in the midst of war and destruction. The Society

had earlier sponsored an auction for the benefit of Bundles for Britain, British War Relief and the British-American Ambulance Corps. Mr. and Mrs. Aksel Wichfeld were especially thanked for their work in connection with this auction.

A 1946 meeting of the Board of Directors to plan the new building. Seated, left to right: Joseph F. Gunster, President, John L. Volk, Byron D. Miller, Harvey Ladew, Mrs. George Van Dusen, Mrs. Earle P. Charlton, Mrs. Charles Strout Davis, Mrs. Frederick D. Morrish, Mr. and Mrs. William Stair, Mrs. LeRay Berdeau, William L. McKim, Mrs. Joseph Cudahy, Dr. George Waterman, Library chairman, Mrs. Lorenzo E. Woodhouse, Charlton E. Yarnell, Mrs. Byron D. Miller, Mrs. Daniel J. McCarthy. Standing, left to right: Marion Sims Wyeth, Princess Evangeline Zalstem-Zalessky, Mrs. Ann Poeller, executive director of the Four Arts, Mrs. Henry Ittleson, Dr. Daniel J. McCarthy, Arthur Bradley Campbell, Andrew Jergens.

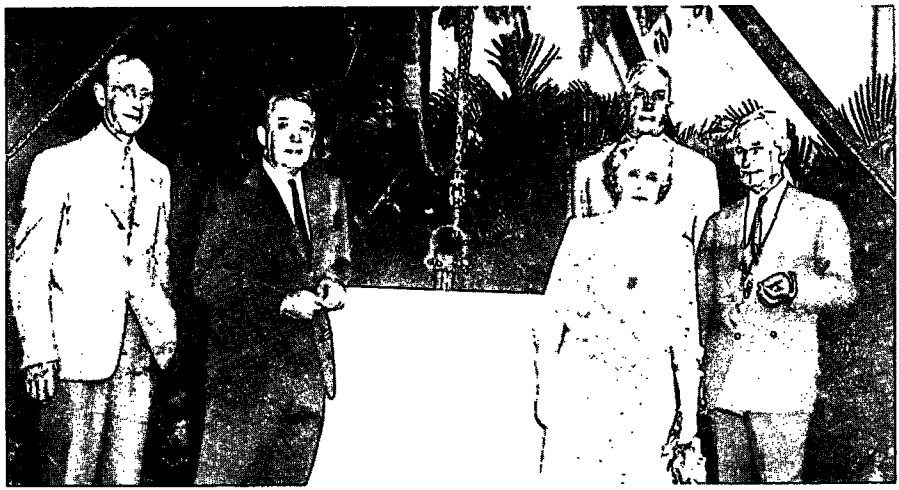
In 1942 it was decided that something must be done for the officers and enlisted men of the various military camps in the vicinity of Palm Beach. Princess Evangeline Zalstem-Zalessky, Mrs. Johnson, Mrs. Gunster and Mrs. Morrish were appointed to arrange entertainment for the officers. On Sunday evenings they were invited to the galleries for musical entertainment and refreshment. Later, there were dances and a dancing class. Subsequently, Mrs. Marshall B. Wood took over the chairmanship of the Officers' Dances. Armed Forces personnel made great use of the Library, and they were welcomed to all functions of the Society. Mrs. G. K. Rand,

a member of the Library Committee, and Miss Joanna Fortune volunteered their services to keep the Library open on Sunday afternoons especially for the benefit of the servicemen, and later a gift from Colonel LeRay Berdeau made it possible for the Library to stay open two evenings a week.

Under the chairmanship of Mr. McKim the Society sponsored an art project at Camp Murphy and an exhibition of Soldiers' Art in the galleries.

The Junior Committee formed by Mrs. Morrish in 1944 and the Junior Dance memberships helped to defray the expenses of the Officers' Dances. The Junior Committee supplied ushers for lectures, concerts and teas, and also assisted with the clerical work in the office. They put on a marionette show and sponsored an art exhibit for the children of the three Palm Beach private schools and inaugurated the Saturday afternoon children's movies.

In 1942, at the prodding of Mrs. Benjamin Rogers, who wondered why the Four Arts Gardens did not have a handsome entrance on Royal Palm Way, the landscape designer (Miss Ruth Sage) was commissioned to have decorative gates made.



Laying the cornerstone for proposed addition, March 12, 1945. Building plans were dropped when the decision was made to purchase and remodel the building which now houses the Four Arts Galleries and Auditorium. From left to right: Alfred G. Kay (President 1937-39), Hugh Dillman (President 1936-37), Mrs. Lorenzo E. Woodhouse, Dr. Daniel J. McCarthy, Joseph F. Gunster (President 1941-48).

The open courtyard of the Embassy Club, prior to the 1947 renovation making the area into the auditorium.

Entrance hall of the newly renovated Four Arts Building, 1947.

During the years that Mr. John Perry was Lecture chairman, many splendid speakers were presented: Leland Stowe, ace war correspondent; Grover Loening, aviation expert; Randolph Churchill; Drew Pearson; Fulton Lewis and Dorothy Thompson.

In 1943-44, Princess Evangeline Zalstem-Zalessky, Music chairman, had fine musical programs: Harold Bauer in a piano recital; Efrem Zimbalist, violinist; Lily Pons; Bauer and Honeywell, a piano duo; Helen Jepson; and a Russian trio. Due to the limited space in the Library, some of these concerts were held in the Everglades Club, through the good offices of Hugh Dillman, president of the Club.

Harvey Ladew, Drama chairman, engaged a Chinese diseuse to give a program for Chinese relief.

The year 1943 was a very busy one for the Library. Mrs. Frederick Lyman presented the portrait of her father, Mr. Macomber, to the Society; Dr. Waterman arranged a Shakespeare course under the chairmanship of Dr. Samuel Holmes; and the Garden Club arranged a beautiful exhibition of antique Chinese glass, silver and fine flower prints under the direction of Mrs. Cudahy.

In 1945, greatly helped by a munificent gift from the estate of Dr. LeRoy Dow, the building fund for renovating the main building was established.

Mrs. Charles Davis, Music chairman for 1946, presented Florence Kirk, soprano; Eugene List, pianist; and Tito Schipa, Metropolitan Opera tenor.

In 1947, through Mr. Miller's negotiations with the Bradley estate, the Society was able to purchase the Embassy Club for one-half the price asked. Mr. Miller also contributed greatly personally. Wyeth and Johnson were commissioned to remodel the old building into a Library. The Library was increasingly being used as a reference library by students in public schools, and by teachers and artists.

Mr. John Volk was asked to remodel the new building and on December 11, 1947, when the Four Arts moved into its new building, a new era of the Society began.

We regret that there has not been sufficient space to acknowledge the many who have maintained a constant interest in the Society from its infancy. However, we must not close without mentioning Mr. and Mrs. John S. Pillsbury's contribution to the quality of the program. We also wish to record the recent sad loss of two loyal supporters, Mrs. Daniel J. McCarthy and Mr. Grover Loening.

O.G.M.
1976

1948 — 1983

The year 1948 was a most important date in the history of The Society of the Four Arts, for it was at that time that the present gallery-auditorium became a reality, after much planning and work under the strong leadership of President Joseph F. Gunster.

The program for that first season planned so enthusiastically featured a most successful tea dance by the Junior Committee for the Yale-Penn regatta crews who were racing in Lake Worth. Serving on the Regatta Committee were Winifred and Virginia Anthony, Joan Smith, Dottsie Wood, Sarah Wakefield and Olive Massie. A committee to interest young married people was formed under the chairmanship of Mrs. James A. dePeyster, assisted by Mrs. Wiley Reynolds, Jr., Mrs. James Ballentine, Mrs. Stephen Dechmann, Mrs. Elizabeth Englert and Mrs. M. P. Collins. This committee sent out over 400 invitations to join the Society.

Matthew T. Mellon, Four Arts president, 1948-50, and Mrs. Mellon, Accessions chairman, 1948-51.

Mrs. Paul Moore financed the purchase of up-to-date motion picture equipment for films of high caliber to be shown on Friday evenings. Mr. Ernest Howes, with the help of Mr. Rufus Scott, raised the funds to liquidate the deficit in the building fund. Mrs. Henry Ittleson gave a fine collection of Rembrandt etchings and Renaissance drawings.

The Junior Activities Committee, under the direction of Mrs. Frederick Morrish, offered a wide variety of programs for the children of members:

Art Appreciation Course	Mrs. Milton A. Fuller
Music Appreciation Course	Mrs. Wells Hively and Mrs. Abram Nesbitt II
Photography Show	Mrs. Carolyn Jackson
Children's Story Hour	Mrs. Stephen Dechmann and Mrs. Robert Butt
Tea Dances for Regatta Crews	Mrs. Henry K. Harding
Ushers for Musical and Literary Events	Miss Joan Smith

In 1950 two major exhibitions were held: "Old Masters from the Metropolitan Museum of Art" and "From Plymouth Rock to the Armory." Events held in connection with these included a lecture by John Walker, curator of the National Gallery of Art. *Tableaux Vivants* (Living Pictures) were sponsored by the Junior Committee, which was indebted to Mrs. Frederick Johnson for her tireless work on scenery, Mrs. Robertson for casting and costuming, Mrs. Morrish and Mrs. Harding for ticket sales, Harold Voesseller for advice and help, and Mrs. Davis for providing the services of a harpist for the performance. Approximately $4000 was raised as net proceeds. As a result of this endeavor, attention was drawn to the inadequate stage facilities. Mr. Wyeth headed a committee to investigate means of improving the stage, which found the estimated cost to be between $40,000 and $50,000. A generous amount left to the Society by Mr. Paul G. Brown could be used as needed as a reserve fund. Friday evening movies were initiated this season.

Mr. Alfred H. Barr, Jr., of The Museum of Modern Art, awarded prizes in the 1950-51 Annual Exhibition of Contemporary Painting and Sculpture and purchased two paintings for the Nelson Rockefeller Collection. The various committees began to take their present categories: Lectures, Mr. Arthur Glasgow; Music, Mrs. Harold Fowler; Accessions, Mrs. Page Hufty; Drama-Movies, Mr. Harvey Ladew; Art, Mrs. Paul Moore, Mrs. William Randolph Hearst and Mr. Alfred Sloane. The Four Arts Library acquired the Elmslie Gift, a group of important books, and the Palm Beach Historical Society collection was housed in the Library.

Junior Activities Committee, 1950. Standing, left to right: Mrs. Charles R. Wilson, Mrs. Belford Shoumate, Mrs. Daniel Holder, Mrs. J. Edward Farrar, Mrs. James A. dePeyster, Mrs. Edward U. Roddy, Jr., Mrs. Milton A. Fuller, Mrs. George C. Van Dusen, Mrs. James N. Ballentine, Mrs. Kemp Kaler, Miss Winifred Anthony. Seated, back row, left to right: Mrs. Abram Nesbitt II, Mrs. Henry K. Harding, Mrs. Wiley R. Reynolds. Seated, center row, left to right: Mrs. Henry F. Richardson, Jr., Mrs. John H. Perry, Jr., Mrs. Robert Grace, Mrs. Edward H. White, Jr. Seated, front row, left to right: Miss Olive Massie, Miss Virginia Anthony, Mrs. Frederck D. Morrish, Miss Joan Halpine Smith.

In 1953 an arrangement was worked out for the Four Arts Gardens whereby the Garden Club would provide the supervisor (Miss Ruth Sage) and the Four Arts would provide the gardener.

The following year Marion Sims Wyeth was elected president. Cornelia Otis Skinner was presented and performed, among other selections, short acts from "The Wives of Henry VIII."

The major exhibition for 1955 comprised works by Van Gogh from the Municipal Museum in Amsterdam. Vincent Van Gogh, nephew of the artist, accompanied

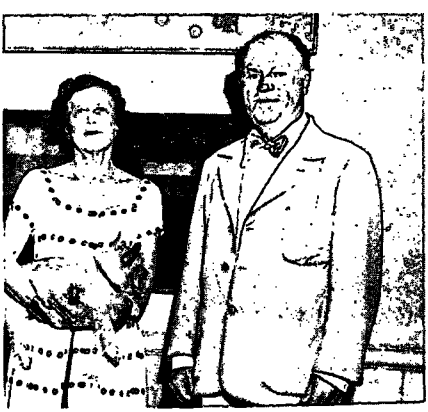
the show. Students from Graham-Eckes School served as ushers for the evening programs.

In 1956 the Garden Club employed the firm of Webel, Innocenti and Webel to landscape and restore the Four Arts Gardens. The Junior Committee held a Junior Art Show, chaired by Mrs. Floyd L. Carlisle, and judged by Mrs. George Tilton, Mrs. Oscar Johnson and Mr. Riccardo Magni. Mrs. O. Frank Woodward and Mrs. Floyd L. Carlisle chaired the photography exhibit, which was judged by Mr. Henry Gibson, Mr. William Johnson and Mr. Murray Hoffman. An exhibit of 175 dolls lent by the Brooklyn Museum was held, and children in the Palm Beach schools made shadow boxes and backdrops appropriate for the nationality and time period of each doll. This exhibit was chaired by Mr. and Mrs. C. Markham Langham and Mrs. William Kingsley Swan. Invaluable assistance was rendered by the Crippled Children's Society and art teachers and art students from various schools. Mrs. Paulding Fosdick gave funds for the construction of a new parking lot on the lake. Mr. Russell A. Plimpton, former director of The Minneapolis Institute of Arts and past president of the Association of Art Museum Directors, accepted the invitation from the Board to become the new executive director of the Society. Plans were formulated in 1957 for enlarging the stage to facilitate the selection of musical programs previously handicapped by its small size.

As part of the 1950 *Tableaux Vivants* program, Mrs. Robert Grace and George Stinchfield pose in *Fete Champetre*, adapted from a painting by Fragonard.

Mrs. J. Stanley Reeve, Jr., serving punch during Junior Activities Week, 1957, to Mrs. Drew Johnston, Mrs. Marion Sims Wyeth and Mr. Wyeth (President, 1956-61).

Stanton Griffis, Lecture chairman, 1958-66.



Harold Fowler, President, 1950-54; Lecture chairman, 1950-56; and Mrs. Fowler, Hostess chairman, 1951-55; Art chairman, 1953-56; Accessions chairman, 1959-64.

Library Benefit Committee, 1956. Mrs. Elizabeth Donner Hanson Norment, chairman. From left to right, front row: Mrs. Daniel J. McCarthy, Mrs. Hugh N. Kirkland, Dr. Daniel J. McCarthy, Mrs. Norment, Mrs. Axel Jonsson, Mrs. Joseph F. Gunster, Mrs. William Y. Sayad, Mrs. Marion Sims Wyeth, Mrs. William L. Hanley, Mrs. Frederick D. Morrish. Second row: Vincent Rapetti, Mrs. A. Parker Bryant, William L. McKim, Mrs. James A. dePeyster, A. Atwater Kent, Jr., George S. Rasmussen, Mrs. J. Timothy Killen, Jr., Mrs. Page Hufty.

By 1958 the enlarged stage and two dressing rooms were ready for the new season. Heating and air-conditioning of the auditorium was made possible by the generosity of Mrs. Joseph Gunster, Mrs. Harold Sweatt, Mrs. Hugh Kirkland and Mrs. Henry Ittleson. At this time, junior exhibits were held in conjunction with the preview teas.

The 1959 Benefit was a great success, under the able leadership of Mrs. Edward F. Hutton and Mr. Stanton Griffis. The Benson and Edith Ford Fund gave the first of many very generous annual donations, which continued for 22 years.

The next year the Garden Club assumed responsibility for the flower arrangements for all the preview teas and the galleries.

The election of Mr. A. Atwater Kent, Jr. as president in 1961 was followed by an increase in the number of sustaining members. A highly successful Library Benefit Book and Art Sale was held. Jurors for the junior exhibits were Mrs. William L. McKim, Mrs. Robert Warfield, Jr. and Mrs. Peter A. B. Widener.

Russell A. Plimpton,
Four Arts executive director, 1956-69.

Walter S. Gubelmann (President, 1966-) meets with the 1966 Benefit Committee. From left to right: Mrs. Gubelmann, Mrs. A. Atwater Kent, Jr., Mrs. Frank McMahon.

Mr. and Mrs. Benson Ford,
major benefactors of the Society.

The Four Arts Benefit in 1962 comprised movies from Mr. and Mrs. James E. Hollingsworth's world tour. Proceeds from this Benefit provided improved lighting and re-covered walls in the Junior Activities Room.

Membership grew to a record 1300 in 1964, although the seating capacity of the auditorium was 718. A waiting list for membership was established. Membership dues were increased for the first time since 1957 and only the third time since our founding in 1936. A program of very popular Sunday afternoon events began.

The next year, the importance of building up the Endowment Fund was stressed, since income from memberships covered only half of the Society's operating costs. Mr. Stanton Griffis assisted in securing *Becket* as a special film event. The purchase from Mr. and Mrs. William P. Walton of a lot on Royal Palm Way protected the present property from development and secured space for future expansion.

The Benefit held in 1966 featured the film *The Spy Who Came In From The Cold* and was chaired by Mrs. Walter S. Gubelmann and Mrs. Henry Richardson. Another parcel of land east of the Gardens was acquired. Mr. Walter S. Gubelmann was elected president. The Junior Activities Committee sponsored a French children's film *The Red Balloon.*

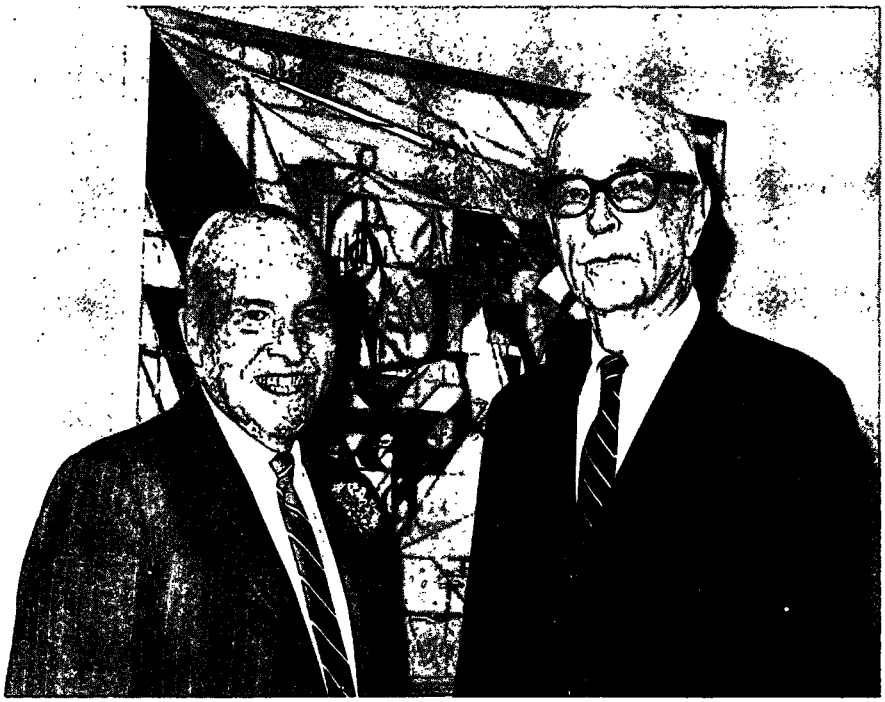
The next year new oak floors were laid in the central and north galleries.

A Junior Membership Committee was formed under the direction of Mrs. George Phillips to interest younger members of the community in the Society.

Mrs. Walter S. Gubelmann and Mrs. John Volk were co-chairmen of the 1969 Benefit featuring the film *Funny Girl.* The By-Laws were amended to include a maximum of 20 Advisory Trustees to advise and counsel the Directors and Officers. A resolution was placed in the minutes expressing appreciation for the devoted services of many years by Mr. and Mrs. J. Timothy Killen, Jr. as treasurer and secretary. They were succeeded by Mr. and Mrs. Joseph Frates in these positions. Executive director Russell A. Plimpton announced his retirement as of January 1, 1970. Mr. John Gordon, Curator of The Whitney Museum of American Art in New York, was named as his successor.

The highly-acclaimed film study of Western man and his culture, *Civilisation*, produced by Sir Kenneth Clark, was shown on Sunday afternoons during the 1971 season, courtesy of Mr. and Mrs. Alvan T. Fuller. Mrs. Ogden Phipps organized the Benefit film showing of *Cromwell*, again obtained by Mr. Stanton Griffis.

Mrs. C. Markham Langham, co-chairman with Mrs. W. Kingsley Swan, of the "Dolls of the World" exhibition sponsored by the Junior Activities Committee in 1956.



William L. McKim (left), Art chairman, 1943-48, with Russell A. Plimpton.

The following year Mr. Raymond J. Kunkel replaced Mr. and Mrs. Frates as Secretary-Treasurer.

In 1972, inspection teams from the American Association of Museums visited the Society to accredit the Society and to discuss the possibility of establishing a permanent collection and the construction of a new gallery. The gallery walls were re-covered during the summer, and a security/fire system was installed. This greatly facilitated obtaining important exhibitions of art.

Mrs. Davis Gammage, who in 1973 received an award of merit for her work in the Four Arts Gardens from the Garden Club of America, was given an official expression of appreciation from the Board for her continuing devotion in the care of the Four Arts Gardens.

John Gordon, executive director, 1969-77.

Mrs. John Wintersteen at the opening of the exhibition of her collection of paintings, drawings and sculpture in 1969; her brother Henry McIlhenny (left); Four Arts President Walter S. Gubelmann (right).

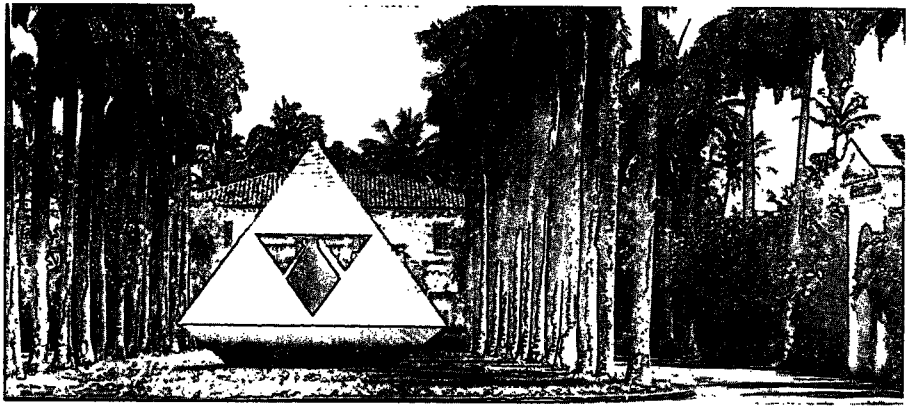
In an attempt to interest more young people in the Four Arts, Mrs. Robert M. Grace invited a group of young married women to explain what the Four Arts offered that might induce them to become members. As a result, the Junior Activities Committee was revived and Mrs. Louis O. Hilton appointed chairman. Their first project was a puppet show of *The Marvelous Land of Oz* performed by the Smithsonian Puppet Theatre in February 1974.

A very successful Benefit chaired by Mrs. Verner Z. Reed was held that month featuring Metropolitan Opera soprano Roberta Peters.

A major sculpture competition was held in 1974, made possible by a grant from the Ziuta and Joseph James Akston Foundation. One hundred artists were invited to compete and prizes were awarded by a jury consisting of Mr. John I. H. Baur of The Whitney Museum of American Art, Mr. William S. Lieberman of The Museum of Modern Art and Mr. A. James Speyer of the Art Institute of Chicago.

The 1969 Benefit Committee. Standing, left to right: Walter S. Gubelmann, Mrs. Frederick D. Morrish, Mrs. Charles H. Baird, Russell A. Plimpton, Mrs. James A. dePeyster. Seated, left to right: Mrs. Louis O. Hilton, Mrs. Ridgely M. Foster, Mrs. Richard T. Collier, Mrs. George W. Phillips.

A committee composed of Mr. Akston, Mr. Gordon and Mr. William Lee McKim (with Mr. John Volk as architectural advisor) selected the work to be commissioned for placement on the Royal Palm Oval opposite the main entrance of the building. The internal mist fountain *Intetra* by Isamu Noguchi was chosen. Submissions to the competition were later exhibited at the New York Cultural Center, and awards were presented at the opening of that exhibition. *Intetra* was installed and dedicated, and the donors, Mr. and Mrs. Akston, and the sculptor, Noguchi, were honored afterwards at a dinner party by the Board of Directors.



Intetra by Isamu Noguchi, which was unveiled in the spring of 1976. Gift of Ziuta and Joseph James Akston.

A gala Benefit was held in 1976, chaired by Mrs. Harold P. Whitmore, featuring a performance by Tony Martin and Cyd Charisse and a party afterwards in the beautifully decorated galleries. The major exhibition of 1976, "Imperial Robes and Bronzes of China," was dedicated to the memory of Russell A. Plimpton, Four Arts executive director from 1956 to 1969, who died December 8, 1975. The exhibition was lent by The Minneapolis Institute of Arts, where he had been director for 35 years.

In 1977, a cooperative exhibition entitled "Addison Mizner, Architect of Dreams and Realities" was held by the Flagler Museum, the Norton Gallery and The Society of the Four Arts. Mr. John Gordon resigned as director at the end of the year and was highly commended by the Board for his impressive record of achievement. The new exective director, Mr. James M. Brown, was past director of the Corning Glass Center in New York, the Oakland Museum in California and, most recently, of the Virginia Museum of Fine Arts in Richmond.

Left to right: Walter S. Gubelmann, President since 1966; Mrs. Gubelmann, Music chairman, 1960-69; Landscape chairman, 1983; Ambassador Earl E. T. Smith, Lecture chairman, 1956-58 and 1970-83.

The programs for children began a transformation in 1978. The Saturday afternoon films were dropped in favor of two special events, held on Sundays: a magic show and a musical introduction to the guitar. The following year this was expanded to special events each Saturday, including musical programs, films, marionettes and a small circus.

The Four Arts participated in the 1979 Palm Beach Festival by presenting a film series "American Vintage Comedy."

The junior programs evolved into a series, Programs for Young People, featuring four events per season attended by students in Palm Beach private schools and area gifted students. One of these programs each year would be a presentation by the Junior Opera Guild of the Palm Beach Opera.

The Four Arts Gardens were chosen in 1981 for inclusion in Doris M. Stone's book, *The Great Public Gardens of the Eastern United States.*

Walter S. Gubelmann, President, with Mr. and Mrs. Robert A. Magowan, at the Gala Benefit celebrating the opening of the exhibition "Paintings from the Royal Academy of Arts."

Mrs. Harold P. Whitmore, chairman of a series of very successful Four Arts Benefits.

In 1982, the ladies of the Garden Club revived a past practice of creating floral arrangements for the preview teas. The Town of Palm Beach complimented the Four Arts on the creation of the Sculpture Garden as a valuable asset to the community. The major exhibition of the season, The Campbell Collection of antique tureens, was held in January and drew a record attendance of 24,000 visitors.

The 1983 season began with one of the most ambitious series of events ever undertaken by the Four Arts. The exhibition "Paintings from the Royal Academy of Arts" arrived from London for its premiere American showing. This exhibition drew a new record for attendance – 27,000. A gala Benefit under the chairmanship of Mrs. Harold P. Whitmore was held in conjunction with the opening of the exhibition, followed by a tea dance on the day of the preview tea for members. Many thanks were due to Mrs. Robert Magowan and the Charles E. Merrill Trust for their generous support of this most important exhibition. The Sculpture Garden and its creator, Philip Hulitar, were presented with the Town Beautification Award by the Palm Beach Chamber of Commerce in recognition of efforts on behalf of the entire community. Ambassador Earl E. T. Smith, chairman of the Lecture Committee since 1970, retired from that position at the end of the season, following the most successful lecture series ever held at the Four Arts, marked by his presentation of former president Richard Nixon.

James M. Brown, executive director of the Four Arts since 1978, and Mrs. Brown.

Mrs. Ira F. Warner, Music co-chairman with Mrs. Henry W. Bagley, 1972-83.

J. Timothy Killen, Jr., treasurer, 1956-69; and Mrs. Killen, secretary, 1956-69; Junior Films chairman, 1954-56; Library chairman, 1976-78; Garden chairman, 1980-81.

Looking through the Four Arts Gardens.

THE FOUR ARTS LIBRARY

In 1955, Mrs. Elizabeth Donner Hanson (later Mrs. Norment) became chairman of the Library Committee, and it was under her dynamic leadership that the Library began to expand its services and physical plant.

The physical expansion included a stack room, workroom-librarian's office, music listening rooms, an elevator and central heating and air- conditioning. The plans for these improvements were designed by the architectural firm of Wyeth, King and Johnson.

Work was completed in 1956, and early in 1957 a Benefit was held to raise additional funds for the project. The Town of Palm Beach made available the sum of $25,000 from the estate of Colonel Edward Bradley, which had been left to the Town for the purpose of a library. The Benefit, which was a great success, included a program of the premiere showing of the film *The Ten Commandments*, made possible by Mr. Stanton Griffis, chairman of Paramount Films and a Library Committee member, as well as auction, door prizes and champagne.

An enthusiastic Library Committee became very involved in the planning and execution of the added dimensions of service and plant. Mr. and Mrs. A. Atwater Kent, Jr. served on the music committee, Mr. Kent donating the sound equipment for the collection of classical recordings available for Library members; Mr. Henry Richardson served on the book committee; Mr. Channing Hare advised on decorating; Mr. George Rasmussen volunteered to approach foundations for funds; Mrs. Seton Lindsay and Mrs. Alfred H. Townley were instrumental in obtaining the Mizner Collection, which Mrs. Townley later paid to have rebound; Mrs. Hugh Kirkland arranged to have the art slide collection mounted in New York; Mrs. J. Timothy Killen, Jr. served as music committee chairman; Mrs. Donald McLennan gave very handsome cabinets in which to display the shell collection given by Mrs. William Cudahy, and Mr. George Willson, also a committee member, completely cataloged and identified the entire display.

It was at this time that the Executive Committee of The Society of the Four Arts resolved to recognize the Library Committee as an autonomous committee, holding authority directly from the Board and the Executive Committee.

Members of the Library Committee at festivities celebrating the first anniversary of the Children's Library in 1958. From left to right: William L. McKim, Mrs. William L. Hanley, Mrs. Page Hufty (children's room chairman), Mrs. Donner Hanson (Library chairman), Mrs. Harold Van Husan, Mrs. Alfred H. Townley, A. Atwater Kent, Jr.

One of the major decisions of the Committee to be made in terms of identifying the scope of library service and the place of the Library in the community was to have a survey made by the Florida State University School of Library Service. Dr. Louis Shores, dean of the school, headed the team, whose suggested objectives and guidelines were to prove invaluable in the years to come.

The first result of this survey was the planning for a completely separate children's department and the hiring of a professional children's librarian. Rosemary Glenn, a graduate of the Indiana University Library School, came in 1956 to be in on the initial stages of these plans. Mrs. Page Hufty, Mrs. W. Y. Sayad and Mrs. A. Parker Bryant served as a sub-committee to work with Miss Glenn. The original concept of a first-rate service for children and its implementation by this committee and Miss Glenn were largely responsible for the very fine children's department which resulted.

In the fall of 1957, Mr. Vincent Rapetti, librarian since 1952, submitted his resignation. It was at this time that Mrs. Helen McKinney, a graduate of DePauw University and George Peabody College Library School, became librarian.

In 1959, Miss Rosemary Glenn resigned to take a position in California, at which time Mrs. Mabel Gick, trained at Drexel Institute in Philadephia, became the second children's librarian. She proved to be uniquely qualified to deal with the heavy emphasis in the fields of science and math for school students brought about by the development of the Russian space program and the Sputnik flight.

In 1974, Mrs. Gick retired after fourteen years. Mrs. Evelyn Rand, who had been assisting in a part-time capacity, became her successor and has been most innovative and effective in the work of the Children's Department.

Mrs. Irene Stevenson is the Library staff member with the longest tenure, beginning at the circulation desk in 1954. Her loyal devotion and warm and cordial helpfulness in dealing with the public are among the most important assets in the Library services. Mrs. Corinne Barton, a part-time assistant with gracious ways, is also in that category. Since 1978, the Library has been most fortunate to have Mr. Thomas M. Rowland as a faithful and competent volunteer.

Library Committee members Mrs. John S. Pillsbury, Mrs. James A. dePeyster and Mrs. Donner Hanson meeting in 1959.

Hope Kent (Mrs. A. Atwater Kent, Jr.), chairman of the Library Committee since 1978 and a prime mover behind the addition completed in 1980.

Mrs. Helen McKinney, Librarian since 1957.

In 1980, it became apparent that the Library badly needed additional shelving, storage and work space. With the enthusiastic and very able leadership of the new chairman of the Library Committee, Mrs. A. Atwater Kent, Jr., plans were formulated for a second addition to the original building. A most successful fund drive provided over $100,000 for this purpose, and in a very short time the construction was completed and the new stack room and work area were ready for use. Mr. William R. Johnson designed the exterior so skillfully that it seems to have been a part of the west facade always.

Some of the important highlights of Library programs during the years have been:

A "Books Across the Sea" exhibition sponsored by the English-Speaking Union
Exhibition of Alan Lane's very fine jade collection
Exhibition of Mrs. Philip Sharples' collection of French and English porcelain
Summer travel films
Encyclopedia Britannica films on Greek Drama and the Guide to Wisdom series
Exhibition of French schoolchildren's paintings
Art and book sale

Book reviews by Watson B. Duncan III, professor at Palm Beach Junior College

Receptions for literary speakers on the Four Arts lecture program

Benefit in 1972, at which the film *Living Free* was shown

Special summer programs in the Children's Department have included:

Puppetry and film strips made possible by the generosity of Library Committee members

Opera appreciation; modeling in clay; touching museums; "Turtle Lady" with live specimens; folk dancing; historical dolls; symphony instruments

During the school year emphasis is on working with gifted children from the Palm Beach County School System and educational films for students from kindergarten through 2nd grade from Palm Beach Public and Palm Beach Day schools.

In 1982, Children's Librarian Evelyn Rand (center, rear) staged the puppet show *Rumplestiltskin* as part of her summer activities program.

THE STORY OF THE SCULPTURE GARDEN

Mr. William L. McKim, vice president and chairman of the Art Committee for many years, always hoped that the Four Arts would acquire the three lots on Royal Palm Way east of the Four Arts Gardens so that a new art gallery could be built on that property.

In March 1965 Mr. J. Timothy Killen, Jr. learned from Mr. Ben Walton that one of the lots belonging to his brother William was to be sold to Davis Brothers of Jacksonville, on which they would build a supermarket. With the approval of the officers of the Society, Mr. Killen, with Mr. Harold Sweatt and Mr. Walter Gubelmann, met at Mr. Stanton Griffis' home and decided to offer the Walton family the same amount offered by Davis Brothers. Thus the lot was acquired.

Subsequently, in 1967 and 1968, the other two lots were bought by the Society. Mr. Claude Reese was greatly thanked for his help in purchasing the lots.

In the spring of 1979, long after the lots were acquired, they were still in an unkempt and neglected state. Mrs. John Clifford Folger, talking with Mr. Philip Hulitar, said that the overgrown property was unsightly and asked if a wall the same height as the garden wall could be built. Mr. Hulitar did not think that the Town would give permission to build so high a wall, and that he had long thought of making the area into a sculpture garden. Mrs. Folger asked him to make a sketch of a wall that would be acceptable to the Town. She was delighted with his design and made its construction possible with gifts covering the cost of the wall, an underground sprinkler system and planting around the wall.

Mr. Hulitar drew an expanded plan for a Sculpture Garden and it was approved by the Town. The work on the wall was started in January 1980 and finished in November of that year.

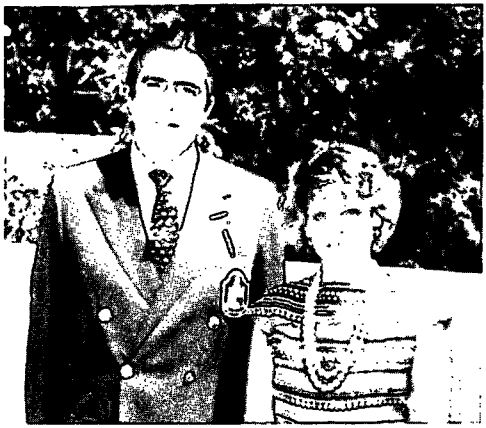
The sculpture in the Garden consists of: *The Passing of the Torch*, a gift of Mr. Ogden Phipps; *Naja*, executed and given by Diana Guest Manning; *Innocence*, given by Mr. and Mrs. A. Atwater Kent, Jr; *Youth*, given by Mary and Philip Hulitar; *Maternidad-La Cueva*, given by Mrs. Bradford A. Whittemore, Mrs. Richard Harrison Hill and Mr. Philip Hulitar; *Giraffes*, given by Eileen H. Zantzinger; a *Well Head*, a gift of Roger Dean; and *Neptune*, given by Mr. and Mrs. Jack C. Massey.

Most of the sculptures were solicited by Mr. Philip Hulitar from friends and members of the Society, and the esthetic look of the garden today reflects his planning, love and hard work.

The Sculpture Garden would not be what it is today without the munificent gifts of Mrs. John Clifford Folger, Mr. and Mrs. F. Warrington Gillet, Jr., Mrs. Marjorie Whittemore, and other generous supportors.

O.G.M.
1983

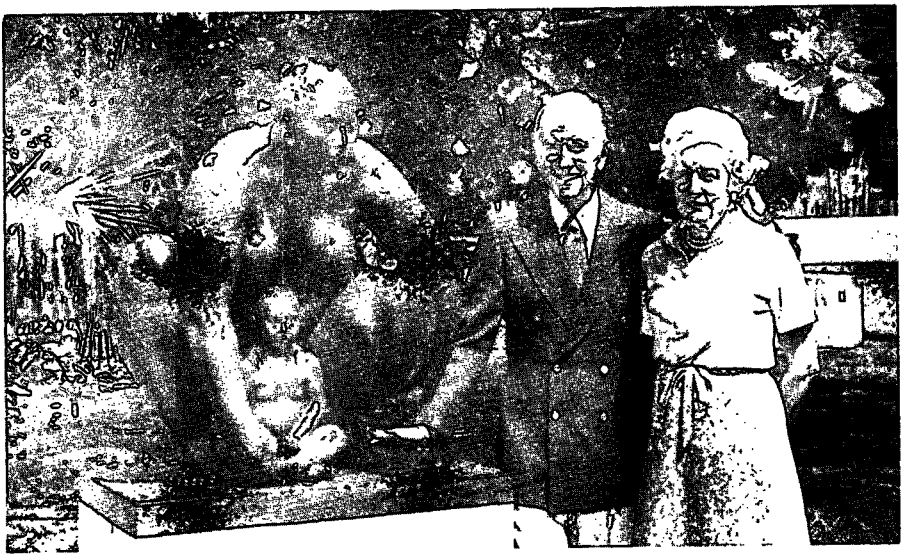
Mrs. Kathrin Dulin Folger, whose suggestion of building a wall around the vacant lots was the beginning of the Sculpture Garden.



Warrington and Elesabeth Gillet, important supporters of the Sculpture Garden.

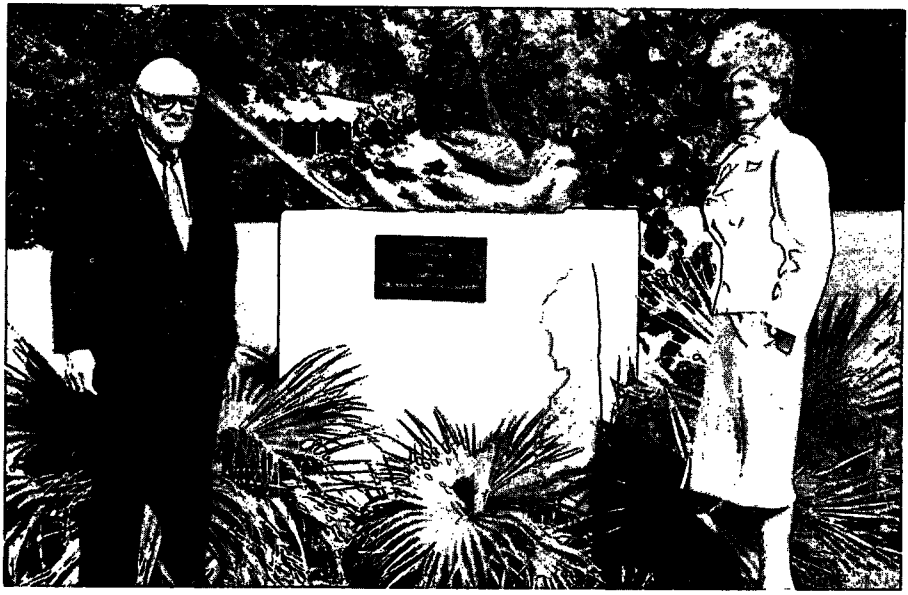
Philip and Mary Hulitar, donors of the sculpture *Youth* by José Antonio Villalobos, 1970.

Hope and A. Atwater Kent, Jr. with the sculpture *Innocence* by José Antonio Villalobos, 1971, donated by the Atwater Kent Foundation.



Maternidad – La Cueva (Motherhood – The Cave) Homage to Zuñiga by Felipe Casteñada, 1976, given by Mrs. Marjorie Whittemore, Mr. Philip Hulitar (pictured) and Mrs. Richard Harrison Hill.

Naja (Cobra), 1981, executed and donated by Diana Guest (Mrs. Allen Manning).



Jack and Alyne Massey with *Neptune* by Bruce Raines, 1981.

Mrs. Eileen H. Zantzinger with *Giraffes* by Henry Mitchell, 1959, given in memory of her husband Alfred Zantzinger.

SELECTED EXHIBITIONS

1936

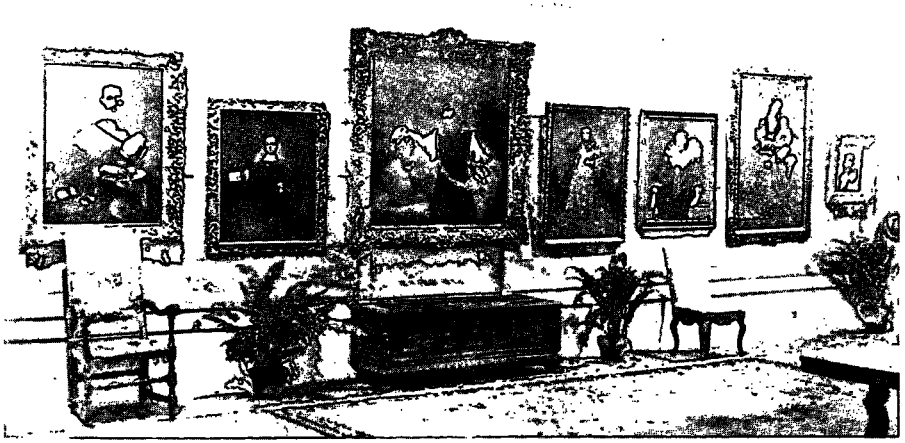
A Loan Collection of Old Masters
Architects' Exhibit by Maurice Fatio, Marion Sims Wyeth, John L. Volk, Gustav A. Maass and Howard Major
Work of Mr. and Mrs. Albert Herter (Adele Herter)
Twentieth Century Paintings. Lent by The Museum of Modern Art
A National Exhibition of American Art

1936-37

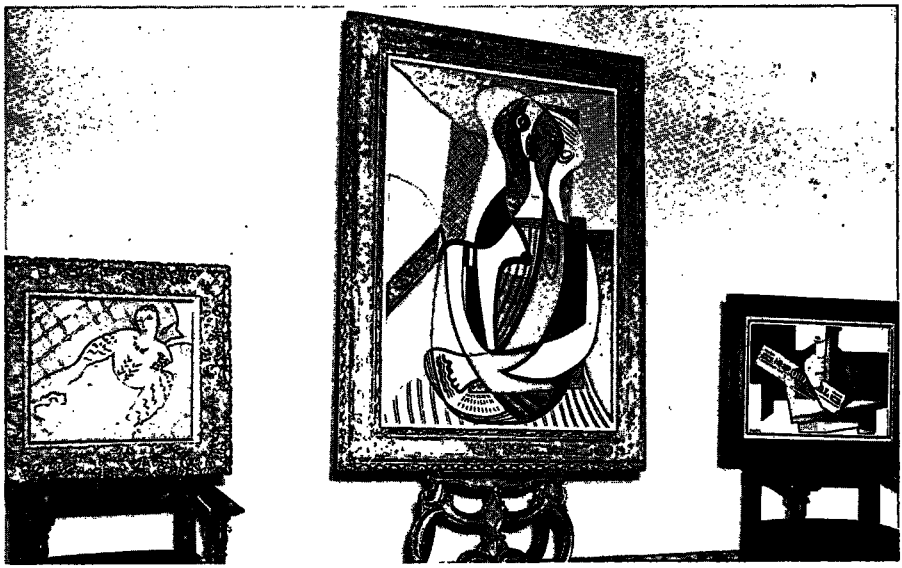
Important Paintings by Old and Modern Masters
Portraits, Pastels and Murals by Bernard Boutet de Monvel
Miniatures, Antique and Modern. From the Collection of Mrs. Daniel J. McCarthy and Exhibiting Artists
Work of Universities, Colleges and Art Schools of Florida

1937-38

Modern Art Loan Exhibition
Contemporary American Painters. From the Collection of Ralph H. and Elizabeth C. Norton
Bronzes and Drawings by Six Modern Sculptors. Lent by The Museum of Modern Art
National Invitational Painting Exhibition



"A Loan Collection of Old Masters," showing Rembrandt's *Artistotle Contemplating the Bust of Homer*, 1936.



Picasso's *Seated Woman* (center) was lent by The Museum of Modern Art to an exhibition in 1936 and again twelve years later to the exhibit "School of Paris." Left: *Roumanian Blouse* by Henri Matisse; right: *Le Journal* by Juan Gris, which is now owned by the Norton Gallery.

1938-39
Work by Students of the Colleges and Universities of Florida

1939-40
Contemporary American Oil Painting
Exhibition of Portraits

1940-41
Gothic and Renaissance Art
Contemporary American Art Exhibition
Chinese Art. Arranged by Mrs. Lorenzo E. Woodhouse

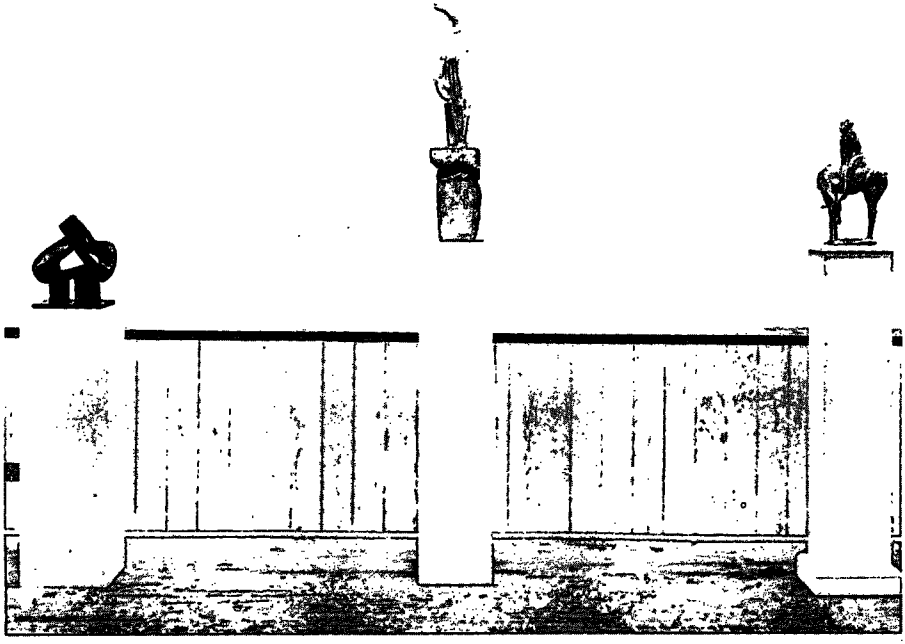
1941-42
Third Annual Exhibition of Contemporary American Painting

1942-43
European and American Paintings. Lent by The Museum of Modern Art and others
Americans, 1942. Lent by The Museum of Modern Art
Latin-American Exhibition

1943-44
American Watercolors. Lent by The Museum of Modern Art and others
European and American Paintings. Lent by The Museum of Modern Art and others
Art of the Armed Services

1944-45
Watercolors. Lent by Phillips Memorial Gallery, Washington, D.C.
Contemporary American Paintings
Russian Paintings

1945-46
Abstract and Expressionist Paintings
The French Impressionists
English Sporting Paintings. From the Collection of Joseph E. Widener



View of the exhibition "Rodin to Brancusi," 1949. Left to right: Lipchitz, Brancusi, Marini.

1946-47
Contemporary American Paintings
Fourteen Americans. Lent by The Museum of Modern Art
French Impressionist Paintings

1947-48
The School of Paris
Five Hundred Years of Watercolor

1948-49
Early European Paintings
The Post-Impressionists and Their Followers
Rodin to Brancusi

1949-50
European Masters of the XVII and XVIII Centuries. Lent by The Metropolitan Museum of Art
From Plymouth Rock to the Armory
From The Armory Show to the Present

1950-51
13th Annual Exhibition of Contemporary Painting and Sculpture
Juror: Alfred H. Barr, Jr., Director of the Collections, The Museum of Modern Art
Portraits, Figures and Landscapes
Futurism and Later Italian Art
Paintings by Paul Klee

1951-52
14th Annual Exhibition of Contemporary Painting and Sculpture
Juror: Henry Clifford, Curator of Painting, Philadelphia Museum of Art
Spanish Painting
Paintings by Chaim Soutine
Two Centuries of Flower Paintings

1952-53
Eighteenth Century Masterpieces
Pre-Columbian Art
The Art of Henri Matisse
15th Annual Exhibition of Contemporary Painting and Sculpture
Juror: Perry T. Rathbone, Director, City Art Museum of St. Louis

1953-54
Racing
Amedeo Modigliani
Graham Sutherland and Henry Moore
16th Annual Exhibition. Jurors: Harvard Arnason, Director, Walker Art Center, Minneapolis; Robert Tyler Davis, Director, Vizcaya, Miami; Henri Marceau, Associate Director, Philadelphia Museum of Art

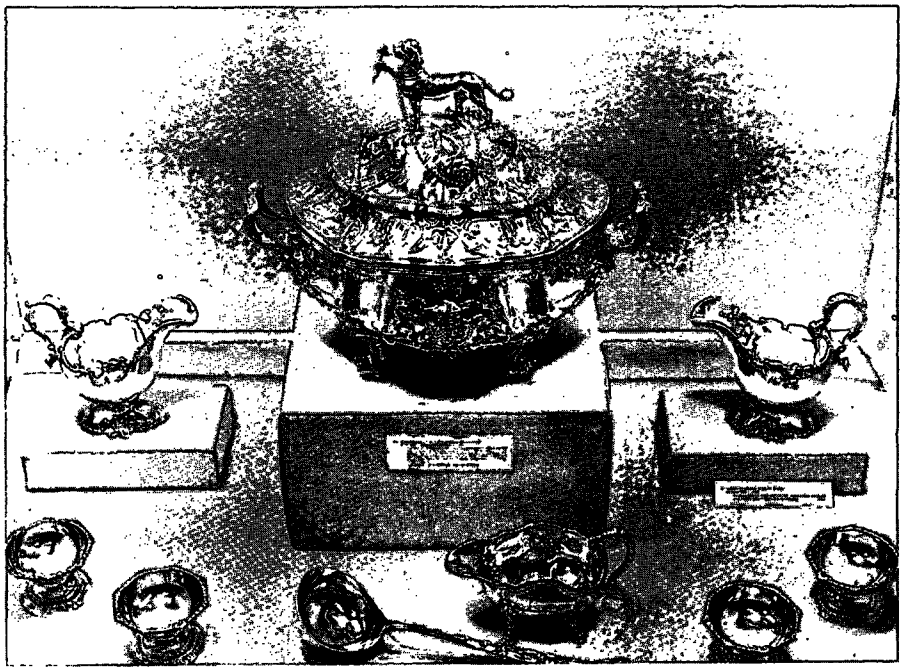
1954-55
Contemporary American Painting
Vincent Van Gogh. Lent by the Vincent Van Gogh Foundation
Three Thousand Years of Chinese Art
Odilon Redon

1955-56
Contemporary Painting
Juror: James Johnson Sweeney, Director, The Solomon R. Guggenheim Museum
Contemporary British Painting
Paul Gauguin
John Marin Memorial Exhibition

1956-57
Contemporary Painting
Juror: Dorothy C. Miller, Curator of the Museum Collections, The Museum of Modern Art
Pierre Bonnard
Paintings and Sculpture from The Minneapolis Institute of Arts
Paintings and Prints by Henri de Toulouse-Lautrec

1957-58
Contemporary American Painting
Juror: Edgar C. Schenck, Director, The Brooklyn Museum
Paintings by Claude Monet
Paintings from the Collection of Mrs. Mellon Bruce
Prints by Currier & Ives. Lent by The Museum of the City of New York
Paintings by George H. Durrie. Lent by P. H. B. Frelinghuysen
American Paintings and Sculpture. Lent by The Whitney Museum of American Art

1958-59
20th Annual Exhibition of Contemporary American Painting
Juror: Perry T. Rathbone, Director, Boston Museum of Fine Arts



Collection of antique English silver lent by the National Trust of England, 1959.

Imperial Chinese Robes and Textiles. Lent by The Minneapolis Institute of Arts
Antique Silver. Lent by The National Trust of England
John Singer Sargent and Mary Cassatt

1959-60

21st Annual Exhibition of Contemporary American Painting
Juror: Gordon B. Washburn, Director, Department of Fine Arts, Carnegie Institute, Pittsburgh
Paintings and Drawings by Camille Pissarro
The School of Paris: Paintings and Drawings by 20th Century French Painters

1960-61

22nd Annual Exhibition of Contemporary American Paintings
Juror: Andrew C. Ritchie, Director, Yale University Art Gallery
Paintings from the Collection of Alvan T. Fuller
Photography in the Fine Arts
Drawings by Old and Modern Masters

1961-62
23rd Annual Exhibition of Contemporary American Paintings
Juror: Adelyn D. Breeskin, Director, The Baltimore Museum of Art
Paintings of the Barbizon School
The Arts of Persia
American Art of Our Century. Lent by The Whitney Museum of American Art

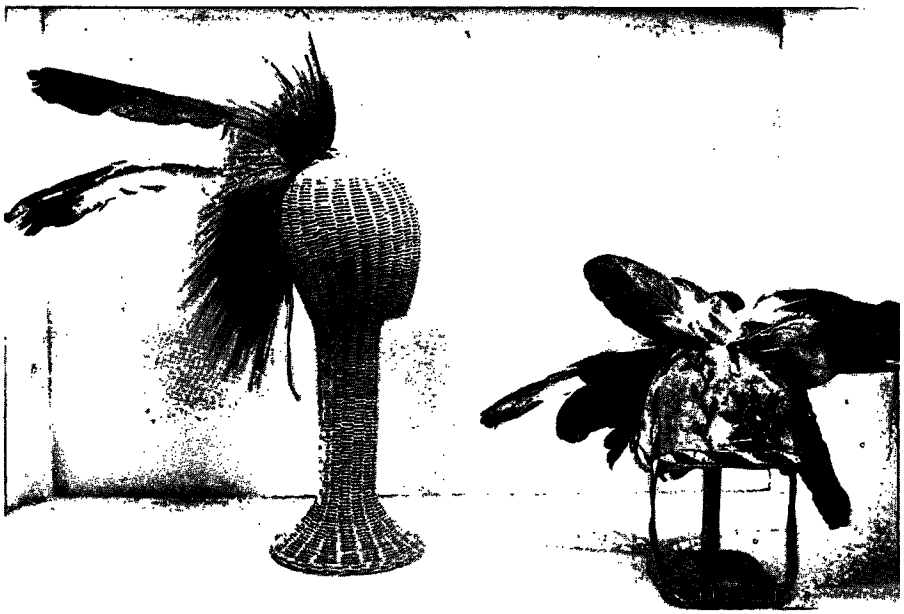
1962-63
24th Annual Exhibition of Contemporary American Paintings
Juror: Lloyd Goodrich, Director, The Whitney Museum of American Art
Spanish Paintings and Prints
Japanese Paintings. From the Frank E. Hart Collection
Antoine Bourdelle

1963-64
25th Annual Exhibition of Contemporary American Paintings
Juror: Bartlett H. Hayes, Jr., Director, The Addison Gallery of American Art, Andover, Massachusetts
Indian Miniatures. From the Collection of Mildred and W. G. Archer
Portraits: A Record of Changing Tastes
Primitive Arts of Africa, Oceania and Pre-Columbian America. Lent by The Museum of Primitive Art, New York, and others

1964-65
26th Annual Exhibition of Contemporary American Paintings
Juror: Thomas M. Messer, Director, The Solomon R. Guggenheim Museum
Great Tapestries of Four Centuries. Lent by The Minneapolis Institute of Arts
Auguste Rodin and Berthe Morisot

1965-66
27th Annual Exhibition of Contemporary American Paintings
Juror: Gudmund Vigtel, Director, The High Museum of Art, Atlanta
Ships and Seas
English Paintings of the Victorian Era
Antique Rugs. Lent by The Metropolitan Museum of Art

1966-67
28th Annual Exhibition of Contemporary American Paintings
Juror: Roy Moyer, Director, American Federation of Arts
Naive Art from Haiti. Lent by The Smithsonian Institution
Paintings from the Collection of Mr. and Mrs. William Coxe Wright



American Indian headdresses in the exhibition "Hats Unlimited," 1972.

101 Masterpieces of American Primitive Painting. From the Collection of Edgar William and Bernice Chrysler Garbisch

1967-68

29th Annual Exhibition of Contemporary American Paintings
Juror: Otto Wittmann, Director, Toledo Museum of Art

Horses: Paintings, Prints and Sculpture

Fifty Paintings. Lent by The Whitney Museum of American Art

1968-69

30th Annual Exhibition of Contemporary American Paintings
Juror: Merrill C. Rueppel, Director, Dallas Museum of Fine Arts

Contemporary European Tapestries. From the Collection of Mr. and Mrs. J. L. Hurschler

The Collection of Mrs. John Wintersteen: Paintings, Drawings and Sculpture

1969-70

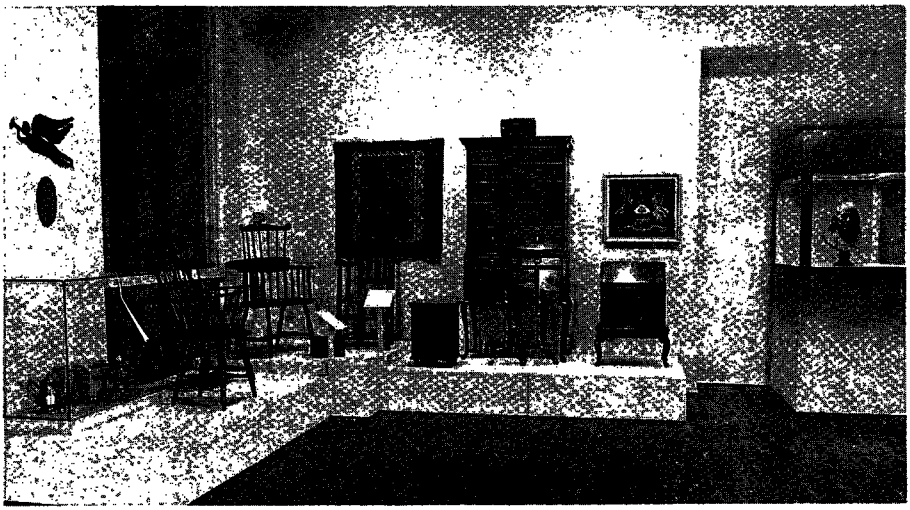
31st Annual Exhibition of Contemporary American Paintings

Juror: Harris K. Prior, Director, Memorial Art Gallery at the University of Rochester
Treasured Robes of Japan
Paintings from the Phillips Collection
Six American Romantic Painters

1970-71
32nd Annual Exhibition of Contemporary American Paintings
Juror: John I. H. Baur, Director, The Whitney Museum of American Art
The Passionate Years: Expressionism in Germany 1905-1930. Lent by The Museum of Modern Art
Face Coverings
Calder/Nevelson/Smith

1971-72
33rd Annual Exhibition of Contemporary American Paintings
Juror: A. James Speyer, Curator of 20th Century Art, Art Institute of Chicago
20th Century Portraits. Lent by The Museum of Modern Art
Edward Hopper. Lent by The Whitney Museum of American Art
Hats Unlimited

View of the exhibition "Treasured Robes of Japan," 1970.



View of the Bicentennial exhibition "At Home 1776-1976."

1972-73

34th Annual Exhibition of Contemporary American Paintings
Juror: William S. Lieberman, Curator of Drawings, The Museum of Modern Art

Still Life and Flowers. Lent by The Whitney Museum of American Art

Collecting Prints and Sculpture . . . In All Media. From the Lydia and Harry Winston Collection (Dr. and Mrs. Barnett Malbin)

American Folk Art. An Exhibition in Honor of Edith Gregor Halpert

1973-74

35th Annual Exhibition of Contemporary American Paintings
Juror: John I. H. Baur, Director, The Whitney Museum of American Art

Drawings from the Art Institute of Chicago

Master Drawings and Watercolors from The Yale University Art Gallery

Contemporary American Sculpture. Lent by The Whitney Museum of American Art

1974-75

Sculpture Competition: Exhibition of Drawings, Maquettes and Photographs

36th Annual Exhibition of Contemporary American Paintings
Juror: Thomas M. Messer, Director, The Solomon R. Guggenheim Museum

Antique English Silver Coffee Pots and Accessories. From the Folger's Coffee Collection

Ferdinand Howald: Avant-Garde Collector. Lent by The Columbus Gallery of Fine Arts, Ohio

Views of Florida by American Masters

1975-76

37th Annual Exhibition of Contemporary American Paintings
Juror: Martin Friedman, Director, Walker Art Center, Minneapolis

At Home 1776-1976: An Exhibition To Mark The Bicentennial

The Golden Age of Ballet Design. Watercolors and Sculpture from The Spreckels Dance Collection. Lent by The Fine Arts Museums of San Francisco

Lyonel Feininger

1976-77

38th Annual Exhibition of Contemporary American Paintings
Juror: James N. Wood, Director, The St. Louis Art Museum

Imperial Robes and Bronzes of China. An Exhibition in Tribute to Russell A. Plimpton. Lent by The Minneapolis Institute of Arts

The American Indian: Paintings by George Catlin. Lent by the National Collection of Fine Arts

Addison Mizner: Architect of Dreams and Realities

1977-78

39th Annual Exhibition of Contemporary American Paintings
Juror: William S. Lieberman, Director, Department of Drawings, The Museum of Modern Art

German Expressionism. From the Valentiner Collection

Milton Avery, Drawings and Paintings

Extraordinary People: Portraits on Paper of Artists and Writers. Lent by The Museum of Modern Art

1978-79

40th Annual Exhibition of Contemporary American Paintings
Juror: Thomas N. Armstrong III, Director, The Whitney Museum of American Art

The Sensuous Line: Indian Drawings from the Paul F. Walter Collection

The Meadows Collection: Impressionist and Early Modern Masters

Charles Burchfield. From the Charles Rand Penney Collection

1979-80

41st Annual Exhibition of Contemporary American Paintings

Juror: Ted Potter, Director, Southeastern Center for Contemporary Art, Winston-Salem

The Painters' West. From the Rockwell Collection of Western Art

La Belle Époque. From the Collection of Mr. and Mrs. Wittamer-deCamps

Twentieth Century Sculptors and Their Drawings. From the Hirshhorn Museum and Sculpture Garden

1980-81

42nd Annual Exhibition of Contemporary American Paintings
Juror: Roy Slade, President, Cranbrook Academy of Art, Bloomfield Hills, Michigan

Erté Retrospective. Lent by the Artist and Grosvenor Gallery, London

The Lawrence H. Bloedel Collection. Lent by The Whitney Museum of American Art and the Williams College Museum of Art

The Brandywine Heritage: An American Tradition. Lent by the Brandywine River Museum and others

1981-82

43rd Annual Exhibition of Contemporary American Paintings
Juror: Paul C. Mills, Director, The Santa Barbara Museum of Art, California

The Campbell Collection: Eighteenth Century Tureens. Lent by the Campbell Museum

Recollections: Ten Women of Photography

Exotic Kingdoms: China and Europe in the Eighteenth Century

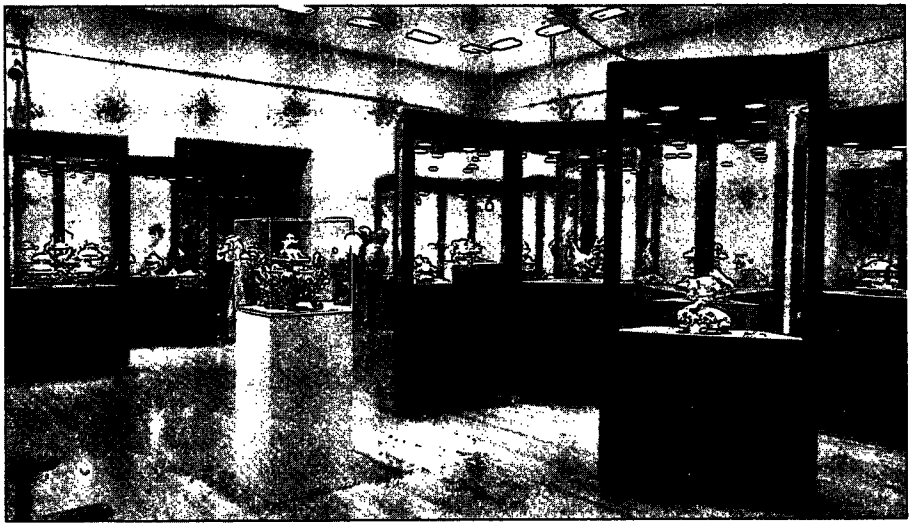
1982-83

44th Annual Exhibition of Contemporary American Paintings
Juror: Gerald Nordland, Director, Milwaukee Art Museum

Paintings from the Royal Academy of Arts, London

Treasures of The Royal Photographic Society

Flowers of Three Centuries. From the Collection of Henry Broughton. Lent by The Fitzwilliam Museum, Cambridge, England.



"The Campbell Collection" of eighteenth-century tureens, exhibited in 1982 from the Campbell Museum.

A view of the exhibition "Paintings from the Royal Academy of Arts" held in 1983.

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1940	Mrs. Samuel Heilner

ART

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1938	Alfred G. Kay

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1948-53	George S. Ross
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1970-81	Philip Hulitar

GROUNDS

1981-	Philip Hulitar

BUILDINGS

1981-	John H. Schuler

SCULPTURE GARDEN

1979-	Philip Hulitar

LANDSCAPE

1983-	Mrs. Walter S. Gubelmann

SELECTED CONCERT PROGRAMS

Claudio Arrau – 1948, 1978
Berlin Philharmonic Octet – 1976
Jorge Bolet – 1963
Victor Borge – 1966, 1982
Budapest String Quartet – 1957
Canadian Brass – 1978
Robert Casadesus – 1952
Los Chavales de España – 1970, 1973
Chicago Symphony Chamber Players – 1980
Alexandra Danilova – 1961
Victoria de los Angeles – 1954, 1978
Misha Dichter – 1967, 1974
Don Cossack Chorus and Dancers – 1952
Angna Enters Theatre – 1939
Eileen Farrell – 1955
Geraldine Fitzgerald – 1979
Gold and Fizdale – 1962, 1965, 1978
Jose Greco – 1959, 1962, 1966
Guarneri String Quartet – 1972
Harkness Ballet – 1975
Lorin Hollander – 1966, 1975
Jose Iturbi – 1961
Juilliard String Quartet – 1981
Leonid and Valentina Kozlov – 1979
Lili Kraus – 1970
Ruth Laredo – 1982
Marcel Marceau – 1961, 1981
Patricia McBride and Jean-Pierre Bonnefous 1979
Yehudi Menuhin – 1953
Metropolitan Opera Audition Finalists – 1980
Zinka Milanov – 1958
Nathan Milstein – 1955
Jose Molina – 1965, 1969, 1972, 1974
Carlos Montoya – 1955
Robert Mueller – 1948, 1950
Cornelia Otis Skinner – 1937, 1954
Palm Beach Follies – 1957, 1958, 1982
Leonard Pennario – 1964
Itzhak Perlman – 1976
Roberta Peters – 1974
Lily Pons – 1951
Jean-Pierre Rampal – 1983
Ivan Rebroff – 1977
Ruggiero Ricci – 1948
Tito Schipa – 1947
Andres Segovia – 1953
Gerard Souzay – 1967
Eleanor Steber – 1950
Gladys Swarthout – 1948
Alec Templeton – 1950, 1960
Blanche Thebom – 1959
Thomas L. Thomas – 1957
Trapp Family Singers – 1949
Rosalyn Tureck – 1940
Vienna Choir Boys – 1974
Andre Watts – 1977
Ljuba Welitch – 1953
Whittemore and Lowe – 1959, 1972
Earl Wild – 1973, 1980

SELECTED LECTURERS

Joy Adamson – 1964
Martin Agronsky – 1964
Jack Anderson – 1981
F. Lee Bailey – 1969
Lord Balfour – 1953
Clive Barnes – 1975
James Beard – 1969, 1973
Rosamond Bernier – 1976, 1977, 1978, 1979, 1980, 1981, 1983
Prince Bernhard of the Netherlands – 1972
Bill Blass – 1975
Anthony Bliss – 1981
J. Carter Brown – 1979
John Mason Brown – 1954
Art Buchwald – 1983
William F. Buckley, Jr. – 1969, 1978, 1981
Warren Burger – 1982
George Bush – 1977, 1979
Sir Hugh Casson – 1983
Bennett Cerf – 1952, 1960, 1961
Ilka Chase – 1946
Winston S. Churchill – 1980
Craig Claiborne – 1974
Henry Steele Commager – 1980
Clement Conger – 1982
Alistair Cooke – 1969
Olivia de Havilland – 1974
John Dos Passos – 1954
Hugh Downs – 1965
Angier Biddle Duke – 1962
Robert Frost – 1940
George Gallup – 1974
Stanton Griffis – 1959
Alexander M. Haig, Jr. – 1983
William Randolph Hearst, Jr. – 1962
Thomas P. F. Hoving – 1965, 1978
George Jessel – 1965
H. V. Kaltenborn – 1952, 1963
John F. Kennedy – 1956
Robert F. Kennedy – 1958
Henry A. Kissinger – 1980
Beatrice Lillie – 1963
Josh Logan – 1979, 1980
The Duke of Marlborough – 1977
James A. Michener – 1976
Ogden Nash – 1951, 1957
Richard M. Nixon – 1983
Drew Pearson – 1944, 1945, 1947, 1949, 1950
Vincent Price – 1961, 1980
Dan Rather – 1970
Ronald Reagan – 1977, 1978
S. Dillon Ripley – 1965, 1973, 1977, 1978
Ginger Rogers – 1979
Sacheverell Sitwell – 1952
Cornelia Otis Skinner – 1937
Lowell Thomas – 1971
Diana Vreeland – 1976
Kurt Waldheim – 1983
Barbara Walters – 1973
Vernon Walters – 1979, 1980, 1982
The Duke of Wellington – 1978
Jerome Wiesner – 1978
George Will – 1982, 1983

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Adjoining the Library and open to the public are the beautiful Four Arts Gardens, which are maintained by The Garden Club of Palm Beach.

Winter:	November 1 - May 1	Mondays - Saturdays	10 - 5
	January 1 - April 15	Sundays	2:30 - 5
Summer:	May 1 - November 1	Mondays - Fridays	10 - 5

FOUR ARTS SCULPTURE GARDEN

Chairman — Philip Hulitar

An attractive addition to the Four Arts complex is the new Sculpture Garden, currently under development. Entrances to the garden are on Royal Palm Way. The Sculpture Garden is made possible by donations from members and friends of The Society of the Four Arts.

FOUR ARTS LIBRARY

Chairman — Mrs. A. Atwater Kent, Jr.
Librarian — Mrs. Winnifred Romoser

The Library is a vital part of The Society of the Four Arts, designed to meet the cultural and educational needs of the community. It serves the Palm Beaches the year round, and members of its staff are always ready to assist visitors in any way they can.

The use of books and periodicals in the Library is open to all without charge. Borrowing privileges may be secured by payment of the nominal annual fee or by membership in The Society of the Four Arts.

Children are welcome to borrow books and use the Children's Room at any time free of charge.

Winter:	November - April Mondays - Saturdays	10 - 5
Summer:	May - October Mondays - Fridays	10 - 5

THE SOCIETY OF THE FOUR ARTS

The Society of the Four Arts was incorporated February 8, 1936, under the laws of the State of Florida, as a non-profit organization. The object of the Society is to encourage an appreciation of art, music, drama and literature through the presentation of notable programs of art exhibitions, concerts, lectures, films and the maintenance of a library. Its ability to do so depends upon the loyal and generous support of its members and the community of Palm Beach.

Thursday, February 21 at 2:30 P.M.

CHRIS GIFTOS

"Entertaining with Flowers" Demonstration

Chris Giftos has been manager of social events for the Metropolitan Museum of Art in New York City since 1970. He is also responsible for the fresh flower arrangements in the museum's Great Hall entrance and elsewhere. A graduate of City College of New York, he worked for the elite Madison Avenue florists, Christatos and Koster, providing special floral arrangements for such clients as Greta Garbo and Elizabeth Taylor. His lecture concerns the use of floral bouquets and different party looks.

Sunday, March 3 — ANNUAL HOUSE AND GARDEN DAY TOUR

Thursday, April 4 — FLOWER SHOW IN FOUR ARTS GALLERIES

Thursday, 10 A.M. and 1 P.M.

March 21 MADAME BUTTERFLY Excerpts from the opera by Giacomo Puccini (1858-1924)

This program of musical highlights from *Madame Butterfly*, one of the world's best-loved operas, is presented by the Junior Opera Guild of the Palm Beach Opera under the direction of Seymour Schonberg. The story takes place in Japan and concerns a young Japanese woman, Cho-Cho-San, who falls in love with Lieutenant Pinkerton, an American naval officer. They marry and he leaves on a tour of duty, not knowing that she is to bear him a son. When he later returns with his legitimate American wife, she blindfolds the child and kills herself. The opera was first performed in 1904 at La Scala in Milan, Italy. The program, especially geared for students, is narrated and beautifully staged with full sets and costumes.

THE GARDEN CLUB OF PALM BEACH

Thursday, January 17 at 2:30 P.M.

GABE BURTON

"Fantasies of the German Baroque" Illustrated

Gabe Burton, lawyer and journalist, has traveled extensively and is known for his vast collection of photographs of important gardens. A graduate of Harvard College, Chicago-Kent College of Law and the Stonier Graduate School of Banking at Rutgers, he resides in a one hundred-year-old townhouse in Fredericksburg, Virginia. His lecture focuses on gardens created in the eighteenth century in Germany when the country was made up of a vast collection of small kingdoms and principalities vying with one another to create the most impressive courts.

Friday, 10 A.M. and 12 Noon
February 1 KEN CREED
"Wild and Wonderful Alaska" Illustrated

Ken Creed, a sportsman who has spent many years in the Far North, is an experienced fisherman, sailor and pilot. He spends half the year in his native North Carolina and half the year in Alaska where he has made several wildlife films. In his film *Wild and Wonderful Alaska* he focuses on the Chilkat River where bald eagles gather to find food, bears fish in the shallow waters and salmon struggle upstream to their spawning grounds. Other rare scenes of the Alaskan wilderness are captured by the camera in this beautiful and detailed study.

Friday, 10 A.M. and 12 Noon
February 22 CHRIS BORDEN
"Mediterranean Ports of Call" Illustrated

A native of Palm Springs, California, Chris Borden founded the Chris Borden School of Modern Radio Technique and later sold the business to pursue a career making documentary and travel-adventure films. He has produced thirty films and worked on several episodes of the CBS Television series *Animal World*. The spectacular scenery of the French and Italian Rivieras, from St. Tropez to Portofino, is highlighted in this film produced during a cruise aboard his 27-foot sloop *Full Swing*.

PROGRAMS FOR YOUNG PEOPLE

Presented by the Junior Activities Committee

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Mrs. Helen Gilmore
Mrs. Maria Nagid

Friday, 10 A.M. and 12 Noon

January 11 DR. JOHN PALING Illustrated
"Snowy and Company — Insights into Pet Behavior"

John Paling earned a doctorate in zoology from Birmingham University in England. He is a founder of Oxford Scientific Films, the prize-winning company that produces wildlife movies. In 1981 he moved to the United States to set up his own film company and at present is based in Florida working on a series of programs for American television. To make *Snowy and Company — Insights into Pet Behavior*, Dr. Paling spent one year observing three animals, two cats and a white German shepherd called Snowy. This fascinating personal account is a warm and detailed story dealing with the science of pet behavior.

March 22 A MIDSUMMER NIGHT'S DREAM 1963
1 hour, 33 minutes

Suzanne Farrell, Edward Villella and Patricia McBride are among the many stars in this superb production staged by the New York City Ballet. George Balanchine's magical two-act ballet is based on Shakespeare's play, using music by Felix Mendelssohn.

March 29 STAGE DOOR 1937
black and white 1 hour, 33 minutes

Katharine Hepburn, Ginger Rogers and Adolphe Menjou are some of the many stars in this classy comedy set in New York City. The girls are Broadway hopefuls living in a theatrical boarding house and Menjou is a producer with a roving eye.

SUNDAY AFTERNOON FILMS

Beginning Sunday, January 13, a series of art films will be presented for members and the general public. The films are shown at 3 P.M. and are free to the public.

February 22 THE VERDICT 1982
1 hour, 55 minutes

Paul Newman gives one of his best performances as a down-and-out Boston lawyer who redeems himself in the course of taking a medical malpractice suit. The cast includes Jack Warden and James Mason as Newman's steely adversary in the courtroom drama based on the novel by Barry Reed, the noted author and attorney who appears on the Four Arts lecture series on Tuesday, February 19.

March 1 REAR WINDOW 1954
1 hour, 52 minutes

A news photographer, confined to his room by a broken leg, sees a murder committed in a room on the other side of the courtyard. James Stewart and Grace Kelly star in this classic thriller directed by Alfred Hitchcock.

March 8 WHO'S AFRAID OF VIRGINIA WOOLF? 1966
black and white 2 hours, 9 minutes

Richard Burton and Elizabeth Taylor give high-wire performances as a college professor and his wife who engage in an all-night shouting match. Witnessing the scene are their guests, George Segal and Sandy Dennis. This strident, talky film, based on Edward Albee's play, was hailed for its audacity and ruthless honesty.

January 25 GIGI 1958

1 hour, 56 minutes

Leslie Caron sparkles as Gigi, a young Parisian girl on the edge of womanhood, in this marvelous musical based on a story by Colette. Louis Jourdan is the bored playboy who falls in love with her. Maurice Chevalier and Hermione Gingold add dash and style to this winner of nine Academy Awards.

February 1 THE MAN FROM SNOWY RIVER 1982

1 hour, 45 minutes

Filmed on location in Australia's breathtaking high country, this motion picture chronicles an orphaned youth's difficult passage into manhood. Kirk Douglas gives a stellar dual performance as a wealthy cattleman and a rustic eccentric.

February 16 THE MOON AND SIXPENCE 1943

black and white 1 hour, 25 minutes

George Sanders and Herbert Marshall star in this story by Somerset Maugham based on the life of Paul Gauguin. It concerns a conventional London stockbroker who, in middle life, decides to leave his family and business to go to Tahiti and become a painter.

FILMS

Chairman — Mrs. H. Down Nelson
Fridays at 3 and 8 P.M.

January 11 AND THEN THERE WERE NONE 1945
black and white 1 hour, 37 minutes

Ten house guests on a remote island are murdered one by one in this classic Agatha Christie thriller based on *Ten Little Indians*. Splendid acting is provided by Barry Fitzgerald, Louis Hayward and Judith Anderson.

January 18 THE CAINE MUTINY 1954
2 hours, 5 minutes

Jealousies among the officers of a peacetime combat vessel come to a head when the neurotic captain (Humphrey Bogart) panics during a typhoon and is relieved of his post. Van Johnson and José Ferrer co-star in this brilliant film based on Herman Wouk's Pulitzer Prize-winning novel.

March 20 SHERRILL MILNES

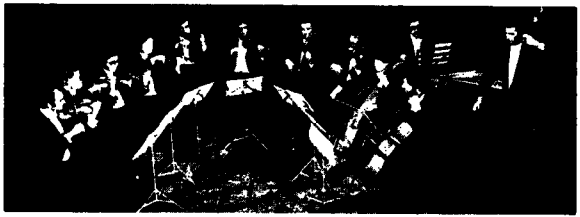
Sherrill Milnes is at the height of an extraordinary career that has taken him from the plains of midwestern America to the great opera houses of the world. Acknowledged internationally as the foremost operatic baritone of today, Milnes has sung virtually all of the major roles for his voice. He is acclaimed as one of the most electrifying and popular artists now before the public. Sherrill Milnes is another exception to the old rule that Europe must be the stepping stone to American operatic success. He grew up on a farm in Downer's Grove, Illinois, and later studied music at Drake University and Northwestern University. In 1965 he made his debut at the Metropolitan Opera as Valentin in *Faust*. Since then his career has been firmly established. He has been honored with twelve new productions and four national telecasts, appearing in *Otello, Macbeth, Rigoletto*, and *Il Trovatore* at the Metropolitan Opera.

First day members may pick up reserved seat tickets — March 6
First day public may pick up reserved seat tickets — March 13

February 6 I NUOVI VIRTUOSI DI ROMA

This famous chamber ensemble consists of twelve of Italy's most celebrated virtuoso musicians. It was established in 1979 as the successor to the Virtuosi di Roma which was founded in Rome by Renato Fasano in 1949. When Maestro Fasano died in 1979 the original ensemble, which had performed for thirty years, disbanded and the present one was founded. I Nuovi Virtuosi di Roma has continued the tradition of brilliant performances with successful tours of Japan, Germany, Russia, and South America. This season marks the second tour in the United States for the chamber ensemble. The repertoire of I Nuovi Virtuosi di Roma highlights the most famous Italian Baroque music and also includes work from more recent centuries.

First day members may pick up reserved seat tickets — January 23
First day public may pick up reserved seat tickets — January 30



January 9 THE MANTOVANI ORCHESTRA

Featuring Marco Valenti in a Tribute to Mario Lanza

The famous Mantovani sound of cascading strings was the hallmark of Paolo Mantovani, who was a legend in his lifetime. His career as a conductor spanned 35 years and his record sales topped 35 million. Generations of Americans were moved by his romantic approach to music. Using the original musical scores of the late maestro, Samuel Fricano conducts the Mantovani Orchestra in a program featuring the celebrated tenor Marco Valenti, who has been a guest star on the touring *Liberace Show*. In this tribute to Mario Lanza he will sing *Be My Love*, the Serenade from *Student Prince* and *Vesti la Giubba* from *Pagliacci*. The program also includes such Mantovani favorites as *Charmaine, Anniversary Waltz,* and *Swedish Rhapsody*.

First day members may pick up reserved seat tickets — December 19
First day public may pick up reserved seat tickets — January 2

MUSIC

Co-chairmen — Mrs. Henry W. Bagley
Mrs. Ira F. Warner

Wednesdays at 8:30 P.M.

December 12 ALEXANDER TORADZE

Alexander Toradze, 31, brilliant Russian pianist, has been called "one of the greats of the new generation of pianists." He was born in Georgia in the Soviet Union to talented theatrical parents. His father is a composer and his mother is an actress. He studied at the Moscow Conservatory and in 1977 won the silver medal at the Van Cliburn International Piano Competition, receiving international acclaim and concert dates around the world. He made his debut as a concert pianist in the United States that same year, performing at Carnegie Hall and the Kennedy Center with the Moscow Philharmonic, and with the Los Angeles Philharmonic at the Hollywood Bowl. He made his debut with the London Philharmonia in October 1984 and will make his Canadian debut with the National Arts Centre Orchestra, Ottawa, in February.

First day members may pick up reserved seat tickets — November 28
First day public may pick up reserved seat tickets — December 5

March 26 ROBERT McC. ADAMS
"Museums and Universities"

Robert McC. Adams, distinguished archaeologist, was named ninth Secretary of the Smithsonian Institution in Washington, D. C. in September 1984. Prior to his appointment he served as provost of the University of Chicago. He had been affiliated with the university for nearly four decades, earning his bachelor's, master's and doctoral degrees there and beginning a teaching and administrative career in 1955. He is best known for his studies of Mesopotamia (modern-day Iraq), site of one of the world's earliest civilizations.

GUEST TICKETS

Guest tickets may be purchased, when available, for most events as follows: Concerts $15, Lectures $10, Friday Films $2.50. Events are free to members.

March 12 MALCOLM TOON
"United States - Soviet Relations"

Malcolm Toon, former ambassador to Russia, has a career of more than thirty years in the State Department. Considered one of the country's top diplomatic speakers, he matches his eloquence with an outstanding background in Soviet affairs and is often seen on national television programs such as *Today*. Born in 1916 in Troy, New York, he received his B. A. from Tufts University and did graduate work at the Fletcher School of Law and Diplomacy and Harvard University. He served as United States Ambassador to Russia from 1976 to 1979 and before that was ambassador to Israel (1975 to 1976), Yugoslavia (1971 to 1975) and Czechoslovakia (1969 to 1971).

March 19 BRIGADIER M. J. A. WILSON, O.B.E., M.C.
"The Discovery of Paradise" Illustrated

Born in London, Tony Wilson lived most of his early life in the United States. He returned to England in 1954 to join the British Army. His army career led him around the world and finally to the command of a brigade in the Falkland Islands. He was awarded the Military Cross before his retirement in 1983. Since then he has spent his time lecturing and writing books about Australia. *The Discovery of Paradise* focuses on Captain Cook's explorations in the South Pacific in the eighteenth century.

February 26 HAL BRUNO
"Politics '85"

As director of political coverage for ABC News, Hal Bruno works closely with the producers and correspondents for programs such as *World News Tonight, Good Morning America, Nightline* and *This Week with David Brinkley*. He appears on television as the network's political analyst and is the host of *Hal Bruno's Washington*, a weekly interview program on the ABC radio network. Before he joined ABC News in 1978 he was chief political correspondent for *Newsweek* magazine and has covered every presidential election since 1960.

March 5 TIPPI HEDREN
"The Cats of Shambala" Illustrated

Tippi Hedren, star of the Alfred Hitchcock thriller, *The Birds*, is "den mother" to some 100 lions, tigers and leopards at her private game preserve in the California desert. Many of these she raised from cubs. There are no guns or whips at Shambala, her 180-acre refuge; instead, she and her staff relate to the animals on the basis of affection. A book telling the remarkable story of her life with the big cats is soon to be published and she is starring in a new movie, *Roar*, filmed at Shambala.

February 12 ROSAMOND BERNIER
"Art and the Jewel" Illustrated

Rosamond Bernier is internationally known as an art critic, writer, publisher and lecturer. While living in France she established friendships with such artists as Picasso, Braque, Miro and Leger. Her lectures are noted for her unique style of delivery, with effortless scholarship and fascinating personal insights into each subject. She is married to John Russell, art critic for *The New York Times*. Her lecture examines the jewel as seen as an object of art in relationship to master paintings and architecture during the last five centuries.

February 19 BARRY REED
"The Malpractice Crisis: Fact or Fiction?"

As the author of *The Verdict*, the novel which was the basis for the award-winning film starring Paul Newman, Barry Reed has emerged as one of the country's most respected members of the legal profession. His law firm in Boston, Massachussetts, deals primarily with medical malpractice cases and his outstanding success in this field has greatly enhanced his popularity as a lecturer. In conjunction with his lecture, the film *The Verdict* will be shown February 22, on the Four Arts Friday Film Series.

January 29 FRANK CAPPIELLO
"Plain Talk About the Economy"

Frank Cappiello is best known as a panelist on the PBS television series *Wall Street Week*. He is currently the president of two investment advisory organizations in New York and is a professor of finance at Loyola College in Baltimore, Maryland. He is the author of several books, including *The $2 Window On Wall Street*, which focuses on how to invest successfully in low-priced stocks. His candid talk concerns the complex issues of finance in today's economy.

February 5 J. PETER GRACE
"The Problem with Big Government"

Since 1982 J. Peter Grace, chairman and chief executive officer of W. R. Grace & Company, has served as chairman of the Private Sector Survey on Cost Control in the Federal Government. He is also a member of President Reagan's National Productivity Advisory Committee. Under his leadership W. R. Grace & Company has changed from a steamship line based in South America to a leading international company with interests in chemicals, natural resources and selected consumer services.

January 15 JOHN BARRON

"The Soviet Union: A Decaying Empire"

John Barron, author and senior editor of *Reader's Digest*, is a journalist of wide renown. He has a master's degree from the University of Missouri School of Journalism. As a serviceman in the U. S. Navy he attended Naval Intelligence School, specializing in the Russian language, and was assigned to Berlin as an intelligence officer. At one time he was a reporter for the *Washington Star* and is the recipient of many journalism awards. He is the author of two books on Russia.

January 22 PERRY RATHBONE Illustrated

"Maxim Karolik, American Art Collector Extraordinary"

Perry Rathbone joined Christie's as director of the New York offices in 1973 and four years later, when Christie's opened auction galleries at 502 Park Avenue in New York City, he was named to his present post, senior vice president and director of the Museums Liaison Department. A 1933 graduate of Harvard University, he served as director of the Museum of Fine Arts in Boston from 1955 to 1972. Prior to that he was director of the City Art Museum in St. Louis, Missouri.

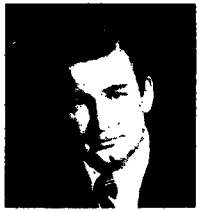
LECTURES

Honorary Chairman — Earl E. T. Smith
Chairman — Walter S. Gubelmann
Nathan Appleman
Stanley Rumbough, Jr.

Tuesdays at 3 P.M.

January 8 PATRICK J. BUCHANAN
"The Second Reagan Revolution"

Pat Buchanan, a leading political analyst and syndicated columnist, is co-host of the Cable News Network's nightly program *Crossfire*. He also co-hosts a radio talk show in Washington, D. C. and appears on a television news analysis show, *The McLaughlin Group*, hosted by Dr. John McLaughlin, editor of *National Review*. He is a winner of the Freedom Foundation's George Washington Medal and is the author of several books, including *Conservative Votes, Liberal Victories*.



March 15

Members' Tea and Preview at 4:30 P.M.

BONJOUR MONSIEUR LARTIGUE

One hundred twenty-five photographs produced during the early years of Lartigue's career, 1902-1940. These intimate and revealing pictures of family, friends and beautiful women have become emblems of a romantic world of the past.

Organized by the International Exhibitions Foundation, Washington, D.C.

ENGLISH BRASS RUBBINGS

A testament to the medieval and Renaissance technique of engraving on brass. These rubbings of monumental brasses are meticulously reproduced, revealing charming delicate designs within the larger work.

From the Collection of Mrs. Ruth Ettinger, Williamstown, Massachusetts

March 16 through April 14

Gallery Talks will be presented at 3 P.M. on the following Saturdays: December 8, January 12, February 16 and March 23

Gallery Hours: 10 A.M. to 5 P.M. Mondays through Saturdays, 2 P.M. to 5 P.M. Sundays (except Tuesdays in January, February and March when the Galleries will close at 1:30 P.M.)

Exhibitions are open free to the public. Donations may be made.

January 4

Members' Tea and Preview at 4:30 P.M.

THE McDONOUGH COLLECTION — DIRECTIONS IN AMERICAN PAINTING 1875 - 1925

Works by American painters influenced chiefly by French Impressionism, including the Boston School of Edmund Tarbell and the Ash Can School of Robert Henri. Shown are works by George Bellows, Mary Cassatt, Childe Hassam, Maurice Prendergast, John Singer Sargent and others.

Lent by Dr. and Mrs. John J. McDonough, Youngstown, Ohio

AMERICAN IMPRESSIONISTS

An exhibition of works on paper by early twentieth-century American artists.

Lent by Hirschl & Adler Galleries, Inc., New York

7TH ANNUAL EXHIBITION OF WORKS BY PALM BEACH COUNTY GIFTED STUDENTS

January 5 through February 3

February 8

Members' Tea and Preview at 4:30 P.M.

THE GRAND PRIX DE ROME: PAINTINGS FROM THE ÉCOLE DES BEAUX-ARTS 1797 - 1863

One hundred paintings, winners of the annual painting competition between 1797 and 1863, and winners of the historical landscape competition established in 1817. Included are works by Ingres, Guérin, Flandrin, Baudry, Vincent, David, Regnault and Girodet.

Organized by the International Exhibitions Foundation, Washington, D.C.

February 9 through March 10

EXHIBITIONS

Chairman — Mrs. Robert A. Magowan
Mrs. John Clifford Folger
Mrs. O. Ray Moore
Mrs. William P. Schweitzer
Mrs. LeBaron S. Willard, Jr.

Ingres, *Achilles Receiving the Ambassadors of Agamemnon* from the exhibition Grand Prix de Rome, February 9 - March 10

November 30

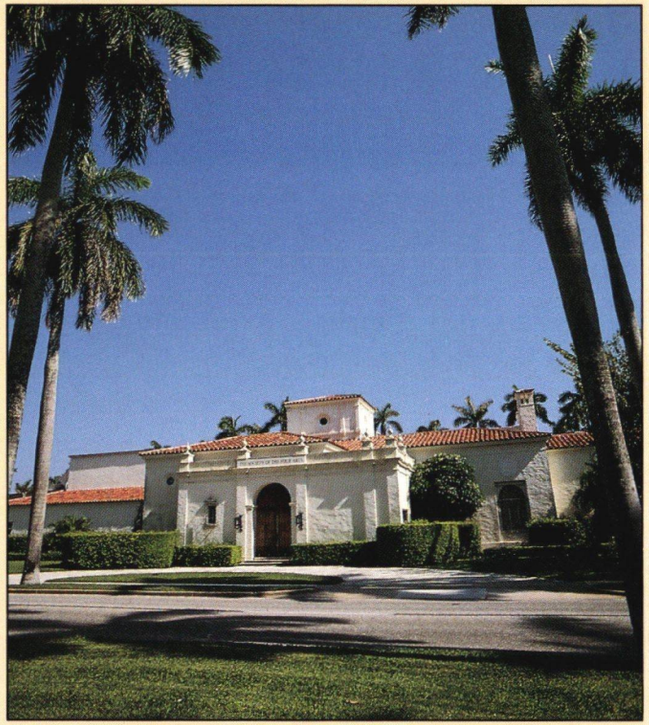
Members' Tea and Preview at 4:30 P.M.

46TH ANNUAL EXHIBITION OF CONTEMPORARY AMERICAN PAINTINGS

December 1 through December 30

THE Society OF THE Four Arts

SCHEDULE OF EVENTS 1984-1985



Gallery Building

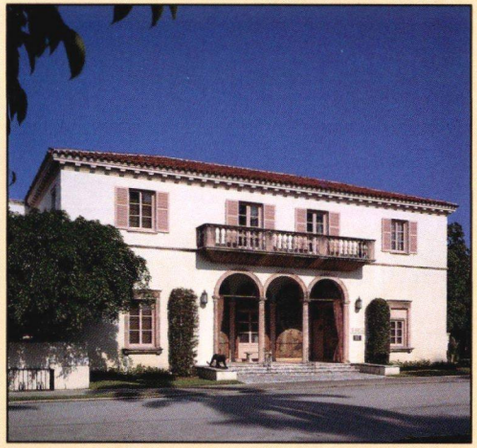
The Society of the Four Arts, a nonprofit organization, was founded in 1936 by a prominent group of Palm Beach residents to meet the cultural needs of the growing resort community. Its objective is to encourage an appreciation of art, music, drama and literature through the presentation of notable exhibitions, concerts, lectures, films and the maintenance of a library.

The original building on Four Arts Plaza by architect Maurice Fatio now houses The Four Arts Library. The Gallery building designed by architect Addison Mizner was modernized and now contains galleries and an auditorium to accommodate art exhibitions, concerts, lectures and films. The Gallery building is open from December through mid-April.

The lovely horticultural gardens adjoining the library and the Philip Hulitar Sculpture Garden, as well as gifts of sculpture seen on the surrounding grounds, provide beauty and enjoyment for members and visitors to the lakeside complex.

Gallery Interior

Reaching by Edward Fenno Hoffman
at the entrance to the Philip Hulitar Sculpture Garden.



Four Arts Library

Four Arts Gardens

The entrance to The Four Arts Library is decorated with murals painted by Albert Herter in 1939. They depict the four arts for which the organization was named. The library is a vital part of The Four Arts. It contains over 40,000 books and periodicals to provide pleasure as well as educational enrichment to the community. The use of the library is open to all without charge. Borrowing privileges may be obtained by paying a small annual membership fee. School children are invited to borrow books and use the upstairs Children's Room at any time free of charge.

The Four Arts Gardens which are maintained by The Garden Club of Palm Beach are demonstration gardens designed in 1938, to display the diversity of tropical plants suitable for landscaping in the South Florida climate. A moongate and authentic statuary enhance the serene Chinese garden. A pathway winds past a rock garden through a verdant jungle area to the Spanish facade with its decorative well. Large trees shade the way to the Madonna garden and the formal fountain. Surrounding the library patio area is a fragrant rose garden and small herb garden.

"Reaching," a sculpture of mother and child by American artist Edward Fenno Hoffman, III stands at the entrance to **the Philip Hulitar Sculpture Garden** through the wrought iron gate at the east end of the Chinese garden wall. Here, a variety of sculpture can be seen amid tropical foliage and ancient shade trees.

Intetra by Isamu Noguchi
stands at the end of the palm lined mall

PROGRAMS

Art Exhibitions: A different exhibition of painting or decorative arts can be seen each month in the gallery. The gallery is open to the public from early December through mid-April, Monday through Saturday 10:00 a.m. to 5:00 p.m., Sunday from 2:00 to 5:00 p.m. A donation is requested.

Lectures: Each Tuesday at 3:00 p.m. during January, February and March, notable experts lecture in the auditorium. They are drawn from the fields of government, the arts, media or entertainment. Tickets, when available, may be purchased one week in advance for $15.00 each at the Gallery building reception desk.

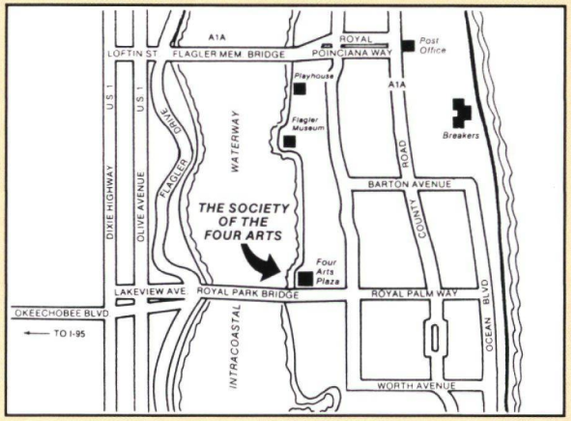
Concerts: Once each month, from December through March, a noteworthy program of music or dance is presented in the auditorium at 8:00 p.m. Tickets are available to the public for $20.00 each, a week in advance of the concert at the reception desk of the Gallery building. For current ticket information, call (407) 655-7226.

Film series: A classic American or foreign film is shown each Friday at 3:00 and 8:00 p.m. during the months of January, February and March. Admission is $2.50 each. Tickets may be purchased at the door of the auditorium. Please call (407) 655-7226 for current information.

On Sunday afternoons at 3:00 p.m. a one hour program of films on the arts is shown in the auditorium. The public is invited free of charge.

Gallery Talks: A guided tour of the current exhibition is held on Saturday at 3:00 p.m. the week following the opening of each exhibition. The public is invited free of charge.

How to visit The Four Arts by car: From Interstate-95, take the Okeechobee Boulevard — East exit toward Palm Beach. The Society of the Four Arts is located in Palm Beach on Four Arts Plaza, the first left off Royal Palm Way (an extension of Okeechobee Boulevard over the Intracoastal Waterway).



GENERAL INFORMATION

Hours:

Four Arts Library, Gardens and Philip Hulitar Sculpture Gardens:

Winter: November — April
Monday — Saturday
10:00 a.m. — 5:00 p.m.

Summer: May — October
Monday — Friday
10:00 a.m. — 5:00 p.m.

Gallery and Auditorium

Winter only: December — mid-April
Monday — Saturday
10:00 a.m. — 5:00 p.m.
Sunday — 2:00 to 5:00 p.m.

The Four Arts Library, Gardens and the Philip Hulitar Sculpture Garden are open to the public free of charge during regular library hours.

Ample free parking is available. For further information on events or tickets, please call (407) 655-7226 or write:

The Society of the Four Arts
Four Arts Plaza
Palm Beach, FL 33480

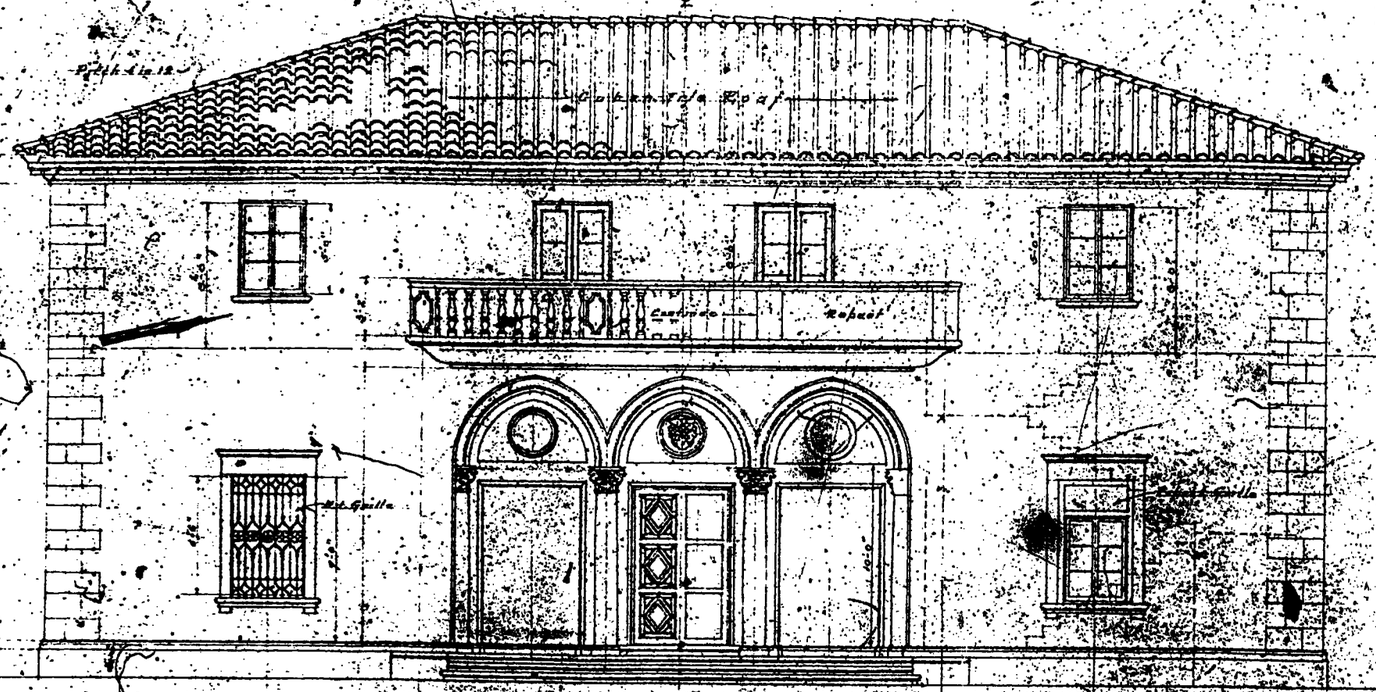
Photography by BARRY KINSELLA

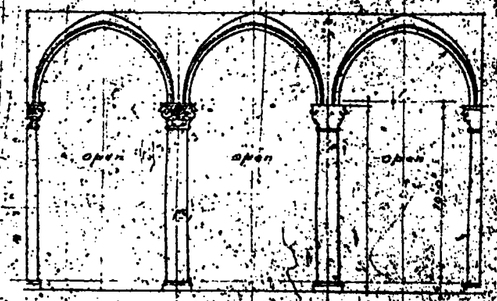
THE SOCIETY OF THE FOUR ARTS

a cultural center
in
Palm Beach

art exhibitions
lectures
concerts
films
library
horticultural gardens
sculpture garden

FOUR ARTS PLAZA • PALM BEACH, FLORIDA





WEST ELEVATION
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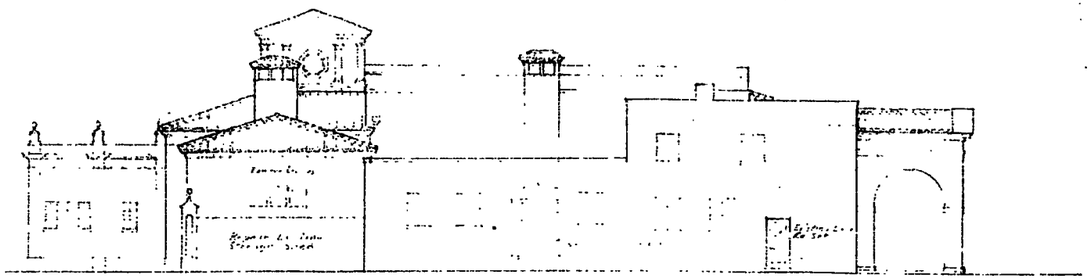

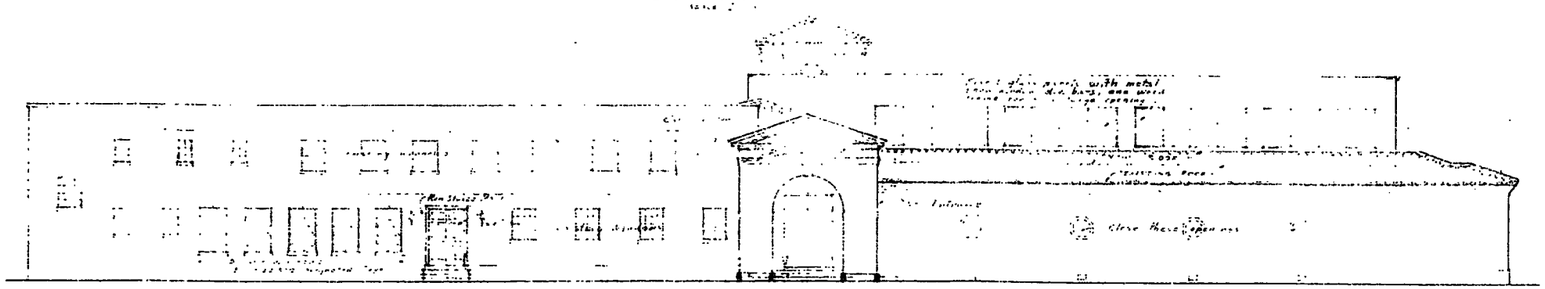

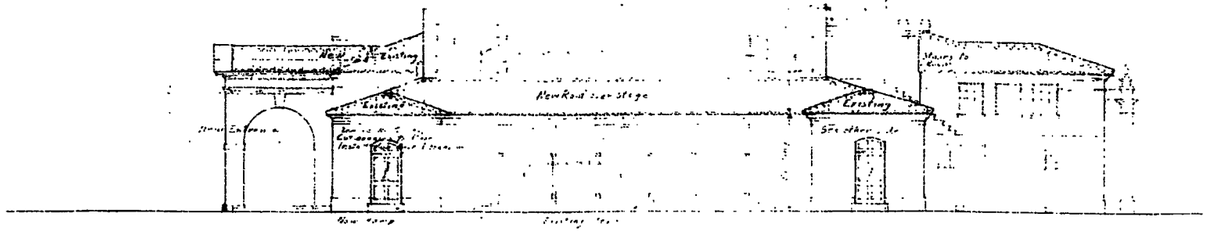

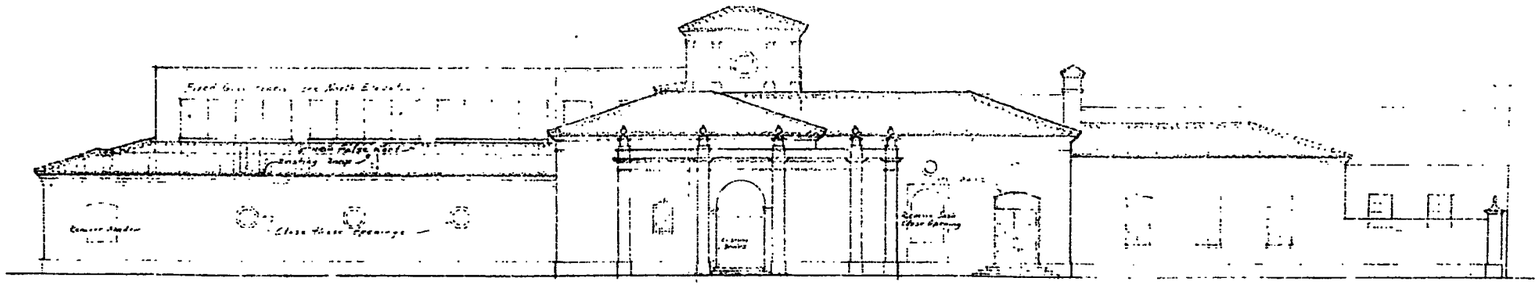

SOUTH ELEVATION
Scale

ELEVATIONS

RENOVATION OF BUILDING
THE SOCIETY OF THE FOUR ARTS
ROYAL PALM WAY PALM BEACH FLA

JOHN L. WICKI
ARCHITECT
LAWRENCE S. PERKINS & PERCY CALER
ASSOCIATES
PALM BEACH, FLORIDA

5
19
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4 Arts

NEW DRIVEWAY
SEE SHEET #12

NEW ENTRANCE

NORTH CLOISTER
12'-0" WIDE

VESTIBULE

OFFICE

HALL

CHILDREN'S ROOM

SERVICE ENTRANCE

HEATER ROOM

STAGE

AUDITORIUM

LOGGIA

LARGE GALLERY

WORK AREA

KITCHEN

PICTURE STORAGE

GENERAL STORAGE AREA FOR BOXES, EASELS, ETC.

SECURITY ENTRANCE

SOUTH CLOISTER
12'-0" WIDE

SMALL GALLERY

SCULPTURE GALLERY & DIRECTOR'S ROOM

REPAIR EXISTING STORAGE SHED

COMMITTEE ROOM

SOUTH HALL

COAT ROOM

LADIES TOILET

POWDER ROOM

MENS TOILET

AUDITORIUM SEATING DATA.

GARDEN

PATIO

NEW WALL
PLANTING SPACE

SPANISH PROVINCIAL APARTMENTS

ARCHITECTURAL
FIRST FLOOR PLAN

RENOVATION OF BUILDING
THE SOCIETY OF THE FOUR ARTS
ROYAL PALM WAY PALM BEACH FLA

JOHN L. VOLK
ARCHITECT
PALM BEACH FLORIDA

LAWRENCE S. FUNKE
ARCHITECT
PALM BEACH FLORIDA

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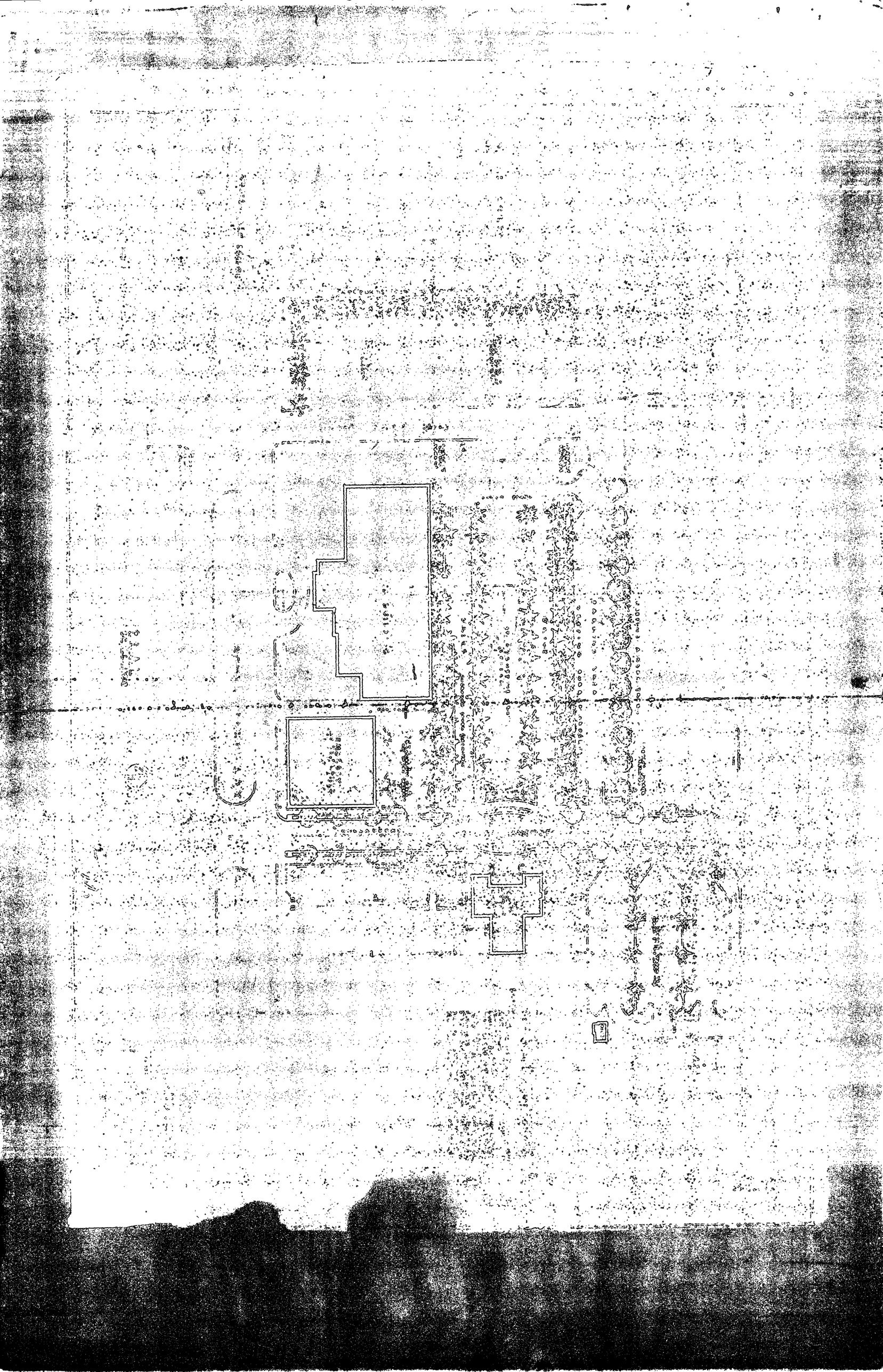

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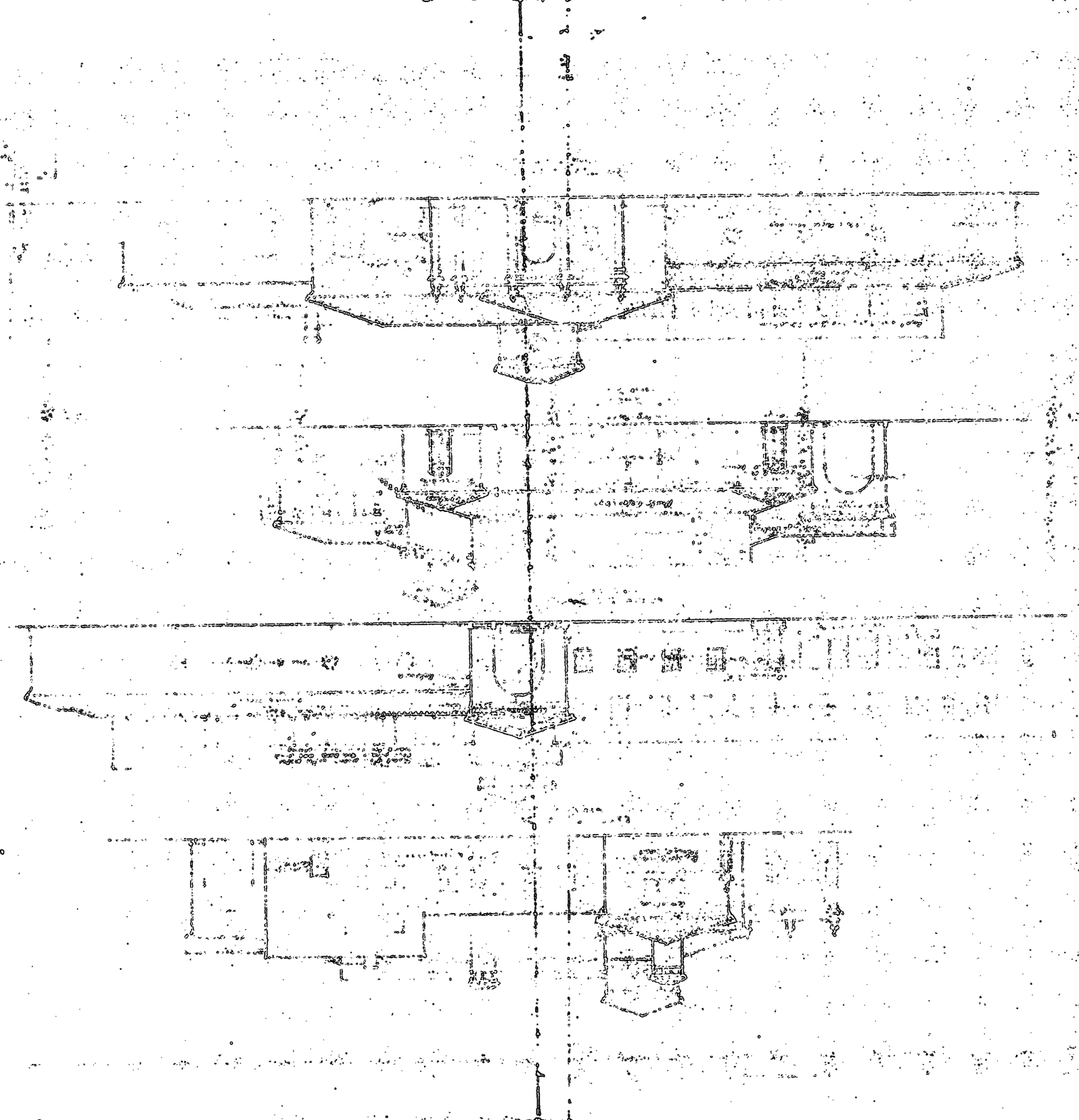
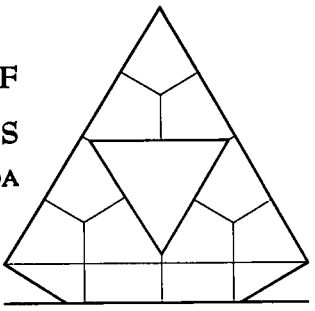


THE SOCIETY OF
THE FOUR ARTS
PALM BEACH, FLORIDA



INTETRA, stainless steel sculpture, 1976 by Isamu Noguchi (American, 1904-) Gift of Ziuta and Joseph James Akston.

The title comes from the word **tetrahedron** which is a triangular pyramid contained by four planes — three sides and a bottom.

Tetrahedral crystals occur in nature. In speaking of his sculpture, Noguchi says that the tetrahedron is one of the basics of the universe. It is one of the primary forms. It cannot be reduced to anything else. In shape it relates not only to the earth but to the cosmos outside of the limits of the earth. He says that he wished his sculpture to rise out of the earth like the pyramids of Egypt.

To Noguchi the sculpture represents relationships of nature, life, and the earth. "I, for one, return concurrently to the earth in search of the meaning of sculpture." His purpose in placing a mist-fountain in its interior was "to give the idea that there is life within the tetrahedron, as there is life in man."

Noguchi was born in 1904 in Los Angeles, California. His father was a Japanese poet and his mother an American who was a writer and a teacher. His early years were spent in Tokyo and in Chigasaki near the sea. At sixteen he was sent to school in the United States. Even at this time he hoped to become an artist. He was apprenticed to the sculptor Gutzon Borglum, and studied medicine briefly. After several difficult years he finally found his way, became a member of the National Sculpture Society, and exhibited at the National Academy. A Guggenheim Fellowship brought him to Paris where he worked with Brancusi.

Recognized today as one of America's foremost artists, he maintains studios in both New York and Japan.

Vigilance Is The Price Of Liberty"

The Palm Beach Post-Times

VOL. XXV, No. 284 — WEST PALM BEACH, FLORIDA, FRIDAY AFTERNOON, AUGUST 8, 1947

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te winds mostly

(Photo by Herb Davies, Staff Photographer)

ONCE A GAY NIGHT CLUB SETTING, the patio of the former Embassy Club is now in a state of upheaval as it is made ready for transformation into the auditorium for the Society of the Four Arts. The club is now being remodeled into a center for this 11-year-old organization. An auditorium seating upwards of 750 persons will provide for the overflow crowds that have attended lectures and musical events of recent years.

Work Progressing On Remodelling Four Arts Society Buildings

By EMILIE C. KEYES
Post-Times Staff

Day by day, last traces of the once glamorous Embassy Club are vanishing and hints of the new Society of the Four Arts Galleries are beginning to emerge at the big, sprawling building just east of the foot of Royal Park Bridge on Royal Palm Way.

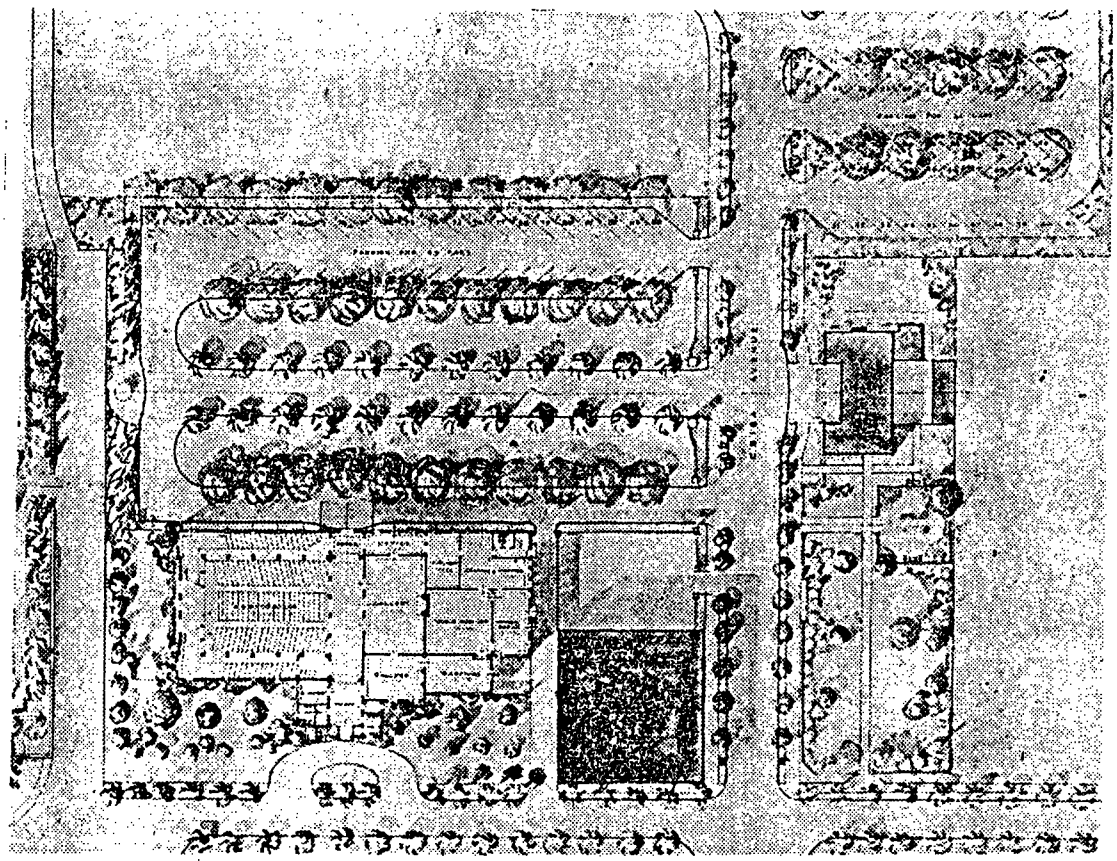
For several weeks now, Watt and Sinclair, contractors for the $100,000 repair job, have been at work, tearing down partitions, razing columns, digging up the patio floor, undertaking a thorough demolition job before the plans, drawn by the office of John L. Volk, can take shape.

The patio that was the setting back in the early Thirties of gay and colorful parties when the Embassy was a society night spot, is now a mass of rubble.

The dance floor, rotted through years of disuse, has been torn out, the loggias on the north and south sides have been cleared, leaving only the wooden columns to be removed and replaced by three steel cylinders on either side to support the roof that is to transform the patio into an auditorium.

At the west end, everything has been torn away to make way for the stage, while at the east, the wide loggia has been unroofed, so that it may be covered as part of the whole auditorium, though the archways are to remain to form a passageway between the auditorium and the main gallery.

No exact figure has been given on the seating capacity, though it is expected the auditorium will seat at least 750, with stationery seats in the main part and mov-



(Reproduction by Robideaux Studios)

THE ABOVE ARCHITECTURAL SKETCH from the office of John L. Volk, architect for the Society of the Four Arts remodeling project, gives a graphic idea of the lay-out to be provided for members this coming winter. The plan for the transformation of the former Embassy Club into a huge Four Arts gallery is shown in the center, to the left of the Spanish Provincial Apts. At the extreme right there is the present Four Arts building, to be utilized and remodeled as library for the organization with the gardens in the foregrounds, and the new parking area in the background. The sketch of the new Four Arts shows two entrances, one from Royal Palm Way in the foreground, and one from the driveway and parking area now being created to the north. The two entrances are at the extreme ends of the long, central loggia that separates the galleries from the auditorium. The auditorium at the left is being fashioned from the former patio. The galleries, directors' rooms, offices, and work rooms are shown at the right, where they will be made from existing rooms. Not shown are plans for two apartments on the upper floor at the northeast. The plan also shows how Ceiba Ave. will be beautified by rows of melaleuca trees, with all parking eliminated.

LILLIAN JANE VOLK
206 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480

Jane Day

December 2, 1991

John P. Johnson
HISTORIC PALM BEACH COUNTY PRESERVATION BOARD
Town Hall
Boca Raton, FL 33432

Dear John:

I was horrified to read in the Palm Beach County Sites pamphlet that "The Architecture reflects the talents of noted architects Maurice Fatio and Addison Mizner". When in reality the entire complex of the Four Arts as you know it now and for the past 44-years, was conceived and designed by John L. Volk. (See enclosed clipping 8/08/47)

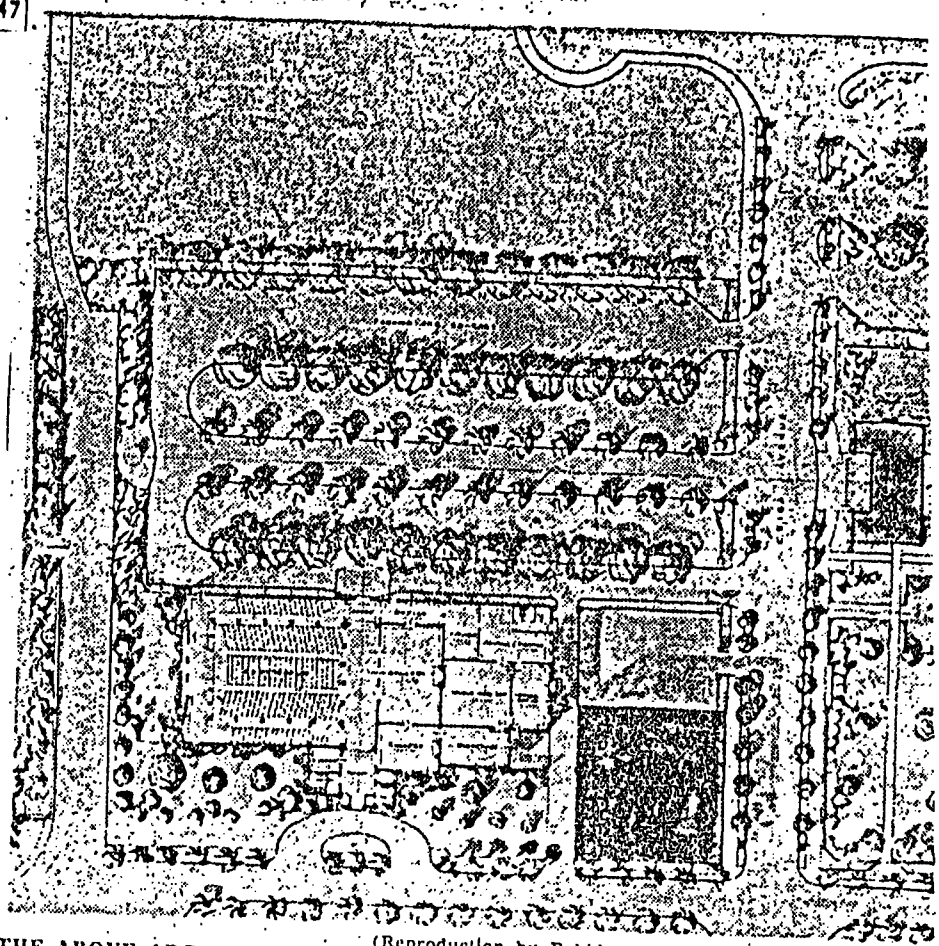
I remember this very well as we were married in 1947. The old building, designed by Mizner, which was four dining rooms opened onto Royal Palm Way. John turned these four rooms into beautiful art galleries, adding the new theatre with a main entrance constructed to the north on double driveways planted with royal palms and landscaping extending to the lake. John Volk planned this mall on axis with the existing Four Arts building directly across the street. That building was originally designed by Maurice Fatio. But to say that Mizner and Fatio designed the Four Arts is a great injustice to my husband, and a complete misrepresentation of history. It was John's taste and vision that created this beautiful complex.

I think it is most important that releases such as this pamphlet are accurate at all costs. Please correct this error by a flier and in any future publications.

Sincerely,

Lillian Jane Volk
(Mrs. John L. Volk)

LJV/sr
Enc.



(Reproduction by Robideaux Studios)

THE ABOVE ARCHITECTURAL SKETCH from the office of John L. Volk, architect for the Society of the Four Arts remodeling project, gives a graphic idea of the lay-out to be provided for members this coming winter. The plan for the transformation of the former Embassy Club into a huge Four Arts gallery is shown in the center, to the left of the Spanish Provincial Apts. At the extreme right there is the present Four Arts building, to be utilized and remodeled as library for the organization with the gardens in the foregrounds, and the new parking area in the background. The sketch of the new Four Arts shows two entrances, one from Royal Palm Way in the foreground, and one from the driveway and parking area now being created to the north. The two entrances are at the extreme ends of the long, central loggia that separates the galleries from the auditorium. The auditorium at the left is being fashioned from the former patio. The galleries, directors' rooms, offices, and work rooms are shown at the right, where they will be made from existing rooms. Not shown are plans for two apartments on the upper floor at the northeast. The plan also shows how Ceiba Ave. will be beautified by rows of melaleuca trees, with all parking eliminated.

Peggy Canning - Apr. 13th Library 4 Arts

Garden Club of the P.B. - Maintains Gardens

Palm Beach Life Feb. 86 - "The Society of the 4 Arts
Fed. incorporated as non-profit Celebrates 50th Golden Anniv."
began 1936 - local citizens wanted p. 125 - 130
org. dedicated to bringing musicians (vacant storefront R. Phipps)
Artists, dramatists, writers & cultural exhibitions to P.B
pioneering arts promoters → today 1000+ members
galleries, library, gardens & auditorium
Maud Howe Elliott (Julia Ward Howe, suffragette daughter)
founder - Hugh Dillman (pres. Everglades Club - 1st pres.
Fatio, Mizner, Wyeth & Volk - each contributed to Four Arts Plaza.

Jan. 1938 - Society moved to property (owned John Phipps) (parking lot)
bought land from family donated some
called it "modified Spanish architecture"
Fatio - donated services - $37,500 mortgage - 3 yrs. pd. off
American Albert Heeter - canvas murals 1939 -
depicted 4 Arts - fine arts (painting & sculpture)
music, drama, literature highlights
Mrs. Alfred Kay - Garden Club of P.B - idea of tropical gardens Florida

W.W. II - society entertained pilots stationed nearby
often war - landscape arch, Richard Webel, redesigned
brought in Chinese Garden motif

Society - down stairs of Leeds Children's Library
upstairs

Bldg too small

1944 – began plans to expand
1947 – $500,000 amassed
John Volk + suggested not to build new but to renovate bldg. – new galleries & audio tour

Embassy Club – 1928 designed Mizner & Lester Geisler
Col. Edward Riley Bradley (owner Beach Club – casino)
Commissioned Mizner – private club
E.C – never successful – Stock Market Crash –
1947 – Volk suggestion by E.C. Bradley died
$137,000 bought Club & all property to Lake Worth

Volk – renovation Spanish Style →
gallery, auditorium & office space

Center – great hall – 2 wings.
E. side large, black wrought iron gates
W side – overlooking Lake Worth – open air courtyard
surrounded on 2 sides by raised loggias

Volk – roofed courtyard –
left loggias intact + turned into 718 seat theater
previous bar & grill into gallery / boardroom
"masterful" design description Jan. 1948 opening

Kept Spanish character of bldg.
added 2 modern pedestal shell-like sculptures on corner of Royal Palm Way

When did Ave change name to Ceiba

Vock on Mizuen bldg. -

Wyeth on Fatio bldg. (original 4 arts bldg.) East of Mizuen
turned into library (12 floors) addition

1976 - Isamu Noguchi pyramid-like ~~sculpture~~ sculpture
Four Arts Mall

Landscape and Reeves Webel -- new pathways & rectangular
fountain by entrance

Mural flanked 2 bronze panthers - mark entrance into library
Art deco -

Bibliography

* P.B. Profile — Generous — Past & Present Story of P.B. 1961 Leone King

membership - support of projects et al -

1939- original gardens - (8 members of Society) became
~~for~~ sponsored by Garden Club

bldg on R.P. original site (vacant) was Spanish Provencial Apartments
(now - Embassy Apts.)

~~1941~~ - 1938 - new bldg. - (now library)
1947 - purchased Embassy Club (Mizuen - Volk redo)

Dec. 5, 1937 P.B. Post Intel
"Four Arts Society Prepares for Number of Exhibitions"

1st exhibit in new bldg.
3rd season in existence
Jan 1 - "Origin of the Modern Movement" loan from member -

—Early—

Exhibition from Rembrandt to
lecture from Carl Fabergé associate Henry
Court Jeweller & Renaissance Bainbridge
family

P.B. Daily
News
Sun. Mar 13, 1938
Bainbridge Lecture
Allusion Many

lecture on ~~yachting~~ sailing around the world
Capt Irving Johnson

1939 - Feb 3 -

via
196 Del Mar.
Wyeth ?? John Sock pool house

remarks to Banyan

Wyeth written note
re: houses / builder

James Jues do -

(Joseph Reiter - founder of org. that became 4 Arts) pg. 62
roots earlier than ~~or~~ 1936 -
Society of the Arts Hugo Dellera pg 68
1920s - programs Paramount Theater & Whitehall Hotel
some backing → Stolesburys, Paul Senzig (Hagler mansion)
1934 - Maud Howe ~~Elliot~~ Elliot 2 Lts / 1 T
Colonel Edward R. Bradley provided store in Spanish Provincial Bldgs.
— Embassy Cpts) R.P. Way
1st show 50 Old Masters
Rembrandts "Aristotle Contemplating the Bust of Homer"
Fatio - original member - Board of Trustees - donated service
Jan. 38 - Italian Style
Garden Club held annual flower show
partnership began → today — 4 Arts Garden

Embassy Club - Mizner - private night club
Took converted from club to art museum
(western bldgs) Rovensky bldg - corner admin / offs / Childers library
John Edward Rovensky (Spanish Provincial Bldg)

Four lots - ① Block A Lot 4 (?)
Wyeth redo when?

② Lot 2 - Club

③ Embassy Apts - Rovensky

Donald Curl - letter - did not access to plans when he wrote his book

367-3846

D.C. 345-7430

Linda Hirb 10:30

Whitehall 5:30

THINGS TO REMEMBER

[The four arts: ART DRAMA LITERATURE MUSIC]

5/19/34 Civic Arts Association organized (Met at Colonel Edward R. Bradley's Oasis Club on Royal Poinciana Way. The Association later met in a vacant store on Royal Palm Way--now the Rovensky Building (The Embassy apartments until the Four Arts acquired the property in 1992)

1/14/36 The Association name was changed to THE SOCIETY OF THE FOUR ARTS and chartered as a non-profit corporation on 2/8/36

Jan 1938 The first FOUR ARTS building opened--designed by architect Maurice Fatio. It housed the Library and Art Gallery with the Library on the second floor and Gallery shows and other events on the ground floor.

1948 The present Galiery-Auditorium became a reality (converted from a Mizner building occupied by the "Club de Montmarte, a Bradley Enterprise)

1965-68 Property acquired on Royal Palm Way just east of the Four Arts Garden

1979-80 Sculpture Garden (designed by Philip Hulitar) was developed on the Royal Palm Way property

Nov 1993 Rovensky Building (formerly The Embassy apts) opened, housing the Administrative Staff of the Four Arts, the Director's Residence, Headquarters for the Garden Club, Meeting Rooms, and the Children's Library.

PREMISES SCULPTURES:

"CALL OF THE SEA" by H.W. Frishmuth	(Rovensky Bldg foyer)
"INTETRA" by Isamu Noguchi	(Gallery parking area at the Intracoastal)
"THE SILVER KING" by Wehle, DHS	(opposite the Gallery entrance)

PORTRAIT-over the fireplace in the Library Building
"MAUDE HOWE ELLIOTT" painted by Adele Herter* (Subject was a leader in the founding of the FOUR ARTS and "Honorary President" until her death in 1948)

PORTICO MURALS-at the front entrance of the Library Building--painted in 1939 by Leonard Lester, assisted by Albert Herter*. Theodosia Lester served as the female model. Restoration of the murals was done by Barney Dunbar Lamar)about 1986)

*Parents of Christian Herter, U.S. Secy of State 1959-61

CHINESE GARDEN: contributed by Mrs. Lorenzo Woodhouse in memory of her daughter. The inscription over the entrance means "HAPPINESS & HARMONY"

MIZNER LIBRARY: donated to the Town of Palm Beach, to remain in the custody of the FOUR ARTS

LILLIAN JANE VOLK
206 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480

Jane Day

January 7, 1992

THE SOCIETY OF THE FOUR ARTS
Four Arts Plaza
Palm Beach, Florida

Attention: Paula Law, Public Relations

Dear Ms. Law:

I am enclosing copies of three letters regarding the brochure that was distributed by the Palm Beach Preservation Board. I wish to correct a mistaken attribution of the design of the Four Arts complex.

Quoting from my letter of December 2, 1991 to John P. Johnson I clarify the major role that my husband played in that site plan in 1947.

"The old building, designed by Mizner, which was four dining rooms opened onto Royal Palm Way. John turned these four rooms into beautiful art galleries, adding the new theatre with a main entrance constructed to the north on double driveways planted with royal palms and landscaping extending to the lake. John Volk planned this mall on axis with the existing Four Arts building directly across the street. That building was originally designed by Maurice Fatio. But to say that Mizner and Fatio designed the Four Arts is a great injustice to my husband, and a complete misrepresentation of history. It was John's taste and vision that created this beautiful complex."

In his letter of December 20th John Johnson stated that you as the Public Relations Director of the Four Arts had approved the text for the brochure of The Society of the Four Arts. I would appreciate your making the correction in your records for any future press releases.

Please call me for any further information or archival records.

Very truly yours,

Jane Volk

Lillian Jane Volk
(Mrs. John L. Volk)

LJV/sr
Enc (3)
cc: John P. Johnson

LILLIAN JANE VOLK
206 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480

December 2, 1991

John P. Johnson
HISTORIC PALM BEACH COUNTY PRESERVATION BOARD
Town Hall
Boca Raton, FL 33432

Dear John:

I was horrified to read in the Palm Beach County Sites pamphlet that "The Architecture reflects the talents of noted architects Maurice Fatio and Addison Mizner". When in reality the entire complex of the Four Arts as you know it now and for the past 44-years, was conceived and designed by John L. Volk. (See enclosed clipping 8/08/47)

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Sincerely,

Lillian Jane Volk
(Mrs. John L. Volk)

LJV/sr
Enc.

Add. Copy in "Historical"

FOUR ARTS LIBRARY
Four Arts Plaza
Maurice Fatio, architect
1936s

This Quattrocento style building has simple cast stone features: columns, moldings, lintels, the belt course and the balustrade.

The three-bay entrance loggia is decorated with murals on canvas and it has a cut coral stone floor.

TOWN OF PALM BEACH
LANDMARKS PESERVATION COMMISSION
P.O. BOX 2029
PALM BEACH, FLORIDA 33480

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Enter listing number(s) or 'ESC' key ?
PI10-01 SMITH, SPENCER APPRAISAL                                    04/10/95
FOLIO [redacted]1 PAZIP BED BTH HB  BLT  ADJ SQFT SALE\SQFT AV
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 OWNER'S NAME AND ADDRESS          L G V P  FLR   BLDG USE     EFFBLT  LV SQFT
SOCIETY OF THE FOUR ARTS             V     0  VACANT                    N/A
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PI10-072 I S C 04/10/95
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FOP	247	0.30	74	3,282
AOF	7,876	1.10	8,664	384,266
FUS	4,716	1.00	4,716	209,164
UST	952	0.50	476	24,676
APT	3,232	1.20	3,878	201,036
AOF	532	1.10	585	30,326
BAS	4,791	1.00	4,791	240,604
FOP	288	0.30	86	4,319
FUS	4,019	1.00	4,019	201,834
UOP	192	0.20	38	1,908
FUS	3,192	1.00	3,192	162,026

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SOCIETY OF FOUR ARTS INC               .V     0  VACANT                    N/A
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PI10-01 SMITH, SPENCER APPRAISAL                                        04/10/95
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SOCIETY OF FOUR ARTS INC               .V     0  VACANT                    N/A
FOUR ARTS PLZ                      L E G A L   D E S C R I P T I O N
PALM BEACH FL                        ROYAL PARK ADD                     PLATBOOK
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        LOT CHARACTERISTICS                                             PLATPAGE
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You may wish to have a traffic engineer review the existing parking lot. The Building Department would be glad to assist your engineer in discussing any layout changes.

In conclusion, a reasonable approach to address the need for additional parking at your facility would be through possible modification based on the new parking space size standard. Other alternatives, which were briefly mentioned, that do not require the expansion of your existing use but which will provide relief may also prove effective.

If we may be of further assistance please feel free to contact us.

Sincerely,

Janice Drewing

Janice Drewing
Planner/Projects
Coordinator

JD/kw

cc. Robert L. Moore, Building Official
David C. Zimmerman, Deputy Building and Zoning Official

TOWN OF PALM BEACH
Post Office Box 2029 • 360 South County Road
Palm Beach, Florida 33480 • (305) 655-5341

March 3, 1986

James Brown, Director
The Society of the Four Arts
Four Arts Plaza
Palm Beach, FL 33480

Dear Mr. Brown:

As indicated to you in our recent telephone conversation, in order for the present parking area at the Four Arts Society to be expanded in the manner which you had previously described, at a minimum, the following requirements of the Town would have to be met:

a. Request to Town Council for a special exception. - The zoning in your area is R-B, single-family low density. In this zoning district, cultural institutions are considered a special exception use. Since your proposed project represents an expansion of the current use a special exception approval would be necessary from Town Council.

b. With regard to your interest in extending the existing parking area up to the adjacent property line, the zoning code requires that paved parking area not extend closer than four feet to any abutting side property line. In addition, site screening of paved area is required. Such screening must be no less than four feet in height and cannot encroach upon the neighboring property. Along with the screening, five percent (5%) of the paved parking area itself must be landscaped.

c. Due to the fact that the area which you desire to expand is directly adjacent to the Lake Trail, it is our belief that this situation may invite special scrutiny. In light of previous council actions, it appears that an application may not be viewed favorably.

Considering the factors listed above, as an alternative to expansion, perhaps the Society may wish to examine its current parking area for possible re-configuration. As I explained on the telephone, a revision to the zoning code was recently passed which reduces the minimum required size of an off-street parking space from 10'x 20' to 9'x 18' with a minimum maneuvering lane width of 25'. This parking space size standard applies to ninety degree arrangements only.

Committee Reports - 1. Finance and Taxation Committee - The Committee was complimented by President Matthews. Mayor Smith commented that the Town Manager, Mr. Doney and department heads deserved commendation for their efforts to reduce the proposed budget.

Mr. Ritchie, in adding to the Committee report, stated that an uncontrollable millage increase was the result of the 5 million dollar sewage bond issue, and that the proposed budget could not be reduced further.

Mrs. Marix observed that she was pleased with the proposed 5% cost of living increase.

The reports with their recommendations were accepted unanimously on the motion of Grace-Marix.

The following report of the Public Safety Committee was read, and unanimously approved on the motion of Ritchie-Marix.

Authorization for transfer of funding for the Police Tactical Unit from Police Reserve Fund was unanimously approved on the motion of Grace-Marix.

Special Exception No. 10-75, Society of the Four Arts - Ms. Gabrielle Summerville, Assistant to the Director, introduced Thomas Clark, representative of Asphalt Paving Company, who outlined the proposed project.

Administrative Comments - The Building Department indicated disapproval of the plan unless 25 foot planting strips were provided on each side of the bicycle trail.

Mr. Ritchie commented that the plan showed that the proposed paving area extended to the bicycle trail, and Mr. Clark replied that there was a 5' Australian pine hedge on each side.

Mrs. Marix expressed concern about the absence of 25 foot planting strips.

Mr. Grace stated that he was opposed to the plan, saying that there was no need for the pavement. Further that the property looks like a parking lot rather than a cultural center.

It was moved by Grace-Marix to deny the application.- Carried.

Mr. Matthews abstained because of his membership on the Four Arts Board.

Variance No. 28-75 by A. Kenneth Pincourt for installation of kitchen facilities at 265 Emerald Lane.

Administrative Comments - Manager and Building Department: Approval should be conditional on execution and filing of standard kitchen removal agreement, which was agreed to by the applicant.

Mr. Grace asked whether the removal agreement might be invoked in the event that the use terminated if Mr. Pincourt's mother moved from the house.

Mr. Middleton replied that this was not the principal thrust of the agreement, unless it was specifically written into the agreement.

On the motion of Ritchie-Marix, unanimously carried the application was approved conditionally upon execution of a standard kitchen removal agreement.

Variance No. 29-75 by Robert C. Fisher, 700 North Lake Way for chain link fence erection, represented by Robert I. MacLaren, II, Attorney.

Harold Gray, 312 Cherry Lane voiced his concern about installation of a hedge behind a 6 foot fence at the intersection of Lake Way and Cherry Lane, resulting in a sight block. He further objected to the use of an old fence in this area.

Attorney MacLaren advised Mr. Gray that the fence at the intersection could be set back 25 feet, in compliance with the code.

Administrative Comments - Manager: Requested that applicant install matching ornamental iron fence on the west side, with chain link on east and south sides.

Building Department: Objected to proposal because no hardship was demonstrated.

Mayor Smith stated that Mr. Fisher was helping to keep Palm Beach green.

Mr. Ritchie urged that the Council look as favorably as possible at the

Landmarks Commission Gives Paramount Extension

By CHRIS HUNTER
Daily News Staff Writer

The troubled Paramount Theater Center may be on the verge of starting up again — or possibly plunging into a continuing complicated legal abyss.

Wednesday, attorney Mike Buckner asked the Landmarks Preservation Commission to extend the certificates of appropriateness for the Paramount, due to expire by day's end.

Buckner said the construction permit for the redevelopment of the Paramount Theater would expire June 3 and project owners sought an extension of the certificates of appropriateness so work could continue should the other permits be extended.

The commission extended the COA's, subject to the town council extending the building permit. If construction on the project resumes prior to the June 3 deadline, all town approvals will continue.

Buckner was unable to assure the commission that a definite plan for work resumption had been devised. Differences still must be resolved between Dollar Savings Bank in Ohio and Houston developer Ron Bearden, he added. "The mortgage is in default," said Buckner, adding that the board of Dollar Savings Bank was meeting Wednesday afternoon to discuss the financial dilemma.

A spokesman for Dollar Savings said no decision had been reached, but verified that the mortgage was in default.

Ronald LeCroix, the contractor for the Paramount, assured the commission his company would return to work once the monetary questions were cleared up. "There are six weeks of work to be completed," LeCroix said. "The problem lies in Dollar Savings." He cited confusion over whether the actual owner of the structure was Bearden or Dollar Savings.

LeCroix noted that since construction had stopped, there were several violations of safety codes at the Paramount site, but he would not elaborate on them.

Building official Bob Moore told the commission the current building permit for the Paramount Theater project would expire June 3 and that the Town Council would have to decide whether to extend the permit for the project. He warned that extension of the certificate of appropriatenes by the Landmarks Commission could be used by developers of the Paramount to pressure the town council to renew building permits.

Landmarks Preservation Commission members agreed that whatever the outcome, they would like to re-evaluate the Paramount Theater project at the June 26 meeting. "It's been a hodgepodge all along the way," Chairman Philip Steel said of the project.

The Landmarks Commission also approved six other certificate of appropriateness requests at Wednesday's meeting, including one from the Society of the Four Arts on work already begun.

Four Arts Director James Brown

See LANDMARKS, Page 4

Landmarks — From Page 1

sought permission to continue a landscaping project including a fountain and a walkway through the middle of the grassy median area between the Four Arts auditorium and the parking lot. Construction has already begun on the project, which was erroneously thought to have been approved in concept last year. When the contractor recently sought a building permit from the town, he discovered that the Landmarks Preservation Commission had not granted approval.

The commission approved the project, but since the hearing had been called as an emergency measure, there had not been time for the required public advertising procedure. Town Attorney John Randolph cautioned Brown that to continue the project was to "proceed at his own risk."

Commission members told Brown they would be equally agreeable to approving the plans at a later meeting after the proper advertising procedure had been followed.

Brown said he needed to discuss the matter with his board of directors, but told the commission that he would like to continue working on the project.

● The Bath and Tennis Club was granted permission to proceed with two new construction projects at the club's location on 1170 S. Ocean Blvd. A pipe frame and fabric awning at the club's entrance will be replaced by a permanent clay tile roof structure. Five new beach cabanas will be built adjacent to existing cabana structures. The cabanas represent about a fourth of the cabanas the Bath and Tennis Club plans to build, but since the remaining structures will not be on land designated as a landmark, only these five required certificates of appropriateness from the Landmarks Commission.

● Robert L. Miller was granted permission to remodel a patio and build a tennis court, a pavilion and a swiming pool at his residence at 196 Banyan Road. The necessary certificate of appropriateness was granted providing town council granted the proper setback variance for the tennis court.

● Paul Prosperi was given unanimous approval to enlarge a garbage storage area at Phipps Plaza at 250 S. County Road. He sought to enlarge the storage area, hide an electrical circuit box with a decorative cover and disguise an air conditioning compressor on top of the elevator tower with a barrel tile parapet that would match the rest of the building. Commissioner Rodman Titcomb Jr. said "all these items will enhance the building's looks."

● A handicap entrance to the south end of the Town Hall was approved by the commission following a presentation by Commissioner Sally Gingras, who said the entrance "should be as unobtrusive as possible."

The entrance will be a flared concrete ramp with aluminum railings painted the same color as the building itself. Commissioner Jesse Newman said the entrance would benefit handicapped persons entering the police department more than those seeking to reach Town Council chambers.

Moore said when the police department moves from the town hall to its new headquarters, the old offices will be remodeled. Construction of the handicap ramp was to comply with a federal mandate involving all public buildings.

—Palm Beach Daily News, Thursday, May 23, 1985

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A. PARKER BRYANT, Co-Chairman
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G. J. HANNON, Alternate
ELISE P. MACKINTOSH, Alternate

LANDMARKS PRESERVATION COMMISSION

P.O. Box 2029 • Palm Beach, Florida 33480
Phone (305)655-5341 Ext. 248

May 16, 1985

Mr. James Brown
The Society of the Four Arts
Four Arts Plaza
Palm Beach, Florida 33480

Dear Mr. Brown:

As per our conversation of 15 May 1985, I am enclosing an application for a Certificate of Appropriateness for the landscaping at the Society of the Four Arts. Please fill out the application and return it to this office as soon as possible along with three (3) sets of the plans for the proposed work. The plans must be signed and sealed by the architect.

Thank you for your cooperation in this matter and I look forward to seeing you at the Landmarks Commission meeting on the 22nd of this month.

Sincerely,

Stephen J. Tool, Jr.

Stephen J. Tool, Jr., Coordinator
Landmarks Preservation Commission

SJT:cw

Enclosure

cc: R. L. Moore, Building Official
pf

P10 9797452

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(See Reverse)

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Palm Beach, Florida

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Four Arts Plaza
Palm Beach, Florida

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Murals

From Page 1

Restoring the four large murals will cost more than $10,000, but Brown is convinced that bringing them back to their original beauty is imperative. "This building is a landmark," said Brown of the Maurice Fatio-designed library, "and so are the murals."

Facing the library, one first sees Drama on the left. With figures holding classical thespian masks, this mural is badly deteriorated. Against the back wall is Art, with depictions of painters and sculptors. A large circular gouge was made in this mural by a metal hook that had been used for many years to secure the door leading into the library. The outstretched arms of the painter and sculptor seem to be a tribute to the famous style of the painter Poussin.

In the mural representing music, a woman seems to be dancing while holding a tambourine. There is also a trumpet player and a lutist in the panel. In the final mural, literature is represented by people either writing or reading scrolls. Two women, the best preserved of all the figures in the murals, huddle over a scroll while an almost evaporated figure seems to be reading to a child.

These murals, representative of an era and a painter, epitomize the Society of the Four Arts. Anyone with photographs or memo-

the house, was a complete flatware setting for 36.

The morning room was heavily furnished and drab compared to the rest of the rooms. It was dark and probably the least attractive of all the rooms.

The bedrooms were handsomely furnished, but did not equal the splendor of the downstairs salons.

However, this mansion always exuded great warmth and a cordial welcome to its guests and its inhabitants.

sors Dairy

st May 16

try is Monday, May 13.

Cash prizes will be awarded for first, second and third place for each category in the general section. The first place winners in the general section will compete in the state contest.

Grand prize winners from the county will compete for the state cook-off. Fifteen finalist will be chosen from over the state to prepare their dish at the grand cook-off for the $1,000 first prize.

The Florida Cooperative Extension Service will hold the cook-off at the annual meeting of Dairy Farmers, Inc. on June 11, in Daytona Beach.

According to Mrs. Jones, the purpose of the contest is to stimulate interest in the use of milk and dairy products to provide variety and nutrition in daily diet. To find out how to enter or for additional information, contact Mrs. Jones at 683-1207.

Four Arts Murals To Be Revitalized

Daily News Photo By DONNA TURNER

Originally commissioned in the 1930s, the four murals at the Society of the Four Arts are scheduled to undergo a comprehensive restoration. The project, estimated to cost $10,000, seeks to undo the harm of almost 50 years of Florida weather.

By CHRIS HUNTER

Daily News Staff Writer

The Society of the Four Arts was named in honor of art, music, drama and literature. Since 1936, the Palm Beach organization has fostered appreciation for these muses and their practitioners. Now, the society would like to restore to their original grandeur the painted murals which symbolize the four arts.

On four panels within the loggia of the Four Arts library, the murals have been slowly weathering Florida's sun and rain for more than 40 years. The classically inspired paintings are in dire need of touching up, and according to Four Arts Director James Brown, that is exactly what will happen.

"We've been talking about it for a long time," Brown said Thursday, pointing out an area on one of the murals where the paint has almost disappeared. "Over the past eight years we've made a lot of improvements at the four Arts and now it's the turn of the library murals."

Commissioned by Mrs. Lorenzo Woodhouse in the late 1930's, the four murals were painted on canvas by Albert Herter in his studio in New York and installed in Palm Beach in 1939. Hastening their deterioration is that they are not actual plaster frescoes but paintings on canvas.

"Heat and weathering have caused the paint to flake off," explained Brown, "but the canvas is in good shape." The edges of the paintings closest to the open area of the loggia have suffered most over the years and in some places it is almost impossible to determine the original picture.

The first step in reviving the murals will be to stabilize them, preventing further deterioration. "The stabilization process will begin in the near future," Brown said. Once the paintings are protected from further harm, restoration will begin.

Because some of the murals' figures have faded, Brown said experts must piece together what the original mural looked like and recreate it. This restoration process differs from conservation, which simply seeks to save artwork from further destruction.

"Some of the pictures are pretty well gone," Brown said. Scanning the mural which depicts drama, he pointed out a section that was practically bare canvas. "I believe that the quality and condition warrants restoration," he said, indicating another section which has managed to keep its original appearance. "We can pretty well reproduce the original character of the paintings."

One of the problems facing Brown is the absence of drawings or photos of the murals when they were new. "We haven't uncovered any original drawings," said Brown, who hopes Palm Beach residents will help in restoring the murals.

"We are looking for photographs of the library murals, particularly from the 1940s," Brown said. Many people over the decades have photographed their children on the art deco panther sculptures guarding the front of the library and Brown hopes that in some of those old photographs, details in the murals will be revealed. "If we can get any background photos, it will help up us," he said.

See MURALS, Page 3

Palm Beach Daily News May 10, 1985 page 1

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Palm Beach Daily News

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THE DR. SUSAN FORWARD SHOW	11:06 am-12 Noon
THE OWEN SPANN SHOW	12:06 pm-2:00 pm
THE MICHAEL JACKSON SHOW	2:06 pm-3:00 pm
SWOPE'S SCOPE with Herbert Swope	3:10 pm-5:00 pm
WRAP-UP with Ed Tyll	5:05 pm-6:00 pm
BUSINESS BEAT with Syd Byrnes	6:05 pm-7:00 pm
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last two months, includes projects the town hopes to complete within the next five an estimate of what they will

n adopted $2.9 million for provements for the 1984-85 and has estimated an expen- approximately $17.3 million ext four years.

tee chairman George Ford

near future are repairs to several sanitary sewage systems, seawall repairs, storm drainage repairs, acquisition of a new public works facility, repairs to the Island Road bridge, dock renovations, improvements on the Town Hall interior, additions to the new Rec Center, and street light and traffic signal repair.

Ford and the ad hoc committee's five other members will study the list to help them come up with a long-range financial plan for the town. Ford said he also

shell," said F
tax increase.

At the Apr
Councilman I
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The comm
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Mayor Yve

Daily News Photo By MARK KRAUSS

A Garden Mosaic

The Society of the Four Arts Garden is a quiet study in line and symmetry. The walled gardens beyond this grill display a serene tapestry of tropical plants beckoning visitors to come inside and enjoy.

Palm Beach Daily News
4-18-85 page 1

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THE FOUR ARTS LIBRARY

Mrs. A. Atwater Kent, Jr., Chairman

Four Arts Plaza Palm Beach Telephone 655-2766

The Four Arts Library

The Library is a vital part of the Society of the Four Arts, designed to meet the cultural and educational needs of the community. It serves the Palm Beaches the year round, and its staff is always anxious to assist visitors in any way they can.

Whether a permanent resident or a visitor to the Palm Beaches, it is hoped that visits to the Library and use of its facilities and services will be a source of real satisfaction to all.

The Library depends for its support upon the Society of the Four Arts, the Town of Palm Beach and annual subscription fees for non-members of the Four Arts Society, as well as contributions from interested friends. All such donations are tax exempt.

PROFESSIONAL STAFF

LIBRARIAN
Helen McKinney
CIRCULATION
Irene Stevenson
CHILDREN
Evelyn Rand

LIBRARY HOURS

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MAY 1 — OCTOBER 31
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BORROWING POLICIES:
BOOKS: All non-current fiction, non-fiction and children's books circulate for three weeks. There is a daily rental charge on all new books. Books may be reserved without charge or ordered through the Inter-Library Loan system.

NEWSPAPERS AND MAGAZINES: Most of the 65 magazines to which the Library subscribes circulate for three weeks. Newspapers may be read in the Reading Room.

HOW TO USE THE LIBRARY:
Consult the CARD CATALOG, which contains a full, accurate alphabetical listing of the more than 28,000 books in the Library. The numbers in the upper left corner of the cards represent the numbers on the backs of books and show to what class the book belongs and where it may be found on the shelves.

The Library is divided into two major divisions — Fiction and Non-Fiction. Fiction is arranged alphabetically by author and is shelved in the rear stacks.

Non-Fiction is arranged by the Dewey System of Classification and is shelved by its ten different classes. Biography is arranged alphabetically by name of the person about whom the book is written.

The READERS' GUIDE TO PERIODICAL LITERATURE is available for a prompt access to material found in magazines and is arranged alphabetically like the dictionary.

THE LIBRARY STAFF — The use of any of the above services will be willingly explained at all times.

One of the most important functions of the Library is the care and attention given to the reading needs of the children of the community. Not only is there a room for their exclusive use, but a full time children's librarian is there to assist them with school assignments, reference questions and guidance in book selection for recreational reading. Children's books are selected with care for their quality, accuracy and readability.

Selected films are presented frequently during the year at which the average attendance is over 75.

The children have over 5,000 books from which to choose and may also borrow the magazines subscribed to for them.

FOR READING: Free to all

FOR BORROWING BOOKS:

Free to: Four Arts Members
All children and students through high school

All others pay annual subscription fee

THE SOCIETY OF THE FOUR ARTS

July 11, 1984

Walter S. Gubelmann, President
The Society of the Four Arts
Four Arts Plaza
Palm Beach, Florida 33480

Attn: J. Timothy Killen, Jr.

CERTIFICATE OF APPROPRIATENESS

At the Public Hearing of the Landmarks Preservation Commission held on Wednesday, July 11, 1984, the request for a Certificate of Appropriateness was approved for the maintenance and improvement of landscaping adjacent to the north, south and west facades of the auditorium building at the Society of the Four Arts. Four statues (The Four Seasons), now located east of the auditorium, will be relocated to the west facade of the building, nestled into alcoves created with new plant materials. Approximately 190± linear feet of imitation Florida Keystone pavers is to be laid adjacent to the buildings north facade (concrete sidewalk to be removed and new concrete foundation poured). One new step is to be added to the north entrance main staircase and an auxiliary staircase will be constructed to the right of the main staircase, which will be identical to the present auxiliary staircase to the left of the main one. Present curved section of curbing in the unloading area to be removed with new curbing installed in a straight line (eliminating indented unloading zone) to match other existing curbing.

This approval is for landscaping and renovations as shown on the plans dated May 18, 1984, revised May 25, 1984 & plans dated June 21, 1984, signed & sealed by Richard K. Webel, Registered Landscape Architect and received in the LPC office June 27, 1984, with the provision that approved changes meet all building codes of the Town of Palm Beach, including but not limited to the Zoning Code #2-74, as amended.

This Certificate expires July 10, 1985, one year from date of approval.

Philip S. Steel, Acting Chairman

LANDMARK PRESERVATION COMMISSION
[redacted]
Palm Beach, Florida 33480

CoA #14-84

SOCIETY OF THE FOUR ARTS, INC.
Four Arts Plaza
Palm Beach, Florida

CERTIFICATE OF APPROPRIATENESS

Public Hearing held on Wednesday, September 26, 1979 in the Landmarks Preservation Commission Office, 240 Worth Avenue, Palm Beach at 10:00 A.M.

Present: Commissioners Judge James R. Knott, John L. Volk, A. Parker Bryant, and Charles B. Simmons. Also present Mrs. Jan A. Taulbee, Director and William R. Johnson, A.I.A. representing the Society of The Four Arts.

The Landmarks Preservation Commission approved plans submitted by Mr. William R. Johnson for the addition of a small one story building to the Four Arts Library with the understanding that the materials used will match the facade of the existing building and that the addition will be architecturally compatible as per drawings by William R. Johnson, dated July 10, 1979, Job No. 320-A-79 for New Stack and Work Room for Library, Society of The Four Arts.

Jan A. Taulbee, Director
LANDMARK PRESERVATION COMMISSION
240 Worth Avenue
Palm Beach, Florida 33480

cc: P. Hulitar
Wm. Johnson
Building Department

#279 CA

THE SOCIETY OF THE FOUR ARTS
FOUR ARTS PLAZA PALM BEACH FLORIDA
305/655-7226 33480

June 27, 1984

Mr. Steven Tool
Landmarks Preservation Commission
Post Office Box 2029
Palm Beach, Florida 33480

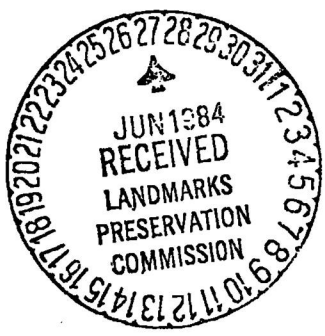
Dear Mr. Tool:

Enclosed herewith are three copies of the "planting plan" for improvements to the landscaping of The Society of the Four Arts. These plans are dated May 18, 1984, and are prepared by Innocenti and Webel. They have been signed by Mr. Richard K. Webel and embossed with the firm's seal.

Sincerely,

J. Timothy Killen, Jr.

J. Timothy Killen, Jr.



Inter-Office Communication

TOWN OF PALM BEACH

TO The Society of Four Arts DATE 6/26/84
CoA File
FROM Steve Tool, LPC Coordinator FILE

RE Landscaping of Four Arts Compound

Call from Nancy Angle of Rood Landscaping (P.O. Box 1568, Jupiter, Fl. 33458). Her firm is working on the re-landscaping of the Four Arts and she wanted to know if they had permission to proceed with work. I explained that a CoA was needed first before they could continue work. She had been instructed by architects that she could begin work and has already accomplished some cleaning out of beds. She was worried about work already done and was going to pull her crew off the job today until proper permission is granted.

TOWN OF PALM BEACH

SIGNED Steve Tool

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Daily News Photo By MARK KRAUSS

Winnifred Romoser, director of the Four Arts Library

Director Of Library Discovers Her Niche

By WENDY KEELER
Daily News Staff Writer

How Winnifred Romoser came to be director of the Four Arts Library might make a nice little story line for one of the books in the stacks.

The first time Mrs. Romoser applied for a job at the library was in 1960, just after she had moved to Palm Beach County from Tennessee with her husband.

"But Helen McKinney, the director of the Four Arts Library, told me there was nothing available. So instead I went home and raised four children," Mrs. Romoser said.

One Monday morning last spring, Mrs. Romoser decided to try her luck again after 24 years. On a whim she went to the Four Arts Library. The scene was much the same — Mrs. McKinney in the same seat in the same office.

But this time instead of a "no positions available" response from the director, Mrs. Romoser was asked a question.

Helen asked me, "How in the world did you know that Saturday, after 27 years as director of the four Arts Library, I handed in my resignation?"

"I told her I hadn't known she was resigning but I knew she had been the director for at least 24 years because I had been interviewed by her then," Mrs. Romoser said.

But more than coincidence won Mrs. Romoser the job as director of the library, a job she started last May.

In the intervening years, Mrs. Romoser has earned a master's degree in information, media and library science from the University of South Florida in Tampa. She also has a bachelor's degree in English and library science from the University of Tennessee.

Moreover, while devoting most of her

See LIBRARIAN, Page 4

Jan. 29-Feb. 9

BRIAN BEDFORD

IN

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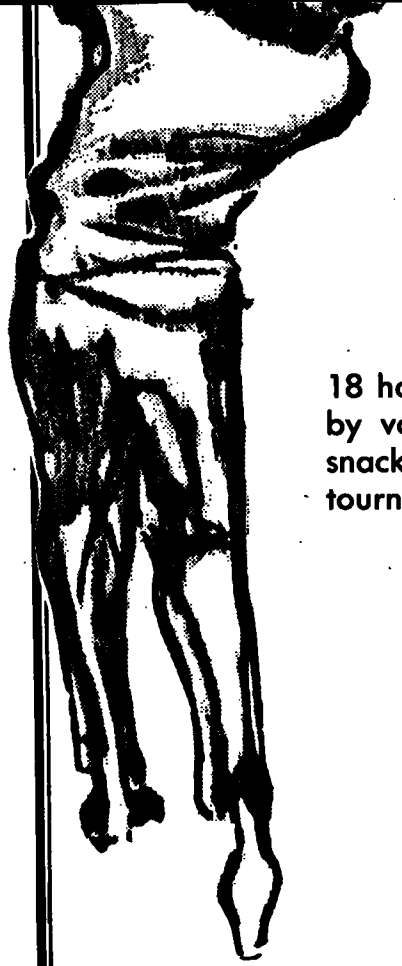

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(single). for more information ca
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Football

From Page 1

The Steelers, who gained the right to enter the play-offs with the worst record of any of the teams entering post season competition — a 9-7 record that was good enough to win the AFC's Central Division — began really to surprise people when they won their last two regular season games against favored rivals.

When the Steelers upset Denver in the Mile-High City's team's stronghold in the first play-off game, even the most pessimistic Steeler fan began thinking in terms of a Super Bowl triumph.

"Personally, I was really surprised when we finished our regular season with such a rush," said Dan Rooney. "But although we were the underdogs against Denver and they had a much better regular season record than we did, I thought we had a good chance to win that one. I know it's going to be tough to beat Miami particularly on its home gridiron."

Much of the Steelers' recent successes are being attributed to an improved defense, an opportunistic offense, a healthier squad and the leadership of quarterback Mark Malone. Under the latter's regime as the team's signal caller, Pittsburgh won seven of its last 10 games.

When the season began, David Woodley was at the controls with Malone, the first round draft choice in 1980, confined to bench duty. But Woodley, who sustained two concussions and a fracture in his lower leg, has been sidelined since Oct. 21. It was then that Malone entered the scene and helped the Steelers' fortunes climb dramatically.

"I think this team gets fired up when we're underdogs," said Malone, while acknowledging the fact that the Dolphins beat the Steelers earlier this season when Woodley was quarterback.

"This is a different football team than the first half of the season. We've been underdogs in our recent games and I'm beginning to believe our team rather enjoys going out and proving they can win when almost everyone believes they can't."

One thing is certain. The Rooneys, all of them, feverently are hoping their Steelers can do the unexpected once again. After all, a victory will mean a chance to win the Super Bowl game. And, through the years, winning the Super Bowl game has become old hat for the Rooney family.

Librarian

From Page 1

time to raising her four children, Mrs. Romoser also worked part-time as a librarian at the North Palm Beach Public Library, at libraries in the Palm Beach County school system, and for 15 years she held a librarian's post at a local church.

A year before she became the director of the Four Arts Library, Mrs. Romoser had been working two part-time jobs as librarian for two legal firms in the area. When her 16-year-old daughter was seriously injured two years ago on Christmas Day, Mrs. Romoser resigned from both jobs to be with her.

She sees her year and a half off from work as God-given. "I needed that time to grow, to get a little bit of wisdom. What I know today is that being a wise woman has nothing to do with age or IQ. It has to do with how well you listen to God. I absolutely think that God walked me into this job," Mrs. Romoser said.

But what helped convince Mrs. Romoser to accept the job offered to her by Mrs. McKinney was Mrs. McKinney herself.

"I've got to say that this job looked very attractive because Helen did not look a day older than the day I had met her 24 years ago. Her hair was a beautiful white where it had been blonde before, but other than that, there were no lines on her face after 24 years," Mrs. Romoser said.

She said she had felt the same "atmosphere of serenity" in the Four Arts Library in 1960 that she felt 24 years later when she accepted the job as director. And she still feels it, she added.

"I still have a lot to learn, but I have plenty of help. Irene Stevens has been here for 30 years and Evelyn Rand has been the children's librarian for 16 years. And our patrons are among the nicest people in the world," Mrs. Romoser said.

She said she relies heavily on patrons when selecting new books.

"The main thing I do is selection, acquisition and classification of new books. Our patrons are very aware of good new books that are out, and they have a high reading level. I have a couple of patrons that always make suggestions to me and many times I purchase the books they suggest," Mrs. Romoser said.

The director encourages all members to make suggestions. "I need help in pinpointing our members' specific reading interests. Eventually, I'll know a little better, but right now I'm just beginning," she said.

Asked to give her "director's choice," Mrs. Romoser smiled a little but didn't hesitate in her fiction decision.

"Elizabeth Goudge's *Green Dolphin Street* is my favorite novel. And I guess in the non-fiction area, C.S. Lewis' *The Four Loves*, because that's the one I go back to most."

Mercedes

From Page 1

"It will be very difficult to know that the *Mercedes* was ever there," said Witte when asked what damage to the beach would be done. There are no plans to dredge or remove sand at all during the process of pulling the *Mercedes 1* off the beach. An timetable, Witte said that, "I would expect by the end of the weekend all of the equipment will be in Palm Beach, on the beach, or locally offshore." Equipment is being transported to the site from New York and Fort Lauderdale.

artifical reef, it could be scrapped for metal or it could be sold to another party. Witte indicated that he would prefer to see the ship become an artificial reef.

Witte would not comment on what might happen if his compa-

should their efforts prove unsuccessful, but James Barrett, the marine fisheries adviser to the DNR, said no definite back up plans have been made should Donjon be unable to do what they claim they can do.

The state of Florida has agreed

American Redware Tempts Ceramics Collectors

Gray Boone On Antiques

Antique redware is an exciting collecting field with choices to tempt every collector. And, there are prices to suit every budget. The selections range from plain bean pots and storage jars to festive, sgraffito-decorated (scraped or carved decoration) platters. Produced in small American potteries from colonial days until the late 19th century, these ceramic wares are both functional and decorative. They make perfect accessories to complement your country furniture.

Intended for everyday use, redware was well-thrown from common red clay, which fired to colors ranging from pink to deep brick red. The resulting body was porous and brittle, requiring a glaze for waterproofing. Most pieces were left unadorned, but you'll see examples with sgraffito and slip (liquid clay) decoration. Sgraffito involves coating the surface with opaque glaze, then carving or scraping away part of the glaze to create a design that might include stylized birds and flowers. A favorite type of slip decoration was parallel straight or curved lines (made by dribbling slip from a special cup with seversl spouts) in one or more contrasting colors. Some pieces clear glaze and splotches of one or more colors such as yellow, green, orange and black

Prices for antique redware start at $100 for a variety of forms, with an even broader selection in the low and middle hundreds. Rare forms in good condition can cost thousands, and pieces bearing exceptional decoration sometimes bring five figures. You might find a green and yellow glazed bowl for $65 or a scalloped pie plate for $50. In the middle range, look for a covered sugar bowl priced at $300, an ovoid-shaped pitcher with random black splotches for $275, or a two-handled bowl for $350.

But how to know if the price is right? Several factors influence value. These tips will give you an idea of what to expect:

with incised motifs.

2. Marked redware is very rare, so the mark of a recognized potter — such as John Nase, David Spinner or Samuel Troxel — can increase value by two or three times. If the piece has a thick glaze, you may need a magnifying glass to spot possible marks.

3. Because redware is so brittle, pieces with small cracks or chips are almost unavoidable; but steer clear of examples with major damage, especially when it detracts from the decoration.

4. Avoid pieces showing extensive repairs or restoration — such as painting over areas of flaked glaze or gluing on of handles that have broken off. Examination under ultraviolet light will reveal such repairs.

American redware comes in many shapes and sizes to delight the collector's heart and eye.

separate batches, slight variations in color are normal, but the style of decoration should match.

6. Watch for 20th century redware priced as an antique. The absence of crazing (tiny lines in the glaze) is one clue that a piece may not be as old as advertised.

Once you've started a redware rooms where temperature is stable. Before arranging fresh flowers in a redware vase or pot, insert a water-proof liner to protect the glaze.

To learn more about antique redware, browse in your library for books on American pottery. An excellent reference for beginantique American Ceramics, visit these museums near you:

NORTHEAST:

Winterthur Museum, Winterthur, Del.; The Museum of American Folk Art, New York, N.Y.; The Brooklyn Museum, New York.

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Council Plans ls Workshop

Council members and
officials will be estab-
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Daily News Photo By MARK KRAUSS

Tropical Retreat

This tropical garden spot at the Society of the Four Arts with its lush vegetation, water lilies, and misting fountain is the perfect setting for a quiet stroll or lunch break

Palm Beach Daily News 11-6-84 page 1

er than **Nancy Reagan** will be the honorary chairman of that gala. Sinatra is being honored for his support of scouting and his deep concern for bettering the lives of children throughout the world. The dinner will provide funds for daytime in-school Scout meetings so youngsters can't be out at night and their families burdened with dues, uniforms, trips, etc.

Frank is not just sitting on his daffydowndilly collecting awards. He will perform Thursday at a gala at 20th Century Fox Studio, be the headliner at Universal Amphitheater beginning on Nov. 14, marking 10 years since his first engagement at Universal, and is the 1984 national chairman of the Boys Republic Della Robbia Christmas Wreath Program. Frank has no trouble with kids. It's just the odd grown-up he'd like to see take a one way trip to the moon.

●

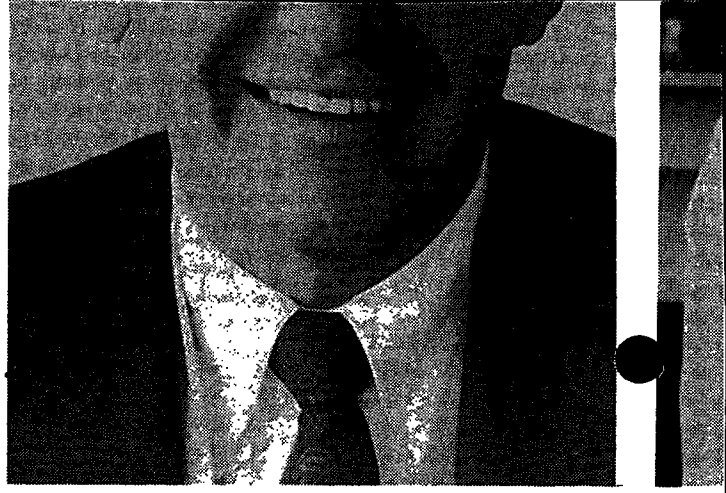
IN PALM BEACH, they're cranking up for an early season, but if an early salvo is an indication of things to come, some of the *tres riche* residents may be in problems. Palm Beachers are notoriously paranoid about even the slightest unfavorable press coverage, perhaps because they've had their share of knocks and ridicule. Rated the most demeaning so far was a television program filmed on the island a few years ago by BBC host **Alan Whicker** of *Whicker's World.* By the time the brash Brit, who spent almost an entire winter delving into Lotus Land, had his fill he had succeeded in making those who had agreed to be filmed look ludicrous. Some outraged residents said this sassy chap had interviewed all the wrong people, and that conspicuous by their absence were such A group types as former Palm Beach Mayor **Earl E.T. Smith** and other worthies of this ilk. Maybe they were on to Whicker's fun-making format and ducked his calls. When the final film, widely shown throughout England, appeared, those few Palm Beachers who were able to obtain copies were shocked and mortified.

Well, folks, Whicker is back in town doing just about what he did before, taking his pictures and possibly drum up a little trade, a blast was tossed at The Breakers for Whicker and crew. A goodly crowd turned out but the 18 carat, Forbes 400 listees and others of the stripe stayed far away. Undaunted, the resourceful Whicker got footage via one **Michael P. O'Kelly,** a transplanted Brit, on the in and out of high life in the elegant enclave. Mike just happens to be The Breakers doorman!

Whicker's approach was that even though it's perched on one of the richest sand bars in the world, Palm Beach is really just another Perkins Corner, U.S.A. "He deserves the summa cum stupid medal," snorted a disgruntled winter resident. Well, give it to him.

●

SOME YOUNGER generation members of several American top families, **Kate** and **Jimmy Gubelmann** of the multimillionaire industrial family, **Jennifer Johnson,** the daughter of the late **J. Seward Johnson** of the pharmaceutical empire, **Joe Duke,** the well-known furniture designer, and **M. Louis Goodman,** the noted architect, have just opened their Gallery of Applied Arts, a multimillion-dollar investment which bridges the gap between the artisan and the public. The collection, for which each participating artist, architect and craftsman was individually commissioned, includes furniture, fabrics, rugs, paintings, sculptures, etc. produced in studio worksh hears it will be immort print in glorious colo months ahead so watch stands for those expensi zines we all know and



Frank Sinatra
... honoree

●

ALL HER FRIEN loved her turned out for cation of the S n St Theater at The lic T

Kennedy Family Celebrates Upcoming

By **EUGENIA SHEPPARD**
Special To The Daily News

THERE wil be a new addition to the Kennedy clan. On Nov. 17, **Christopher Kennedy Lawford,**

Arou

Part of the decor, no

News Roundup

Four Arts Society Takes Applications For 46th Exhibit

Entry forms for the 46th Annual Exhibition of Contemporary American Paintings, opening Dec. 1 at the Society of the Four Arts, are available by contacting the Four Arts office in Palm Beach.

James M. Brown, director of the Four Arts, announced that these must be completed and returned to the Society of the Four Arts no later than Saturday, Oct. 20. Works must be delivered to the galleries by Nov. 3.

The exhibition, which traditionally opens the winter season at the Four Arts, will be on view to the public from Dec. 1 through Dec. 30.

Juror for the exhibition is Thomas N. Armstrong III, director of the Whitney Museum of American Art in New York City since 1974. Prizes amounting to $7,500 will be awarded.

All artists who are residents of the United States are eligible to participate in this exhibition. Original oils, watercolors, drawings, mixed media and flat collages completed since January 1982 are eligible. The entry fee is five dollars and each artist can submit two entries if desired.

For additional information contact the Society of the Four Arts, Four Arts Plaza, Palm Beach. The telephone number is 655-7226.

Cardinal Newman Will Host New Orleans Style Picnic

Sun Dappled Garden

Clusters of emerald green lily pads float serenely on a sunbathed pool in the garden of the Society of the Four Arts. The garden is known for its collection of tropical plants.

Daily News Photo By DONNA TURNER

South Palm Beach:

Palm Beach Daily News
9/30/84 page 1

"Most people with allergies can be helped."

Tucker believes the alteration of our food supply is a major cause of the increased incidence of allergy. He cites the use of enzyme system.

"We're all biochemically different," he explains. "The amount of one vitamin that will help somebody is different than the amount that will help some-

Tucker's extensive study of the allergy "can of worms" began in his native state of North Carolina where he attended Duke University. Dietary therapy was a field of special study there and it was during those years Tucker modified his own diet.

Now he eats only fresh fruits and vegetables, "with as little done to them as possible," he adds, some seafood and chicken and no red meat.

He graduated medical school at Duke in 1958 and spent his internship at the Medical College of Virginia. He was a resident and had a fellowship at the University of Florida for three years, followed by another fellowship at Duke. He moved to Palm Beach in 1965 and joined the Palm Beach Medical Group.

He lives in Palm Beach now. He has a daughter attending Stanford in California and a son at Phillips Academy in Massachusetts from a previous marriage.

"I like school," says Tucker, who has an intellectual aura about him. He is currently Chairman of Post Graduate Education at Good Samaritan Hospital.

Commenting on the increasing use of cytotoxic blood testing for food allergies, Tucker says the test is not a new one: "It's been around for a long time. The only problem is that the results are not reproducible, not consistent. It has to be done by expertly trained technicians using very clean glassware."

Tucker believes in vitamin C and says he's found it helpful in allergy treatment. But he stresses vitamins must be tailored to suit the individual's needs.

"Enzymes make the body go round," he adds. "Everyone is different."

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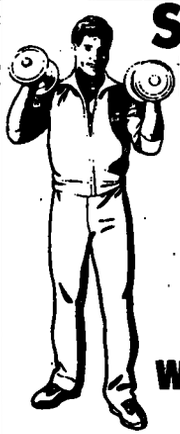

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unct firm's bankruptcy trust-
ee sued the town for $4 million in 1981, claiming Palm Beach unfairly re[illegible]ved its multimillion dollar investments with the firm four months before the Federal Securities and Exchange Commission ordered the firm closed. Some of those investments in repurchase agreements were returned before their maturity dates, the trustee charged.

John Howley, the town's finance director at the time, resigned his position in December 1981 shortly after taking

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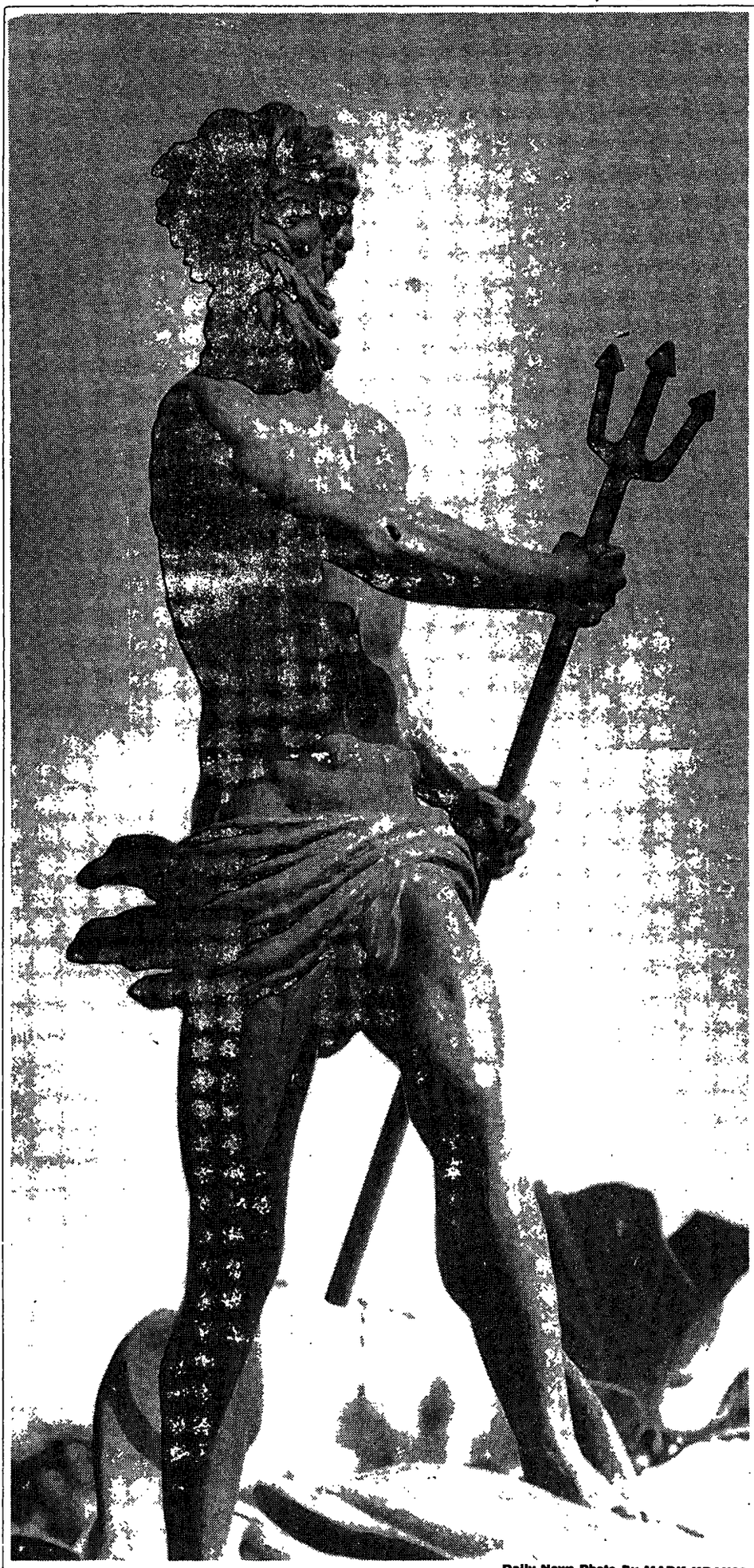
Palm Beach Daily News 9/13/84 page 1



Daily News Photo By MARK KRAUSS

Standing Stalwart Against The Sun

Unlike his human counterparts, Neptune, the mythical Roman god of fresh water, withstands the glaring heat of the day in the Sculpture Garden of the Society of the Four Arts.

figures of our time — Pablo Picasso, Mae West, Tennessee Williams — for her book, *The Ultimate Seduction* (Doubleday and Co.), found "sex the ultimate distraction and work the ultimate seduction."

Q — What do successful people have in common?

A — Along with luck and talent, they have a drive to succeed and a feeling that they have been chosen for great things. A "special destiny" was the way Bette Davis described it. Some of them knew exactly what they wanted to do; some didn't. But all knew they wanted to be successful.

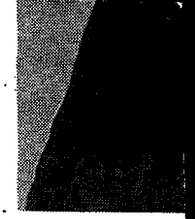
Tom Brokaw

Q — Why did these people want success? What did it mean to them?

A — They believed it equalled happiness and that happiness meant an escape from loneliness.

Q — And were they right?

A — For many it didn't provide what they thought it would. Tennessee Williams said, "Nobody who knew my



Charlott

who knew m would envy m said he thoug bring him frien cuts him off fro said there was cess you could a thought it would taste better, s better, but that some, like op Pavarotti, succ prisoners unable walk down a ci

Q — Is prof ever enough? Di talk about their

A — All the with said a wo everything and make a choice. tion was Mae W the only real lo was with the sta women said they something and cesses, their liv plete. The men, never brought t didn't seem to b thought about.

RUN

Mel Gibson some rather huge *Bounty*. He has t er Christian, a pa vious versions by and Clark Gable. of *Interview*, h portrayal to the

"(Christian) is hero. In reality, He's a kid with The basic diffe film — and it's for it — is that C a villain. You'll both points of vi whole idea . . . T rible flaws in

Animal

Discusse

We all hear ab ters. But do we r role they play throughout the c

Many people t place where the n the shelter is to sleep. Others fee adopt animals. people do not u they do. Therefo ters will be discu *Pet Action Line* gram at 2 p.m. o on WHRS-TV, C

Pet Action Li only program de of domestic anim It is co-produced

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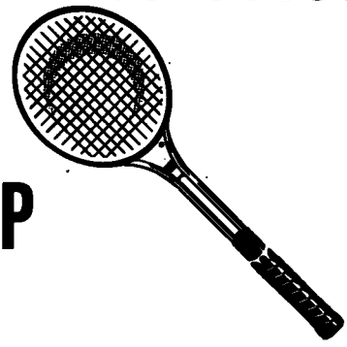

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2800 Haverhill Rd. West Palm Beach
683-5603
*expires 9/19/84

IAN AVENUE

Daily News Photo By MARK KRAUSS

Moving Day

Palm Beach Daily News
9/6/84 Page 1

From garden to lakefront, these ladies have brought their pedestals with them as mason Ernie DrLeonardo carefully places them in more visible quarters near the lake front. The sculptures were formerly in the Sculpture Gardens of the Society of the Four Arts. Their new surroundings will be freshly landscaped.

something important," she says.

Falcon Crest producers about a role on that prime time soap and despit[illegible]quite a few" other series offers[illegible]e says she's received.

"I always think about them and take them seriously," she says. "But listen, I don't think I was born to do a series for television. I

f Brookslisle
Florida living

aturally comfortable,
vhat Florida's climate
his cotton knit for its
ish. This sport knit is
ith full cut and short
long tail. Sizes small,
large. Solid colors:
or red, $25. Stripes in
ndy, burgundy with
navy-gold. $28.50

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Neal Smith, mgr
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NOR

ERUVIAN AVENU

Office Exterior Wins Approval Of Commission

Palm Beach Daily News
June 21 1984

By H.J. SMITH
Daily News Staff Writer

The exterior design of a new office building at 430 Royal Palm Way was given approval Wednesday by the town Architectural Commission.

"We think it should be one of the most prestigious office locations in Palm Beach. At least that's what we tried to accomplish," said the office building's architect, Eugene Lawrence.

The building will be three stories tall with parking on the roof and in the basement. Its design is made to blend with the Society of Four Arts building across Royal Palm Way and the Florida Capital building across Cocoanut Row, Lawrence said.

The Royal Palm side of the building will be dominated by a large entry way with long arched windows. The windows will also tie together the second and third floors to "give the building depth," Lawrence said.

"It's basically an Italian piazza," said Lawrence, who added that his firm has been working on the project for about one year, and that approval of the building has been ongoing before the Town Council for the last two years.

Also on Wednesday, the Architectural Commission approved the design of a new house to be built at 310 Eden Road for Marshall McDonald, chairman of the board of Florida Power and Light Corp.

The McDonald home will be two stories tall with beige smooth stucco walls. The roof will be red barrel tile.

"It's a nice looking home, an elegant structure," said commission member Paul Maddock. "I'm just afraid that the roof will stick out like a beacon with all the other white roofs in the neighborhood.

Other members of this commission had similar reservations to the roof color, but the commission still approved the architect's plans as submitted.

In other action, the commission voted to:

- Approve a landscaping plan for the Society of Four Arts.
- Approve a new sign for H.T. Stuart and Co., which is moving from 139 Worth Ave. to 208 Worth Ave.
- Approve alterations to the William Vaughn residence at 8 Los Incas to include a new entrance.
- Approved alterations and additions to the Fanjul residence, 1161 N. Lake Way. Among the additions are two rooms on the second floor.
- Approved a landscaping plan for the Gilbert Messip residence at 1570 N. Ocean Blvd.

DRUGSTORES

Regular hours: Fedco Drugs, Lew- Pharmacy.

Summer hou Green's Phar- acy.

DANCE INSTRUCTION

Regular hours: Palm Beach Studio Dance, Montgomery Studio of ance.

FLORISTS

Regular hours: Breakers Flower op, Plants, Etc.

Summer hours: The Potted ant and Flower Shop.

FRUIT

Summer hours: Tropical Fruit op, closed September.

GIFTS

Regular hours: Isabel's Et Cetera.

GRAPHIC DESIGN

Regular hours: Frederick Sargent sociates.

HEALTH CLUB

Regular hours: Summit Health ub.

PET GROOMING SUPPLIES

Summer hours: Poodle Paradise, closed August.

RESTAURANTS

Regular hours: Bradley Place Bistro, Charley's Crab, Chuck and Harold's, Cousin's Frozen Yogurt, Hamburger Heaven, Mandarin Restaurant, Maurice's Restaurant, Ocean Room, Old Salt, Providencia Restaurant, Toojay's, Two-Sixty-Four Restaurant.

Summer hours: Capriccio Restaurant, Doherty's Restaurant, closed until June 25, Heart of Palm Beach Hotel Restaurant, Nando's Restaurant, closed part of August, Worth Avenue Burger Place.

SPAS

Regular hours: Mira Linder.

STATIONERY

Regular hours: Cordially Yours.

Carolyn Donnelly, Karyn Monget and Wendy Keeler contributed to this article.

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Inter-Office Communication

TOWN OF PALM BEACH

TO The Society of Four Arts DATE June 22, 1984
File
FROM Steve Tool, LPC Coordinator FILE

RE CoA for Four Arts Landscaping Plan

Received call from J. Timothy Killen, Jr., office manager for Walter S. Gubelmann, head of the Society of The Four Arts. ARCOM inadvertently granted approval to Four Arts for new landscaping plan. Dave Zimmerman, Building & Zoning Department, informed them of problem and sent plans to LPC. Mr. Killen wanted to know if there was any way to get on July Agenda for CoA. Explained that we had missed legal notice deadline but that I would call Palm Beach Daily News to see if we could get in after deadline. Talked with Susan Mosher, advertising coordinator, at Daily News and she agreed to accept ad today. Called Mr. Killen back and told him to come in today and fill out CoA Application & we would get it on agenda. He agreed.

TOWN OF PALM BEACH

SIGNED Steve Tool

Inter-Office Communication

TOWN OF PALM BEACH

TO File/Society of the Four Arts DATE June 22, 1984

FROM C. Williams FILE

RE Telephone call concerning question as to whether they are a designated Landmark.

Received a telephone call from Linda Leeds, Secretary to Society of Four Arts Director Mr. Brown.

Ms. Leeds was calling to obtain documentation that The Society of Four Arts had in fact been designated a Landmark by The Town of Palm Beach. She stated that a Mr. J. Timothy Killen had asked her to obtain the information on behalf of The Four Arts Society President - Walter Gubelmann.

Information was put together for Ms. Leeds, which she picked up this same day. It included a copy of the Town's Resolution and a copy of the recorded Certificate of Notification, as well as correspondence to the Four Arts regarding the designation.

SIGNED Claudia Williams

Inter-Office Communication

TOWN OF PALM BEACH

TO Steve Tool
LPC

DATE 6-21-84

FROM Dave Zimmerman
B & Z Dept.

FILE

RE Four Arts Society
Royal Palm Way

Find attached two copies of landscape plan prepared by Richard Webel for the subject property.

I erroneously requested Mr. Killen to submit this plan to the Architectural Commission for approval instead of LPC as required. I advised Mr. Killen to contact you regarding approval. Sorry for the mixup.

SIGNED Dave Zimmerman

THE SOCIETY OF THE FOUR ARTS
FOUR ARTS PLAZA PALM BEACH FLORIDA
33480

June 20, 1984

Architectural Commission of
The Town of Palm Beach
45 Cocoanut Row
Palm Beach, Florida 33480

Gentlemen:

For many years the Society has been desirous of improving the landscaping around its main building especially on the Royal Palm Way side and the western facade which is so prominent to motorists coming across the bridge. A number of generous members of the Society have taken on this project and donated a substantial sum to bring it to realization. Mr. Richard K. Webel of the architectural landscaping firm of Innocenti and Webel has designed an outstanding plan (dated May 18, 1984) which we submit herewith for your consideration.

In order to enhance the planting around the main entrance on the north side of the building and to increase the loading and unloading space, Mr. Webel has designed an area paved with 2 foot by 2 foot imitation Florida Keystone and straightened the curb to conform to its original position.

This plan is a first step in an extensive program that hopefully will include landscaping improvements to the parking area adjoining Lake Worth and to the north parking area.

Your early attention will be greatly appreciated as the planting should be started at the earliest possible moment.

Respectfully submitted,

J. Timothy Killen, Jr.

Walter S. Gubelmann, President
The Society of the Four Arts
(by J. Timothy Killen, Jr.)
659-4455

Inter-Office Communication

TOWN OF PALM BEACH

TO Alex Benson, Bldg. Inspector DATE November 5, 1982

FROM Mona Liska, LPC Project Coordinator FILE

RE Four Arts Building - roof repairs

Bog's, Inc. is preparing an estimate for roof repairs to the Four Arts Building on Royal Palm Way. The current roofing material in the section to be repaired is 90 lb. roll roofing which will be replaced with fibreglass white shingles, Class A. This change of material has the approval of this office.

TOWN OF PALM BEACH

SIGNED Mona Liska

A. Parker Bryant

August 22, 1979

Mr. Philip Hulitar
980 North Ocean Boulevard
Palm Beach, Florida 33480

Dear Mr. Hulitar:

We called to find that you had left for Massachusetts. I am sorry I did not reach you before you left.

I certainly agree with you that the copper store front is offensive. Apparently Kileen Anderson, the present Miss America, and her future husband have bought this property and are going to open their own shop. I am told that the architect is Ardell Kisko and the general contractor is Lee Carter. Apparently their plans were brought before the Architectural Commission and received full approval -- copper awning et. al. That is all the information that I have on the property for the moment. I can say, that it is the feeling of the Commission that all of Worth Avenue will be designated -- as a district or area as soon as the overall survey of the town is fully underway which will be in late fall, under the direction of Dr. Carl Feiss.

This letter should also inform you that the hearing for the Society of Four Arts has been scheduled on September 26th at 10:00 A.M. This simply means, since the Commission has given verbal approval to the plans, that they will give their final vote at that time so that I may give the Certificate of Appropriateness to the Building Department so that you may proceed. Both steps can be done in the same day. The Town Attorney informs me that this will not interfere with your going before the Town Council on September 11th for apparently you need only say that you are seeking their

Mr. Philip Hulitar
Palm Beach, Florida

August 22, 1979

approval subject to the approval of the Landmarks Preservation Commission -- which of course you have verbally. There is no need for you to appear that morning unless you wish to in which case you are most welcome. It will just be a formal piece of business. Enclosed is a copy of the legal notice which, in accordance with our Ordinance, must be published in the newspaper. Please don't hesitate to call if you have any questions.

With regards,

Sincerely,

Jan A. Taulbee
Director

JAT/pvw
Enclosure
cc: B. Hoffstot

Inter-Office Communication

TOWN OF PALM BEACH

TO Four Arts File

DATE August 21, 1979

FROM Jan A. Taulbee

FILE

RE

Tim Killen, Jr., a friend of Mr. LeBaron Willard's, is the office manager for Walter S. Gubelmann who is the head of the Four Arts. He has an office on 235 South County Road and his telephone number is 659-4455 should we ever want any contact person.

SIGNED Jan A. Taulbee

ARTS COUNCIL

Inter-Office Communication

TOWN OF PALM BEACH

TO Pete

FROM Jan

RE

DATE

FILE

Hold PRUDES Call eg 166 Let me know if we do See if Ed is in agree

talked to Dave Zimmerman

Please call William Johnson and ask when free next week Mon or Tues. to speak with myself & Comm (Commissioner Gimmon) I'll speak to Judge Katt this am. See time from Johnston gls. Thanks Cindie

Monday Aug 6 or Thurs Aug 9 — Jan, Mr. Johnson wants Mr. Hulitar to handle it. — Hulitar 844-4309

SIGNED

Inter-Office Communication

TOWN OF PALM BEACH

TO The Commissioners DATE August 8, 1979

FROM Jan A. Taulbee FILE

RE Notification of Designated Properties and Recorder of Deeds Office

The thirty-three properties designated by the Town Council have now been duly recorded in the Office of Recorder of Deeds in Palm Beach County. Mr. Middleton has submitted a certificate of notification which I have signed. The Office has acknowledged the certificate so the properties are now officially listed as landmark sites in Palm Beach County.

JAT/pvw

SIGNED Jan A. Taulbee

CERTIFICATE OF NOTIFICATION OF DESIGNATION
OF CERTAIN PROPERTIES AS LANDMARKS

Pursuant to the provisions of Ordinance No. 1-79 duly passed and adopted by the Town Council of the Town of Palm Beach, Palm Beach County, Florida, on February 13, 1979, the Landmarks Preservation Commission of the Town of Palm Beach does hereby certify that each of the properties in the Town of Palm Beach described in Resolution No. 26-79, adopted July 11, 1979 by the Town Council, have been designated as a Landmark pursuant to the provisions of Ordinance No. 1-79 as defined therein and subject to the provisions of said Ordinance No. 1-79.

A certified copy of said Resolution No. 26-79 is attached hereto and made a part hereof.

Dated this 24th day of July, 1979.

LANDMARKS PRESERVATION COMMISSION,
Town of Palm Beach, Florida

By Jan Taulbee
JAN TAULBEE, Director

STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Jan Taulbee, Director of the Landmarks Preservation Commission of the Town of Palm Beach, Florida, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of July, 1979.

Elwyn L. Middleton
Notary Public, State of Florida

My Commission Expires:
January 11, 1981

THIS INSTRUMENT WAS PREPARED BY:
ELWYN L. MIDDLETON
Attorney at Law
205 WORTH AVE., PALM BEACH, FLORIDA 33480

RESOLUTION NO. 26-79

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, RATIFYING AND CONFIRMING THE DETERMINATION OF THE LANDMARKS PRESERVATION COMMISSION THAT THE PROPERTIES HEREINAFTER DESCRIBED MEET THE CRITERIA AS SET FORTH IN ORDINANCE NO. 1-79 FOR DESIGNATION AS LANDMARKS.

o O o

WHEREAS, pursuant to the provisions of Ordinance No. 1-79, the Landmarks Preservation Commission of the Town of Palm Beach held public hearings and, by resolution dated April 23, 1979, recommended to the Town Council that certain properties therein described be designated as landmarks as described in said Ordinance No. 1-79; and

WHEREAS, after due notice to the property owners affected, a public hearing was held at which all parties interested were given an opportunity to be heard and express their views and opinions with respect to each property considered; and

WHEREAS, the Town Council does hereby find and determine that the properties hereinafter described meet the criteria as set forth in Ordinance No. 1-79 for designation as landmarks;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, FLORIDA, as follows:

Sec. 1: -- The recommendation and determination of the Landmarks Preservation Commission as to the properties hereinafter set forth is hereby ratified, approved and confirmed, and said properties are hereby declared to be landmarks subject to the provisions of said Ordinance No. 1-79.

PARCEL

11. Lot G of Phipps Plaza, as in Plat Book 20, page 72.

Record owner and address:

Frances L. Somers
234 Phipps Plaza
Palm Beach, Fla. 33480

12. Lot H of Phipps Plaza, as in Plat Book 20, page 72.

Record owner and address:

Eileen H. Knothe
235 Phipps Plaza
Palm Beach, Fla. 33480

13. Lot J. less Westerly 50.86 feet of Phipps Plaza, as in Plat Book 20, page 72.

Record owner and address:

Hallie Hicklin
238 Phipps Plaza
Palm Beach, Fla. 33480

14. The South 45.12 feet of the South 1/2 of Subdivision N of Government Lot 3, lying West of Ceiba Avenue; the South 1/2 of Subdivision N of Government Lot 3, between Coconut Row and Ceiba Avenue (less Seaview Ave. and the East 219.41 feet), in Sec. 22, Township 43 South, Range 43 East; and Lot 1, and land lying West of Lot 1 (less the East 43 feet), and land lying West of Lot 2 (less Lake Drive); the North 145 feet of the West 47 feet of Lot 3 and the East 88.9 feet thereof; and Lots 4, 5, 6 and 7, Block A, of Royal Park Addition, as in Plat Book 4, page 1.

Need to check Plat

Record owner and address:

Four Arts Building/Four Arts Plaza
Library, Garden and Plaza
Palm Beach, Fla. 33480

15. The South 145 feet of West 47 feet of Lot 3, and East 43 feet of Lot 2, Block A, Royal Park Addition, as in Plat Book 4, page 1.

Record owner and address:

Embassy Corp.
Embassy Apartments/Four Arts Plaza
Palm Beach, Fla. 33480

MAYOR MACK L. RITCHIE
COUNCIL
ROBERT M. GRACE, PRESIDENT
THOMAS M. METTLER, PRES. PRO TEM
CHARLES H. WARWICK, III
CALDWELL C. ROBINSON
WALTER L. RATHBUN

G. R. FROST, TOWN MANAGER
ROBERT J. DONEY, ADM. ASSIST.
PATRICK D. MILLER, ADM. ASSIST.
GRACE T. PETERS, TOWN CLERK
E. L. MIDDLETON, TOWN ATTORNEY
JOSEPH L. TERLIZZESE, CHIEF OF POLICE
DAVID L. CROCKETT, FIRE CHIEF
SAMUEL P. HADLEY, SUPT., PUBLIC WORKS
EDWARD H. EHINGER, BUILDING OFFICIAL
JOHN T. HOWLEY, FINANCE DIR. TREASURER
TOM McCARTHY, JR., TOWN ENGINEER
NORMAN R. OWENS, CHIEF, BEACH PATROL
CLARK W. LEE, PURCHASING AGENT
RUSSELL E. BITZER, RECREATION DIRECTOR
WILLIAM C. CROUSE, PERSONNEL DIRECTOR

Town of Palm Beach
P. O. Box 2029
Palm Beach, Florida 33480

July 24, 1979

Dear Property Owner:

In accordance with Section Three of Resolution No. 26-79 unanimously adopted by the Town Council at their meeting held on July 11th, 1979, your copy is enclosed.

This Resolution declares the property described therein as a landmark in the Town of Palm Beach.

Sincerely,

Grace T. Peters
Town Clerk

enc.

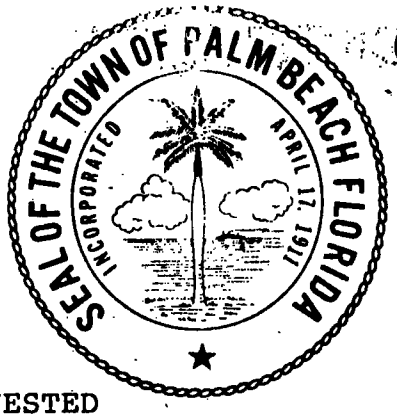
This letter was sent to property owners listed in Res 26-79 -

MAYOR MACK L. RITCHIE

COUNCIL

ROBERT M. GRACE, PRESIDENT
THOMAS M. METTLER, PRES. PRO TEM
CHARLES H. WARWICK, III
CALDWELL C. ROBINSON
WALTER L. RATHBUN

PHONE: (305) 655-5341



G. R. FROST, TOWN MANAGER
ROBERT J. DONEY, ADM. ASSIST.
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GRACE T. PETERS, TOWN CLERK
E. L. MIDDLETON, TOWN ATTORNEY
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TOM McCARTHY, JR., TOWN ENGINEER
NORMAN R. OWENS, CHIEF, BEACH PATROL
CLARK W. LEE, PURCHASING AGENT
RUSSELL E. BITZER, RECREATION DIRECTOR
WILLIAM C. CROUSE, PERSONNEL DIRECTOR

CERTIFIED-RETURN RECEIPT REQUESTED

Town of Palm Beach
P. O. Box 2029
Palm Beach, Florida 33480

June 13, 1979

Dear Property Owner:

RE: Hearing on Property Designation as "Landmarks"

The Landmarks Preservation Commission of the Town of Palm Beach, Florida has recommended to the Town Council by a Resolution passed and adopted on the 23rd day of April, 1979, that your property, situate at be designated as a Landmark pursuant to Town Ordinance No. 1-79.

Please be advised that the Town Council will hold a Public Hearing at 9:30 A.M. on the 11th day of July, 1979 in the Council Chambers in the Town Hall, Palm Beach, Florida to consider the recommendations of the Landmarks Preservation Commission as it relates to your property and the other properties included in their recommendations.

You may be heard at said meeting and you may likewise register any protests or comments in writing with the Town Clerk before said meeting.

Should the scheduled Hearing date be inconvenient for you, for good cause shown, consideration of your property may be postponed until another scheduled Hearing is set in the Fall of 1979.

Sincerely,

Grace T. Peters
Town Clerk

GTP:elmh

Dave Zimmerman May 10, 1979

Jan Taulbee

Four Arts - Awning Library

The LPC has no objection to the addition of an awning on the property in the rear of the Four Arts Library (per conversation with Robert I. Ballinger).

JAT/kc

May 1, 1979

Society of Four Arts, Inc.
Four Arts Plaza
Palm Beach, Florida 33480

Re: Four Arts Building (Library, Garden & Plaza)--22-43-43 S½ Sub N of Gov Lot 3 bet Coconut Row & Ceiba Ave (less Seaview Ave & E 219.41 ft) and Royal Park Addition, Block A, Lot 1 and land lyg W of Lot 1 (less E 43 ft) and land lyg W of Lot 2 (less Lake Drive), N 145 ft of W 47 ft of Lot 3 & E 88.9 ft Lot 4 and Lot 5

Dear Sirs:

After careful consideration and review, the Landmarks Preservation Commission is pleased to inform you that your property has been selected for recommendation to the Town Council as a landmark site.

The reasons for the proposed designations are as follows: See attached Exhibit A.

Before the Town Council takes final action on this Commission's recommendations, a Public Hearing will be held and you will be most welcome to participate in this Hearing if you so desire.

We feel sure that you must be proud to learn of this proposed designation and to know--as you do know--that you indeed possess a rare and beautiful structure, one that must be preserved and protected in order to maintain the culture, the character and the beauty of Palm Beach.

Should you have any questions or comments, please do not hesitate to call this office at any time.

Sincerely yours,

LANDMARK PRESERVATION COMMISSION

Jan A. Taulbee
Project Director

JAT:na

Exhibit A

Four Arts Building -- Architecture of Addison Mizner
Architecture of Maurice Fatio

(f) A property primarily commemorative in intent, if design, age, tradition, or symbolic value has invested it with its own historical significance.

(g) A property achieving significance within the past 50 years if it is of exceptional importance.

*NATIONAL REGISTER CRITERIA FOR EVALUATION (36 CFR Part 60.6)

EXHIBIT B

Copy of the LPC approval letter dated January 22, 2025

[ATTACHED SEPARATELY]

TOWN OF PALM BEACH

Planning, Zoning & Building Department

DEVELOPMENT ORDER (LPC)

File: COA-24-0018 (ZON-24-0043)
Property: 100, 101, 102, AND 103 FOUR ARTS PLAZA – SOCIETY OF THE FOUR ARTS (LANDMARK)
Meeting Date: JANUARY 22, 2025

The Landmarks Preservation Commission (LPC) approved 1) demolition exceeding 50%, and the construction of new one- and two-story additions and renovations to the existing two-story theater building (O'Keefe), 2) demolition exceeding 50%, the construction of a new three-story addition, and renovations to the existing three-story administrative building (Rovensky), 3) demolition exceeding 50% of the existing shade structure, and construction of a new pavilion, 4) a Master Signage Plan, and 5) landscape and hardscape modifications as presented (5-2).

Additionally, the Commission found that implementation of the proposed variance would not cause negative architectural impact to the subject property (7-0).

Provided, the applicant builds substantially in accordance with the approved plans, as prepared by **Spina Orourke + Partners, Beyer Blinder Belle,** and **SMI Landscape Architecture,** received by the Town on December 30, 2024, as approved by the LPC, and as determined by staff.

Approval of this application by the LPC does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required, such as Town Council approval and the necessary building permits. A building permit for the work authorized under this approval must be obtained within one year from the date of approval or said approval will expire.

When requesting a building permit, the plans submitted to the Town for permit are required to be consistent with the plans approved by the Commission and modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Development Order. A copy of all pages of the Development Order shall be scanned into the plans submitted for a building permit and shall be located immediately after the front cover page of the permit plans.

Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the Commission and shall be subject to all conditions of approval herein, unless otherwise modified by the Commission. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

This Development Order shall serve as the written approval of the LPC in accordance with Section 54-94(4).

Dated this 23rd day of January, 2025.

Sincerely,

Wayne Bergman, Director of Planning, Zoning and Building, on behalf of
LANDMARKS PRESERVATION COMMISSION

cc: James G. Murphy, Assistant Director of Planning, Zoning and Building
Friederike H. Mittner, Design & Preservation Manager
Abraham L. Fogel, Design & Preservation Planner (PM)

EXHIBIT C

Copy of the Town Council approval letter dated February 12, 2025

[ATTACHED SEPARATELY]

TOWN OF PALM BEACH

Planning, Zoning & Building Department

TOWN COUNCIL DEVELOPMENT ORDER

File: ZON-24-0043 (COA-24-0018)
Property: 100, 101, 102, AND 103 FOUR ARTS PLZ —THE SOCIETY OF THE FOUR ARTS
Meeting Date: FEBRUARY 12, 2025
Applicant: Society of the Four Arts Inc

At the FEBRUARY 12, 2025 meeting, the Town Council, after hearing all testimony, approved (4-1) the following Special Exception(s) (#1, and #2) in accordance with Section 134-229 and Site Plan Review in accordance with Section 134-329:

- **SPECIAL EXCEPTION 1**: Sec. 134-1484(3)(1): Three-story building. Only one three-story building is permitted per campus. Additions to existing three-story buildings are permitted provided the addition complies with the requirements of this Division.
- **SPECIAL EXCEPTION 2:** Sec. 134-1484(4)(4): Building length greater than 150'. Except for any buildings existing on a campus as of the effective date of this ordinance, any new buildings greater than 150' in length shall require Town Council approval for a special exception to allow the O'Keeffe building length to increase from 215'-10" to 282'-0".
- **SITE PLAN REVIEW** Site Plan Review for additions (including a third floor) and site changes per Sections 134-229, 134-329, and 134-1484.

Additionally, the Town Council approved (5-0) the Variance (#1), in accordance with Sec. 134-201(a):

- **VARIANCE 1:** A variance to reduce the required parking spaces by 81 in order to provide 234 spaces in lieu of the required 315

Provided, the applicant build substantially in accordance with the approved plans, entitled "The Society of the Four Arts", as prepared by **Spina Orourke + Partners**, **Beyer Blinder Belle**, and **SMI Landscape Architecture,** received by the Town on December 30, 2024**,** and as approved by Town Council, as determined by staff.

The following condition(s) to be included as part of this Development Order:

- The applicant shall submit a revised Declaration of Use Agreement documenting the changes approved herein and current mitigation efforts conducted by the Four Arts.
- The applicant shall submit a Construction Management Agreement subject to the review and approval of the Planning, Zoning, and Building and Public Works Departments.

Approval of this application by the Town Council does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required, such as design review approvals and the necessary building permits. A building permit for the work authorized under this approval must be obtained within three years from the date of approval or said approval will expire. When requesting a building permit, the plans submitted to the Town for permit are required to be consistent with the plans approved by the Town Council and modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Development Order.

This Development Order shall serve as the written finding of the Town Council.

Dated this 18th day of February, 2025.

Sincerely,

Wayne Bergman, Director of Planning, Zoning and Building, on behalf of
TOWN COUNCIL

cc: James G. Murphy, AICP, Assistant Director of Planning, Zoning and Building
Friederike H. Mittner, FAICP, Design and Preservation Manager
Abraham Fogel, AICP, GGEP, Design and Preservation Planner
Zf

EXHIBIT D

Town staff email dated March 11, 2026

[ATTACHED SEPARATELY]

Roger Ramdeen

From: Roger Ramdeen
Sent: Wednesday, March 11, 2026 1:26 PM
To: 'Abraham Fogel'
Cc: Friederike Mittner
Subject: RE: CM 34398-0017_Society of the Four Arts-1979 DESIGNATION REPORT

Thank you. I'll look through what you sent to me and weed out any duplicates for my records, but helpful to know that background.

Roger Ramdeen
Land Use Planner | Shutts & Bowen LLP
Tel: (561) 671-5853
525 Okeechobee Blvd., Ste. 1100, West Palm Beach, FL 33401
E-Mail | www.shutts.com

From: Abraham Fogel <afogel@TownOfPalmBeach.com>
Sent: Wednesday, March 11, 2026 1:18 PM
To: Roger Ramdeen <RRamdeen@shutts.com>
Cc: Friederike Mittner <fmittner@TownOfPalmBeach.com>
Subject: RE: CM 34398-0017_Society of the Four Arts-1979 DESIGNATION REPORT

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click on any links or open any attachments unless you trust the sender and know the content is safe.

Roger,

Apart from the 1995 supplemental information, I also found older files that include Florida Master File Files and scans from relevant books, which can download here: SOFA Research

The files contain the full backup related to the designation, so there is also correspondence mixed in and there may be duplications.

It is my understanding that older designations did not necessarily have a designation report in the format we are accustomed to today.

Please let us know if you have any questions.

Regards,

Abraham Fogel, AICP, GGEP
Design & Preservation Planner
Planning, Zoning & Building Department

Town of Palm Beach
PZB Department
360 S. County Rd.
Palm Beach, FL 33480
561-227-6414

From: Roger Ramdeen <RRamdeen@shutts.com>
Sent: Wednesday, March 11, 2026 9:55 AM
To: Abraham Fogel <afogel@TownOfPalmBeach.com>
Cc: Friederike Mittner <fmittner@TownOfPalmBeach.com>
Subject: RE: CM 34398-0017_Society of the Four Arts-1979 DESIGNATION REPORT

******STOP: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.******

Ok. Thank you. I appreciate it 😊!

Roger Ramdeen
Land Use Planner | Shutts & Bowen LLP
Tel: (561) 671-5853
525 Okeechobee Blvd., Ste. 1100, West Palm Beach, FL 33401
E-Mail | www.shutts.com

From: Abraham Fogel <afogel@TownOfPalmBeach.com>
Sent: Wednesday, March 11, 2026 9:54 AM
To: Roger Ramdeen <RRamdeen@shutts.com>
Cc: Friederike Mittner <fmittner@TownOfPalmBeach.com>
Subject: RE: CM 34398-0017_Society of the Four Arts-1979 DESIGNATION REPORT

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click on any links or open any attachments unless you trust the sender and know the content is safe.

Good morning Roger,

I wanted to let you know that I am currently working on this request and will follow up with you soon.

Thank you,

Abraham Fogel, AICP, GGEP
Design & Preservation Planner
Planning, Zoning & Building Department

Town of Palm Beach
PZB Department
360 S. County Rd.
Palm Beach, FL 33480
561-227-6414

From: Roger Ramdeen <RRamdeen@shutts.com>
Sent: Monday, March 9, 2026 4:20 PM
To: Friederike Mittner <fmittner@TownOfPalmBeach.com>; Abraham Fogel <afogel@TownOfPalmBeach.com>
Subject: CM 34398-0017_Society of the Four Arts-1979 DESIGNATION REPORT

******STOP: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.******

H Friederike/Abraham,
Do you have a copy of the 1979 Designation Report for the Society of the Four Arts that you can send to me?

Thanks in advance.

Roger Ramdeen
Land Use Planner | Shutts & Bowen LLP
Tel: (561) 671-5853
525 Okeechobee Blvd., Ste. 1100, West Palm Beach, FL 33401
E-Mail | www.shutts.com

Please be advised that under Florida law, e-mails and e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.
Please be advised that under Florida law, e-mails and e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.

EXHIBIT E

Copy of COA Application No. 14-84

[ATTACHED SEPARATELY]

THE SOCIETY OF THE FOUR ARTS

July 11, 1984

Walter S. Gubelmann, President
The Society of the Four Arts
Four Arts Plaza
Palm Beach, Florida 33480

Attn: J. Timothy Killen, Jr.

CERTIFICATE OF APPROPRIATENESS

At the Public Hearing of the Landmarks Preservation Commission held on Wednesday, July 11, 1984, the request for a Certificate of Appropriateness was approved for the maintenance and improvement of landscaping adjacent to the north, south and west facades of the auditorium building at the Society of the Four Arts. Four statues (The Four Seasons), now located east of the auditorium, will be relocated to the west facade of the building, nestled into alcoves created with new plant materials. Approximately 190± linear feet of imitation Florida Keystone pavers is to be laid adjacent to the buildings north facade (concrete sidewalk to be removed and new concrete foundation poured). One new step is to be added to the north entrance main staircase and an auxiliary staircase will be constructed to the right of the main staircase, which will be identical to the present auxiliary staircase to the left of the main one. Present curved section of curbing in the unloading area to be removed with new curbing installed in a straight line (eliminating indented unloading zone) to match other existing curbing.

This approval is for landscaping and renovations as shown on the plans dated May 18, 1984, revised May 25, 1984 & plans dated June 21, 1984, signed & sealed by Richard K. Webel, Registered Landscape Architect and received in the LPC office June 27, 1984, with the provision that approved changes meet all building codes of the Town of Palm Beach, including but not limited to the Zoning Code #2-74, as amended.

This Certificate expires July 10, 1985, one year from date of approval.

Philip S. Steel, Acting Chairman

LANDMARK PRESERVATION COMMISSION
[redacted]
Palm Beach, Florida 33480

CoA #14-84

14-84

Permit No. B 18551

Palm Beach, Florida July 25, 1984
MO. DAY YEAR

CERTIFICATE OF OCCUPANCY ____ / ____ / ____

TO THE BUILDING INSPECTOR

OF PALM BEACH, FLORIDA

INSPECTOR Connie Johnson

The undersigned requests that you grant a building permit to Robert H. Andersen Masonry Contr.

TO CONSTRUCT Walks & Patios

in accordance with plans and specifications submitted with this application.

Located on Lot 1-7 Subdivision Royal Park, Block A

On #1 Fourts Arts Plaza, Royal Palm Way Street, Between ____ and ____

ZONING DISTRICT R-B

Occupancy Classification Commercial Size of Addition ____

Construction Classification Existing

Roofing Material None

Owner's Name Four Arts

Builder's Name Robert H. Andersen

Architect and/or Engineer Richard Webel

Approximate Cost 15,000.00 Height ____ Story ____

Fee $122.00

Now, therefore, in consideration of this permit, the owner and builder agree to undertake said work in full compliance with Ordinances of the Town of Palm Beach, Florida, and further agree that no work shall be undertaken prior to securing a building permit, issued by the building inspector.

Signed Robert H. Andersen
Applicant

State Certification or Registration No. CGC007236

The Building Inspector's notes, as shown on the approved plans, will be adhered to.

The granting of this building permit is subject to the following special conditions pertaining thereto, as directed by the building inspector and or Town Council, Landmarks Preservation Commission, and Architectural Commission.

On behalf of the owner and builder, I agree to the terms of said special conditions.

____
Applicant

____

PBBD No. 10 (Rev. 2, 9/82) INSPECTORS COPY

ROBERT I. BALLINGER, JR., Co-Chairman
A. PARKER BRYANT, Co-Chairman
PHILIP S. STEEL, Vice Chairman
JESSE D. NEWMAN, Secretary
ROBERT T. EIGELBERGER
HON. JAMES R. KNOTT
E. RODMAN TITCOMB, JR.
SALLY GINGRAS, Alternate
G. J. HANNON, Alternate
ELISE P. MACKINTOSH, Alternate

LANDMARKS PRESERVATION COMMISSION

P.O. Box 2029 • Palm Beach, Florida 33480
Phone (305)655-5341 Ext. 248

July 16, 1984

Walter S. Gubelmann, President
The Society of the Four Arts
Four Arts Plaza
Palm Beach, Florida 33480

Attn: J. Timothy Killen, Jr.

SUBJECT: Certificate of Appropriateness #14-84, The Society of the Four Arts, Four Arts Plaza.

Dear Mr. Killen:

Enclosed is the "Certificate of Appropriateness" covering your request for improved landscaping and renovations as indicated, which was approved at the Landmarks Preservation Commission Public Hearing on July 11, 1984.

This Certificate expires July 10, 1985, one year from date of approval. By copy of this letter and Certificate of Appropriateness, the Building Official and Inspector are notified of the approval of the Commission for issuance of a Building Permit.

Sincerely,

Stephen J. Tool, Jr.

Stephen J. Tool, Jr.
Landmarks Coordinator

SJT/cw

Enclosure

cc: Richard K. Webel, Landscape Architect
Rood Landscape Co., Inc.
Robert H. Andersen Masonry, Inc.
R. L. Moore, Building Official
Alex Benson, Building Inspector
rf

THE SOCIETY OF THE FOUR ARTS

July 11, 1984

Walter S. Gubelmann, President
The Society of the Four Arts
Four Arts Plaza
Palm Beach, Florida 33480

Attn: J. Timothy Killen, Jr.

CERTIFICATE OF APPROPRIATENESS

At the Public Hearing of the Landmarks Preservation Commission held on Wednesday, July 11, 1984, the request for a Certificate of Appropriateness was approved for the maintenance and improvement of landscaping adjacent to the north, south and west facades of the auditorium building at the Society of the Four Arts. Four statues (The Four Seasons), now located east of the auditorium, will be relocated to the west facade of the building, nestled into alcoves created with new plant materials. Approximately 190± linear feet of imitation Florida Keystone pavers is to be laid adjacent to the buildings north facade (concrete sidewalk to be removed and new concrete foundation poured). One new step is to be added to the north entrance main staircase and an auxiliary staircase will be constructed to the right of the main staircase, which will be identical to the present auxiliary staircase to the left of the main one. Present curved section of curbing in the unloading area to be removed with new curbing installed in a straight line (eliminating indented unloading zone) to match other existing curbing.

This approval is for landscaping and renovations as shown on the plans dated May 18, 1984, revised May 25, 1984 & plans dated June 21, 1984, signed & sealed by Richard K. Webel, Registered Landscape Architect and received in the LPC office June 27, 1984, with the provision that approved changes meet all building codes of the Town of Palm Beach, including but not limited to the Zoning Code #2-74, as amended.

This Certificate expires July 10, 1985, one year from date of approval.

LANDMARK PRESERVATION COMMISSION
[redacted]
Palm Beach, Florida 33480

Philip S. Steel, Acting Chairman

CoA #14-84

Memo for Hearing before Landmarks Preservation Commission

July 11, 1984

For many years the Board of Directors of the Four Arts have tried to find sufficient funds to reconstruct the Landscaping on the Royal Palm Way side of its Main building but the costs of the library, the lectures, concerts and art exhibits have mounted so rapidly that we have been unable to allocate any money for this work. Two years ago one very generous member of the Board, Kay Folger, who had long lamented the unsightly condition of the three vacant lots east of the Gardens gave $30,000. to start a sculpture garden thereon. Others rallied to the cause and now we are blessed with a beautiful array of greenery that adds immeasurably to this important entrance to our town. This rekindled our determination to enhance the area around the main building for the 1985-1986 season during which we will have a series of outstanding events to celebrate the 50th anniversary of our founding.

So a Committee for Landscaping Improvements was formed consisting of

Mrs. Walter S. Gubelmann, Chairwoman

Mrs. Wm. Lee Hanley

Mrs. Charles H. Norris, Jr.

Mrs. John D. Mashek

Mrs. F. Warrington Gillet, Jr

This Committee held preliminary conferences with Mr. Richard K. Webel of the Landscape Architectural firm of Innocenti & Webel. In 1954, when the Garden Club of Palm Beach assumed the responsibility of caring for the Four Arts Gardens, they asked Mr. Webel to design a reconstruction of the gardens and the results have been a source of pleasure for many thousands of persons during the ensuing years.

His preliminary ideas for the presently proposed improvements met with unanimous approval of the Landscape Committee so he was commissioned to proceed with detailed plans.

Mr. Gubelmann, the President of the Society, wrote to all the Life and Sustaining members of the Four Arts and his appeal for donations met with sufficient success to warrant the letting of contracts.

The landscaping work will be done by Rood Landscape Co., Inc. which does most of the landscaping designed by Mr. Webel for his clients at Hobe Sound where he has a winter home.

The reconstruction of the entrance steps, construction of new steps to the West, installation of walks and curbs for approximately 150 feet of loading and unloading of cars and new handicapped parking areas will all be handled by Robert H. Anderson Masonry, Inc. a company experienced in quality work in this field.

We appreciate your attention and hope for your approval.

J. Timothy Killen, Jr.

ROBERT I. BALLINGER, JR., Chairman

A. PARKER BRYANT

HON. JAMES R. KNOTT

ROBERT T. EIGELBERGER
E. RODMAN TITCOMB, JR.
PHILIP S. STEEL

JUN 1984
RECEIVED
LANDMARKS
PRESERVATION
COMMISSION

JUN 1984
RECEIVED
LANDMARKS
PRESERVATION
COMMISSION

LANDMARKS PRESERVATION COMMISSION
P.O. Box 2029 • Palm Beach, Florida 33480
Phone (305) 655-5341 Ex. 248

* * * * * * * * *

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. LOCATION OF PROPERTY: (Street address, Lot & Plot Nos.) The Society of Four Arts (main building) Four Arts Plaza

2. OWNER'S NAME: The Society of the Four Arts
   (Address) Four Arts Plaza, Palm Beach, FL. 33480
   (Phone No.) 655-7226

3. APPLICANT'S NAME: Same
   (Address)
   (Phone No.)

4. NAME OF ARCHITECT: Richard K. Webel, Landscape Architect
   (Address) The Studio Box 260. Greenvale, Long Island, NY.
   (Phone No.) 516-621-6900

5. NAME OF BUILDER:

	Landscaping	Paving
	Rood Landscape Co., Inc.	Robert H. Andersen Masonry, Inc.
(Address)	P.O. Drawer 1568, Jupiter, FL 33468	P.O. Box 10496, Riviera Beach, FL 33404
(Phone No.)	746-5186	844-3747

6. TYPE OF WORK ON BUILDING:

- ☐ Restoration
- ☐ Rehabilitation
- ☐ Addition(s)
- ☐ Sign(s)
- ☐ Demolition
- ☐ Other (specify) Landscaping See next page

7. GENERAL DESCRIPTION OF PROPOSED PROJECT: _____

See attached letter to the Landmarks Preservation Commission Town of Palm Beach, Florida dated June 22, 1984

8. REQUEST PRELIMINARY CONFERENCE: ____ Yes ____ No
Representative available at any time the Commission requests.

9. MATERIALS SUBMITTED WITH APPLICATION:

- [x] Site Plan: _____
- [ ] Elevations: _____
- [ ] Sketch: _____
- [ ] Photographs: _____
- [ ] Original Plans: _____
- [ ] Color Samples: _____
- [ ] Fabric Samples _____
- [ ] Other (Specify): _____

The undersigned hereby certifies that the project described in this Application and as detailed by plans and other materials submitted will be constructed in exact accordance with aforesaid plans and specifications.

Signed by: The Society of the Four Arts
Walter S. Gubelmann, President
Applicant
by J. Timothy Killen, Jr.
Fee Simple Property Owner
(or authorized Agent)

* * * * * * * * * *

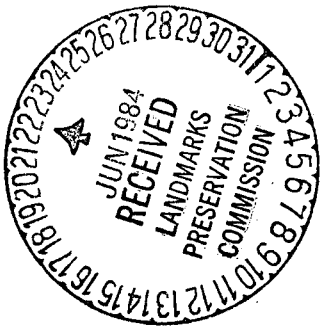
(For Office Use Only)

CoA Application No.: 14-84 Public Hearing Date: July 11, 1984

THE SOCIETY OF THE FOUR ARTS

FOUR ARTS PLAZA PALM BEACH FLORIDA
33480

June 22, 1984



Landmarks Preservation Commission
Post Office Box 2029
Palm Beach, Florida 33480

Gentlemen:

For many years the Society has been desirous of improving the landscaping around its main building especially on the Royal Palm Way side and the western facade which is so prominent to motorists coming across the bridge. A number of generous members of the Society have taken on this project and donated a substantial sum to bring it to realization. Mr. Richard K. Webel of the architectural landscaping firm of Innocenti and Webel has designed an outstanding plan (dated May 18, 1984) which we submit herewith for your consideration.

In order to enchance the planting around the main entrance on the north side of the building and to increase the loading and unloading space, Mr. Webel has designed an area paved with 2 foot by 2 foot imitation Florida Keystone and straightened the curb to conform to its original position.

This plan is a first step in an extensive program that hopefully will include landscaping improvements to the parking area adjoining Lake Worth and to the north parking area.

Your early attention will be greatly appreciated as the planting should be started at the earliest possible moment.

Respectfully submitted,
Walter S. Gubelmann
by J. Timothy Killen Jr.
Walter S. Gubelmann, President
The Society of the Four Arts
(by J. Timothy Killen, Jr.)

Flowering Tree

white orchid tree donation from Mr Hot Road

Existing Hollywood

B. viburnum suspensa hedge

new Sabal Palm

new Queen palm

white orchid tree donated by Mr Hot Road

Flowering Tree

Existing Screw pines

new Myrsine

Curvilinear Shuffle Bench

Clip to C.

Clip to C.

Clip to C.

B. viburnum suspensa hedge

Tree

Curvilinear Shuffle Bench

NOTE: ALL EXISTING MATERIAL TO BE TRIMMED TO EVEN HEIGHT

Clip face of existing ficus hedge

GRASS

GRAVEL

CONC.

Existing Ficus hedge (trim face)

GRAVEL

Existing Podocarpus hedge

Ficus hedge (trim face)

Clipped Ficus

GRASS

CONC.

NEW CONC. CURB TO MATCH EXIST'G

EXIST'G PLATFORM

REMOVE TREAD STONES, ADD CONCRETE & NEW TREAD STONE - TYP. RISER TO MATCH EXIST'G

2'x1' KEYSTONE TREADS

KEYSTONE PAVING

ADD STEPS & RAIL TO MATCH SIDE OPPOSITE

ADD STEP. REMOVE TOP STEP BY FILLING IN TO PLATFORM LEVEL ADD TO REMAINING STEP (SEE SECTION)

6'-0" PODOCARPUS HEDGE

NEW PODOCARPUS 10' SPEC.

CONC. CURB

Existing Ficus hedge (trim face)

Clipped Ficus

GRAVEL

Existing Podocarpus hedge

B. viburnum suspensa hedge

GRASS

CONC. CURB

40'-0"

44'±

Handicapped Parking 2 Cars

34'±

3 steps = 6'±

7'-0"

14'-0"

14'-0"

7'-0"

Tree

Curvilinear Shuffle Bench

COMBO POCOMOKE HEDGE C.B.

Dwarf pittosporum hedge

Trees

Mr. Hot's - TRIM BRANCHES TO ACCOMODATE HEDGES

PLANTING PLAN

SHOWING ENTRANCE STEP REVISIONS

FOUR ARTS SOCIETY

PALM BEACH FLORIDA

PLAN NO.	DATE
JDK JR 6-28-84	MAY 18 1984

EDWARD TICKNER RICHARD E. WEBEL
LANDSCAPE ARCHITECTS-ARCHITECTS
PLANNING CONSULTANTS
THE STUDIO BOX 304, BRIGANTINE, N.J. 08203

THE SOCIETY OF THE FOUR ARTS

FOUR ARTS PLAZA PALM BEACH FLORIDA
305/655-7226 33480

June 27, 1984

Mr. Steven Tool
Landmarks Preservation Commission
Post Office Box 2029
Palm Beach, Florida 33480

Dear Mr. Tool:

Enclosed herewith are three copies of the "planting plan" for improvements to the landscaping of The Society of the Four Arts. These plans are dated May 18, 1984, and are prepared by Innocenti and Webel. They have been signed by Mr. Richard K. Webel and embossed with the firm's seal.

Sincerely,

J. Timothy Killen, Jr.

J. Timothy Killen, Jr.

Inter-Office Communication

TOWN OF PALM BEACH

TO The Society of Four Arts DATE 6/26/84
CoA File
FROM Steve Tool, LPC Coordinator FILE

RE Landscaping of Four Arts Compound

Call from Nancy Angle of Rood Landscaping (P.O. Box 1568, Jupiter, Fl. 33458). Her firm is working on the re-landscaping of the Four Arts and she wanted to know if they had permission to proceed with work. I explained that a CoA was needed first before they could continue work. She had been instructed by architects that she could begin work and has already accomplished some cleaning out of beds. She was worried about work already done and was going to pull her crew off the job today until proper permission is granted.

SIGNED Steve Tool

THE PALM BEACH DAILY NEWS

Published Daily from first Sunday in November through
last Sunday in April; Bi-weekly May through October.
Palm Beach, Palm Beach County, Florida

PROOF OF PUBLICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before the undersigned authority personally appeared Lou Calderoni, who on oath says that he/she is Adv. Dir. of the Palm Beach Daily News, a daily and bi-weekly newspaper published at Palm Beach, in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notice in the matter of Town of Palm Beach - Landmark Preservation Committee

..... Court, was published in said newspaper in the issues of June 24, 1984

Affiant further says that the said Palm Beach Daily News is a newspaper published at Palm Beach, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, either daily or bi-weekly as aforesaid, and has been entered as second class mail matter at the post office in Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

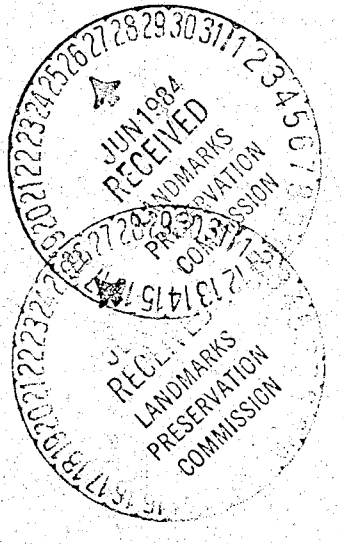
Lou Calderoni

Sworn to and subscribed before me this 25th day of June, A.D. 19 84

(SEAL) Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN. 7 1985
BONDED THRU GENERAL INS. UNDERWRITERS

NO. 743892
NOTICE FOR A PUBLIC HEARING FOR CERTIFICATE OF APPROPRIATENESS
Public Notice is hereby given that the Landmarks Preservation Commission of the Town of Palm Beach will meet on the 11th day of July, 1984 in the Commission Office, 3rd Floor, Town Hall, Palm Beach, Florida at 10:00 A.M. for the purpose of conducting a Hearing on the following Application for Certificate of Appropriateness: for landscaping, rehabilitation and restoration to the loading and unloading space at The Society of the Four Arts, Four Arts Plaza, by J. Timothy Killen, Jr., for Walter S. Gubelmann, President of The Society of the Four Arts. All persons interested may appear and be heard at said Hearing and may likewise submit written statements prior to and at said Hearing and a copy of this application is on file in the office of the Landmarks Preservation Commission for this change at The Society of the Four Arts, Four Arts Plaza. You are advised that if any person decides to appeal any decision made by the Landmarks Preservation Commission with respect to any matter considered at this Public Hearing, he will need to ensure that a verbatim recording of the testimony is made which record includes the testimony and evidence upon which the appeal is based. Please govern yourselves accordingly.
Stephen J. Tool, Landmarks Coordinator
Landmarks Preservation Commission
Posted: June 26, 1984
Published: June 24, 1984



Palm Beach Daily News

June 25, 1984

Town of Palm Beach
Landmark Preservation Committee
P. O. Box 2029
Palm Beach, Florida 33480

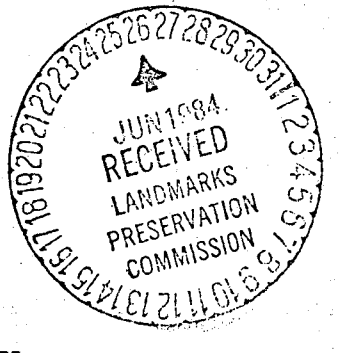
Public Notice #G-14315 -- Account Number 285863

June 24, 1984
1 col. x 3" @ $9.06 per col. inch----------$27.18

TOTAL----------$27.18

Lou Calderoni,
Advertising Director

LC/slm
Enclosure



265 Royal Poinciana Way, Palm Beach, Florida 33480 Tel. (305) 655-5755

Inter-Office Communication

TOWN OF PALM BEACH

TO The Society of Four Arts DATE June 22, 1984
File

FROM Steve Tool, LPC Coordinator FILE

RE CoA for Four Arts Landscaping Plan

Received call from J. Timothy Killen, Jr., office manager for Walter S. Gubelmann, head of the Society of The Four Arts. ARCOM inadvertently granted approval to Four Arts for new landscaping plan. Dave Zimmerman, Building & Zoning Department, informed them of problem and sent plans to LPC. Mr. Killen wanted to know if there was any way to get on July Agenda for CoA. Explained that we had missed legal notice deadline but that I would call Palm Beach Daily News to see if we could get in after deadline. Talked with Susan Mosher, advertising coordinator, at Daily News and she agreed to accept ad today. Called Mr. Killen back and told him to come in today and fill out CoA Application & we would get it on agenda. He agreed.

SIGNED Steve Tool

Inter-Office Communication

TOWN OF PALM BEACH

TO File/Society of the Four Arts DATE June 22, 1984

FROM C. Williams FILE

RE Telephone call concerning question as to whether they are a designated Landmark.

Received a telephone call from Linda Leeds, Secretary to Society of Four Arts Director Mr. Brown.

Ms. Leeds was calling to obtain documentation that The Society of Four Arts had in fact been designated a Landmark by The Town of Palm Beach. She stated that a Mr. J. Timothy Killen had asked her to obtain the information on behalf of The Four Arts Society President - Walter Gubelmann.

Information was put together for Ms. Leeds, which she picked up this same day. It included a copy of the Town's Resolution and a copy of the recorded Certificate of Notification, as well as correspondence to the Four Arts regarding the designation.

SIGNED Claudia Williams

Form 3811, July 1982

SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
   - ☐ Show to whom and date delivered ..... ____¢
   - ☒ Show to whom, date, and address of delivery .. ____¢
2. ☐ RESTRICTED DELIVERY ..... ____¢
   (The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL $ 9.0

3. ARTICLE ADDRESSED TO: Walter S. Gubelmann, Pres
The Society of The Four Arts
Four Arts Plaza, Palm Beach, Fla
Attn. J. Timothy Killen, Jr

4. TYPE OF SERVICE:
   - ☐ REGISTERED ☐ INSURED
   - ☒ CERTIFIED ☐ COD
   - ☐ EXPRESS MAIL

ARTICLE NUMBER
P10 979769 9

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☒ Authorized agent

5. X Linda M. Reeds
DATE OF DELIVERY 6/27/84

POSTMARK (may be on reverse side)
PALM BEACH FLA 33480 JUN 27 1984 USPS

6. ADDRESSEE'S ADDRESS *(Only if requested)*

7. UNABLE TO DELIVER BECAUSE: EMPLOYEE'S INITIALS

RETURN RECEIPT

☆ GPO: 1982-379-593

UNITED STATES POSTAL SERVICE

OFFICIAL BUSINESS

PALM BEACH, FL 33480 PM 28 JUN 1984

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

U.S.MAIL

PENALTY FOR PRIVATE USE, $300

RECEIVED JUN 1984 LANDMARKS PRESERVATION COMMISSION

RETURN TO

TOWN OF PALM BEACH
LANDMARKS PESERVATION COMMISSION
(Name of Sender) P.O. BOX 2029
PALM BEACH, FLORIDA 33480

(Street or P.O. Box)

(City, State, and ZIP Code)

P10 979699

RECEIPT FOR CERTIFIED MAIL

**NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL**

Walter S. Gubelmann Pres
(See Reverse)

SENT TO

The Society of The Four Arts

STREET AND NO.

Four Arts Plaza, Palm Beach

P.O., STATE AND ZIP CODE

Palm Beach, Fla 33480 Attn: J. Timothy Killen Jr.

POSTAGE				$
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE			¢
	OPTIONAL SERVICES	SPECIAL DELIVERY		¢
		RESTRICTED DELIVERY		¢
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	¢
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
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PS Form 3800, Apr. 1976

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
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3. If you want a return receipt, write the certified-mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse RESTRICTED DELIVERY on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

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ROBERT I. BALLINGER, JR., Chairman

A. PARKER BRYANT

HON. JAMES R. KNOTT

ROBERT T. EIGELBERGER,
E. RODMAN TITCOMB, JR.
PHILIP S. STEEL

LANDMARKS PRESERVATION COMMISSION
P.O. Box 2029 • Palm Beach, Florida 33480
Phone (305) 655-5341 Ex. 248

June 22, 1984

Walter S. Gubelmann, President
The Society of the Four Arts
Four Arts Plaza, Palm Beach
Palm Beach, Florida 33480

Attn: J. Timothy Killen, Jr.

RE: Notice of Public Hearing for a Certificate of Appropriateness for landscaping, rehabilitation and restoration at loading and unloading space.

Dear Mr. Killen, Jr.

This letter is to inform you that a Public Hearing is scheduled for Wednesday, July 11, 1984, at 10:00 A.M. in the Commission Office, 3rd Floor, Town Hall, Palm Beach, Florida regarding the above-mentioned Certificate of Appropriateness Application for landscaping, rehabilitation and restoration at the loading and unloading space.

Please be advised that the Landmarks Preservation Commission will be considering your request for same at that time during the Public Hearing which is being advertised in the Palm Beach Daily News on Sunday, June 24, 1984.

If you have any questions regarding any of the above, please do not hesitate to contact me at your earliest convenience on or before the scheduled public hearing.

Sincerely,

Stephen J. Tool, Jr.

Stephen J. Tool, Jr.
Landmarks Coordinator

SJT/cw

cc: Richard K. Webel, Landscape Architect
Rood Landscape Co., Inc.
Robert H. Andersen Masonry, Inc.
R. L. Moore, Building Official
rf

Inter-Office Communication

TOWN OF PALM BEACH

TO Grace Peters, Town Clerk DATE June 22, 1984

FROM Stephen J. Tool, Landmarks Coordinator FILE

RE Public Hearing Notice for LPC Meeting on Wednesday, July 11, 1984.

This attached Notice for Public Hearing replaces the one sent you June 20th. Please post this revised Public Notice on the Town Hall Bulletin Board on Tuesday, June 26, 1984, regarding the LPC Public Hearing scheduled for Wednesday, July 11, 1984.

Copies of the CoA Applications and plans to be considered at this Hearing will be available in the LPC Office. A copy of the separate Public Notice for the additional CoA Application, to be published in the Palm Beach Daily News, is attached.

SJT/cw

Attachments

SIGNED Stephen J. Tool

PUBLIC HEARING NOTICE - A Meeting of the Landmarks Preservation Commission will be conducted on Wednesday, July 11, 1984, at the Commission Office, 3rd Floor, Town Hall, Palm Beach, Florida at 10:00 A.M.

At that time the following new Applications for a Certificate of Appropriateness will be considered.

The Everglades Club, 356 Worth Avenue
for replacement of existing fire escape with a semi-closed fire escape.

The Society of the Four Arts, Four Arts Plaza, landscaping, exterior rehabilitation & restoration to loading & unloading space.

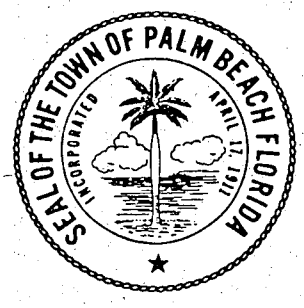
Posted: June 26, 1984
Published: June 24, 1984

ROBERT I. BALLINGER, JR., Chairman

A. PARKER BRYANT

HON. JAMES R. KNOTT

ROBERT T. EIGELBERGER,
E. RODMAN TITCOMB, JR.
PHILIP S. STEEL



LANDMARKS PRESERVATION COMMISSION
P.O. Box 2029 • Palm Beach, Florida 33480
Phone (305) 655-5341 Ex. 248

June 22, 1984

HAND DELIVERED

Palm Beach Daily News
P.O. Box 1176
265 Royal Poinciana Way
Palm Beach, Florida 33480

Attn: Susan Mosher,
Advertising Coordinator

Dear Ms. Mosher:

We are enclosing a copy of a Public Notice which we would like to have published in the Palm Beach Daily News on Sunday, June 24, 1984,

Please provide us with one (1) certified copy of Proof of Publication and your statement for charges, referring to Purchase Order Number G14315.

Thank you.

Sincerely,

Stephen J. Tool, Jr.

Stephen J. Tool, Jr.
Landmarks Coordinator

SJT/cw

Enclosure

cc: R. L. Moore, Building Official
G. Peters, Town Clerk
C. Lee, Purchasing Department
rf

NOTICE FOR A PUBLIC HEARING FOR CERTIFICATE OF APPROPRIATENESS

Public Notice is hereby given that the Landmarks Preservation Commission of the Town of Palm Beach will meet on the 11th day of July, 1984 in the Commission Office, 3rd Floor, Town Hall, Palm Beach, Florida at 10:00 A.M. for the purpose of conducting a Hearing on the following Application for Certificate of Appropriateness: for landscaping, rehabilitation and restoration to the loading and unloading space at The Society of the Four Arts, Four Arts Plaza, by J. Timothy Killen, Jr., for Walter S. Gubelmann, President of The Society of the Four Arts. All persons interested may appear and be heard at said Hearing and may likewise submit written statements prior to and at said Hearing and a copy of this application is on file in the office of the Landmarks Preservation Commission for this change at The Society of the Four Arts, Four Arts Plaza. You are advised that if any person decides to appeal any decision made by the Landmarks Preservation Commission with respect to any matter considered at this Public Hearing, he will need to ensure that a verbatim recording of the testimony is made which record includes the testimony and evidence upon which the appeal is based. Please govern yourselves accordingly.

Stephen J. Tool, Landmarks Coordinator
Landmarks Preservation Commission
Posted: June 26, 1984
Published: June 24, 1984

Inter-Office Communication

TOWN OF PALM BEACH

TO Steve Tool
LPC

DATE 6-21-84

FROM Dave Zimmerman
B & Z Dept.

FILE

RE Four Arts Society
Royal Palm Way

Find attached two copies of landscape plan prepared by Richard Webel for the subject property.

I erroneously requested Mr. Killen to submit this plan to the Architectural Commission for approval instead of LPC as required. I advised Mr. Killen to contact you regarding approval. Sorry for the mixup.

JUN 1984
RECEIVED
LANDMARKS
PRESERVATION
COMMISSION

SIGNED Dave Zimmerman

THE SOCIETY OF THE FOUR ARTS
FOUR ARTS PLAZA PALM BEACH FLORIDA
33480

June 20, 1984

Architectural Commission of
The Town of Palm Beach
45 Cocoanut Row
Palm Beach, Florida 33480

Gentlemen:

For many years the Society has been desirous of improving the landscaping around its main building especially on the Royal Palm Way side and the western facade which is so prominent to motorists coming across the bridge. A number of generous members of the Society have taken on this project and donated a substantial sum to bring it to realization. Mr. Richard K. Webel of the architectural landscaping firm of Innocenti and Webel has designed an outstanding plan (dated May 18, 1984) which we submit herewith for your consideration.

In order to enhance the planting around the main entrance on the north side of the building and to increase the loading and unloading space, Mr. Webel has designed an area paved with 2 foot by 2 foot imitation Florida Keystone and straightened the curb to conform to its original position.

This plan is a first step in an extensive program that hopefully will include landscaping improvements to the parking area adjoining Lake Worth and to the north parking area.

Your early attention will be greatly appreciated as the planting should be started at the earliest possible moment.

Respectfully submitted,

J. Timothy Killen Jr.

Walter S. Gubelmann, President
The Society of the Four Arts
(by J. Timothy Killen, Jr.)

C59-4455

EXHIBIT F

Copy of Applicant's Memo to LPC

[ATTACHED SEPARATELY]

THE SOCIETY OF *The Four Arts*

April 15, 2026

MEMORANDUM TO THE LANDMARKS PRESERVATION COMMISSION OF THE TOWN OF PALM BEACH

RE: THE FOUR SEASONS AT THE FOUR ARTS

For the past 40 years, statuary representing The Four Seasons has been located in a landscaped setting at the west end of the O'Keeffe Building.

HISTORY

In 1953, Bertha Evans donated to The Four Arts four sculptures called The Four Seasons and paid for their transportation from her house in Miami Beach to Palm Beach, along with installation costs. There is no deed of gift.

Marion Sims Wyeth and Mrs. Lorenzo E. Woodhouse selected the installation location in the Demonstration Garden, where they remained for over 30 years, until the Garden Club requested their removal.

In June 1984, they were described as "ordinary cast statues." J. Timothy Killen, who in 1965 had first alerted The Four Arts to the imminent purchase by the Davis Bros. of Jacksonville of the land which is now the Philip Hulitar Garden, stated in 1984 that he "did not want anything to do with the statues." This is compatible with their move to the O'Keeffe building, instead of the Hulitar Garden in 1985-86.

RELEVANCE TO THE FOUR ARTS OF THE FOUR SEASONS

NOT WORKS OF FINE ART. We know neither the name of the maker nor their date. When, in 1953, the Four Arts accepted the donation of The Four Seasons, it did not accession them to its collection as works of fine art.

In January 2026 Conservator Stephen Futej confirmed that "They appear to be of aggregate sand/shell/cement composition." They are apparently commercial 20th-century garden ornaments dating to the years between the two World Wars.

ICONOGRAPHICALLY IRRELEVANT. In addition to not being works of fine art, The Four Seasons have no iconographical pertinence to The Society of the Four Arts or specifically to the O'Keeffe building.

POOR STATE OF CONSERVATION. See the report by sculpture conservation professional Stephen Futej.

There has been concern in the past about their distressed condition. In 1990, and again in 2002, conservation work was carried out in an effort to prevent breakage. The Four Seasons have evidently suffered from the Palm Beach climate to the point that The Society of the Four Arts considers them no longer worthy of public display.

100 Four Arts Plaza • Palm Beach, FL 33480 • (561) 655-7227 • Fax: (561) 655-7233 • www.fourarts.org

CURRENT LOCATION

The Four Arts' project for the expansion of the stage of the Auditorium of the O'Keeffe Building approved by the Town Council of Palm Beach in February 2025, requires the removal of The Four Seasons, which stand in the way.

The removal was successfully carried out by professionals, fortunately without breakage despite the dire predictions of both the shipper and the conservator. They are currently in safe storage with fine arts shippers Gander & White in West Palm Beach.

OPTIONS

RETURN THE STATUES TO THEIR FORMER LOCATION

This option is inadvisable for practical reasons. Their close contiguity to the future Lake Trail and to the west end of the O'Keeffe building loading dock for trucks would expose them continually to danger of damage from both sides.

In their current deplorable state of conservation these modest ornaments indecorously scar the beauty of Beyer Blinder Belle's new façades for the O'Keeffe building and fail to match the prestige and refinement of the Palm Beach townscape at one of its main points of entry, the Royal Park Bridge.

NEW LOCATION ON CAMPUS

Historically Four Arts members and the Garden Club have rejected the placement of these statues in either of their public gardens.

As the Landmarks Preservation Commission is aware, the Four Arts has been pursuing a program of upgrading the quality of the sculptures on display in the Philip Hulitar Garden, by gift or purchase, with works by notable, mainly western artists of the 20th and 21st centuries. Installing the itinerant The Four Seasons, whether in their present condition or re-constructed as Stephen Futej offers to do, would be incompatible with this program. Worse, potential donors would doubt whether they wish distinguished sculptures from their own collections to be transferred into the company of poorly preserved garden ornaments such as The Four Seasons.

NEW LOCATION IN PALM BEACH

There is fortunately a satisfactory third option, thanks to a Palm Beach resident who is ready to receive and care for the sculptures, even in their present condition, in his garden where, with Arcom's permission, they may even be publicly visible.

Regards,

Philip Rylands

EXHIBIT G

Copy of Conservator Stephen Futej Conservation Report

[ATTACHED SEPARATELY]

stephen futej

1408 Clare Ave. Suite 2
West Palm Beach, FL 33401
+1 610.241.0506
stephen@sculpturedoctor.com

"The Four Seasons" Report

14 January 2026

prepared for:
Rebecca Dunham
The Society of the Four Arts
100 Four Arts Plaza
Palm Beach, FL 33480

Current overall condition
These sculptures are not accessioned in the art collection of the Society of the Four Arts.
They appear to be of aggregate sand/shell/cement composition.
They may have been constructed on ferrous armatures that remain inside.
Their surfaces were finished with traditional sculpting tools, whose marks remain in some areas.
The material is grainy and porous, and is in an advanced state of degradation.
Color changes were observed: grey exteriors turn sandy in areas of material loss.
Severe material loss has occurred at the legs; this loss has compromised their structural integrity.
Other widespread instances of loss were observed, across perhaps 70% of the sculptures' surfaces.
A previous repair is visible: to the head/neck region of the southernmost sculpture.

Risk level
I believe all the sculptures to be at risk of breakage if attempting to either remove them from their pedestals or to move each sculpture/pedestal construction as whole units.
Chances are high that at least one, and possibly all the sculptures will fail during removal.
Breakage during deinstall could prove to be extensive.

Proposed methods of removal
The first approach is to carefully chip away the one-inch layer of masonry concrete connecting the sculptures to their bases (which consist of three pedestal sections, also connected with concrete) to separate them, and then move the sculptures.

If this is not possible, then a crane should be used to lift the entire units (sculptures + bases), rigging from the bases to avoid putting pressure on the sculptures themselves. Adding horizontal struts (like custom-cut pieces of wood) between the crane and sculptures could offer additional support and mitigate damage from vibration.
*Note: moving the sculptures while attached to their bases is a worst-case scenario. This process could be complicated by the possibility that the units may be attached to concrete pads underground; and if they are permanently attached, removal of the units becomes a serious challenge.

Stabilizing for move
Material loss is extensive, and I recommend stabilizing the sculptures prior to moving.
I am concerned that even slightly tipping them during a crane lift will shift their balance and internal tension, enough to cause breakage at the thin, degraded regions.
To mitigate potential weight shifts and vibrations, I believe it wise to temporarily encase each sculpture.
I suggest fashioning custom crates onsite, that will have walls but no lid.
Then, expanding foam will be injected into the crate to hold each sculpture as stable as possible.

I can offer an additional stabilizing option if there is interest in repairing these sculptures after removing them: metal reinforcing rods can be inserted where the legs used to be, to prepare for deinstallation; and later, use these reinforcements as a first step to reconstructing the legs.

After deinstallation
I can perform 3D scanning of each sculpture prior to deinstallation, to aid in reconstruction.
If breakage occurs during deinstall, I can offer my services for reassembly.

Reconstruction of these sculptures, even if they survive the deinstallation process, would be a costly process but also an exciting project, and I am willing to begin a dialogue to gauge interest.
I would essentially re-sculpt large portions of each sculpture to mimic the artist's style.
This reconstruction will not be reversible.

Technician Labor at 180/hr:	80 hrs x 4	57600.
Materials		2000.
Estimated Reconstruction Total		**59600.**

The project would follow these steps:

- Insertion of metal reinforcing rods for reconstruction of legs
- Attachment of masonry mesh
- Substrate fill in areas of severe loss
- Development of aggregate media to approximate the original sculpting material
- Sculpting using aggregate media
- Final chemical consolidation of the reconstructed sculptures

If desired, I can prepare a more detailed project estimate, that would also be subject to change dependent on the condition of the sculptures after deinstallation.

EXHIBIT H

Sec. 54-122. New construction.

(a) The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related:
   (1) The height, the gross volume, and the proportion between width and height of the facade;
   (2) The proportions and relationships between doors and windows;
   (3) The rhythm of solids to voids created by openings in the facade;
   (4) The materials used in the facade;
   (5) The texture inherent in the facade;
   (6) The colors, pattern and trim used in the facade; and
   (7) The design of the roof.

RESPONSE: No new construction proposed.

(b) Existing rhythm created by existing building masses and space between them should be preserved.

RESPONSE: No new construction proposed.

(c) The landscape plan should be sensitive to the individual building and its occupants and needs and should be visually compatible with the buildings and environment with which it is visually related.

RESPONSE: No new construction proposed.

(e) Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

RESPONSE: No new construction proposed.

Sec. 18-306. Alterations to historically significant buildings.

Any historically significant building, excepting those that are landmarked or located within a historic district in accordance with chapter 54, Historical Preservation, that undergoes an alteration, as defined above in section 18-302, shall be reviewed by a town expert in historic preservation, to be qualified as a historically significant building, based upon the criteria contained in this section. If qualified as such, the application will be processed and permitted in accordance with chapter 54, article III, Certificate of Appropriateness.

Alterations to historically significant buildings are subject to the regulations found in chapter 50, Floods, and specifically, section 50-114. If a historically significant building is completely demolished, the regulations in chapter 50, section 50-114, will no longer be applicable.

RESPONSE: No alteration to a historically significant building is proposed.

EXHIBIT I

P R O P E R T Y I N F O R M A T I O N

The approximately 7.68-acre site located at 100, 101, 102, and 103 Four Arts Plaza, and 240 Cocoanut Row (**"Site"**).

Property Address:	100, 101, 102, and 103 Four Arts Plaza, and 240 Cocoanut Row ***(Figure 1)***
Parcel Control Number ("PCN"):	50434323050210010; 50434322000030030; 50434322000030080; 50434323050210010; 50434323050210031; 50434322000030090; 50434322000030140; 50434323050210040; 50434323050210050

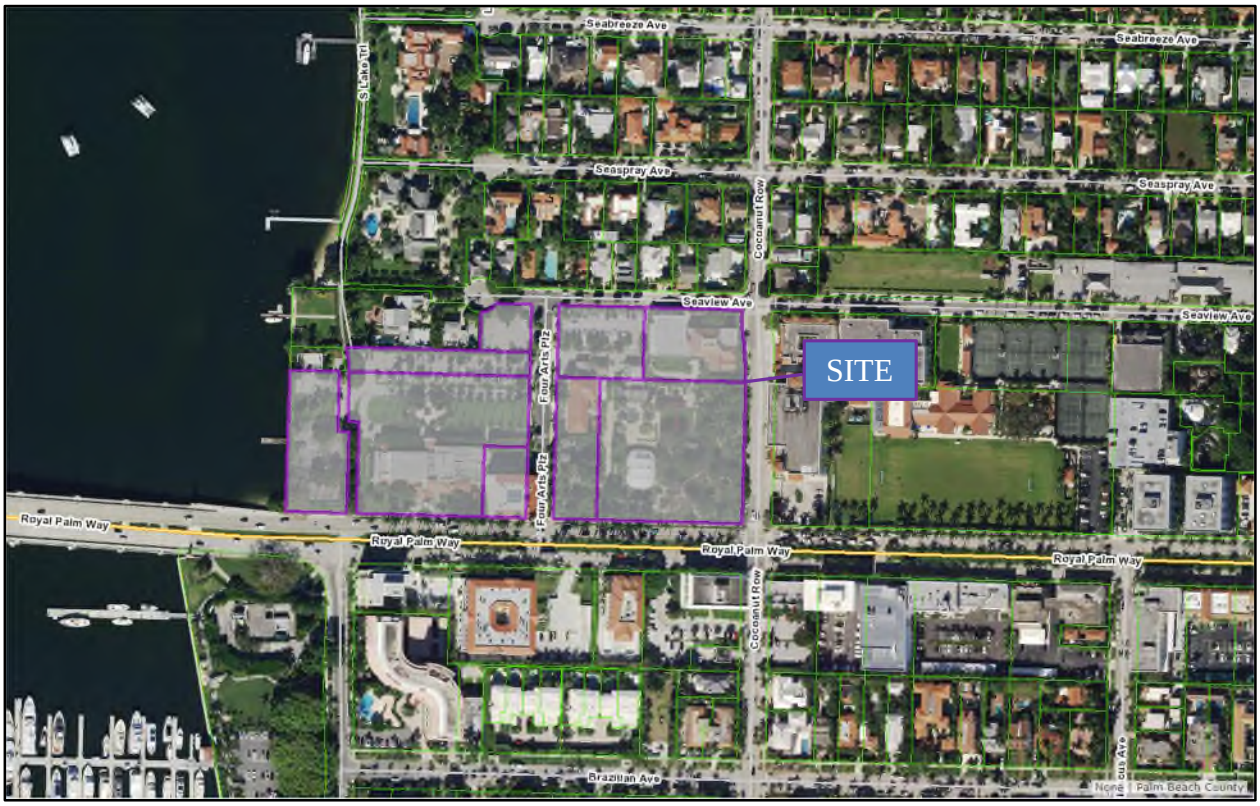


FIGURE 1 – Location map

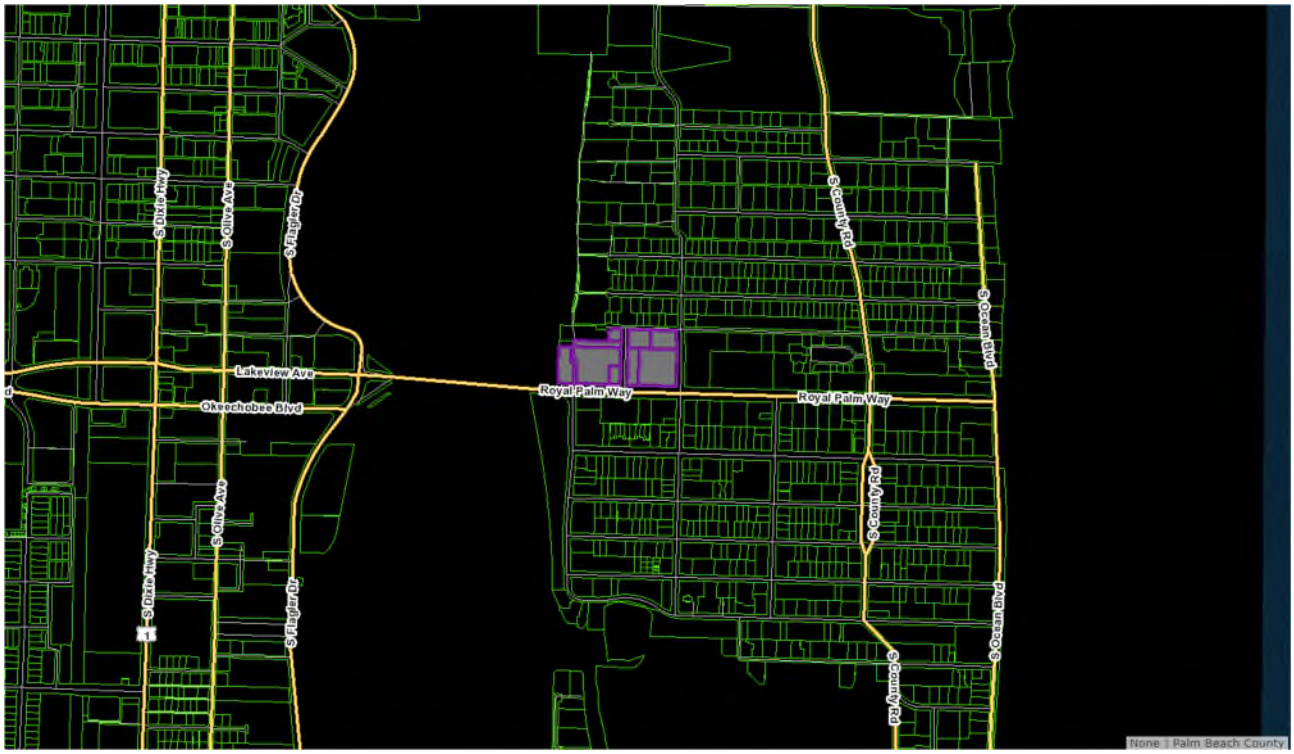


FIGURE 2 – Vicinity map

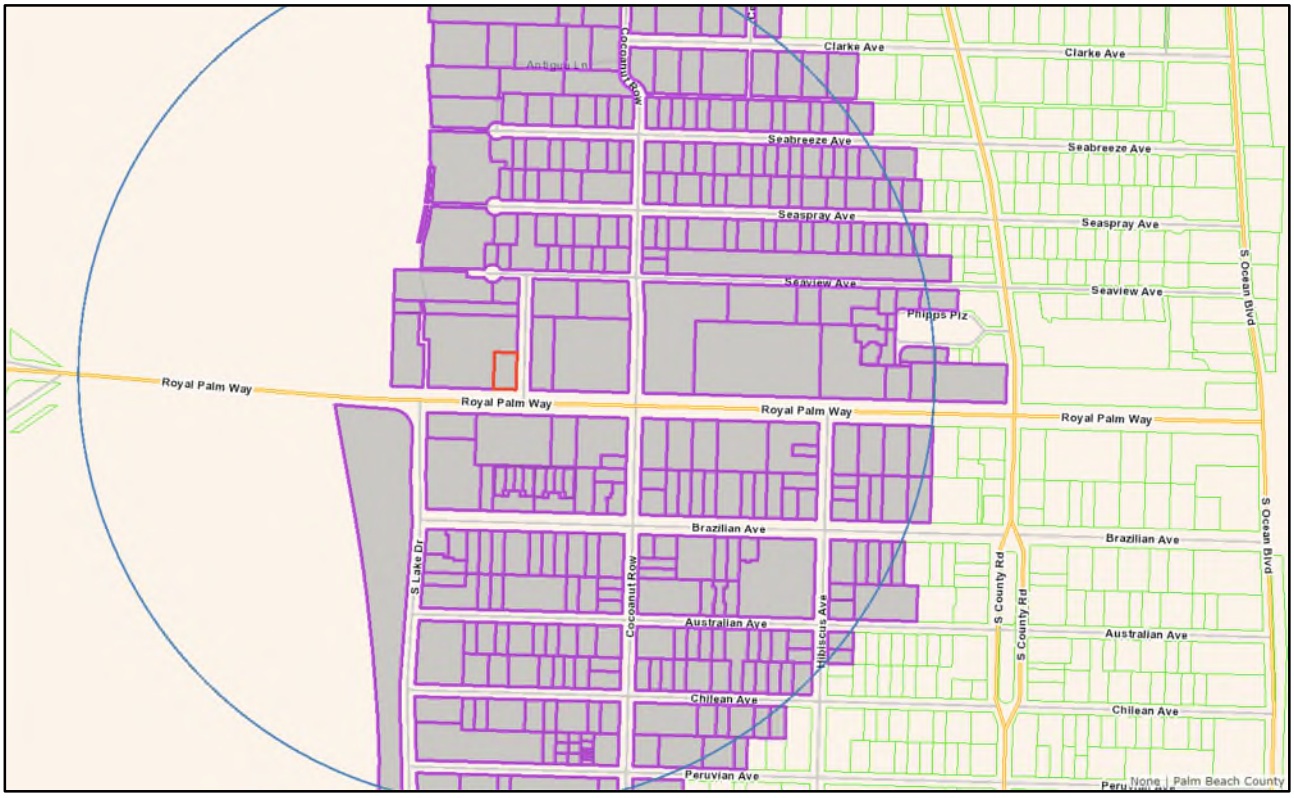


FIGURE 3 – Street map (1,700 ft. buffer)

EXHIBIT J

LEGAL DESCRIPTION

WEST CAMPUS:

A PORTION OF GOVERNMENT LOT 3, LYING WITHIN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, AND LOTS 1, 2, AND A PORTION OF LOT 3, BLOCK "A", REVISED MAP OF ROYAL PARK ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF BLOCK "A", REVISED MAP OF ROYAL PARK ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, THENCE N90°00'00"W ALONG THE SOUTH LINE OF SAID BLOCK "A" BEING COINCIDENT WITH THE NORTH RIGHT OF WAY LINE OF ROYAL PALM WAY FOR A DISTANCE OF 302.04 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE DESCRIBED IN OFFICIAL RECORDS BOOK 7151, PAGE 617 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N00°00'47"W ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 182.78 FEET; THENCE S89°59'13"W FOR A DISTANCE OF 3.76 FEET TO A POINT ON THE WEST LINE OF A PARCEL DESCRIBED IN SECTION ONE IN OFFICIAL RECORDS BOOK 469, PAGE 230, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N00°49'40"E ALONG SAID WEST LINE FOR A DISTANCE OF 107.24 FEET; THENCE N90°00'00"W TO A POINT ON THE WESTERLY EXTENSION OF LOT 1 OF SAID BLOCK "A" FOR A DISTANCE OF 20.30 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE DESCRIBED IN SAID OFFICIAL RECORDS BOOK 7151, PAGE 617, SAID POINT BEING ON A NON TANGENT CIRCULAR CURVE CONCAVE TO THE WEST, SAID POINT BEARING N88°48'20"E FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 115.00 FEET AND A CENTRAL ANGLE OF 13°23'57" FOR A DISTANCE OF 26.89 FEET TO A POINT OF TANGENCY; THENCE N14°35'41"W FOR A DISTANCE OF 19.16 FEET; THENCE N90°00'00"E ALONG THE NORTH LINE OF PARCEL 3 DESCRIBED IN DEED BOOK 809, PAGE 524, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR A DISTANCE OF 276.10 FEET; THENCE N00°00'00"E ALONG THE WEST LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5272, PAGE 331, FOR A DISTANCE OF 84.36 FEET TO A POINT ON A NON TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST, SAID POINT BEARING S03°10'59"E FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 36.00 FEET AND A CENTRAL ANGLE OF 57°10'32" FOR A DISTANCE OF 35.92 FEET; THENCE S90°00'00"E ALONG THE SOUTH RIGHT OF WAY LINE OF SEA VIEW AVENUE AS SHOWN ON THE PLAT OF POINCIANA PARK 3RD ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 72 FOR A DISTANCE OF 74.71 FEET; THENCE S00°00'00"W ALONG THE WEST RIGHT OF WAY LINE OF FOUR ARTS PLAZA (FORMERLY CEIBA AVENUE) FOR A DISTANCE OF 437.62 FEET; THENCE N90°00'00"W ALONG THE NORTH RIGHT OF WAY LINE OF SAID ROYAL PALM WAY FOR A DISTANCE OF 47.00 FEET TO THE POINT OF BEGINNING; SAID LANDS SITUATE WITHIN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH (A):

A PORTION OF GOVERNMENT LOT 3 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF FOUR ARTS PLAZA (CIEBA AVENUE) AND THE NORTH RIGHT-OF-WAY LINE OF ROYAL PALM WAY (100 FOOT WIDE RIGHT-OF-WAY); THENCE N90°00'00"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 90.00 FEET; THENCE N00°00'00"E, PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE OF CIEBA AVENUE, 335.12 FEET; THENCE N90°00'00"W, PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE OF ROYAL PALM WAY, 300.58 FEET TO THE POINT OF BEGINNING; THENCE S14°34'47"E, 21.75 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF A TANGENT CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 105.00 FEET, A DELTA OF 12°53'47", AN ARC DISTANCE OF 23.63 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3.00 FEET, A DELTA OF 91°41'08", AN ARC DISTANCE OF 4.80 FEET; THENCE TANGENT TO SAID CURVE N90°00'00"W, 6.96 FEET; THENCE S00°00'00"E, 2.51 FEET; THENCE N90°00'00"W, 102.47 FEET TO THE WATERS OF LAKE WORTH; THENCE N00°22'23"E, ALONG SAID WATERS, 50.00 FEET; THENCE S90°00'00"E, 103.29 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH (B):

A PORTION OF GOVERNMENT LOT 3, SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, LYING EAST OF AND ADJACENT TO THE WATERS OF LAKE WORTH (LESS LAKE DRIVE RIGHT-OF-WAY, PER OFFICIAL RECORDS BOOK 7151, PAGE 617, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF FOUR ARTS PLAZA (CIEBA AVENUE) AND THE NORTH RIGHT-OF-WAY LINE OF ROYAL PALM WAY (100-FOOT WIDE RIGHT-OF-WAY); THENCE N90°00'00"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 386.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, N90°00'00"W, 110.63 FEET TO THE WATERS OF LAKE WORTH; THENCE N00°12'38"E, ALONG SAID WATERS OF LAKE WORTH, 285.13 FEET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 7151, PAGE 614, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N90°00'00"E, ALONG SAID SOUTH LINE, 104.17 FEET TO THE WEST LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 7151, PAGE 617, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S00°00'53"E ALONG SAID WEST LINE, 122.36 FEET; THENCE N89°59'13"E, 7.85 FEET: THENCE S00°52'16"W, 162.79 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

EAST CAMPUS:

A PORTION OF GOVERNMENT LOT 3, LYING WITHIN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, AND LOTS 5, 6, A PORTION OF LOTS 4, AND 7, BLOCK "A", REVISED MAP OF ROYAL PARK ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 OF BLOCK "A", REVISED MAP OF ROYAL PARK ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, THENCE S00°00'00"W ALONG THE EAST LINE OF SAID BLOCK "A" BEING COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF COCOANUT ROW FOR A DISTANCE OF 275.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE DESCRIBED IN OFFICIAL RECORDS BOOK 1909, PAGE 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TO A TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET AND CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 23.56 FEET; THENCE N90°00'00"W ALONG THE SOUTH LINE OF SAID BLOCK "A", BEING COINCIDENT WITH THE NORTH RIGHT OF WAY LINE OF ROYAL PALM WAY FOR A DISTANCE OF 373.90 FEET TO A POINT ON THE EAST LINE OF THE WEST 3 FEET OF LOT 4, PLAT BOOK 4, PAGE 1, AS DESCRIBED IN DEED BOOK 549, PAGE 180, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N00°00'00"E ALONG THE SAID EAST LINE OF THE WEST 3 FEET OF LOT 4 AND THE EXTENSION THEREOF, BEING COINCIDENT WITH EAST RIGHT OF WAY LINE OF FOUR ARTS PLAZA FOR A DISTANCE OF 437.62 FEET; THENCE N90°00'00"E ALONG THE SOUTH RIGHT OF WAY LINE OF SEA VIEW AVENUE AS SHOWN ON THE PLAT OF POINCIANA PARK 3RD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 72, FOR A DISTANCE OF 379.44 FEET; THENCE S00°00'00"E ALONG THE WEST RIGHT OF WAY LINE OF COCOANUT ROW, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1909, PAGE 74, A DISTANCE OF 9.51 FEET TO A TANGENT CIRCULAR CURVE CONCAVE TO THE EAST; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 276.17 FEET, AND CENTRAL ANGLE OF 02°08'33", FOR A DISTANCE OF 10.33 FEET; THENCE S04°08'54"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 127.72 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATE WITHIN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SITE PLAN SHOWING NO STATUES - **JUNE 14, 1947**
FINAL SUBMIT - **COA-26-0012**

ROOF PLAN TAKEN THRU CLERESTORY WINDOWS

OLD CUBAN TILE ROOF

FIXED SASH: PLATE GLASS SET IN WOOD FRAMES WITH WOOD STOPS. 3 METAL SHOW WITHIN DIVISION BARS. EACH SASH

EXISTING OLD CUBAN TILE HIP ROOF REMAINS AS IS

Upper Part of Auditorium

Thru wall-Copper Flashing

Existing

32'-0" RADIUS

23'-6" LEVEL

12'-0" SLOPE AT RATE OF .520" PER FT. .703" PER FOOT

12'-0" .703" PER FOOT

3'-0" 3'0" .1838" .791" P.F.

15'-0" .937" PER FOOT

AUDITORIUM

STAGE
NEW STAGE FLOOR TO BE SAME ELEVATION AS LOW PAINT EXISTING CLOISTER FLOOR

REMOVE DOOR & CASE OPENING WITH 4" STYLE & MOLDED BOTH SIDES

6" PIPE COL.

14'-0"

STORAGE CLOSET FOR FOLDING CHAIRS

6" PIPE COLUMNS

EXPANSION JOINT

REMOVE MASONRY LOGGIA HERE

19'-10½"

18'-0"

18'-0"

17'-6"

LEVEL FLOOR (NEW) CEMENT

RAMP DOWN (NEW) CEMENT

LEVEL FLOOR (EXISTING)

SOUTH CLOISTER

NEW DOOR 4'-0" C.C. WITH PANIC BOLT

EXISTING HIP ROOF OF PROJECTING ROOMS

HALF PLAN OF FIRST FLOOR
SCALE ¼" = 1'-0"
SEE STRUCTURAL DRAWINGS FOR STEEL FRAMING

C.L. of louver and door opening below

8 WSK Iron Cross Joist 32#

10'-0"

5'-0"

15 Spot Light

Projector

Projector

Spot Light

Bldg.

Round table

Film Safe

Louver wall fitted into 45° Walls

Fan Room #2

No plaster

4x4 Beams for exhaust fan See fan details Covered both sides with ½ Masonite board

5'-0"

C.L. of Louver Screen over C.L. of Door opening below

Hip roof supported on steel framing and steel supported on Corbel 2 Lines

SECTION THRU PROJECTING ROOMS A-A

17'-2"

16'-0½"

F.F.

4'-6½"

8 WSK Iron Cross Joist 32#

22" Steel Joist Cross Beams

Floor

17'-2"

AUDITORIUM PLAN

RENOVATION OF BUILDING FOR
THE SOCIETY OF THE FOUR ARTS
ROYAL PALM WAY PALM BEACH FLA

JOHN L. VOLK

LAWRENCE S. FERRIS ASSOCIATES

DATE 6/14/47 SCALE 1/4" = 1'-0" SHEET 6

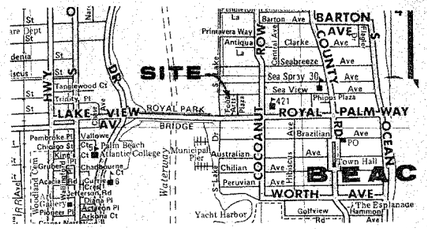
PLEASE RETURN TO:
The Society of the Four Arts,
Palm Beach, Florida 33480

SITE PLAN SHOWING NO STATUES - **JUNE 14, 1947**

GENERAL NOTES
WORK PERFORMED BY OTHERS
Install new pole and anchor system at (2)
Install facilities as indicated from (2) to (7) and from (2) to (4) and (5)
Remove all facilities from (2) to (6) and from (3) to (4) and (5)

Relocate 1¼ Cond. Service on new pole
End of Power Primary
12th Secondary now in use
Overhead Telephone Service
End of Lead Telephone Cable
2.5 KVA 3Ph Not in use
24" Storm Sewer to Culvert
Pipe
Standard Pole
379.04
New Overhead
New Underground Secondary
5.0' Easement as shown
Cross in present sidewalk Grout to recess by 1" Pipe
Add 5'-0" of 24" T.C. Pipe Relocate catch basins
10" Culvert
24" Storm Sewer
1" Pipe 2'6" in walls
Existing power and telephone lines
Telephone Cond. for Spanish Provincial Apts. & Club
New 4 wire secondary with 2 steel brackets on each side of pole
℄ of building unit of Cabana
5.0' Easement
PROP. LINES
New Bldg. Service
New Bldg. Service Pole
2" Cond. for 1¼ no Service
Existing Telephone Cable to Club
Overhead Service to Apts.
Telephone Cond. to Pole (4)
Telephone into building
Gas Meter
Gas Meter
Electric entrance and meter panels
3Ph Secondary 220 V. Not in use
12th Secondary 115/230 V in use
Cond. for 3Ph Primary
1" Pipe in edge of sidewalk
¾" Pipe
Cross
Existing 1½" Gas Service
¾" Pipe
1" Pipe
Cross in walk
Fire Hose on Club
City Water Meter
24" Sanitary Truck Line
6" Gas Main
Ind. = 1.23 on 10'
M.H. Top Elev. 9.87
Cross in walk
Cross in walk
Cross in walk

The Society of the Four Arts
Town of Palm Beach, Florida



Location Sketch
(Not to Scale)

Legend:

FIC	=	FICUS
CP	=	COCONUT PALM
SP	=	SABAL PALM
MEL	=	MELALEUCA
QP	=	QUEEN PALM

Description:

PARCEL 1: A rectangular parcel of land ninety (90) feet wide from east to west and two hundred ninety (290) feet long from north to south, lying north of Royal Palm Way and West of Ceiba Avenue, Palm Beach, Florida more particularly described as follows:

The west forty-seven (47) feet of Lot 3 and the east forty-three (43) feet of Lots 1 and 2, Block "A", as shown on "Revised Map of Royal Park Addition to Palm Beach, Florida", recorded in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 4 at Page 1.

Excepting from said Parcel 1, the south one hundred forty-five (145) feet thereof, which land so excepted, improved with the building commonly known and described as the Spanish Provincial Apartments, has been conveyed by deed bearing even date and delivered simultaneously herewith to Byron D. Miller.

PARCEL 2: A rectangular parcel of land ninety (90) feet from east to west and forty-five and twelve one-hundredths (45.12) feet from north to south, lying immediately north of and adjoining the west forty-seven (47) feet of Lot 3 and the east forty-three (43) feet of Lot 1, Block "A", aforesaid, lying and being in Government Lot 3, Section 22, Township 43 South, Range 43 East, Palm Beach County, Florida.

PARCEL 3: A parcel of land lying in Government Lot 3, Section 22, Township 43 South, Range 43 East, Palm Beach County, Florida, and more particularly described as follows:

From a cross (x) in a concrete sidewalk; which cross (x) marks the intersection of the west line of Ceiba Avenue with the north line of Royal Palm Way; run westerly, along the south lines of Lots 3 and 2, Block "A", as shown on Revised Map of Royal Park Addition to Palm Beach, Florida, as recorded in Plat Book 4, at Page 1, in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, a distance of ninety (90) feet to an iron pipe set in the south line of Lot 2, aforesaid, for a POINT OF BEGINNING;

From said POINT OF BEGINNING; run thence northerly and parallel to the west line of Ceiba Avenue, a distance of three hundred thirty-five and twelve one-hundredths (335.12) feet to an iron pipe marking the northeast corner of the herein described parcel; thence run westerly and parallel to the south line of said parcel, a distance of four hundred four and sixty-four one-hundredths (404.64) feet to a cross (x) in the center of an eighteen (18) inch concrete seawall; thence continue west, along the same line, a distance of seventy-five hundredths (0.75) feet to the waters of Lake Worth; thence southerly, meandering the waters of Lake Worth, a distance of three hundred thirty-five and twelve one-hundredths (335.12) feet to a point where the waters of Lake Worth intersect with the north line of Royal Palm Way, extended westerly (which is the south line of Lot 2, aforesaid, extended westerly); thence run easterly, along said north line of Royal Palm Way, extended westerly, (the south line of Lot 2, aforesaid, extended westerly), a distance of seventy-five hundredths (0.75) feet to a bolt in the center of an eighteen (18) inch concrete seawall; thence continue easterly, along said north line of Royal Palm Way, extended westerly, (the south line of Lot 2, extended westerly), a distance of four hundred six and one one-hundredths (406.01) feet to an iron pipe in the south line of Lot 2, aforesaid, the POINT OF BEGINNING; together with all riparian rights thereunto belonging or in anywise appertaining and subject to any rights-of-way of record for the purposes of the existing thoroughfares known and shown as "Lake Drive" and "Lake Trail".

LEGAL DESCRIPTION FOR PARCEL #1

The East 100 feet of the following described property:

A parcel of land in Section 22, Township 43 South, Range 43 East, particularly described as follows:

BEGINNING at a point in the westerly extension of the south line of a strip of land ten (10) feet in width, designated as "10' path for wheelchairs, bicycles and pedestrians only" on plat of POINCIANA PARK, 3rd addition, as filed in Plat Book 8, Page 72, Public Records of Palm Beach County, Florida; thence easterly, along said westerly extension and along the south line of said 10' path, a distance of 354 feet, more or less, to a point in a circular drive, having a radius of 36 feet, as shown on said plat; thence southerly and easterly, along the circumference of said circle to a point in the south line of Seaview Avenue, as shown on said plat; thence easterly, along the south line of said Seaview Avenue to a point of intersection with the west line of Ceiba Avenue, as now laid out and in use; thence southerly, along the west line of said Ceiba Avenue, a distance of 102.50 feet, more or less, to a point in a line parallel to and 125 feet south of, measured at right angles to, the south line of the said 10' path; thence westerly, along said parallel line, a distance of 493 feet, more or less, to the waters of Lake Worth; thence northerly, along the waters of Lake Worth to the POINT OF BEGINNING, including all riparian rights belonging to said property, said property being commonly known and referred to as No. 15 South Lake Trail.

LEGAL DESCRIPTION FOR PARCEL #2

The East 4 feet of the property described as follows:

A parcel of land in Section 22, Township 43 South, Range 43 East, described as follows:

COMMENCE at the intersection of the centerline of Seaview Avenue as shown on the plat of Poinciana Park, 3rd Addition, as recorded in Plat Book 8, Page 72, Public Records of Palm Beach County, Florida, and the centerline of Four Arts Plaza (Ceiba Avenue) as now laid out and in use; thence South, along said centerline, a distance of 119.81 feet; thence westerly, at an angle to the preceding course, a distance of 128.00 feet to the POINT OF BEGINNING; thence continue westerly, along said course, a distance of 108.32 feet; thence northerly, parallel to said centerline of Four Arts Plaza, a distance of 107.00 feet; thence easterly, parallel to said centerline of Seaview Avenue, a distance of 68.40 feet to the point of intersection with a curve concave to the northeast and having a central angle of 79°13'05" and a radius of 36.0 feet; thence southeasterly, along the arc of said curve, a distance of 49.77 feet to the point of intersection with a line extending northerly from the POINT OF BEGINNING parallel to the said centerline of Four Arts Plaza; thence southerly, along said line, a distance of 84.16 feet to the POINT OF BEGINNING.

Said parcel being in the Town of Palm Beach, Palm Beach County, Florida.

Survey Notes:

1. Reproductions of this Sketch are not valid unless sealed with an embossed surveyor's seal.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other Instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by this office.
3. The land description shown hereon is based on the Instrument of Record.
4. No underground foundations were located.
5. Underground Utility locations shown thusly (— - — - — - —) are per maps by the Town of Palm Beach and are abbreviated as follows:
   - SS = Storm Sewer
   - S = Sanitary Sewer
   - E = Electric
   - TELE = Telephone
6. Elevations shown hereon are based on the National Geodetic Vertial Datum of 1929.
7. Benchmark Description: Brass Disk on Royal Palm Bridge over Lake Worth 2.5' North of south guardrail. Elev.=16.434
8. (D) Indicates Description
9. (M) Indicates Measured
10. (S) Indicates Sprinkler

Certification:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in June, 1989. I FURTHER CERTIFY that this Survey meets the Minimum Technical Standards for Land Surveying in accordance with Chapter 21HH-6 of the Florida Administrative Code. There are no above ground encroachments other than those shown hereon subject to the qualifications noted hereon.

MICAHEL D. AVIROM, P.L.S.
Florida Registration No. 3268

REVISIONS

AVIROM-HALL & ASSOCIATES, INC.
LAND SURVEYING
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(305)392-2694

DATE
6-12-89

SCALE
1" = 20'

FIELD BOOK
250/28-59

SHEET
1 OF 3

JOB NO.
3351

SITE PLAN SHOWING STATUES - **JUNE 12, 1989**

NORTH

LAKE DRIVE

FOUR ARTS PLAZA (CEIBA AVENUE)

ROYAL PALM WAY

PARCEL

PARCEL 1

PARCEL 3

TWO STORY BUILDING

F.F. ELEV. = 6.45

MULTI-STORY BUILDING

P.O.B. PARCEL #2

P.O.C. PARCEL 3

P.O.B. PARCEL 3

493'

390.83'(M)

404.64'

251'

406.76'(M) 406.01'(D)

335.12'

292.81'

145.00'

90.00'

ASPHALT PAVEMENT

CONCRETE WALK

CONCRETE DRIVE

CONC.DOCK

BOUGAINVILLA HEDGE

ROYAL PALMS (52' HIGH)

BANYAN (25' HIGH)

6' HIGH HEDGE

8' HIGH HEDGE

2' HIGH HEDGE

METAL SCULPTURE W/FOUNTAIN

FOUNTAIN

CONCRETE

EDGE 4.5' ABOVE GROUND

WAX LEAF BUSH (TYP.)

ROOFED ENTRY

PROPANE TANKS

1.5' WALL (Broken)

DECORATIVE BLOCK WALL ON 1.5' SEAWALL CAP

24" CLAY OUTFALL

STORM M.H. R=3.83 INV.NE=(-)0.01 (24") SW=0.21 (8") SE=(-)0.28 (24") W=(-)0.38 (24")

C.B. R=3.32 INV.E=(-)0.44 W.=(-)0.44

C.B. R=3.45 INV.E=(-)0.26 W=(-)0.26

C.B. R=3.01 INV.N(12")=0.46 S(10")=0.49

C.B. R=3.23 INV.N(10")=0.56

C.B. R=3.46 INV.W(8")=2.50

C.B. RIM=3.19' INV.E(8")=1.63 W(8")=1.43'

STORM M.H. R=3.66 INV.E.=(-)0.11 W.=(-)0.16

C.B. R=2.71 INV.E(10")=1.55 W(10")=1.60

SAN. M.H. R=5.04

SAN.MH R=5.50 INV.W(24")=1.00 S/W(24")(-)7.85

STORM MH R=5.07 INV.E./W(30")=(-)1.18

STORM M.H. R=5.33 INV.E(24")=(-)1.47 W(24")=(-)0.87

SAN.MH R=5.07 INV.E(24")=(-)0.10 W(24")=(-)0.10

SAN.MH R=5.07 INV.E(24")=(-)0.10 W(24")=(-)0.10

S.P.(24'HIGH)

S.P.(ABANDONED)

S.P.(33'HIGH)

S.P.

S.P.R.

S.P.V. BOX

STATUE W/2' STAND

BANYAN (25' HIGH)

ROYAL PALMS (52' HIGH)

ROYAL PALMS (52' HIGH)

SEAGRAPES

BANYAN (25' HIGH)

ANC.

ANC.(2)

ANC.(3)

FD."X"

FD.5/8"

FD.CONC. MON.

FD.1" I.P. 3.12

SET I.R./C14"/7' C.P.

SET P.C.P.

MET. L.P.

MET. L.L.P.

W. LINE LOTS 1 & 2

E.LINE LOT 2

W.LINE LOT 3

W.R/W LINE

N. R/W LINE

SIGN

TELE.

ELEC. BOX

WTR. MTR.

WTR. V.B.

SPR. VALVE BOX

M.H.

A/C

CONC.

ASPHALT

SS

TELE

FIC

FIC.

CONC. CURB

CONC. WALK

CONCRETE WALK

4' CONC. SEPERATOR

2' CURB & GUTTER

6"CURB

4' CONC. WALK

7"/25' SCREW PINE

22" R.P.

18" R.P.

14" R.P.

15" R.P.

19" R.P.

20" R.P.

17" R.P.

12" R.P.

18" S.P.R.

12"/28' S.P.

4"/48" FIC.

24"X48" FIC.

30" MET. L.P.

3"X48" FIC.

END PER PLANS

89°58'30"

90°01'30"

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50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(305)392-2594

DATE	
SCALE	
FIELD BOOK	
SHEET	2 OF 3
JOB NO.	3351

NORTH

P.O.B.
PARCEL #1

354'±

S.LINE PATH POINCIANA PARK 3RD ADDITION (P.B.8/72)

68.40'

R=36'
A=49.71'
Δ=79°13'05"

R=36'
A=36.23'
Δ=57°39'28"

SEAVIEW AVENUE

P.O.C.
PARCEL #2

C.B.
R=2.74
INV.NW(12")=0.94

C.B.
R=2.43
INV.NE (8")=(-)0.27
SW(8")=0.73

STORM M.H.
R=2.99
INV.W(36")=(-)2.23

5' CONC. WALK

74.71'

FD.5/8"
I.R.

SET
PCP

SET
IR/C

C.B.
R=2.18
INV.NE(8")=0.98

CONC.
SWALE

PARCEL #2

PARCEL #1

ASPHALT PAVEMENT

84.07'

84.36'

125'(D)

107'

119.81'

102.69'(M)
102.50'(D)

100'

89°58'30"

CONC. CURB

FD.CONC.
MON.

P.P.(ABANDONED)

128'

493'
390.83'(M)

P.O.B.
PARCEL #2

FD."X"

C.B.S. WALL

404.64'

ANC(2)

ANC.(3)

17"/8"
C.P.

16"/9"
C.P.

18"/14"
C.P.

20"/17"
C.P.

12"/5"
C.P.

12"/28"
S.P.

4"UM
24"X48"
F/C.

L.P.

4"/10"
UNKNOWN

9",4",3"/17"
ALMOND

19"/10"
C.P.

18"/8"
C.P.

4"/12"
C.P.

4"/19"
ALMOND

(3)4"/12"
ALMOND

17"/12"
C.P.

END PER
PLANS

ASPHALT PAVEMENT

251'

45.12'

90'

PARCEL 3

TELE

12"/15"
S.P.

C.B.
R=2.71
INV.E(10")=1.60
W(10")=1.60
MET.L.P.

18",12"
MEL.

292.81'

1.5' WALL (Broken)

24" CLAY
OUTFLOW

STORM M.H.
R=3.83
INV.NE=(-)0.01 (24")
SW=0.21 (8")
SE=(-)0.28 (24")
W=(-)0.38 (24")

SS

LAKE TRAIL

C.B.
R=3.32
INV.E=(-)0.44
W.=(-)0.44

C.B.
R=3.45
INV.E=(-)0.26
W=(-)0.26

BANYAN
25' HIGH

STORM M.H.
R=3.66
INV.E.=(-)0.11
W.=(-)0.16

C.B.
R=3.01
INV.N(12")=0.48
S(10")=0.49

C.B.
R=3.23
INV.N(10")=0.56

22"
R.P.

GUTTER

F.L.(2)

ROYAL PALMS (52' HIGH)

WAX LEAF
BUSH (TYP.)

ROYAL PALMS (52' HIGH)

W O R T H

CEIBA AVENUE)

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(305)392-2594

DATE

SCALE

FIELD BOOK

SHEET
3 OF 3

JOB NO.
3351

SITE PLAN SHOWING STATUES - **AUGUST 1989**

WORTH

LAKE

FOUR ARTS PLAZA (CEIBA AVENUE)

ROYAL PALM WAY

UPLIGHTS ON NOGUCHI SCULPTURE (TYP.)

UPLIGHTS IN FOUNTAIN ON TARPON SCULPTURE

BUILDING

HOLD EXISTING ASPHALT EDGE

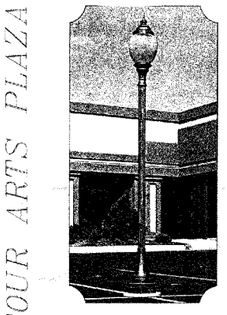
POLE LIGHTS TO HIGHLIGHT VEHICULAR CIRCULATION (TYPICAL)

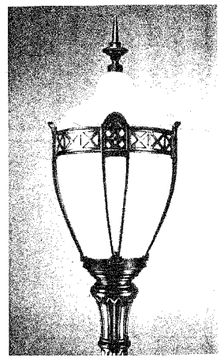
6" WIDE CURB (TYPICAL)

4" WHITE STRIPES TYP.

SEAGRAPES

R=5.33
INV.E(24")=(-)1.47
W(24")=(-)0.87





LIGHTING CONCEPT

Edward D. Stone, Jr. and Associates, P.A.
EDSA
Planners and Landscape Architects
1512 East Broward Boulevard · Suite 110
Fort Lauderdale, Florida 33301

AUGUST, 1989

LOCATION OF STATUES - WEST OF O'KEEFFE BUILDING

CONDITION OF STATUES

FOUR ARTS PLAZA

SUPPLEMENTARY INFORMATION
TO THE
DESIGNATION REPORT OF 7-11-79
September 20, 1995

Landmarks Preservation Commission
Palm Beach, Florida

SUPPLEMENTARY REPORT

FOUR ARTS COMPLEX
455 ROYAL PALM WAY

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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:	Four Arts Complex 455 Royal Palm Way Palm Beach, Florida
Date of Construction:	1924 (Rovensky Building) 1929 (Gallery/Auditorium) 1938 (Library)
Principal Architect:	Addison Mizner (1929) Maurice Fatio (1938) John Volk (1947) Marion Sims Wyeth (1947)
Present Owner:	The Society of the Four Arts
Present Use:	Cultural Institution
Present Zoning:	R-B (special exception use)
Palm Beach County Tax Folio Number:	50-43-43-23-05-0210-010 50-43-43-23-05-0210-050 50-43-43-23-05-0210-060 50-43-43-22-00-0030-080 50-43-43-22-00-0030-090
Current Legal Description:	The South 45.12 feet of the South 1/2 of Subdivision N of Government Lot 3, lying West of Ceiba Avenue, the South 1/2 of Subdivision N of Government Lot 3, between Coconut Row and Ceiba Avenue(less Seaview Ave. and the East 219.41 feet), in Sec. 22, Township 43 South, Range 43 East, and Lot 1, and land lying West of Lot 1 (less the East 43 feet), and land lying West of Lot 2 (less Lake Drive), the North 145 feet of the West 47 of Lot 3 and the East 88.9 feet thereof; and Lots 4, 5, 6, and 7, Block A, of Royal Park Addition, as in Plat Book 4,pg 1.

Gallery/Auditorium

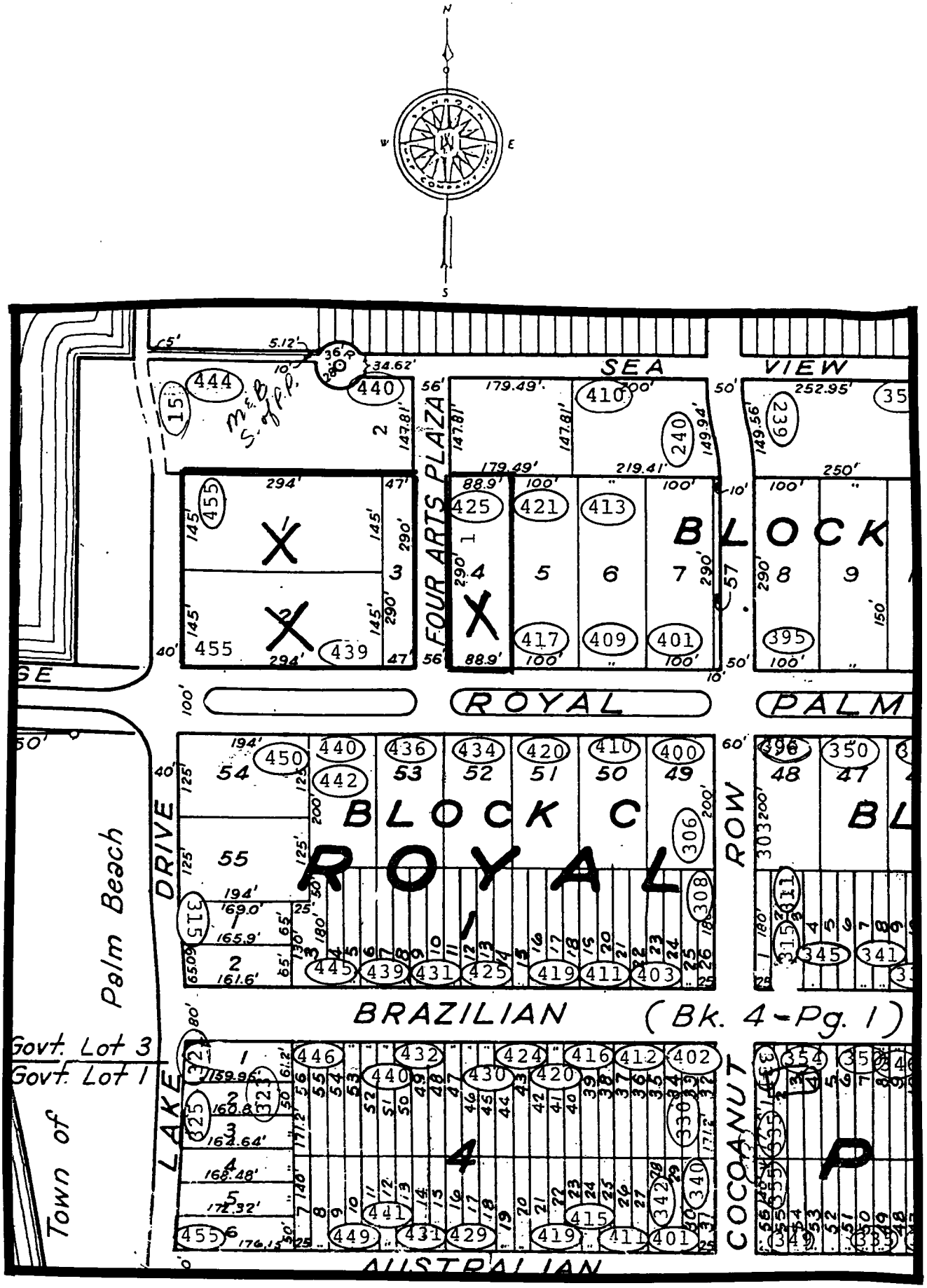
Classification in the "Historic Building Survey of Palm Beach, 1981: This is an Addison Mizner building, with simple, dignified Classical detailing. The original building of 1923, later burned, was built for the Club De Montmartre. The present building of 1929, by the most famous Palm Beach architect, was erected for the Embassy Club. It was taken over by the Society of Four Arts in the late 1930's.

Rovensky Building

Classification in the "Historic Building Survey of Palm Beach, 1981: This is an Addison Mizner building, which one had full-length Gothic windows on the ground floor; it now features single and paired double-hung sash windows above a rusticated base. Mizner was the most famous Palm Beach architect.

Gate Piers

Classification in the "Historic Building Survey of Palm Beach, 1981: These tall, dignified piers mark the entrance to a short street. They are among the best of Palm Beach's rare public monuments.


SEA VIEW
FOUR ARTS PLAZA
ROYAL
PALM
BLOCK
ROYAL
BLOCK C
BRAZILIAN (Bk. 4-Pg. 1)
AUSTRALIAN
COCOANUT
LAKE DRIVE
Palm Beach
Town of
Govt. Lot 3
Govt. Lot 1
ROW

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site No. 820= =
Site Name Four Arts Building 830= = Survey Date 8101
Address of Site: 455 Royal Palm Way, Palm Beach, FL 33480 905= =
Instruction for locating Royal Palm Way at S Lake Dr NE corner 813= =
Location: Royal Park (subdivision name) A (block no.) 2 (lot no.) 868= =
County: Palm Beach 808= =
Owner of Site: Name: Four Arts Society, Tr
Address: Four Arts Plaza, Palm Beach, FL 33480 902= =
Type of Ownership institutional 848= = Recording Date 832= =
Recorder:
Name & Title: Kidney, Walter C. (Architectural Historian)
Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818= =

Condition of Site: (Check One)
- [X] Excellent 863= =
- [ ] Good 863= =
- [ ] Fair 863= =
- [ ] Deteriorated 863= =

Integrity of Site: (Check One or More)
- [X] Altered 858= =
- [ ] Unaltered 858= =
- [X] Original Site 858= =
- [ ] Restored( )(Date: X)858= =
- [ ] Moved( )(Date: X)858= =

Original Use entertainment 838= =
Present Use museum 850= =
Dates: Beginning +1929 844= = BP
Culture/Phase American 840= =
Period 20th Century 845= =

NR Classification Category: Building 916= =

Threats to Site: (Check One or More)
- [ ] Zoning(X X)878= =
- [ ] Development(X X)878= =
- [ ] Deterioration(X X)878= =
- [ ] Borrowing(X X)878= =
- [ ] Other (See Remarks Below): 878= =
- [ ] Transportation(X X)878= =
- [ ] Fill(X X)878= =
- [ ] Dredge(X X)878= =

Areas of Significance: Architecture 910= =

Significance: This is an Addison Mizner building, with simple, dignified Classical detailing. The original building of 1923, later burned, was built for the Club de Montmartre. The present building of 1929, by the most famous Palm Beach architect, was erected for the Embassy Club. It was taken over by the Society of Four Arts in the late 1930's.

Grade: A

LAPB 911= =

ARCHITECT Mizner, Addison (Palm Beach, FL) 872 = =

BUILDER Lightbown, Millard J 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE irregular; irregular 966 = =

EXTERIOR FABRIC(S) stucco: roughcast 854 = =

STRUCTURAL SYSTEM(S) brick # tile 856 = =

PORCHES N/ square 1-bay entrance porch, round arches w/keystones on plain piers 942 = =

FOUNDATION: 942 = =

ROOF TYPE: hip # flat: parapet 942 = =

SECONDARY ROOF STRUCTURE(S): tower: pavilion # parapet, urns 942 = =

CHIMNEY LOCATION: offset: lateral slope # E/ end: interior 942 = =

WINDOW TYPE: casement, 8, wood # 942 = =

CHIMNEY: masonry, stuccoed 882 = =

ROOF SURFACING: tile: barrel 882 = =

ORNAMENT EXTERIOR: stucco # stone: coral # metal 882 = =

NO. OF CHIMNEYS 2 952 = = NO. OF STORIES 1 # 2 950 = =

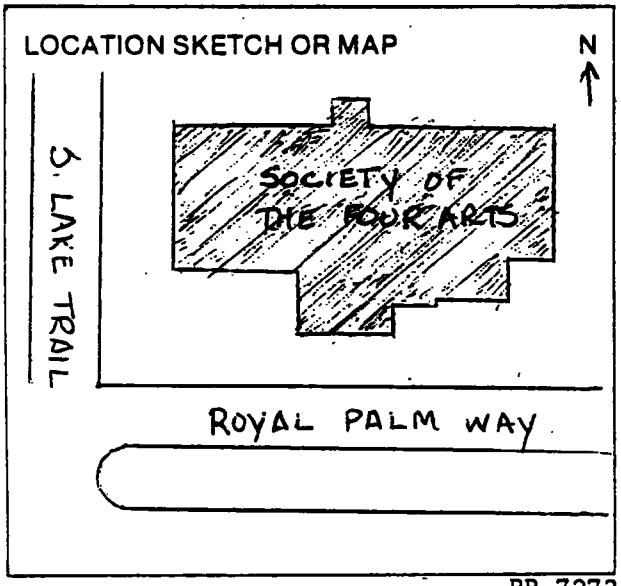
NO. OF DORMERS none 954 = =

Map Reference (incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000 1946(photorevised 1967) 809 = =

Latitude and Longitude:
26° 42' 40" ° ' " 800 = =

Site Size (Approx. Acreage of Property): 2 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers PB-7273-1-F1 860 = =

Contact Print

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. 830 = =
Site Name Singer Office Building and Embassy Apartments Survey Date 8101 820 = =
Address of Site: 437-441 Royal Palm Way, Palm Beach, FL 33480 905 = =
Instruction for locating S side of Royal Palm Way between Four Arts Plaza and S Lake Dr 813 = =
Location: Royal Park (subdivision name) A (block no.) 2 (lot no.) 868 = =
County: Palm Beach 808 = =
Owner of Site: Name: Embassy Corporation
Address: P O Box 750 902 = =
Type of Ownership corporate 848 = = Recording Date 832 = =
Recorder:
Name & Title: Kidney, Walter C. (Architectural Historian)
Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818 = =

Condition of Site: Integrity of Site: Original Use commercial 838 = =

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 other: apartments 850 = =
Dates: Beginning c.+1924 844 = = NOBP
Culture/Phase American 840 = =
Period 20th Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site:

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

Areas of Significance: Architecture 910 = =

Significance: This is an Addison Mizner building, which once had full-length Gothic windows on the ground floor; it now features single and paired double-hung sash windows above a rusticated base. Mizner was the most famous Palm Beach architect.

Grade: C

pre-1947 (BP) LAPB 911 = =

ARCHITECT Mizner, Addison (Palm Beach, FL) 872 = =

BUILDER 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE square; irregular 966 = =

EXTERIOR FABRIC(S) stucco: roughcast 854 = =

STRUCTURAL SYSTEM(S) brick # tile 856 = =

PORCHES E/ 1st-fl marquee, 2 iron balconies ea, 3rd and 4th fls # S/ iron balcony along 3rd fl, 3 iron balconies, 4th fl # (see cont. sheet) 942 = =

FOUNDATION: 942 = =

ROOF TYPE: flat 942 = =

SECONDARY ROOF STRUCTURE(S): 942 = =

CHIMNEY LOCATION: NW/ corner 942 = =

WINDOW TYPE: French, 10, wood # casement, 6, wood 942 = =

CHIMNEY: masonry, stuccoed 882 = =

ROOF SURFACING: built-up 882 = =

ORNAMENT EXTERIOR: stucco 882 = =

NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 3 # 4 950 = =

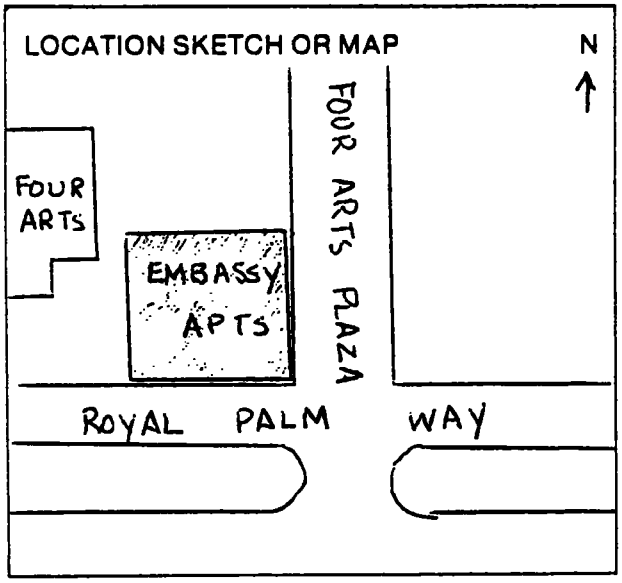
NO. OF DORMERS none 954 = =

Map Reference (incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000 1946(photorevised 1967) 809 = =

Latitude and Longitude: 26 ° 42′ 40″ ° ′ ″ 800 = =

Site Size (Approx. Acreage of Property): LT 1 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section

812 = =

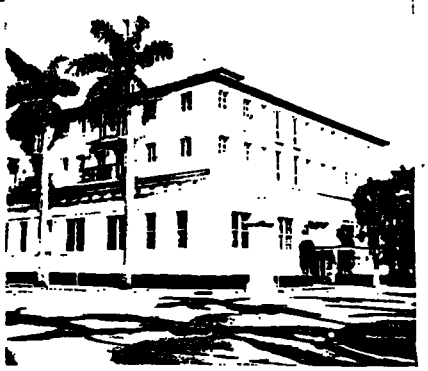
UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers PB-7273-2-F4 860 = =

Contact Print



CONTINUATION SHEET

Site Name: Singer Office Building and Embassy Apartments
Address of Site: 437-441 Royal Palm Way, Palm Beach, FL 33480

Porches Continued: N/ 1 balcony 2nd fl, 2 balconies 3rd fl 942==

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. 820 = =

Site Name gate piers 830 = = Survey Date 8011 905 = =

Address of Site: Four Arts Plaza at Royal Palm Way, Palm Beach, FL 33480

Instruction for locating 813 = =

Location: Royal Park (subdivision name) A (block no.) 3, 4 (lot no.) 868 = =

County: Palm Beach 808 = =

Owner of Site: Name: Four Arts Society

Address: Four Arts Plaza 902 = =

Type of Ownership institutional 848 = = Recording Date 832 = =

Recorder:

Name & Title: Kidney, Walter C. (Architectural Historian)

Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818 = =

Condition of Site: Integrity of Site: Original Use other: entrance 838 = =

Check One		Check One or More		Present Use other: entrance 850 = =
☐ Excellent	863 = =	☐ Altered	858 = =	Dates: Beginning c.+1930 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)	X) 878 = =	☐ Transportation (X)	X) 878 = =
☐ Development (X)	X) 878 = =	☐ Fill (X)	X) 878 = =
☐ Deterioration (X)	X) 878 = =	☐ Dredge (X)	X) 878 = =
☐ Borrowing (X)	X) 878 = =		
☐ Other (See Remarks Below):	878 = =		

Areas of Significance: Architecture 910 = =

Significance: These tall, dignified piers mark the entrance to a short street. They are among the best of Palm Beach's rare public ornaments.

911 = =

ARCHITECT _____ 872 = =

BUILDER _____ 874 = =

STYLE AND/OR PERIOD Neoclassical Revival 964 = =

PLAN TYPE square 966 = =

EXTERIOR FABRIC(S) stucco 854 = =

STRUCTURAL SYSTEM(S) masonry 856 = =

PORCHES N/A

942 = =

FOUNDATION: 942 = =

ROOF TYPE: N/A 942 = =

SECONDARY ROOF STRUCTURE(S): Urns 942 = =

CHIMNEY LOCATION: N/A 942 = =

WINDOW TYPE: N/A 942 = =

CHIMNEY: N/A 882 = =

ROOF SURFACING: N/A 882 = =

ORNAMENT EXTERIOR: ? stone: cast 882 = =

NO. OF CHIMNEYS N/A 952 = = NO. OF STORIES 1 950 = =

NO. OF DORMERS N/A 954 = =

Map Reference (incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000
1946 (photorevised 1967) 809 = =

Latitude and Longitude:
26° 42' 40" ° ' " 800 = =

Site Size (Approx. Acreage of Property): N/A 833 = =

LOCATION SKETCH OR MAP N

Township	Range	Section

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

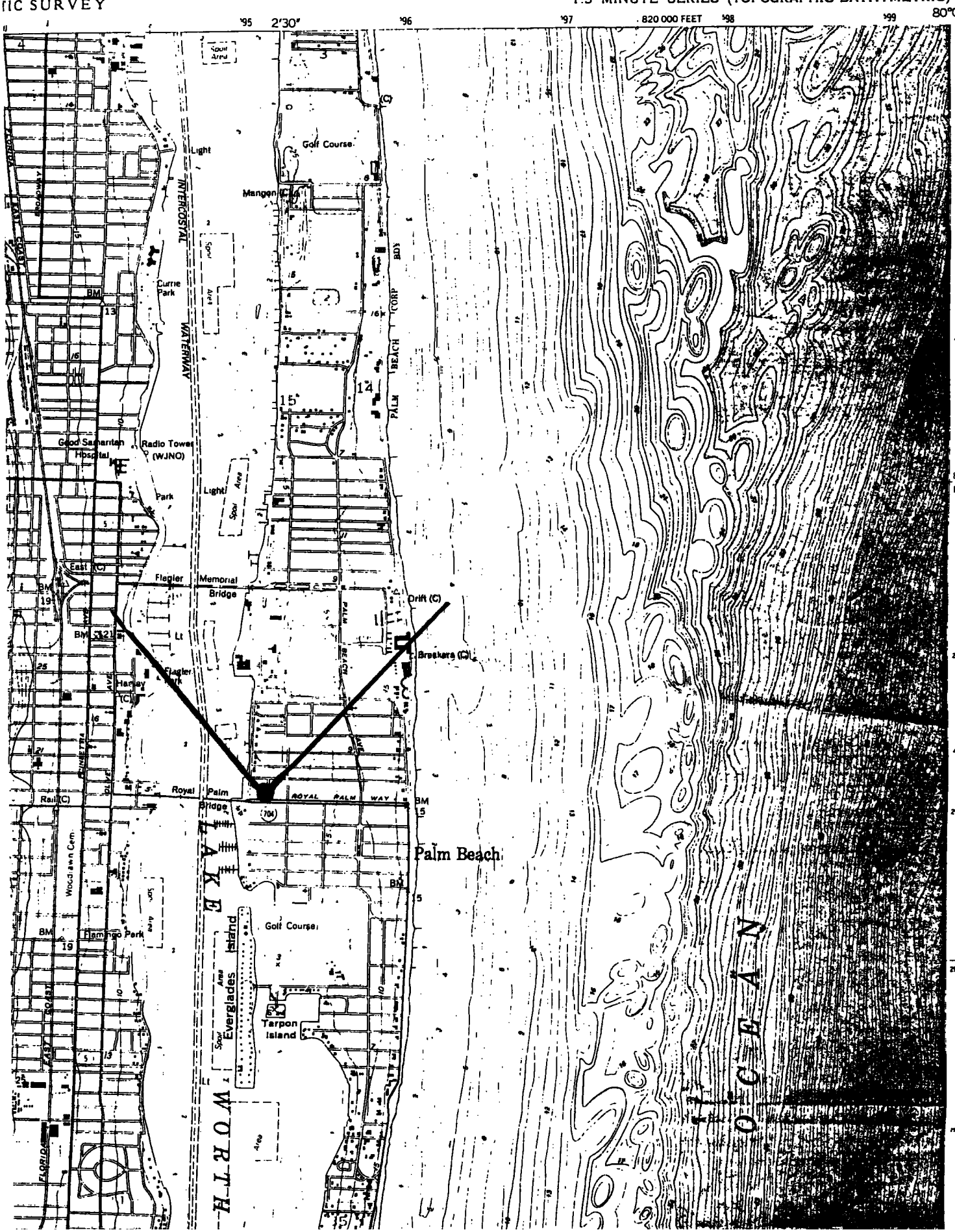
Photographic Records Numbers PB-8102-1-F15 860 = =

Contact Print

ATES
COMMERCE
TIC SURVEY

The Society of the Four Arts

PALM BEACH QUADRANGLE
FLORIDA–PALM BEACH CO.
7.5 MINUTE SERIES (TOPOGRAPHIC-BATHYMETRIC)



III. ARCHITECTURAL INFORMATION

The Society of the Four Arts is comprised of three buildings whose Mediterranean Revival style of architecture can be found throughout the complex. This style refers to a style derived from a combination of architectural features commonly found in countries and cultures bordering the Mediterranean Sea, primarily Spain and Italy.

The Society's two story library, located on the east side of Four Arts Plaza, was designed by Maurice Fatio. Completed in 1938 the smooth stuccoed building has distinctive Italianate features. A graceful tripartite entranceway enhances the symmetrical central block. Murals by Albert Herter depicting the Four Arts cover the walls of the recessed portico. Additional features found on the front entrance are a cut coral stone floor, two low platforms that are the bases for elegant bronze panthers and wrought iron lanterns. Above the entrance is a balcony with stone balusters and balustrade. A narrow stone belt course further defines the two stories.

A low-pitched hipped roof is covered with red barrel tile. The moderate overhang is enhanced by decorative brackets. A flat roofed rectangular wing extends to the north of the central building. Ground floor casement windows are framed with rectangular stone molding. Second story windows, also casement, have shutters and stone sills. A small outbuilding known as the summer house is found to the rear of the central block. Also completed in 1938 this building is maintained by the Garden Club of Palm Beach.

The largest building in the complex is the two story stuccoed gallery-auditorium. This was originally the Addison Mizner-designed Mediterranean Revival "Club de Montmarte" owned by Colonel Edward R. Bradley. Purchased from the Bradley estate in 1947 the building was renovated by John L. Volk for its present use. The asymmetrical building with multiple roof lines has many distinctive features that add to the integrity of the Mediterranean Revival style.

The main north facade entrance designed by John Volk is enhanced by a covered arched portico. The portico is topped by a relatively restrained pediment. The flat roof line is delineated with simple stone molding. A small tiled roof section can be found to the west of the entrance. The entranceway is further enhanced by a reflective pool and sculpture. Stone statues decorate the windowless West elevation.

The Royal Palm Way entrance designed by Addison Mizner has an arched double doorway of planked wood and wrought iron hardware. The wrought iron theme is continued on this elevation with lanterns and grill work on small windows. Five rectangular stone pilasters have decorative terminals that project above the roof line. This building section has a hipped roof covered with red barrel tile. A square cupola also has rectangular stone pilasters, fixed octagonal windows and a tile covered hipped roof.

The third building in the complex also designed by Addison Mizner is the Rovensky Building, formerly the Embassy Apartments. This three story box-shaped building is located on the corner of Four Arts Plaza and Royal Palm Way. Its stuccoed exterior is enhanced by sculpted stone blocks on the first level and a belt course with decorative medallions between the first and second story. A wrought iron railing covers the balcony that runs the length of the second story on the south elevation. Various smaller balconies are found on the third floor.

A low-pitched hipped roof is covered with red barrel tile. The moderate overhang is enhanced by decorative wooden brackets. Ground floor windows are 4/4 single hung sash while upper floor windows are casement. French doors exit to the balconies.

Additional elaborations to the Four Arts Plaza are the two Volk-designed piers that grace the entrance of the avenue. These modern pillars are topped with stylized urns.

IV. HISTORICAL INFORMATION

The Society of the Four Arts is a non-profit organization dedicated to promoting interest in art, literature, drama and music. The roots of the present day society date back to the 1920s when pioneering arts promoters and early society leaders such as John Riter, the Stotesburys, Paris Singer and Hugh Dillman actively participated in The Society of the Arts. This organization used the newly opened Paramount Theater and the Whitehall Hotel for art exhibits and concerts[1].

In 1936 a newly incorporated Society of the Four Arts led by Maud Howe Elliot moved into a vacant store provided by Colonel Edward R. Bradley. The Royal Palm Way site was in the Spanish Provincial Building formerly known as the Embassy Club. The first art exhibit sponsored by the Society was a display for 50 Old Masters owned by members. Highlighting this exhibition was Rembrandt's "Aristotle Contemplating the Bust of Homer"[2].

By January 1938 the Society purchased land owned by John Phipps whose family donated additional property to the Society for use as a parking lot. Architect Maurice Fatio, an original member of the Board of Trustees, donated his services for the design of a building which he called "modified Spanish architecture"[3]. On the front loggia of this building Albert Herter painted canvas murals depicting the four arts:

---

[1]Donald Curl, **Palm Beach County**, Windsor Publications, Inc. p.101.

[2]"The Society of The Four Arts Celebrates Its Golden Anniversary", **Palm Beach Life**, February 1986. pp. 125-130.

[3]**Palm Beach Life**, pp. 125-130.

painting and sculpture, music, drama and literature. The first exhibition in the Society's new home was "Origins of the Modern Movement", again artwork on loan from Society members.

Members of the Palm Beach Garden Club conceived the idea of having a tropical garden complement the building. Under the guidance of Mrs. Alfred Kay lush Florida foliage was introduced onto the Society's property. After World War II landscape architect Richard Webel redesigned the gardens with pathways and a fountain. He also added the formal Chinese garden. The maintenance of the garden remains under the auspice of the Garden Club.

By 1947 the Society purchased Bradley's Embassy Club on Royal Palm Way. Bradley had commissioned Addison Mizner in 1928 to design the Embassy Club as a night club. The club was never a success. When Bradley died the Society purchased not only the building but also the surrounding property adjacent to Lake Worth.

Architect John Volk suggested renovations of the newly purchased buildings rather than new construction. Volk began the transformation of the Embassy Club into a cultural center when he added a roof to the large open air courtyard. He transformed this area into a 718 seat theater and converted the bar and grill into a gallery/boardroom. He retained the original loggias. Specific areas were allocated for gallery space, sculpture, work areas, children's rooms and administrative offices. A new entrance on the north facade was created which overlooked a landscaped parking area. Two modern pillars were added to the intersection of Ceiba Avenue and Royal Palm Way giving newly landscaped Ceiba a distinctive mall appearance. Throughout the massive renovations Volk was able to retain the original integrity of Mizner's Spanish style. At the grand opening in January 1948 Volk's design was described as "masterful"[4].

With the renovations of the Embassy Club building into new gallery space and administrative offices the original Four Arts building designed by Fatio was remodeled by well-known Palm Beach architect Marion Sims Wyeth. Wyeth redesigned this two story building to house the Society's growing library collection. The library is open year round for both residents and non-residents of Palm Beach.

Major expansions have continued. In 1993 the Society acquired the Embassy Apartments, also known as the Spanish Provincial Apartments. This building was originally designed for Paris Singer by Addison Mizner in 1924. After the Society's acquisition the building was dedicated to Palm Beach financier John E. Rovensky and is now known as the Rovensky Building. It houses the Children's Library and the Society's administrative offices.

---

[4]**Palm Beach Life**, 1986.

The addition of special collections such as the Addison Mizner Collection (volumes on architecture, designs and Mizner notebooks) add to the scholastic integrity of the library. The development of the sculpture garden has added another dimension to the complex. The acquisition in 1976 of Isamu Noguchi's "Intetra" enhanced the Society's permanent collection. Concerts have varied from the Vienna Boys Choir(1974) to Victor Borge(1982). The lecture series is equally diverse, ranging from the Duke of Marlborough (1977) to James Michener(1976)[5].

The goal nurtured by a small group of Palm Beach residents in 1936 to promote the arts has developed into a thriving arts complex. The Society of The Four Arts has become an integral part of the Town of Palm Beach.

V. STATEMENT OF SIGNIFICANCE

The three buildings and two piers that comprise the Society of the Four Arts complex are significant under the Criteria for Designation listed in Section 16-38A of the Town of Palm Beach Landmarks Preservation Ordinance #2-84. They exemplify the broad cultural and social history of Palm Beach during the 1930s and 1940s, embody distinguishing characteristics of an architectural style, represent the notable works of four well-known architects and show the adaptability of Palm Beach buildings by ingenious renovations.

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:

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

The Four Arts Plaza complex reflects the broad cultural and social history of the Town of Palm Beach during the 1930s and the 1940s. The Society of the Four Arts, a non-profit corporation, promoted a level of refinement through public support of the

[5]Olivia Gazzam Morrish, "A History of The Society of The Four Arts". 1983.

Society's sponsorship of art exhibits, musical concerts, literary readings and lectures. The development of an art gallery and library has made a substantial impression on Palm Beach life. Therefore, the complex fulfills criteria (a) for Historic Designation.

(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 craftsmen."

The three buildings within the complex have distinguishing characteristics of the Mediterranean Revival style of architecture. Features found on all the buildings are low-pitched hipped roofs with barrel tile, stucco exteriors, stone ornamentation, belt courses and wrought iron. Additionally each building displays individual features. The library has an elegant tripartite entranceway that is enhanced by bronze sculpture and a painted mural. The Rovensky building's symmetrical shape is dotted with wrought iron balconies and decorative medallions. The two-story art gallery/auditorium has an arched portico topped by a simple pediment on the north entrance while the south entrance has impressive wood planked doors. A square cupola adds additional interest to this building. These features meet the requirements for criteria (c).

(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 three buildings which comprise the Four Arts Plaza have the unique distinction of having Palm Beach's four most prominent architects involved in either the original design or major renovations of the complex. Original buildings were designed by Addison Mizner and Maurice Fatio. Later renovations by John Volk and Marion Sims Wyeth kept the integrity of Mizner's and Fatio's original designs while expanding the facilities to house the ever growing Society. The buildings and accompanying gardens are a harmonious blend of the talents of these four masters therefore fulfilling criteria (d) for Historic Designation.

VII. ARCHITECT'S BIOGRAPHY

Addison Mizner

Addison Cairns Mizner was one of the Palm Beach's most flamboyant architects from his arrival on the island in 1918 to his death in 1933. With Richard M. Hunt and Stanford White he was known as one of the "great society architects". Mizner socialized with the wealthy, and through his contacts introduced Mediterranean Revival architecture to Palm Beach, revolutionizing the shape of the town.

Mizner was born in 1872 in Benicia, California, the son of a prominent California pioneer family. Although he never studied architecture at the university level, Mizner absorbed design concepts "in the field" while his father was ambassador to Central America. Fluent in Spanish from his time in Guatemala City, Mizner travelled to Spain where he lived in Salamanca for less than a year. Despite the fact that his time in Spain was short his travels left a lasting imprint on his life and work.

From 1893 to 1896 Mizner expanded his knowledge of Spanish style architecture by serving an apprenticeship with a leading proponent of the style, Willis Polk, in San Francisco. His apprenticeship taught him draftsmanship and construction techniques and eventually led to a partnership with Polk. From California Mizner traveled to New York City where he benefitted from a friendship with Stanford White, who helped him become established in the city.

Mizner first visited Palm Beach in 1918 while recovering from an accident. Already established as a New York architect, he stayed with Paris Singer, son of Sewing Machine mogul Isaac Singer and husband of dancer Isadora Duncan. Singer was interested in developing Palm Beach as a resort for the wealthy of New York. Mizner received a $6,000 per year retainer from Singer to encourage his New York society cliental to build vacation homes in Palm Beach.

The Everglades Club, designed in 1918, was Mizner's first project and set the tone for the new Palm Beach. Addison Mizner moved away from the single cottage style town of Henry Flagler and moved toward a resort of fashion and elegance.

In the Town of Palm Beach Mizner buildings included dozens of mansions, the Via Mizner, Via Pariogi, office buildings, apartments, and shops. One of Mizner's unique attributes was his ability to adapt to circumstances. When the elements of his Spanish style buildings became unavailable (iron work, tiles, etc. that help define the Mediterranean Revival style) he established Mizner Industries to produce the needed materials. Eventually he produced the new and "antique" furniture used to decorate his houses.

After the collapse of Mizner's project in Boca Raton, and the failure of the Mizner development, he continued to live in Villa Mizner but had financial trouble maintaining his life style. Mizner died of a heart attack on February 5, 1933.

Maurice Fatio

Maurice Fatio was one of the Palm Beach's top 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 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 Symrna, 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 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 Mrs. Barclay Douglas (Jo Hartford). Other modern houses were designed for Messmore Kendall, aviation pioneer Grover Loening, and Prince and Princess Zalstem-Zalessky (Evangeline Johnson Merrill).

World War II brought a halt to construction in Palm Beach. Although Fatio was already beginning to suffer from cancer, he entered the Office of Strategic Services in June of 1943. He died of cancer later that same year, on December 2, 1943.

John Volk

John Volk has been called the last of the "original" Palm Beach architects. He was one of an elite group of early 1920s architects which included Addison Mizner, Maurice Fatio, and Marion Sims Wyeth who developed the architectural styles of the island that came to be known as the "Palm Beach Style". His designs included the Royal Poinciana Playhouse, conversion of the Four Arts Gallery, the Florida Capital Building on Royal Palm Way and several shops on Worth Avenue including the Evergaldes Colonnade.

Volk was born in Graz, Austria in 1901. He came to the United States with his parents at the age of nine and grew up in New York. He was a graduate of the Columbia University School of Architecture and the Ecole des Beaux Arts. Volk opened his office in Palm Beach in 1925.

Volk designed more than 1000 houses, theaters, clubs, shops, and other buildings and lived in Palm Beach from 1925 to his death in 1984. He designed homes for some of the wealthiest and most powerful people in America over his 58 year career in Palm Beach including Colonel Robert McCormack, William Paley, George Vanderbilt, Nicholas DuPont, Henry Ford II, Herbert Pulitzer, Matthew Mellon, George Storer, Horace Dodge II, and John S. Phipps.

Included in the designs of John Volk are some of the most prominent buildings in the Palm Beach area including the First National Bank, the Royal Poinciana Plaza, the center section of the Town Hall, the Beach Club, Good Samaritan Hospital, and the golf terrace and orange gardens of the Everglades Club. He also extensively modified and rebuilt the Bath and Tennis Club after a major hurricane.

Numerous other buildings are the result of Mr. Volk's labor and it must be noted that no particular style can be exclusively associated with Mr. Volk. Unlike other talented architects who developed or refined specific styles, John Volk understood and perfected many varying architectural styles from the popular Mediterranean Revival to Contemporary Design.

Marion Sims Wyeth

One of Palm Beach's earliest and most successful architects is Marion Sims Wyeth whose career spanned sixty years. Wyeth was noted for his "quiet, subdued and rational" interpretations of both the Spanish and Italian styles. With Addison Mizner, Maurice Fatio, Joseph Urban and John Volk, he is credited with creating the "Palm Beach Style".

Wyeth, a member of the well-known family of artists, was born in New York City in

1889. He began architectural studies at Princeton in 1910 and completed his classic training at the Ecole des Beaux Arts, Paris. He started his career in New York with the firm Carrere and Hastings before relocating to Palm Beach in 1919 where he met with immediate success. He was a founding partner in Wyeth and King, later becoming Wyeth, King and Johnson; New York and Palm Beach.

The socially popular Wyeth was a prolific craftsman whose designs are found throughout Palm Beach. More than one hundred of his residences have graced the Island. Some examples are Qui Si Sana, Casa Juanita and Hogarcito. His impressive list of contributing works includes many prominent structures: i.e., the Good Samaritan Hospital, Seminole Golf Club, Bethesda-by-the-Sea rectory, the Norton Gallery and the Governor's Mansion in Tallahassee.

Wyeth's contemporaries recognized his genius. He was known to help Addison Mizner bring reality into some of his more complex ideas. While Joseph Urban is credited with Mar-a-Lago, Wyeth's association with the project was essential for its completion.

Later in his career Wyeth designed houses in a Southern Colonial style. He always remained faithful to his classic training. Refined and graceful designs were his trademark.

Wyeth, who died in 1982, was the first Palm Beach architect to be elected to a fellow of the American Institute of Architecture.

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Palm Beach Post Times. Photograph of architectural sketch by John Volk, reproduction by Robideaux Studio. August 8, 1947.

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Sanborn Map. on file with the Town of Palm Beach Planning and Zoning Department. 1956.

Town of Palm Beach. Planning and Zoning Department file on Four Arts Plaza and the Embassy Apartments.

UNPUBLISHED DOCUMENTS

Letter from Mrs. John L. Volk to Historic Palm Beach County Preservation Board, December 2, 1991. on file at The Town of Palm Beach.

Volk, John L., original blue prints on file (Tube #105) in the private collection of Mrs. John L. Volk, Palm Beach, Florida.

Royal Palm Way entrance to art gallery/auditorium

West elevation, Library

Entrance to Four Arts Plaza through Volk-designed pillars

Rovensky Building, south elevation
former Spanish Provincial Apartments

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: June 17, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: COA-26-0013 480 S OCEAN BLVD. The applicant, E AND A PROPERTY HOLDINGS LLC (Maura Ziska, Representative), has filed an application requesting a Certificate of Appropriateness and Ad Valorem Tax Exemption for the review and approval of relocation of the two-story residence within the property, renovation, exterior alterations, selective demolition, one and two-story additions, construction of a basement and a new two-story accessory structure, as well as landscape and hardscape improvements including a new pool and generator, requiring a landmark adjustment to maintain existing nonconforming side (south) and rear (west) setbacks for the landmarked property.

Date: 6/10/2026

ATTACHMENTS

- Staff Report
- Letter of Intent
- Plans
- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

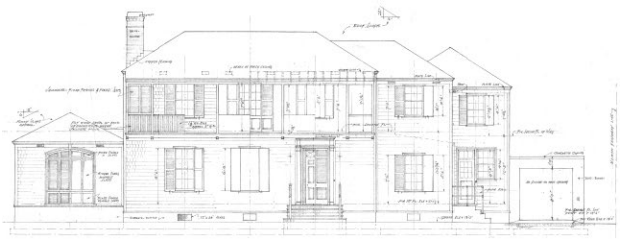
COA-26-0013 480 S OCEAN BLVD. The applicant, E AND A PROPERTY HOLDINGS LLC (Maura Ziska, Representative), has filed an application requesting a Certificate of Appropriateness and Ad Valorem Tax Exemption for the review and approval of relocation of the two-story residence within the property, renovation, exterior alterations, selective demolition, one and two-story additions, construction of a basement and a new two-story accessory structure, as well as landscape and hardscape improvements including a new pool and generator, requiring a landmark adjustment to maintain existing nonconforming side (south) and rear (west) setbacks for the landmarked property.

Applicant:	E AND A PROPERTY HOLDINGS LLC
Representative:	Maura Ziska
Professional:	Richard Sammons | Fairfax & Sammons Architects
	Nievera Williams Design

HISTORY:

The subject property was built in 1935. It was designed by Marion Sims Wyeth in the Monterey architectural style. In 2025, the property was landmarked. As stated in the designation, *"Wyeth designed the house with his skilled interpretation of the Monterey style on the main east facing facade of the dwelling with materials based on early Palm Beach architecture and building traits from the British Colonial style to the rear."*

Historic elevation drawings.



1 HISTORIC DOCUMENTATION OF EAST ELEVATION : WYETH & KING ARCHITECTS

2 HISTORIC DOCUMENTATION OF WEST ELEVATION : WYETH & KING ARCHITECTS

3 HISTORIC DOCUMENTATION OF NORTH ELEVATION : WYETH & KING ARCHITECTS

4 HISTORIC DOCUMENTATION OF SOUTH ELEVATION : WYETH & KING ARCHITECTS

THE PROJECT:

The applicant has submitted plans, entitled "480 SOUTH OCEAN BLVD. PALM BEACH, FLORIDA", as prepared by **Fairfax & Sammons Architects** & **Nievera Williams Design**, uploaded on June 1, 2026.

The following is the scope of work:

- Relocation of two-story residence.
- Renovation, exterior alterations, and selective demolition.
- Construction of one and two-story additions.
- Construction of a basement.
- Construction of a new two-story accessory structure.
- Landscape and hardscape improvements including a new pool and generator.

The following LANDMARK ADJUSTMENT is required to achieve the scope of work:

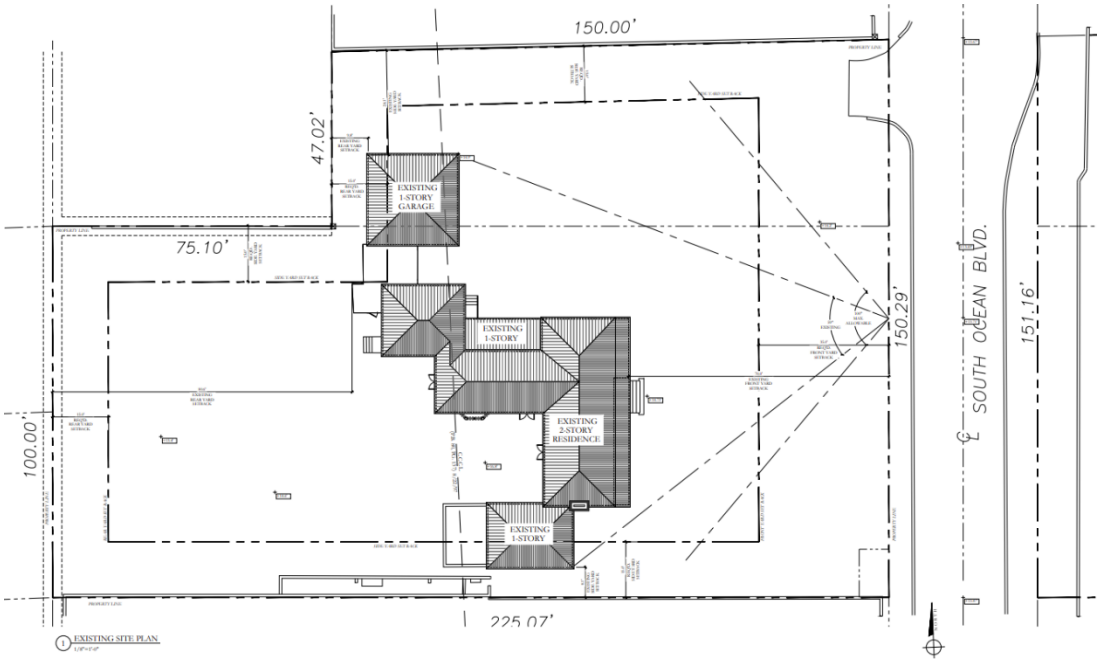
- **LANDMARK ADJUSTMENT #1:** Sec. 134-237(2)(b.): Maintain existing nonconforming setbacks (9.8' west rear setback, and 8.1' south side setback).

Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE-FAMILY
Architect	Wyeth	**Year of Construction**	1935
Lot Size	29,803 SF	**Flood Zone**	X
Enclosed Square Footage*	Existing: 5,275 SF Proposed: 9,386 SF	**Finished Floor**	Existing: 17.7' NAVD Proposed: No change
Lot Coverage	Maximum: 25.0% (7,450.75) Existing: 10.9% (3,266 SF) Proposed: 20.3% (6,064 SF)	**Building Height & Overall Building Height**	Building Height Maximum: 25' Existing: 20.19' Proposed: No change Overall Building Height Maximum:35' Existing: 26.35' Proposed: No change
Angle of Vision	Maximum: 100° Existing: 59° Proposed: 73°	**Landscape Open Space**	Minimum: 50.0% (14,901.5 SF) Proposed: 50.01% (14,922 SF)

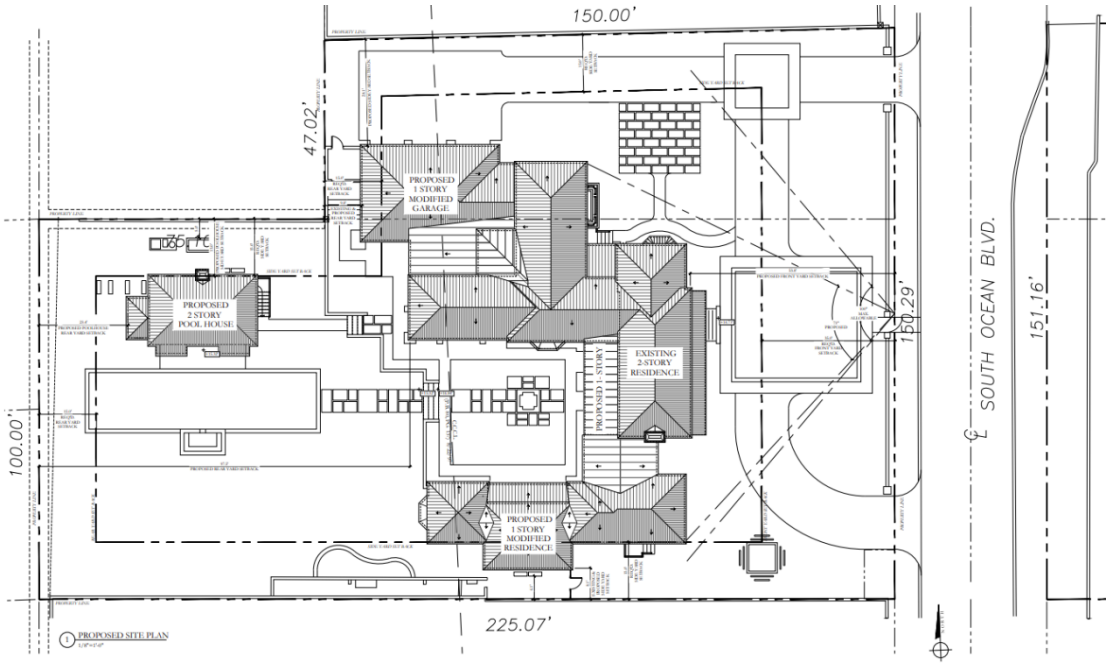
** Includes unconditioned spaces.*

Surrounding Properties	
North	476 S Ocean Blvd & 116 Gulfstream Rd / R-A
South	500 S Ocean Blvd / R-A
East	Atlantic Ocean
West	17 Middle Rd / R-A

Existing Site Plan.



Proposed Site Plan.



STAFF ANALYSIS:

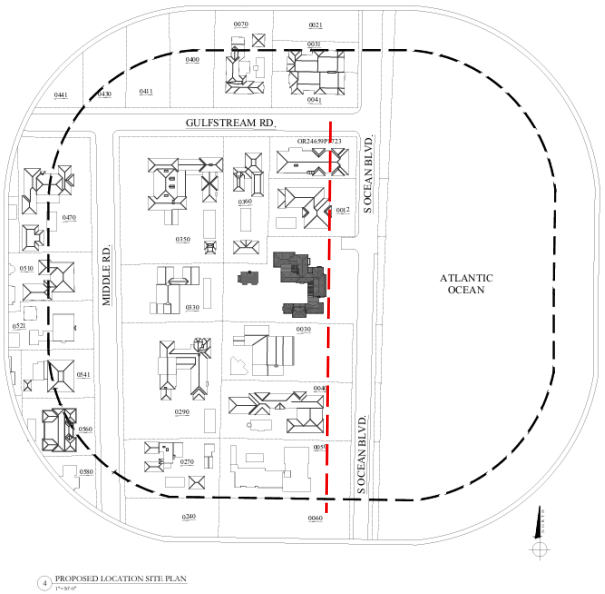
The application seeks a Certificate of Appropriateness and Ad Valorem Tax Exemption for the review and approval of relocation of the two-story residence within the property, renovation, exterior alterations, selective demolition, one and two-story additions, construction of a basement and a new two-story accessory structure, as well as landscape and hardscape improvements including a new pool and generator. To achieve the scope of work, a landmark adjustment is being requested to maintain existing nonconforming side and rear yard setbacks.

Per Section 54-199(4), the improvements associated with an Ad Valorem Tax Exemption project must be consistent with secretary of interior's (SOI) standards for rehabilitation.

Renderings.

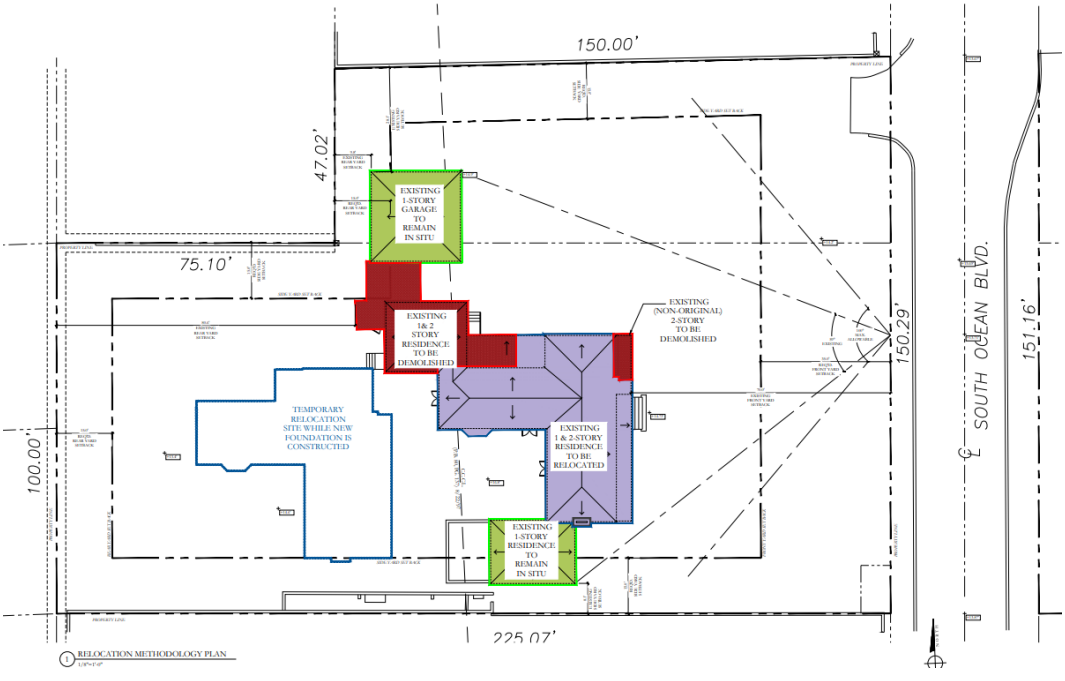
The two-story residence currently has a 70’ front yard setback. The proposed relocation would shift the structure forward with a 53.8’ front yard setback. A relocation methodology plan was provided on sheet G-007. This forward shift helps create greater consistency with surrounding properties and does not impact the historic integrity of the property.

Location Site Plan.



Staff recommends that the Commission consider a condition of approval requiring more detailed relocation plans at the permitting stage to ensure the structure is adequately secured. The plans should provide details regarding stabilization measures and procedures for addressing potential obstacles, ensuring that the building and all building materials remain intact and are reused.

Relocation methodology plan.

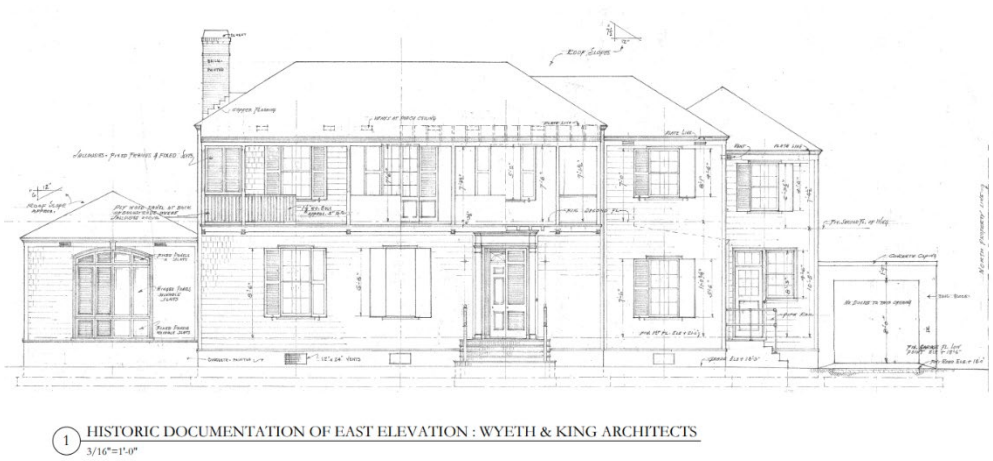


The window and door replacement will be completed with all-wood Mahogany products. Siding and roof replacement is proposed with wood shingles. Shutters and exterior detailing are also proposed with wood products. Per the SOI standard #5, *distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.* Staff has significant concerns about the first-floor wood shingle siding that is proposed to be removed and replaced with stucco. This is a character-defining feature that should be retained or replaced in kind if necessary. For the additions, a distinguished siding material is appropriate as it differentiates the "old" from the "new".

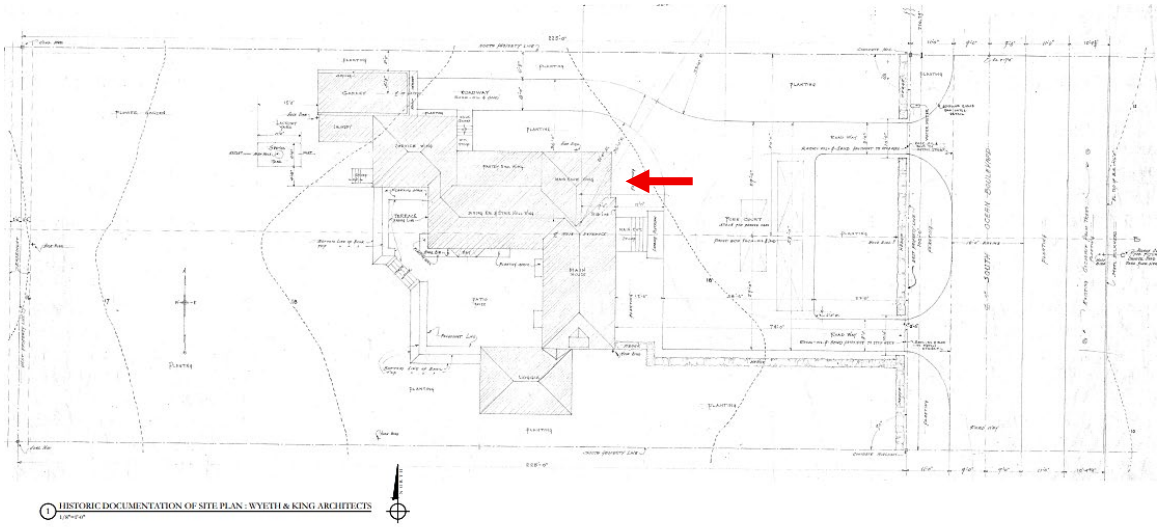
Existing and proposed east elevation.

The historic drawings show a different design for the northeast corner of the residence, and the applicant has submitted documentation to substantiate that the existing conditions do not reflect original as-built conditions. The proposed plans show demolition of this area and reconstruction to match the historic drawings.

Historic drawing – east elevation.



Historic drawing – site plan.

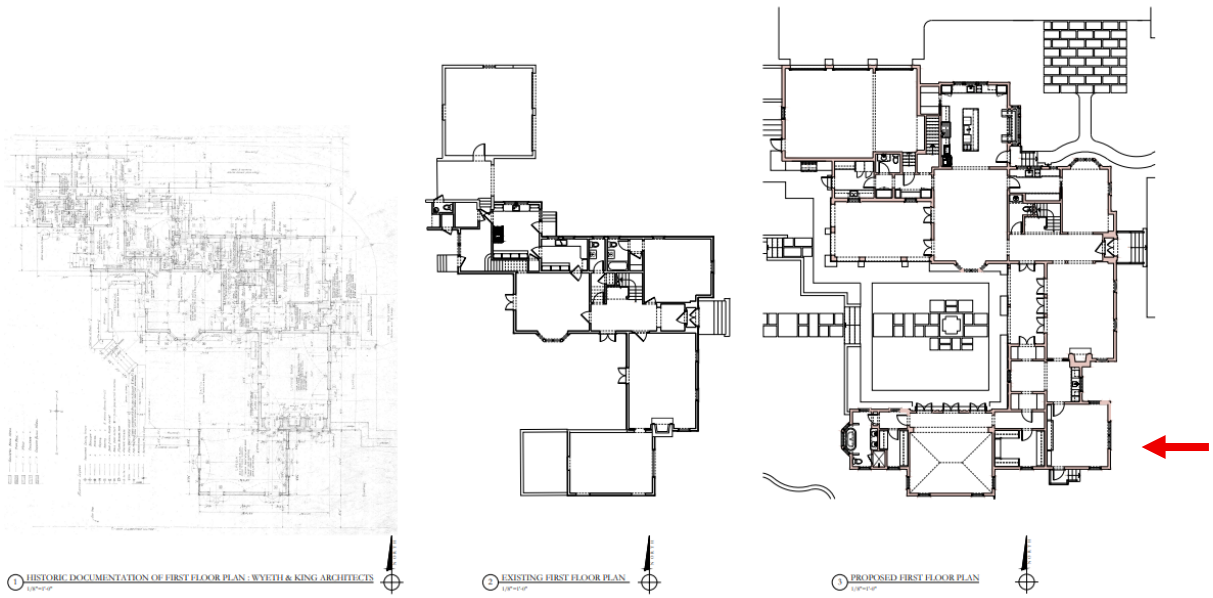


Extensive demolition of the north wing of the structure is proposed. Per SOI standard #2, *the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided*. The extent of demolition deserves careful consideration. Less impactful interventions, including repair and replacement as needed, should be explored.

Demolition elevations.

The new one and two-story additions are designed to be compatible with the Monterey architectural style of the landmarked structure. The same exterior finishes are proposed as the ones for rehabilitation, except that a copper roof is proposed for a connector and wood board siding is proposed in certain locations. Per SOI standard #9, *new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment*. Staff has concerns about the concealment of the south portion of the residence by an addition. The addition could be adjusted to not obscure the east façade of this area. Also, there is an opportunity to restore the original louvered opening, either externally or by maintaining its outline for internal circulation.

First floor plan – historic, existing, and proposed.



The proposed basement will not require the existing finished floor to be raised, and is therefore, minimally visually impactful. A new two-story accessory structure is proposed at the rear of the property. This structure is compatible with the residence and utilizes the same exterior finishes with the exception of metal roofing in select locations.

The proposed scope of work does not comply with the SOI Standards, especially standards 2, 5, and 9. Consequently, the Ad Valorem Tax Exemption cannot be recommended for approval until the outlined concerns are resolved. Staff further recommends preserving and restoring all remaining historic interior features, including the pocket doors, fireplace, flooring, and staircase.

Proposed Section.

Rendering.

Landmark Adjustment

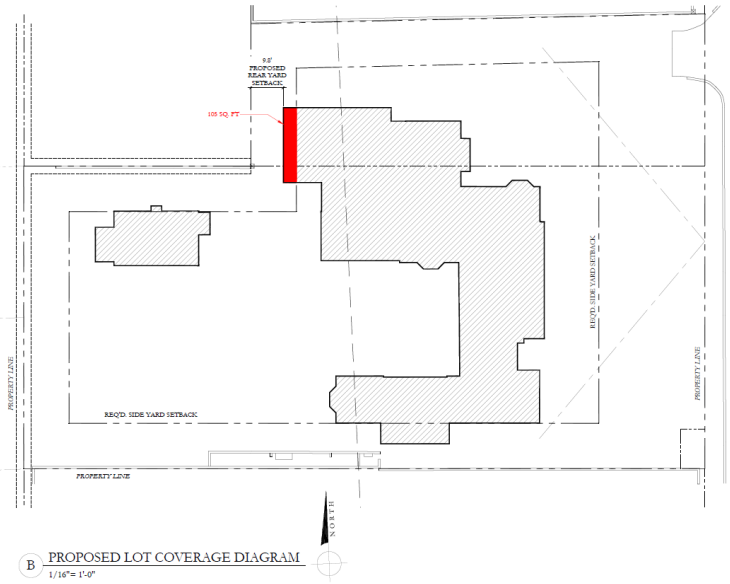
Per Sec. 134-843(a)(8) & (9), the minimum rear and side setback yards are 15' in the R-A zoning district. The existing one-story landmarked structure has nonconforming setbacks (9.8' west rear setback, and 8.1' south side setback). Due to the extent of the renovation, these nonconformities must be revested.

Code Section	Minimum	Existing & Proposed	Relief
Landmark Adjustment #1: Sec. 134-237(2)(b.)	Setbacks: 15' Rear & Side	Setbacks: 9.8' Rear & 8.1' Side	**Setbacks: 5.2' Rear & 6.9' Side**

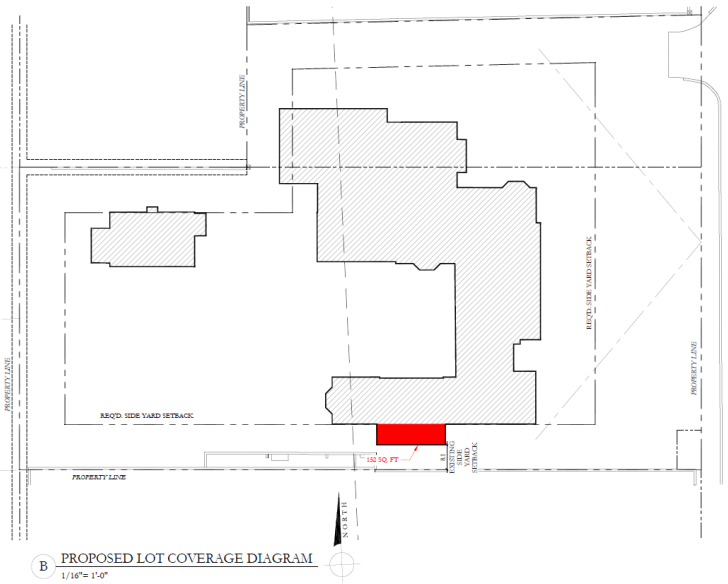
Per Sec. 134-237(2)(b.) ***Relief for reconstruction, restoration, or renovation of nonconforming landmark buildings***. *Any application seeking relief from the strict application of section 134-419;* ***decrease of any required setbacks****, and landscape open space;* ***increase of lot coverage****, angle of vision, cubic content ratio, building height, overall building height, and building angle of vision shall be reviewed and approved by the landmarks preservation commission as a single landmark adjustment for a landmark building as it existed when it was landmarked or originally constructed. The commission shall determine whether non-original features or additions are eligible for this relief to further the historic character and significance of a landmarked property.*

The requested Landmark Adjustment permits renovation of the existing nonconforming residence and garage, and the additions are designed to comply with minimum setbacks.

Proposed lot coverage diagrams, showing areas of setback encroachment in red.



B PROPOSED LOT COVERAGE DIAGRAM
1/16"= 1'-0"



B PROPOSED LOT COVERAGE DIAGRAM
1/16"= 1'-0"

A new driveway is proposed on the north side of the property, connecting to the existing curb cut. An additional curb is proposed further south of the property to allow circular maneuvering. The driveways are proposed to be finished in brick, with gravel areas, and stone bordering. A new pool and spa, courtyard fountain, and generator are proposed. New site walls, gates, and columns are proposed, the most prominent of which will front South Ocean Boulevard. An existing site wall, rear of the residence, will be retained and a connecting koi pond will be installed.

Sitewide landscaping is proposed with a Banyan Tree, Green Buttonwood Trees, Sea Grape Trees, Pigeon Plum Trees, Coconut Palms, Thrinax Palms, and Canary Date Palms. Minor landscape changes are proposed on the southeast corner of the property with Sea Plum, Sea Grape, and Green Island Ficus. The hedging/shrubs include Bougainvillea, Calophyllum, Garcinia, Green Island Ficus, Swamp Rosemallow Hibiscus, Sea Grape, Cotoneaster, Cinnamon Fern, Shell Ginger, Blue Sage, Crinum Lily, Gardenia, and Silver Saw Palmetto. The complete plant list is available on sheet LP2 of the plan set.

Rendered Landscape Plan.

Rendering.

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require two (2) separate motions to be made by the Landmarks Preservation Commission:

1. for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions, and
2. for final determination of approval or denial of the Landmark Adjustment for relief for renovation of a Landmarked building pertaining to setbacks, and that the Landmark Adjustment **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-237(2)(b.), has been met.

WRB: JGM: FHM: ALF

WRB

FAIRFAX & SAMMONS
ARCHITECTURE

480 South Ocean Boulevard – Palm Beach, FL 33480

Letter of Intent: COA-26-0013

June 1, 2026

To: Landmarks Commission and Planning, Zoning and Building Dept.

Re: Request for Design Review Approval for Additions and Renovations to the residence located at 480 South Ocean Boulevard, in Palm Beach, Florida.

Dear LANDMARKS Committee and Town Council Members,

The applicant for this property is Maura Ziska, as trustee of E&A Property Holdings, LLC, A New York Limited Liability Company. The design professional is Richard Franklin Sammons.

Let this letter serve as the intent in support of the owner's and applicant's request for LANDMARKS (Landmarks Commission members) approval for the additions, relocation, and renovation to the existing single-family residence located at 480 South Ocean Boulevard in Palm Beach.

The renovations are as follows:

- Partial/selective demolition
- Relocation of portion of existing building
- New additions
- New windows, exterior doors and roofing
- New landscape and hardscape changes as shown in the landscape architect's drawings
- Interior renovation throughout the house, bringing the Landmarks structure to code compliance.

All architectural changes to match the vernacular character of the existing residence.
The applicant is requesting variances for this property for existing non-conformities. Town Council Approval will be needed as part of this application. The applicant would additionally like to utilize the Ad Valorem tax abatement program.

I ask for your support and your vote in favor of this application so that we may proceed with the building permit and construction phases of the project. We ask the Landmarks Commission and Town Council to approve the application as submitted. Should you have any questions with regards to this application, please do not hesitate to contact us.

Respectfully submitted,
Richard Franklin Sammons

FAIRFAX, SAMMONS & PARTNERS LLC
189 BRADLEY PLACE, PALM BEACH, FL 33480
(561) 805-8591~ FAIRFAXANDSAMMONS.COM

480 SOUTH OCEAN BLVD.

PALM BEACH, FLORIDA

LANDMARKS & TOWN COUNCIL COMBO SUBMITTAL

FINAL SUBMITTAL SET

JUNE 1, 2026

LPC MEETING DATE: JUNE 17, 2026

TOWN COUNCIL MEETING DATE: JULY 17, 2026

DOCUMENT ISSUE:
04/01/26 DRC PRE-APP SUBMITTAL
04/16/26 FIRST SUBMITTAL
05/04/26 SECOND SUBMITTAL
06/01/26 FINAL SUBMITTAL

ISSUED TO:
TOWN OF PALM BEACH
TOWN OF PALM BEACH
TOWN OF PALM BEACH
TOWN OF PALM BEACH

SCOPE OF WORK:

- PARTIAL DEMOLITION, PARTIAL RELOCATION, ADDITIONS, AND RENOVATIONS (INTERIOR & EXTERIOR) TO EXISTING RESIDENCE. LANDSCAPE AND HARDSCAPE IMPROVEMENTS.

CODES AND STANDARDS:

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE.

LEGAL DESCRIPTION:

SINGER ADDITION LT 1 (LESS N 100 FT), LT 2 & LAND LYG E THEREOF BETWEEN OCEAN BLVD & ATLANTIC OCEAN

MUNICIPALITY: PALM BEACH
LOCATION ADDRESS: 480 S OCEAN BLVD
PARCEL CONTROL NUMBER: 50-43-43-26-03-000-0011
SUBDIVISION: SINGER ADD TO P B IN

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
TITLE SHEET

DATE JUNE 1, 2026	**SHEET NO** A-000
SCALE 1/4" = 1'-0"	
BY KC	

FAIRFAX & SAMMONS
NEW YORK ~ PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
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FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000846

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CIVIL ENGINEER
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561-312-2041

ARCHITECT
FAIRFAX & SAMMONS ARCHITECTS
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561-805-8591

LANDSCAPE ARCHITECT
NIEVERA WILLIAMS DESIGN
223 SUNSET AVENUE, SUITE 150
PALM BEACH, FL 33480
561-659-2820

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISHED FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #8598)
⊙	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
⊘	= MAG NAIL & DISK SET (LB #8598)
℄	= PROPERTY LINE
⊘	= UTILITY POLE
⍜	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
☼	= LIGHT POLE
TV	= CABLE TV RISER
E	= ELECTRIC BOX
GM	= GAS METER
S	= SANITARY MANHOLE
◍	= YARD DRAIN

TITLE COMMITMENT REVIEW

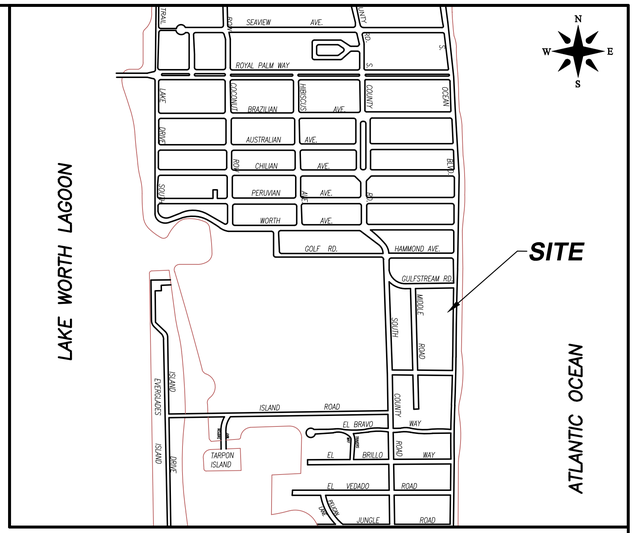
CLIENT: PNC BANK, NATIONAL ASSOCIATION	**COMMITMENT NO. : NCS-1291198-MIA**	**EFFECTIVE DATE: January 2nd, 2026**					
REVIEWED BY: William M. Naulty	**JOB NO. : 236739-SE**						
B2 ITEM NO.	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**	**COULD NOT DETERMINE IF IT AFFECTS**	**SURVEYOR'S COMMENTS**
1-9	Standard Exceptions.				●		
10	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SINGER ADDITION TO PALM BEACH, as recorded in Plat Book 8, Page(s) 81.	●					
10a	As affected by Deed recorded May 15, 1929 in Deed Book 443, Page 121.					●	DOCUMENT NOT PROVIDED
10b	Resolution No. 17-95 recorded August 7, 1995 in Book 8865, Page 1081.			●			
10c	Dedication of Cul-De-Sac and Grant of Utility Easement recorded August 7, 1995 in Book 8865, Page 1086, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).			●			
11	Conditions and provisions of Certificate of Notification of Designation of Certain Properties as Landmarks recorded April 6, 1990, in Book 6412, Page 870.				●		
12	Underground Easement (Individual) recorded in Official Records Book 30547, Page 738.	●					
13	Perpetual Construction Easement Palm Beach County Federal Shore Protection Project Mid-Town Segment recorded in Official Records Book 30993, Page 1054.	●					
14	Certificate of Notification of Designation of Certain Properties as Landmarks, Re: Ordinance No. 2-84 (Landmarks Preservation Commission of Town of Palm Beach) as recorded in Book 36179, Page 1772.				●		
15	Ordinance No. 053-2025 as recorded in Book 36179, Page 1774.				●		
16-18	Standard Exceptions.				●		
19	The policy does not insure title to any part of the Land described in Schedule A lying seaward of the Erosion Control Line as set forth on the Erosion Control Line Plat recorded in Official Records Book 9910, page 377 and as shown in Miscellaneous Plat Book 1, Page 32 pursuant to Chapter 161, Florida Statutes.	●					

NOTES:

1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number NCS-1291198-MIA, issued by First American Title Insurance Company, dated January 2nd, 2026. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

TREE TABLE

TREE #	DBH	COMMON NAME	BOTANICAL NAME	CLUSTER
1000	24"	CHINESE TALLOW	TRIADIA SEBIFERA	DOUBLE
1001	6"	INDIAN ALMOND	TERMINALIA CATAPPA	
1002	8"	CHRISTMAS PALM	ADONIDIA MERRILLII	
1003	8"	CHRISTMAS PALM	ADONIDIA MERRILLII	
1004	6"	CHRISTMAS PALM	ADONIDIA MERRILLII	
1005	10"	FICUS	FICUS BENGHALENSIS	
1006	24"	FICUS	FICUS BENGHALENSIS	
1007	24"	FICUS	FICUS BENGHALENSIS	
1008	24"	FICUS	FICUS BENGHALENSIS	
1009	8"	CHRISTMAS PALM	ADONIDIA MERRILLII	
1010	6"	CHRISTMAS PALM	ADONIDIA MERRILLII	
1011	8"	CHRISTMAS PALM	ADONIDIA MERRILLII	
1012	6"	INDIAN ALMOND	TERMINALIA CATAPPA	
1013	6"	CHRISTMAS PALM	ADONIDIA MERRILLII	
1014	10"	CHRISTMAS PALM	ADONIDIA MERRILLII	
1015	6"	INDIAN ALMOND	TERMINALIA CATAPPA	
1016	10"	SEAGRAPE	COCCOLOBA UVIFERA	DOUBLE
1017	6"	LAUREL OAK	QUERCUS LAURIFOLIA	
1018	6"	LAUREL OAK	QUERCUS LAURIFOLIA	TRIPLE
1019	8"	LAUREL OAK	QUERCUS LAURIFOLIA	
1020	6"	LAUREL OAK	QUERCUS LAURIFOLIA	
1021	6"	LAUREL OAK	QUERCUS LAURIFOLIA	
1022	8"	LAUREL OAK	QUERCUS LAURIFOLIA	
1023	6"	LAUREL OAK	QUERCUS LAURIFOLIA	DOUBLE
1024	6"	LAUREL OAK	QUERCUS LAURIFOLIA	
1025	8"	LAUREL OAK	QUERCUS LAURIFOLIA	
1026	26"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1027	10"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1028	20"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1029	16"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1030	14"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1031	12"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1032	6"	LAUREL OAK	QUERCUS LAURIFOLIA	
1033	10"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1034	8"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1035	6"	LAUREL OAK	QUERCUS LAURIFOLIA	
1036	6"	LAUREL OAK	QUERCUS LAURIFOLIA	
1037	8"	LAUREL OAK	QUERCUS LAURIFOLIA	
1038	6"	LAUREL OAK	QUERCUS LAURIFOLIA	
1039	18"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1040	6"	SEAGRAPE	COCCOLOBA UVIFERA	
1041	10"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1042	10"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1043	10"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1044	10"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1045	10"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1046	10"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1047	10"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1048	10"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1049	8"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1050	8"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1051	6"	LAUREL OAK	QUERCUS LAURIFOLIA	
1052	6"	SEAGRAPE	COCCOLOBA UVIFERA	
1053	10"	SEAGRAPE	COCCOLOBA UVIFERA	
1054	10"	SEAGRAPE	COCCOLOBA UVIFERA	
1055	10"	SEAGRAPE	COCCOLOBA UVIFERA	
1056	10"	SEAGRAPE	COCCOLOBA UVIFERA	
1057	6"	LAUREL OAK	QUERCUS LAURIFOLIA	DOUBLE
1058	6"	SEAGRAPE	COCCOLOBA UVIFERA	
1059	8"	LAUREL OAK	QUERCUS LAURIFOLIA	DOUBLE
1060	6"	LAUREL OAK	QUERCUS LAURIFOLIA	
1061	12"	SEAGRAPE	COCCOLOBA UVIFERA	
1062	10"	SEAGRAPE	COCCOLOBA UVIFERA	
1063	8"	SEAGRAPE	COCCOLOBA UVIFERA	
1064	6"	SEAGRAPE	COCCOLOBA UVIFERA	
1065	8"	SEAGRAPE	COCCOLOBA UVIFERA	
1066	6"	SEAGRAPE	COCCOLOBA UVIFERA	
1067	6"	SEAGRAPE	COCCOLOBA UVIFERA	
1068	8"	SEAGRAPE	COCCOLOBA UVIFERA	
1069	6"	CHRISTMAS PALM	ADONIDIA MERRILLII	
1070	12"	SEAGRAPE	COCCOLOBA UVIFERA	TRIPLE
1071	6"	SEAGRAPE	COCCOLOBA UVIFERA	
1072	10"	LAUREL OAK	QUERCUS LAURIFOLIA	
1073	6"	LAUREL OAK	QUERCUS LAURIFOLIA	
1074	10"	SEAGRAPE	COCCOLOBA UVIFERA	
1075	8"	LAUREL OAK	QUERCUS LAURIFOLIA	
1076	6"	LAUREL OAK	QUERCUS LAURIFOLIA	
1077	8"	SEAGRAPE	COCCOLOBA UVIFERA	
1078	8"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1079	14"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1080	12"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1081	6"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1082	12"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1083	6"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1084	8"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1085	12"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1086	10"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1087	6"	LAUREL OAK	QUERCUS LAURIFOLIA	
1088	14"	AUSTRALIAN PINE	CASUARINA EQUISETIFOLIA	
1089	8"	SEAGRAPE	COCCOLOBA UVIFERA	
1090	6"	SEAGRAPE	COCCOLOBA UVIFERA	
1091	10"	SEAGRAPE	COCCOLOBA UVIFERA	
1092	24"	FICUS	FICUS BENGHALENSIS	
1093	6"	SEAGRAPE	COCCOLOBA UVIFERA	
1094	6"	SEAGRAPE	COCCOLOBA UVIFERA	
1095	14"	SEAGRAPE	COCCOLOBA UVIFERA	DOUBLE
1096	8"	SEAGRAPE	COCCOLOBA UVIFERA	
1097	6"	LAUREL OAK	QUERCUS LAURIFOLIA	
1098	6"	LAUREL OAK	QUERCUS LAURIFOLIA	


LAKE WORTH LAGOON
ATLANTIC OCEAN
SITE
SEAVIEW AVE.
ROYAL PALM WAY
BRAZILIAN AVE.
AUSTRALIAN AVE.
CHILIAN AVE.
PERUVIAN AVE.
WORTH AVE.
GOLF RD.
HAMMOND AVE.
GULFSTREAM RD.
ISLAND ROAD
EL BRAVO WAY
EL BRILLO WAY
EL VEDADO ROAD
JUNGLE ROAD
CONCHA
CONCHA
CONCHA

N
W E
S

0' 20' 40' 60'

SCALE: 1"=20'

℄ GULFSTREAM ROAD
SECOND STREET (P)

195.36' (N.T.S.)

COASTAL CONSTRUCTION CONTROL LINE (P.B. 80, PG. 137) 8/22/75

OLD COASTAL CONSTRUCTION CONTROL LINE (PB 36, PG 91)

EROSION CONTROL LINE (O.R.B. 9910, PG. 377) (PB 1, PG 32)

100'

REMAINDER OF LOT 1 NOT INCLUDED

(P.B. 8, PG. 81)

BENCHMARK:
MAG NAIL
EL.=13.68 NAVD

FLOOD ZONE X | FLOOD ZONE VE (EL.10)

2"x2" 0.2'W.
CONC. WALL (TYP.)
150.00'
2"x2" 0.3'N. & 0.1'W.
20'
20'
13.52'
218'±
CURB ENC. 0.2'
DRILL HOLE 0.3'N.
WOOD FENCE 0.5'W.
CONC. WALL CORNER 0.3'N.
91°15'
91°15'

LOT 36
(P.B. 8, PG. 81)

LOT 1
(P.B. 8, PG. 81)

47.02'
C.L.F. (TYP.)
COLUMN CORNER 0.1'N.
ROCK
ASPHALT
89°45'
GATE
116.0'
24.1'
1-STORY GARAGE
G.F.F.E.=15.10
CONC.
ROCK
13.4'
10.7'
COVERED CONC.
14.1'
7.9'
13.0'
STEPS
TH=17.76
TH=17.83
44.4'
#480
2-STORY RESIDENCE
(UNDER RE-CONSTRUCTION)
FFE=17.70
29,803 S.F.
STEPS
TH=17.80
CONC. WALL
14.3'
70.0'
LOT 2
(P.B. 8, PG. 81)
TH=17.72
2.7'
24.8'
27.2'
15.2'
6.5'
4.7'
14.9'
22.7'
C.L.F. (TYP.)
ROCK
CONC. BUILDING FOUNDATION
U.E.
(O.R.B. 30547, PG. 738)
TRANSFORMER PAD
ASPHALT
℄ SOUTH OCEAN BLVD.
(PUBLIC 40' R/W)
150.29'
151.16'
0" CURB (TYP.)
CONC. WALL (TYP.)
34,496 S.F.
PERPETUAL CONSTRUCTION EASEMENT
(O.R.B. 30993, PG. 1054)
EROSION CONTROL LINE
(O.R.B. 9910, PG. 377)
(PB 1, PG 32)
ATLANTIC OCEAN
OBSERVED M.H.W.L.=0.45 NAVD 02/27/2025
157'±

LOT 35
(P.B. 8, PG. 81)

WOOD FENCE CORNER 0.2'S.
NORTH FACE OF CONC. WALL ALONG LINE
W.C. 5/8" "W.S.C." 1.2'N. & 0.1'W.
WOOD FENCE END 0.1'W.
NORTH FACE OF CONC. WALL 0.1'S.
C.L.F. END 0.8'W.
C.L.F. END 0.3'S.
37±3° 0.2'W.
ELECTRIC VAULT
TELEPHONE RISER
75.10'
℄ 5' U.E. (P.B. 8, PG. 81)
80.6'

LOT 34
(P.B. 8, PG. 81)

100.00'

LOT 33
(P.B. 8, PG. 81)

AT&T RISER
C.L.F. END 1.2'N.
CONC. WALL CORNER 0.8'N.
1/2" 0.3'N.

LOT 32
(P.B. 8, PG. 81)

CONC. WALL (TYP.)
STONE
GATE
STONE
CONC. WALL END 0.1'N.
225.07'
CONC. WALL (TYP.)
CONC. WALL CORNER 0.3'N.
3"x3" 0.3'N.
1/2" 0.4'W.
NAIL SHAFT 0.2'N.
233'±

LOT 3
(P.B. 8, PG. 81)

Boundary Survey For:

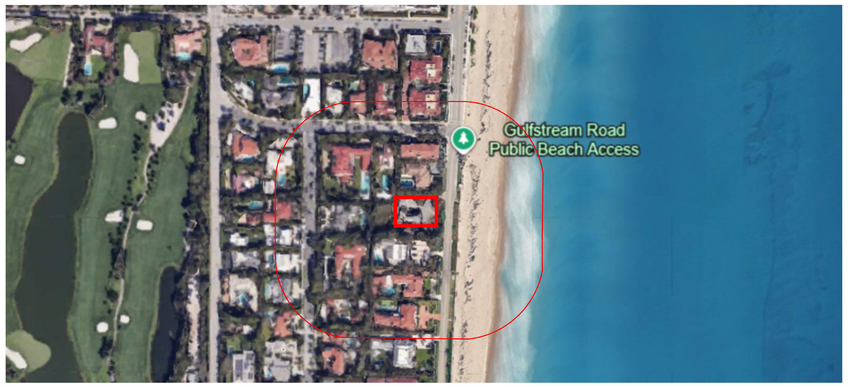
E & A Property Holdings, LLC,
a New York limited liability company

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #6598

FIELD: B.M.	JOB No.: 236739	F.B. WP213 PG. 66
OFFICE: K.D.	DATE: 08/09/2025	DWG. No.: 236739
C'K'D.: W.N.	REF.: 236739.DWG	SHEET: 2 OF 2

1 SOUTH OCEAN BLVD. PROPOSED STREETSCAPE ELEVATION, FACING EAST

1"=20'-0"

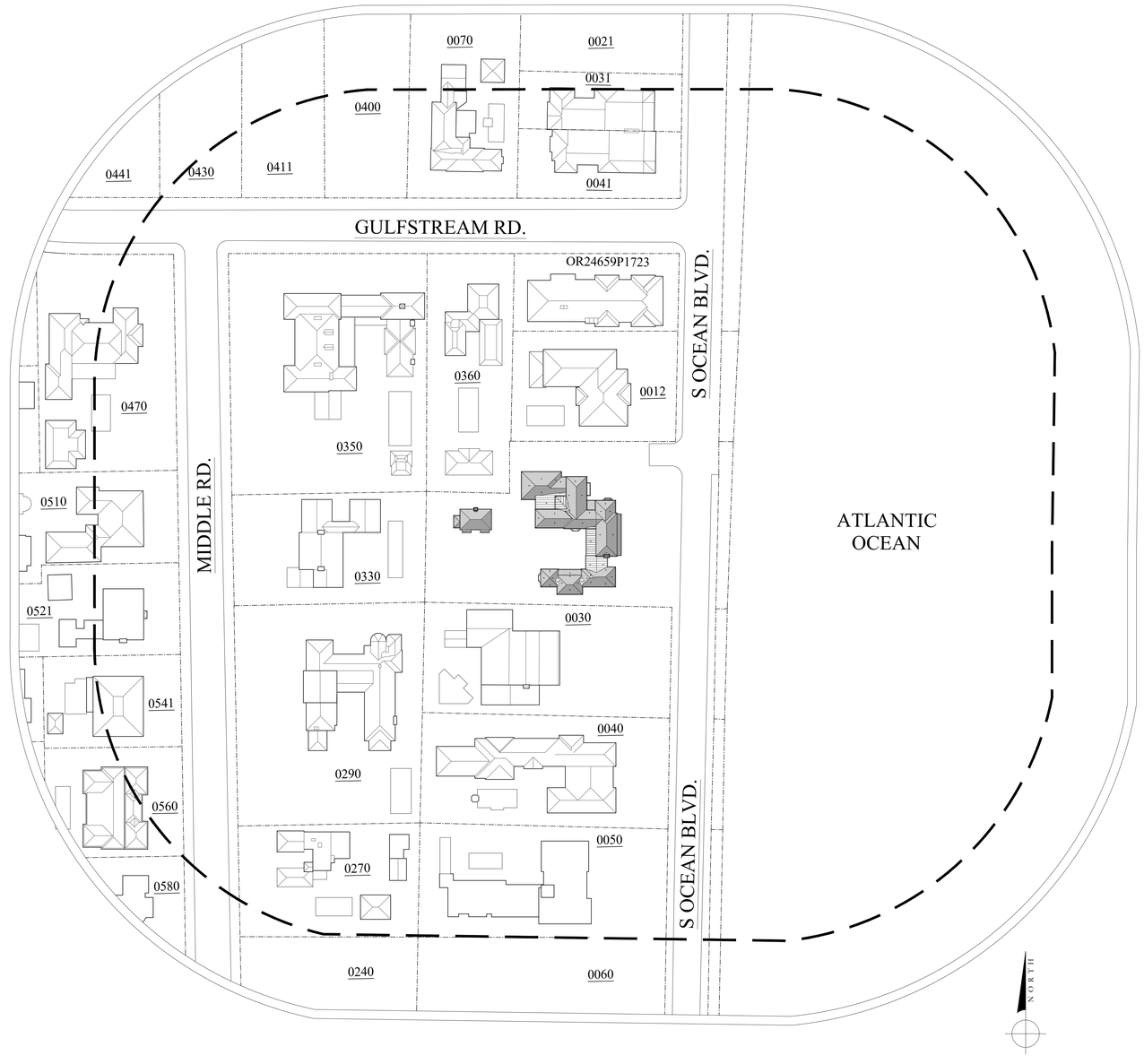


2 AERIAL MAP

1"=200'-0"

3 LOCATION/ VICINITY MAP

1"=100'-0"



4 PROPOSED LOCATION SITE PLAN

1"=50'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
VICINITY LOCATION MAP

DATE
JUNE 1, 2026

SCALE
AS NOTED

BY
KC

SHEET NO
G-001

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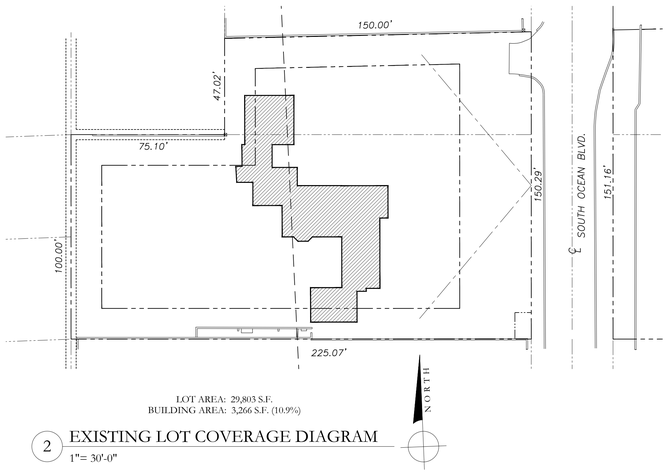
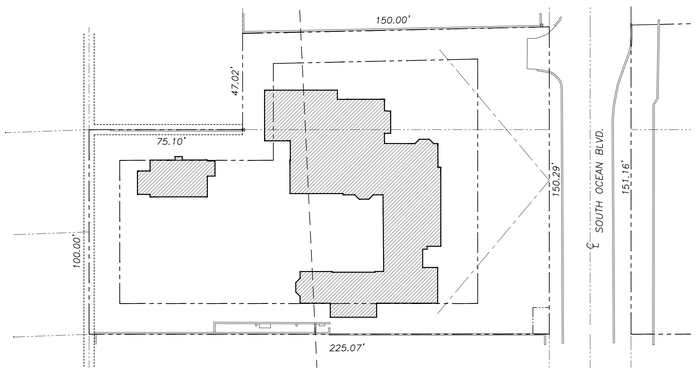


LOT AREA: 29,803 S.F.
BUILDING AREA: 3,266 S.F. (10.9%)

2 EXISTING LOT COVERAGE DIAGRAM
1"= 30'-0"



LOT AREA: 29,803 S.F.
BUILDING AREA: 6,064 S.F. (20.3%)

3 PROPOSED LOT COVERAGE DIAGRAM
1"= 30'-0"

Town of Palm Beach
Planning Zoning and Building
360 S County Rd Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend

Line #						
1	**Property Address:**	480 SOUTH OCEAN BOULEVARD				
2	**Zoning District:**	R-A (ESTATE RESIDENTIAL)				
3	**Lot Area (sq. ft.):**	29,803 S.F.				
4	**Lot Width (W) & Depth (D) (ft.):**	[SEE BELOW]				
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY RESIDENCE				
6	**FEMA Flood Zone Designation:**	ZONE X				
7	**Zero Datum for point of meas. (NAVD)**	EXISTING FINISH FLOOR (+17.70' NAVD)				
8	**Crown of Road (COR) (NAVD)**	+13.87' NAVD (S. OCEAN BLVD., HIGHEST POINT)				
9		REQ'D / PERMITTED	EXISTING	NON-CONFORMING	PROPOSED	VARIANCE REQUEST
10	Lot Area (Sq. Ft.)	20,000 MIN.	29,803		[N/C]	
11	Lot Width (Ft.)	125 MIN.	100 - 150.29 (VARIES)		[N/C]	
12	Lot Depth (Ft.)	150 MIN.	150 - 225.07 (VARIES)		[N/C]	
13	Lot Coverage (Sq Ft and %)	7,450.75 (25%) MAX.	3,266 (10.9%)		6,064 (20.3%)	
14	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A				
15	*Front (East) Yard Setback (Ft.)	35.0' min.	70.0'		53.8'	
16	* Side (North) Yard Setback (Ft.) @ 150' P.L.	15.0' min.	28.1'		28.1' [N/C]	
17	* Side (North) Yard Setback (Ft.) & 75.1' P.L.	15.0' min.	N/A		15.0'	
18	*Side (South) Yard Setback (Ft.)	15.0' min.	8.1'	X	8.1' [N/C]	X
19	* Rear (West) Yard Setback (Ft.) @ 100' P.L.	15.0' min.	80.6'		23.4'	
20	* Rear (West) Yard Setback (Ft.) @ 47.02' P.L.	15.0' min.	9.8'	X	9.8' [N/C]	X
21	Angle of Vision (Deg.)	100 deg. max.	59 deg.		73 deg.	
22	Building Height (Ft.)	25 (2 STORIES MAX.)	20.19'		20.19' [N/C]	
23	Overall Building Height (Ft.)	35 (PITCHED ROOF)	26.35'		26.35' [N/C]	
24	Building Height Plane (Ft.)	2' FRONT SETBACK PER 1' BLDG. HEIGHT	(COMPLIANT)		(COMPLIANT)	
25	** Max. Fill Added to Site (Ft.)	1.92'			1.92'	
26	Finished Floor Elev. (FFE)(NAVD)	N/A	+17.7'		+17.7' [N/C]	
27	Base Flood Elevation (BFE)(NAVD)	N/A	N/A		N/A	
28	Landscape Open Space (LOS) (Sq. Ft. and %)	14,901.5 (50%) MIN.			14,922 (50.05%)	
29	Front Yard LOS (Sq. Ft. and %)	2,360.25 (45%) MIN.			2,711 (51.58%)	
30	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*				

^ For through lots, the required rear street yard shall have the same setback as the front of such lot and shall have the same provisions, requirement and restrictions as a required front yard (Sec. 134-1577)

** Indicate each yard area with cardinal direction (N,S,E,W)*

Enter N/A if value is not applicable.

*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)*

Enter N/C if value is not changing.

**** Provide Native plant species info per category as requited by Ord. 003-2023 on separate TOPB Landscape Legend*

REV BF 20230626

1 ZONING LEGEND
N.T.S.

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
ZONING LEGEND &
LOT COVERAGE DIAGRAMS

DATE: JUNE 1, 2026	SHEET NO: G-002
SCALE: AS NOTED	
BY: KC,MR	

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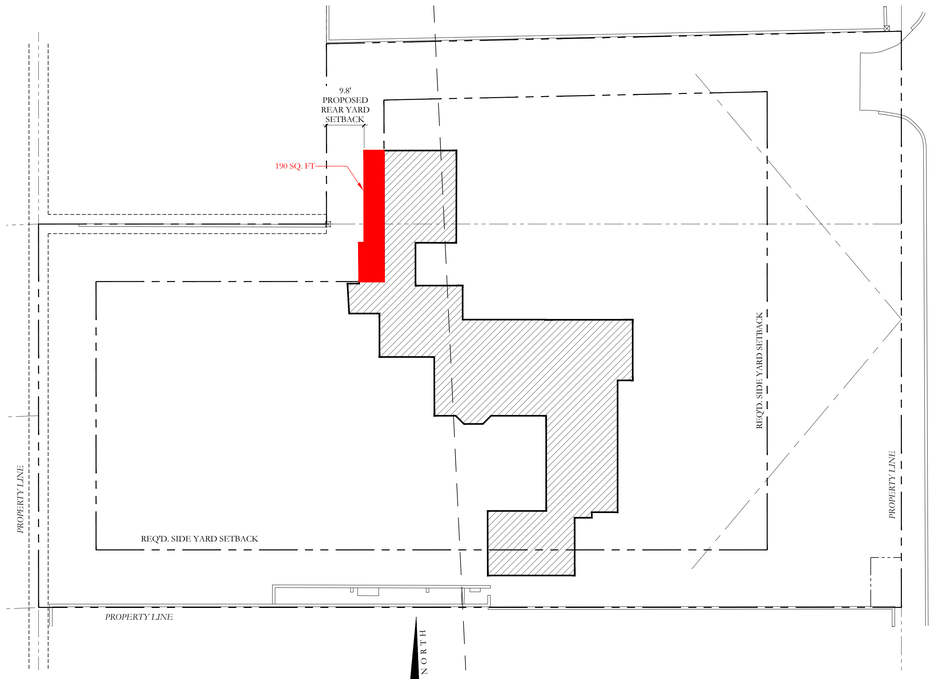
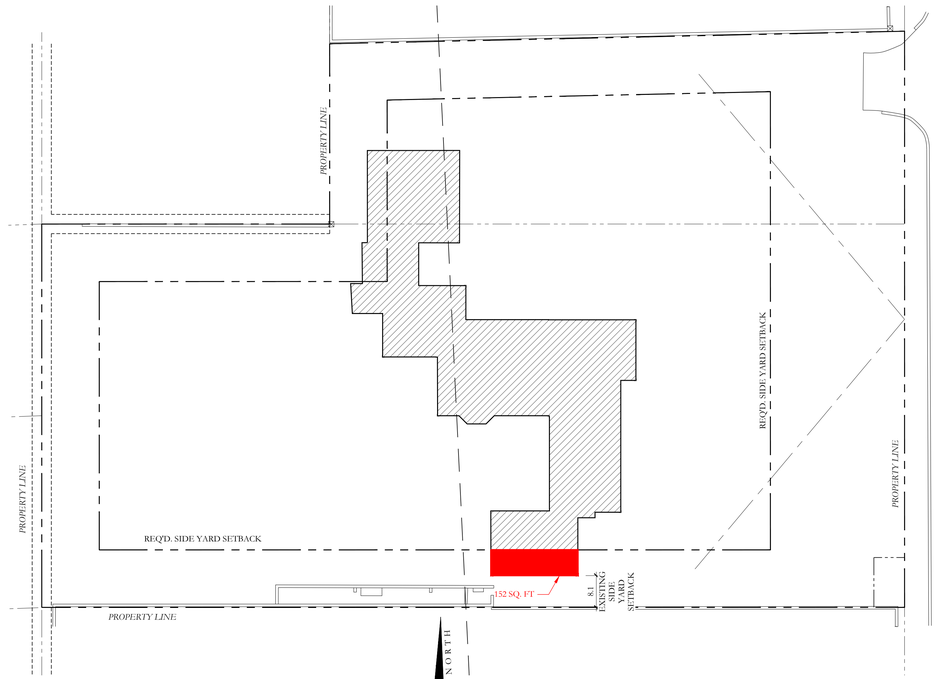
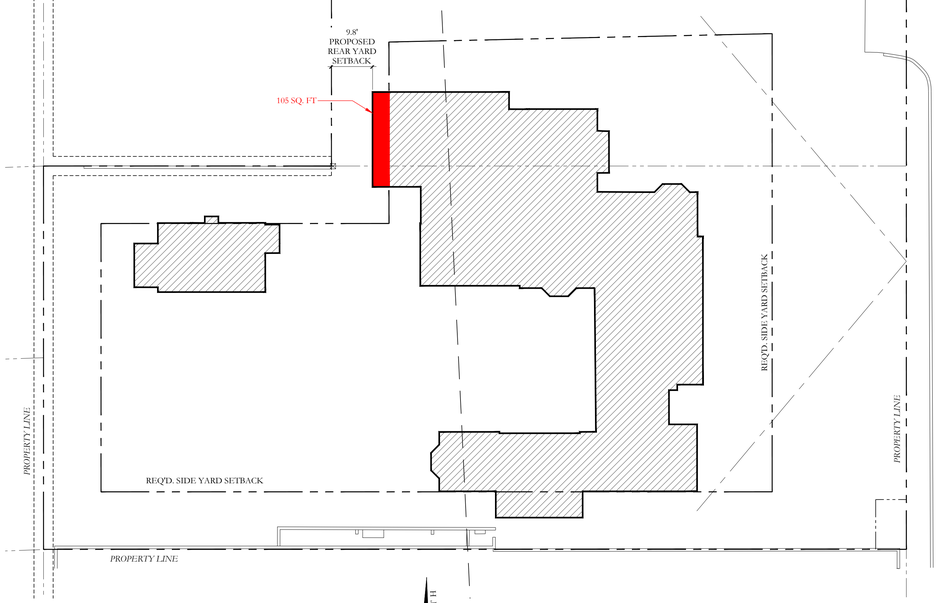


A EXISTING LOT COVERAGE DIAGRAM
1/16"= 1'-0"



A EXISTING LOT COVERAGE DIAGRAM
1/16"= 1'-0"

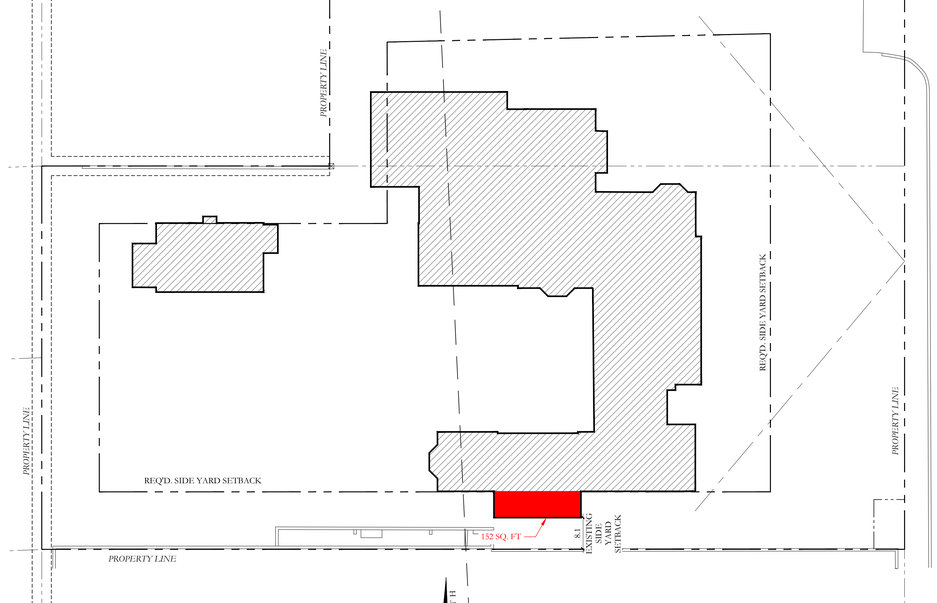


B PROPOSED LOT COVERAGE DIAGRAM
1/16"= 1'-0"

VARIANCE #1:

SEC. 134-843(a)(9): VARIANCE REQUEST TO MAINTAIN THE EXISTING REAR (WEST) YARD SETBACK AT EXISTING PORTION OF BUILDING OF 9.8' IN LIEU OF THE 15'-0" REQUIRED.

1 VARIANCE #1 : REAR YARD SETBACK
1/16"= 1'-0"



B PROPOSED LOT COVERAGE DIAGRAM
1/16"= 1'-0"

VARIANCE #2:

SEC. 134-843(a)(8): VARIANCE REQUEST TO MAINTAIN THE EXISTING SIDE (SOUTH) YARD SETBACK AT EXISTING BUILDING OF 8'-1" IN LIEU OF THE 15'-0" REQUIRED.

2 VARIANCE #2 : SIDE YARD SETBACK
1/16"= 1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

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DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
VARIANCE DIAGRAMS

DATE
JUNE 1, 2026

SCALE
AS NOTED

BY
KC,MR

SHEET NO
G-002 A

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NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

150.00'

PROPERTY LINE

15.0' REQ'D. SIDE YARD SETBACK

SIDE YARD SET BACK

3.8' EXISTING SIDE YARD SETBACK

47.02'

9.8' EXISTING REAR YARD SETBACK

15.0' REQ'D. REAR YARD SETBACK

+14.9'

EXISTING 1-STORY GARAGE

PROPERTY LINE

75.10'

15.0' REQ'D. SIDE YARD SETBACK

SIDE YARD SET BACK

EXISTING 1-STORY

59° EXISTING

100' MAX. ALLOWABLE

35.0' REQ'D. FRONT YARD SETBACK

150.29'

70.0' EXISTING FRONT YARD SETBACK

+14.2'

+14.7'

80.6' EXISTING REAR YARD SETBACK

15.0' REQ'D. REAR YARD SETBACK

EXISTING 2-STORY RESIDENCE

+13.4'

(P.B. 80, PG. 137) C.C.C.L. 8/22/07

+16.8'

+14.6'

100.00'

PROPERTY LINE

REAR YARD SET BACK

EXISTING 1-STORY

SIDE YARD SET BACK

FRONT YARD SET BACK

PROPERTY LINE

5.1' EXISTING SIDE YARD SETBACK

15.0' REQ'D. SIDE YARD SETBACK

PROPERTY LINE

225.07'

+13.6'

+13.69'

+13.71'

+13.87'

S. OCEAN BLVD.

151.16'

NORTH

1 EXISTING SITE PLAN
1/8"=1'-0"

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING SITE PLAN

DATE JUNE 1, 2026	**SHEET NO** G-003
SCALE 1/8"=1'-0"	
BY KC	

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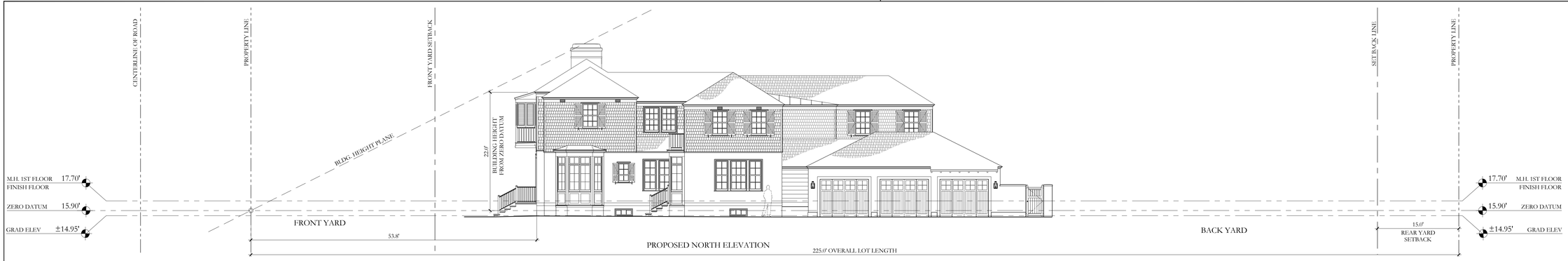
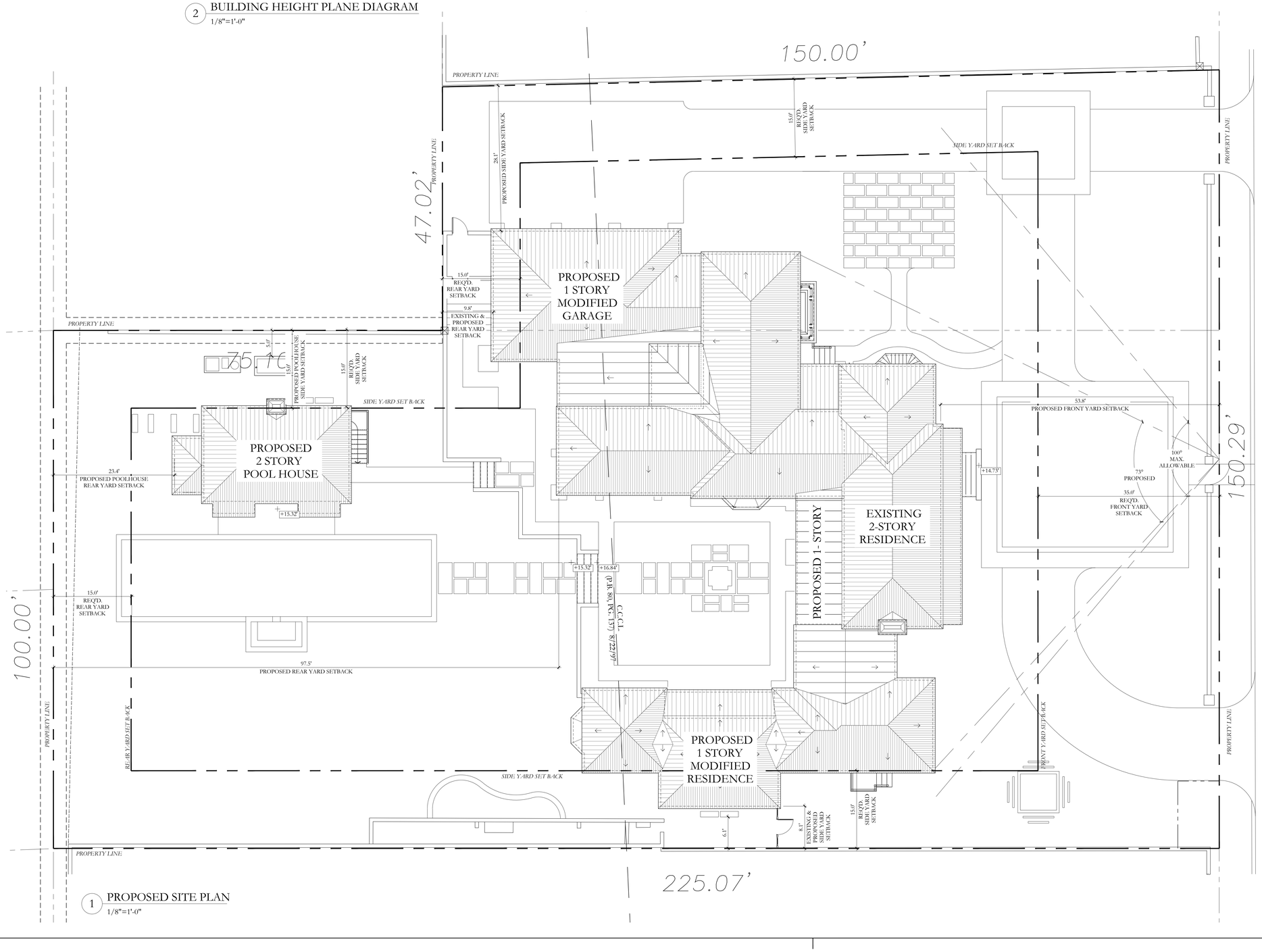


2 BUILDING HEIGHT PLANE DIAGRAM
1/8"=1'-0"



1 PROPOSED SITE PLAN
1/8"=1'-0"

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
PROPOSED SITE PLAN

DATE: JUNE 1, 2026	SHEET NO: G-004
SCALE: 1/8"=1'-0"	
BY: KC	

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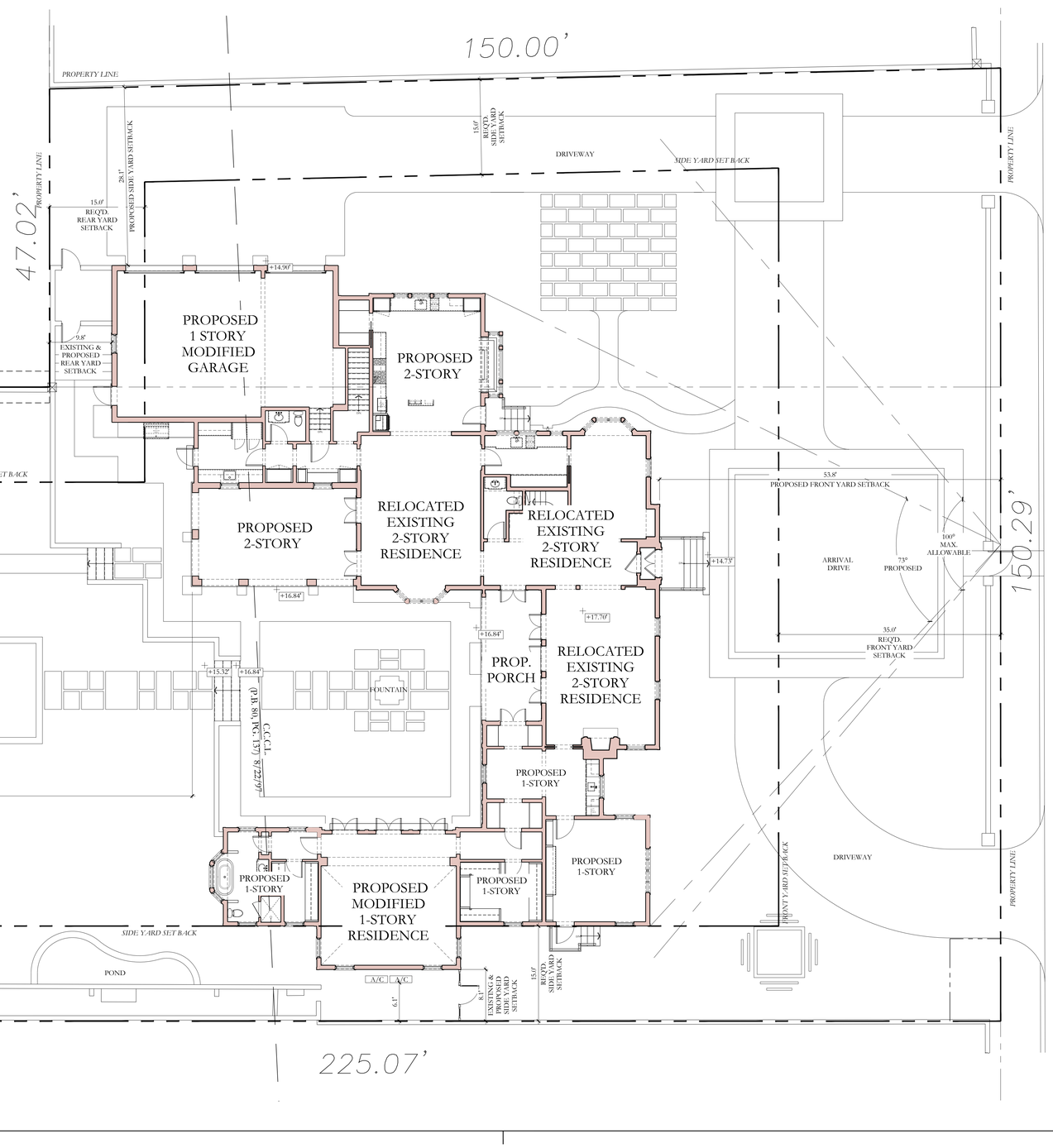
EXISTING AREA CALCULATIONS:

	CONDITIONED	UNCONDITIONED
FIRST FLOOR		
MAIN HOUSE INTERIOR	2,664 SQ. FT	
GARAGE		588 SQ. FT
SECOND FLOOR		
MAIN HOUSE INTERIOR	1,883 SQ. FT	
BALCONY		140 SQ. FT
SUBTOTAL	4,547 SQ. FT	728 SQ. FT
TOTAL AREA:		**5,275 SQ. FT**

PROPOSED AREA CALCULATIONS:

	CONDITIONED	UNCONDITIONED
FIRST FLOOR		
MAIN HOUSE INTERIOR	4,010 SQ. FT	
LOGGIA & PORCH		576 SQ. FT
POOL HOUSE	41 SQ. FT	565 SQ. FT
GARAGE	847 SQ. FT	
SECOND FLOOR		
MAIN HOUSE INTERIOR	2,507 SQ. FT	
VERANDA & BALCONY		434 SQ. FT
POOL HOUSE	306 SQ. FT	100 SQ. FT
SUBTOTAL	*7,729 SQ. FT*	*1,675 SQ. FT*
TOTAL AREA:		**9,386 SQ. FT**

2 AREA CALCULATIONS



1 PROPOSED SITE PLAN WITH FLOOR PLAN
1/8"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
PROPOSED SITE PLAN

DATE: JUNE 1, 2026	SHEET NO: G-005
SCALE: 1/8"=1'-0"	
BY: KC	

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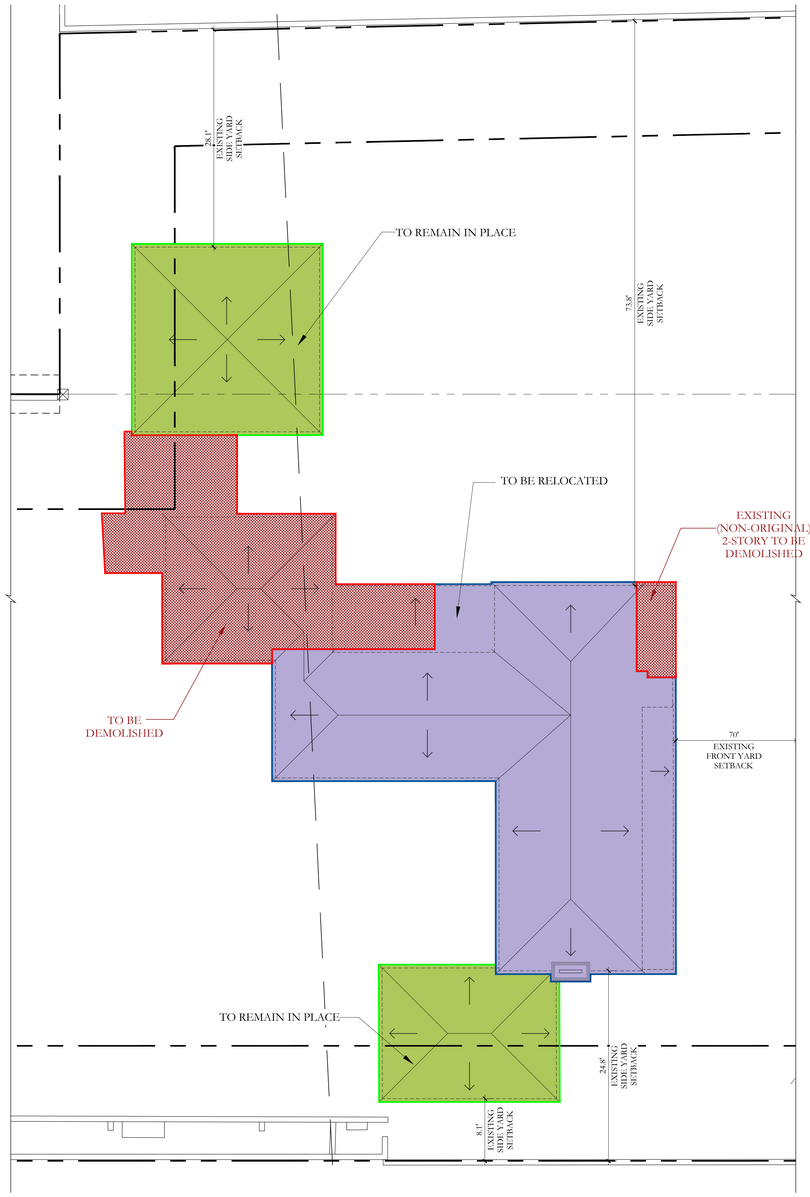


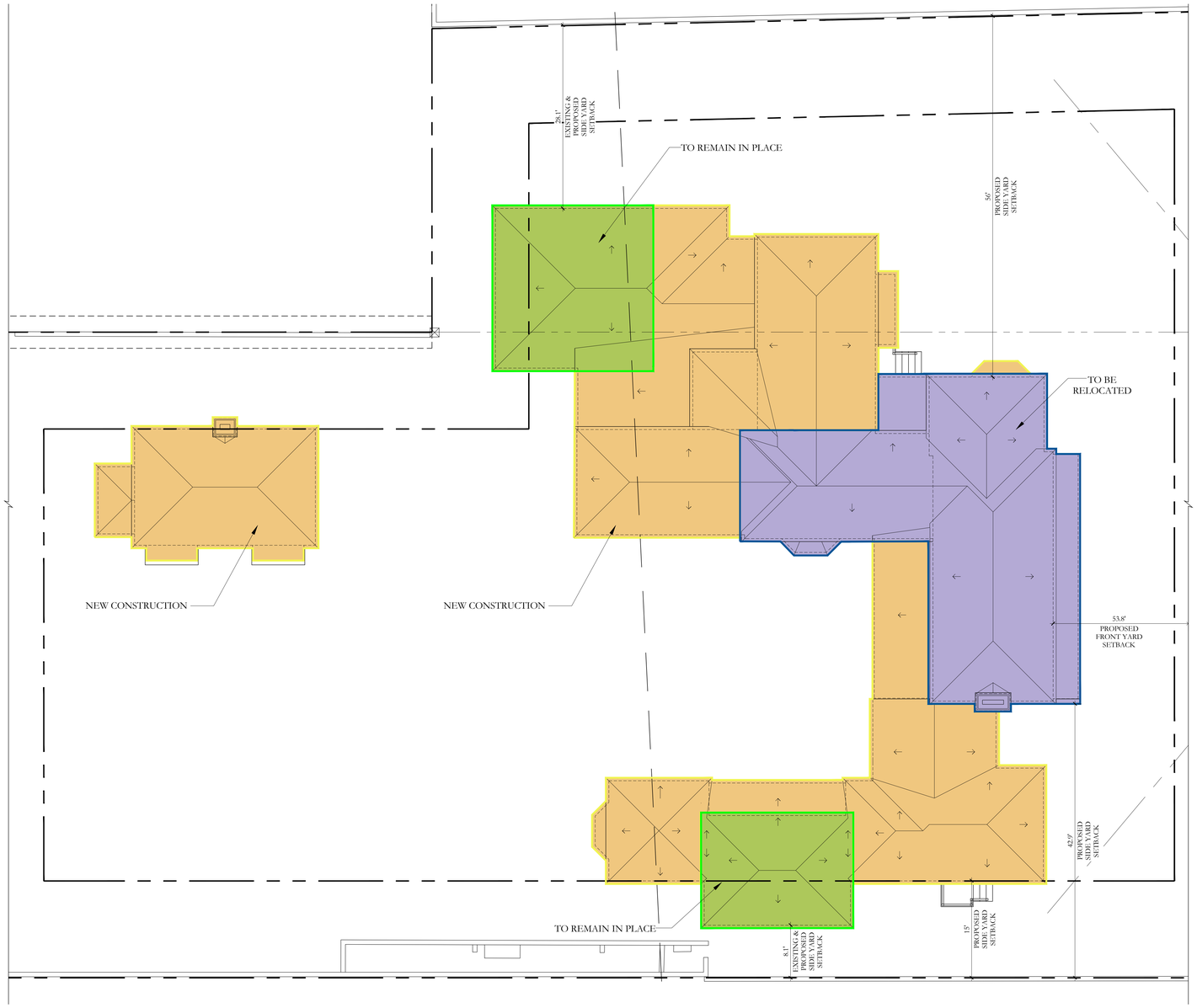
1 EXISTING PLAN DIAGRAM SHOWING EXISTING TO REMAIN,RELOCATION AND DEMOLITION

1/8"=1'-0"

NORTH

EXISTING CALCULATIONS:

TOTAL AREA TO REMAIN IN PLACE:	1,032 SQ. FT.
TOTAL AREA TO BE RELOCATED :	1,698 SQ. FT.
TOTAL AREA TO BE DEMOLISHED:	824 SQ. FT.
TOTAL AREA:	3,554 SQ. FT.
PERCENTAGE OF EXISTING ROOF AREA TO BE DEMOLISHED:	23 %



2 PROPOSED PLAN DIAGRAM SHOWING EXISTING TO REMAIN, RELOCATION AND NEW CONSTRUCTION

1/8"=1'-0"

NORTH

PROPOSED CALCULATIONS:

TOTAL AREA TO REMAIN IN PLACE:	1,062 SQ. FT.
TOTAL AREA TO BE RELOCATED :	1,731 SQ. FT.
TOTAL AREA TO BE CONSTRUCTED:	3,674 SQ. FT.
TOTAL AREA:	6,467 SQ. FT.
PERCENTAGE OF NEW CONSTRUCTION:	56 %

DIAGRAM KEY:

EXISTING TO REMAIN IN PLACE

EXISTING TO BE RELOCATED

EXISTING TO BE DEMOLISHED

PROPOSED NEW CONSTRUCTION

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING TO REMAIN, DEMO., RELOC.,NEW CONST. DIAGRAMS

DATE
JUNE 1, 2026

SCALE
1/8"=1'-0"

BY
KC

SHEET NO
G-006

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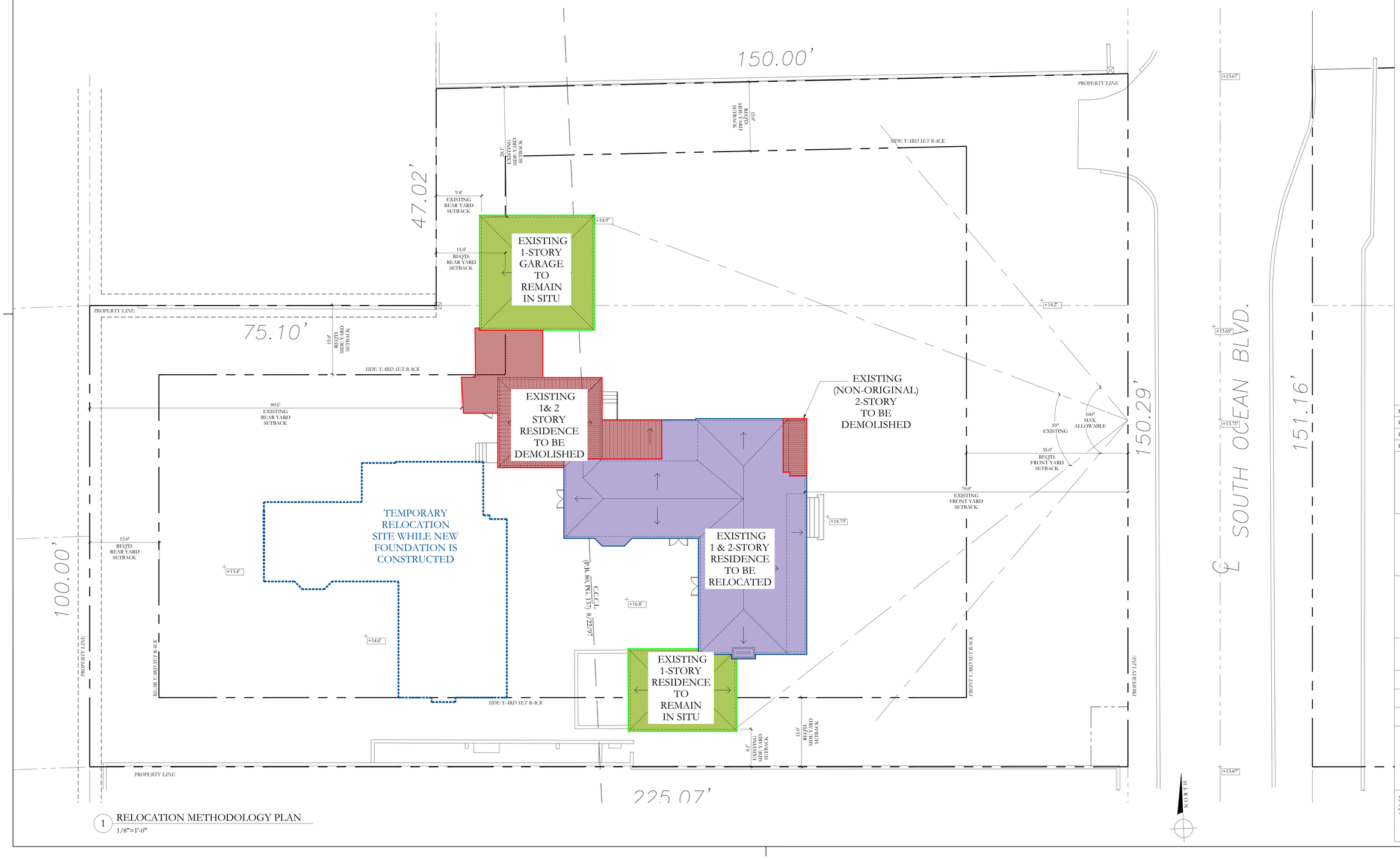

1 RELOCATION METHODOLOGY PLAN
1/8"=1'-0"

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
RELOCATION METHODOLOGY PLAN

DATE: JUNE 1, 2026	SHEET NO: G-007
SCALE: 1/8"=1'-0"	
BY: KC	

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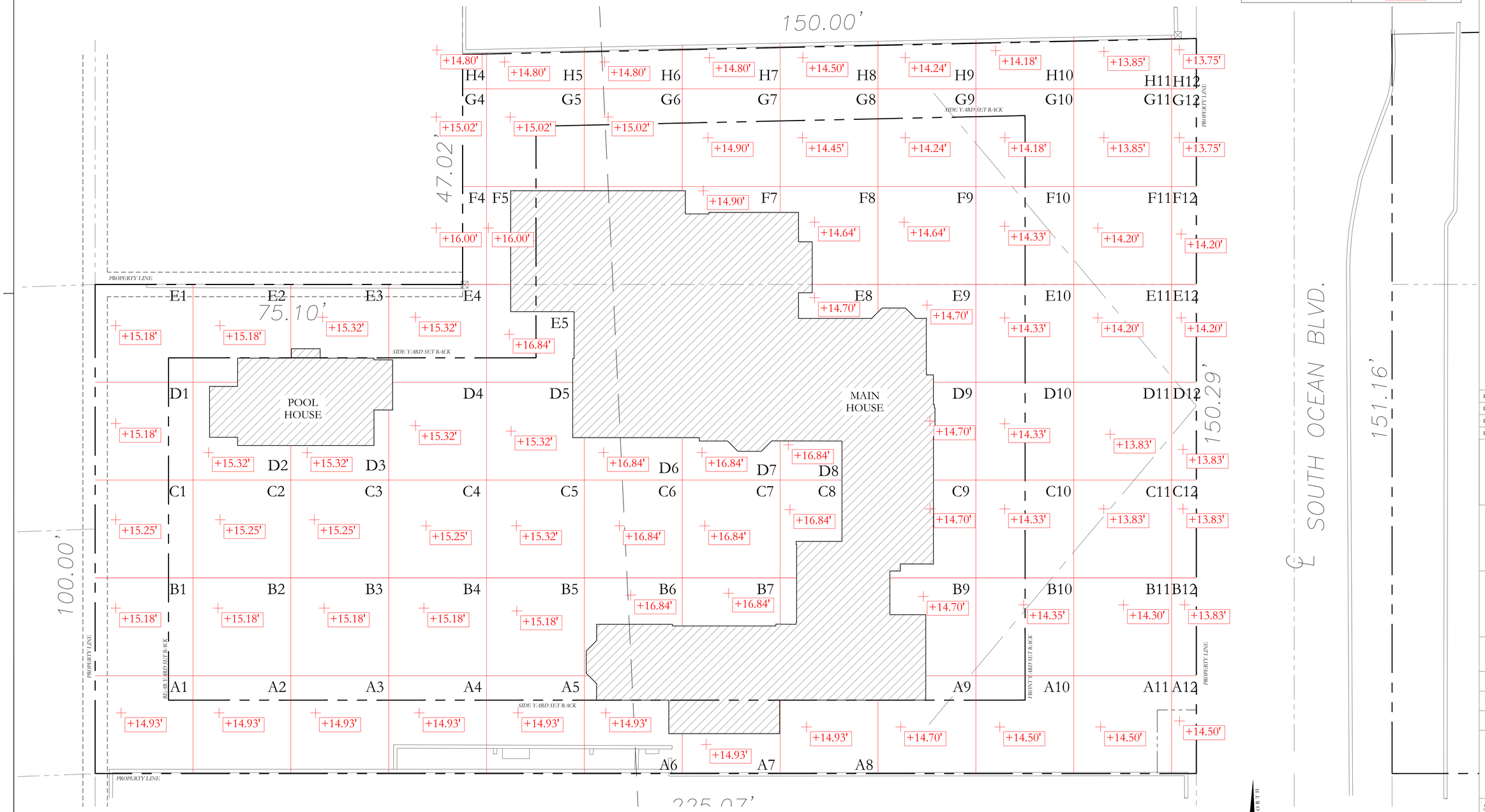
PROPOSED AVERAGE GRADE PER ROW	
ROW A	+14.80'
ROW B	+15.16'
ROW C	+15.29'
ROW D	+15.30'
ROW E	+15.00'
ROW F	+14.86'
ROW G	+14.49'
ROW H	+14.39'
TOTAL :	+14.91'

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS



1 PROPOSED SITE GRADING DIAGRAM
1/8"=1'-0"

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
PROPOSED SITE GRADING DIAGRAM

DATE: JUNE 1, 2026	SHEET NO: G-008
SCALE: 1/8"=1'-0"	
BY: KC	

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NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

1 516 S. OCEAN BLVD. : STREETSCAPE PHOTO, LOOKING EAST

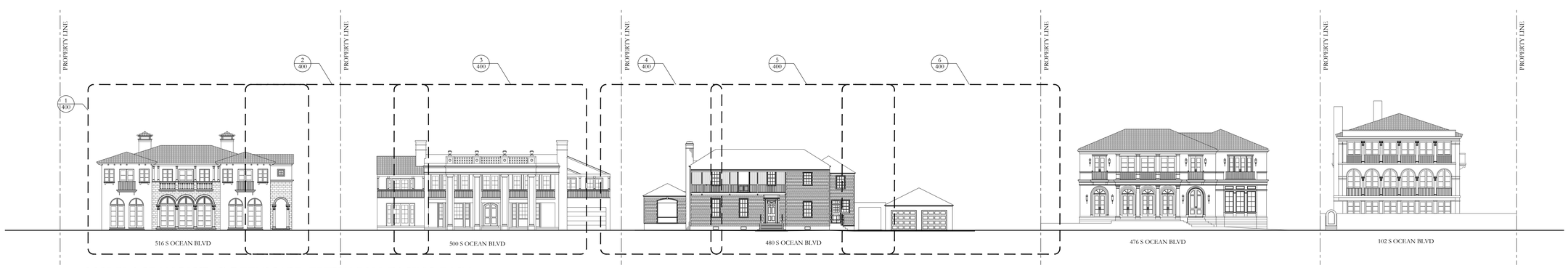
2 516 S. OCEAN BLVD. : STREETSCAPE PHOTO, LOOKING EAST

3 500 S. OCEAN BLVD. : STREETSCAPE PHOTO, LOOKING EAST

4 500 S. OCEAN BLVD. : STREETSCAPE PHOTO, LOOKING EAST

5 480 S. OCEAN BLVD. : STREETSCAPE PHOTO, LOOKING EAST

6 480 S. OCEAN BLVD. : STREETSCAPE PHOTO, LOOKING EAST



1 SOUTH OCEAN BLVD. STREETSCAPE ELEVATION, FACING EAST

1/16"=1'-0"

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING CONDITIONS: STREETSCAPE PHOTOGRAPHS

DATE
JUNE 1, 2026

SCALE
AS NOTED

BY
KC

SHEET NO
EX-400

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NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

1 480 S. OCEAN BLVD. : STREETSCAPE PHOTO, LOOKING EAST

2 476 S. OCEAN BLVD. : STREETSCAPE PHOTO, LOOKING EAST

3 476 S. OCEAN BLVD. : STREETSCAPE PHOTO, LOOKING EAST

4 102 S. OCEAN BLVD. : STREETSCAPE PHOTO, LOOKING EAST

5 102 S. OCEAN BLVD. : STREETSCAPE PHOTO, LOOKING EAST

6 GULFSTREAM ROAD : STREETSCAPE PHOTO, LOOKING EAST

7 SOUTH OCEAN BLVD. STREETSCAPE ELEVATION, FACING EAST

1/16"=1'-0"

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING CONDITIONS: STREETSCAPE PHOTOGRAPHS

DATE: JUNE 1, 2026	SHEET NO: EX-401
SCALE: AS NOTED	
BY: KC	

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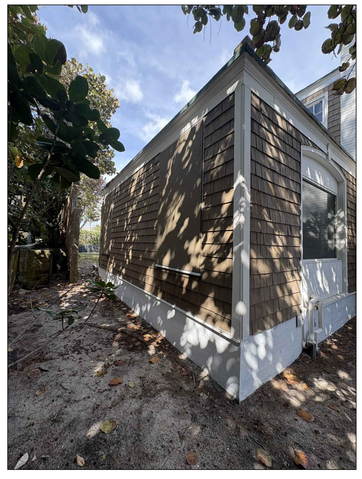
NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

A

B

C

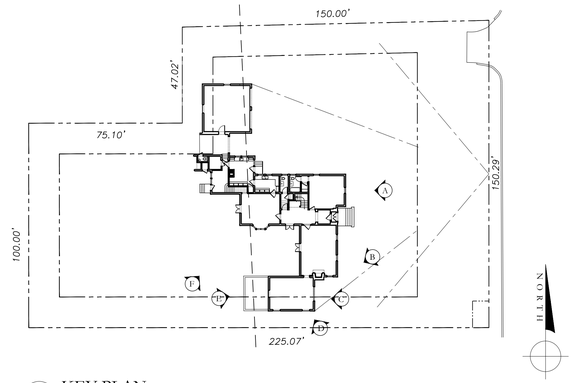


D

E

F

1 SITE PHOTOS OF EXISTING CONDITIONS



2 KEY PLAN
1"=30'-0"

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING CONDITIONS: SITE PHOTOS

DATE
JUNE 1, 2026

SCALE
AS NOTED

BY
KC

SHEET NO
EX-402

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A

B

C

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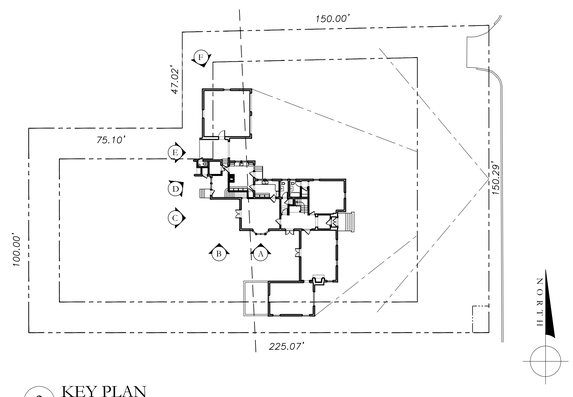
1 SITE PHOTOS OF EXISTING CONDITIONS



2 KEY PLAN
1"=30'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING CONDITIONS: SITE PHOTOS

DATE
JUNE 1, 2026

SCALE
AS NOTED

BY
KC

SHEET NO
EX-403

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NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

A

B

C

D

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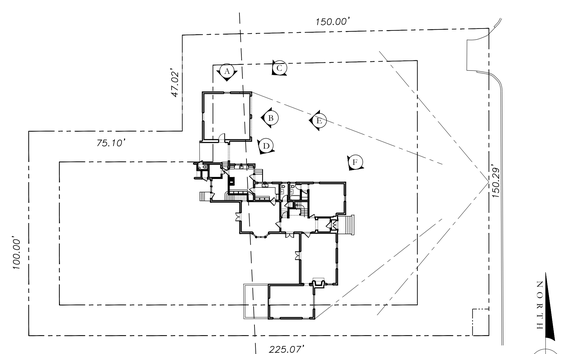
1 SITE PHOTOS OF EXISTING CONDITIONS



2 KEY PLAN
1"=30'-0"

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING CONDITIONS: SITE PHOTOS

DATE: JUNE 1, 2026	SHEET NO: EX-404
SCALE: AS NOTED	
BY: KC	

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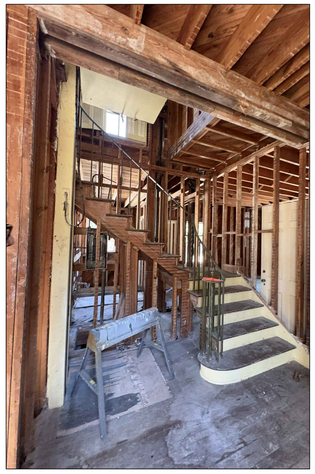
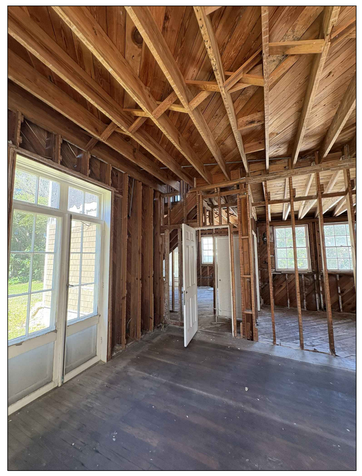
NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS



A VIEW SHOWING STAIRS IN ENTRY HALL

B VIEW SHOWING MANTEL IN LIVING ROOM

C VIEW SHOWING LOGGIA

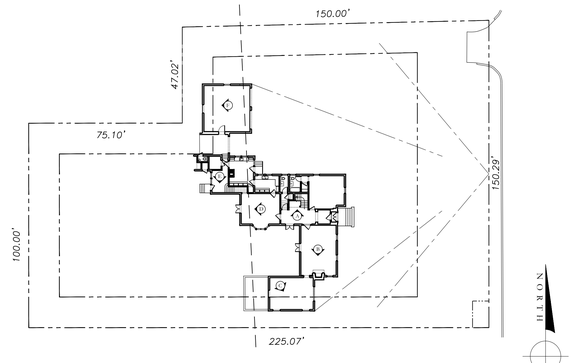


D VIEW SHOWING DINING ROOM

E VIEW SHOWING SECONDARY DINING

F VIEW SHOWING GARAGE

1 SITE PHOTOS OF EXISTING CONDITIONS



2 KEY PLAN
1"=30'-0"

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING CONDITIONS: SITE PHOTOS - INTERIOR

DATE: JUNE 1, 2026	SHEET NO: EX-405
SCALE: AS NOTED	
BY: KC	

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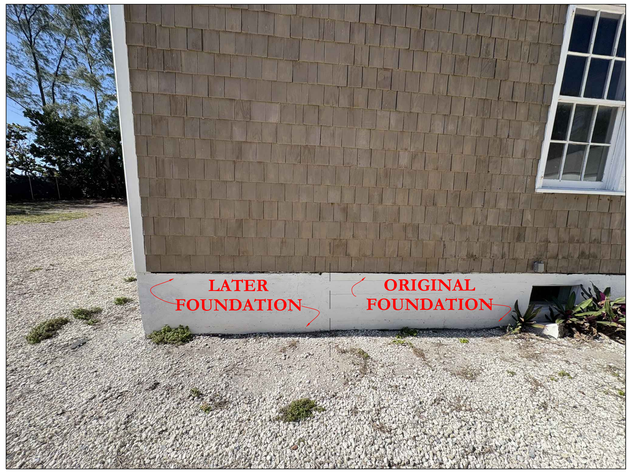
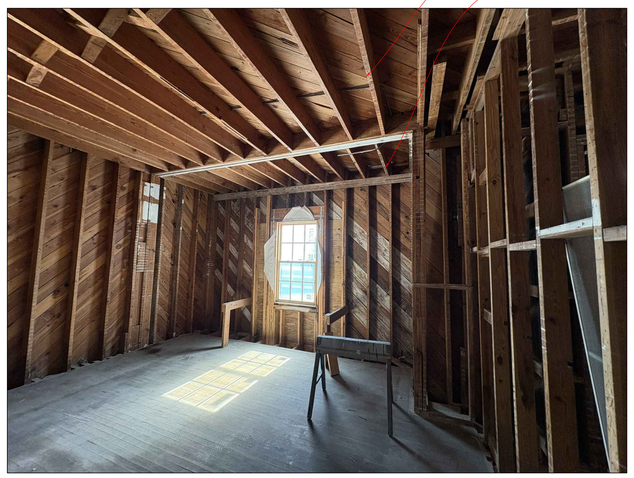
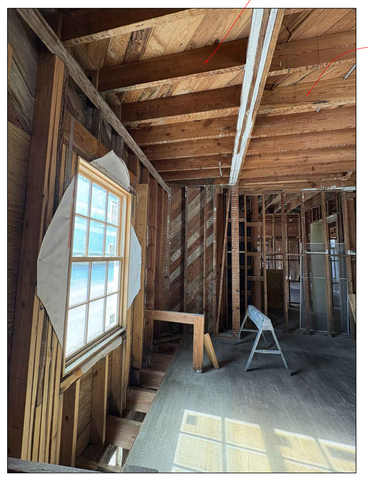


A

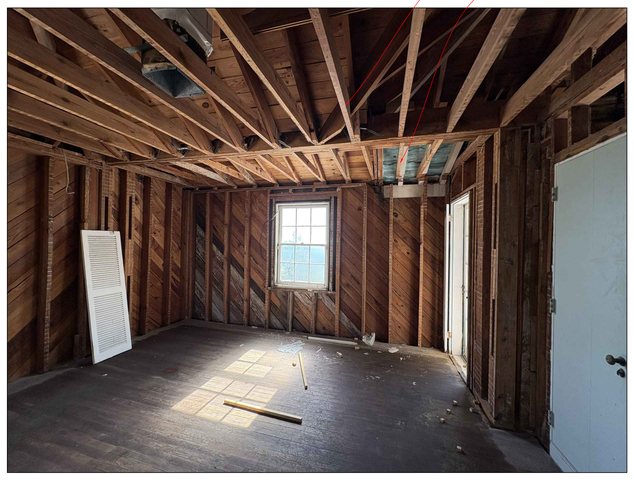


B FIRST FLOOR



C FIRST FLOOR

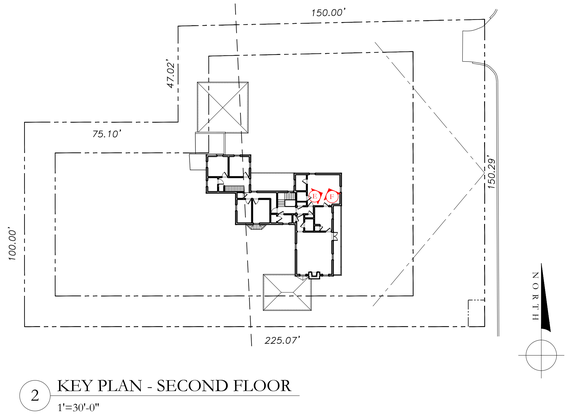
D



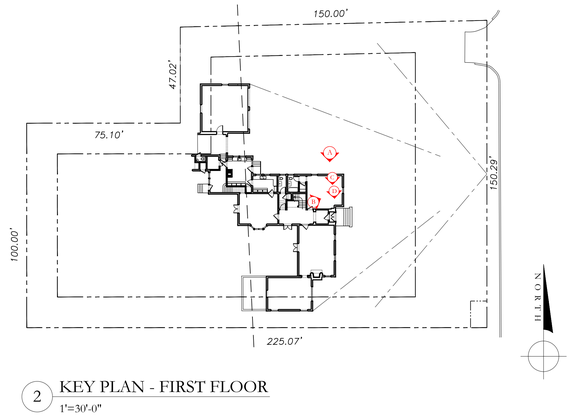
E SECOND FLOOR

F SECOND FLOOR

1 SITE PHOTOS OF EXISTING CONDITIONS AT NORTHEAST CORNER OF HOUSE



2 KEY PLAN - SECOND FLOOR
1"=30'-0"



2 KEY PLAN - FIRST FLOOR
1"=30'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS
CASE #:
COA-26-0013

ZONING
CASE #:
ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING CONDITIONS:
SITE PHOTOS - NE CORNER

DATE
JUNE 1, 2026

SCALE
AS NOTED

BY
KC

SHEET NO
EX-406

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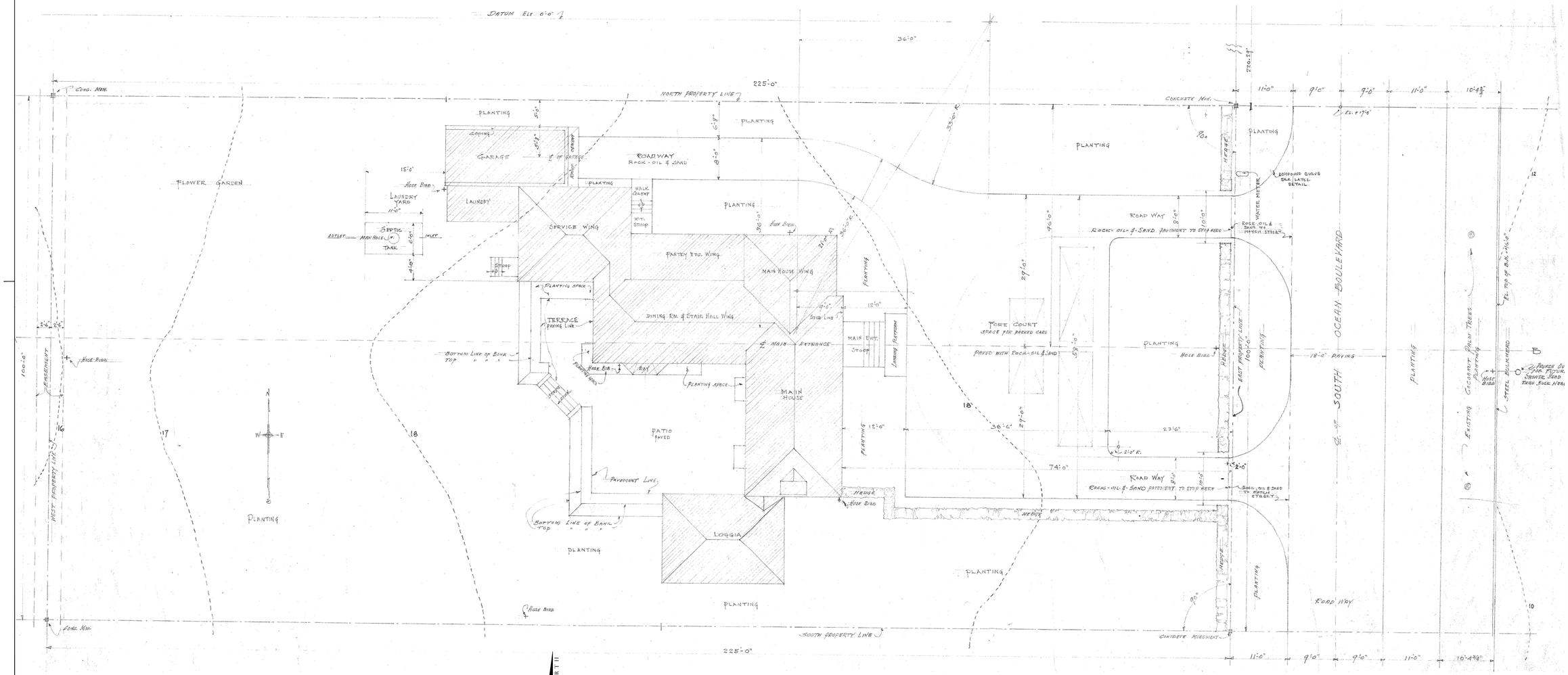

1 HISTORIC DOCUMENTATION OF SITE PLAN : WYETH & KING ARCHITECTS

1/8"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
HISTORIC DOCUMENTATION SITE PLAN

DATE: JUNE 1, 2026	SHEET NO: HD-100
SCALE: 1/8"=1'-0"	
BY: KC	

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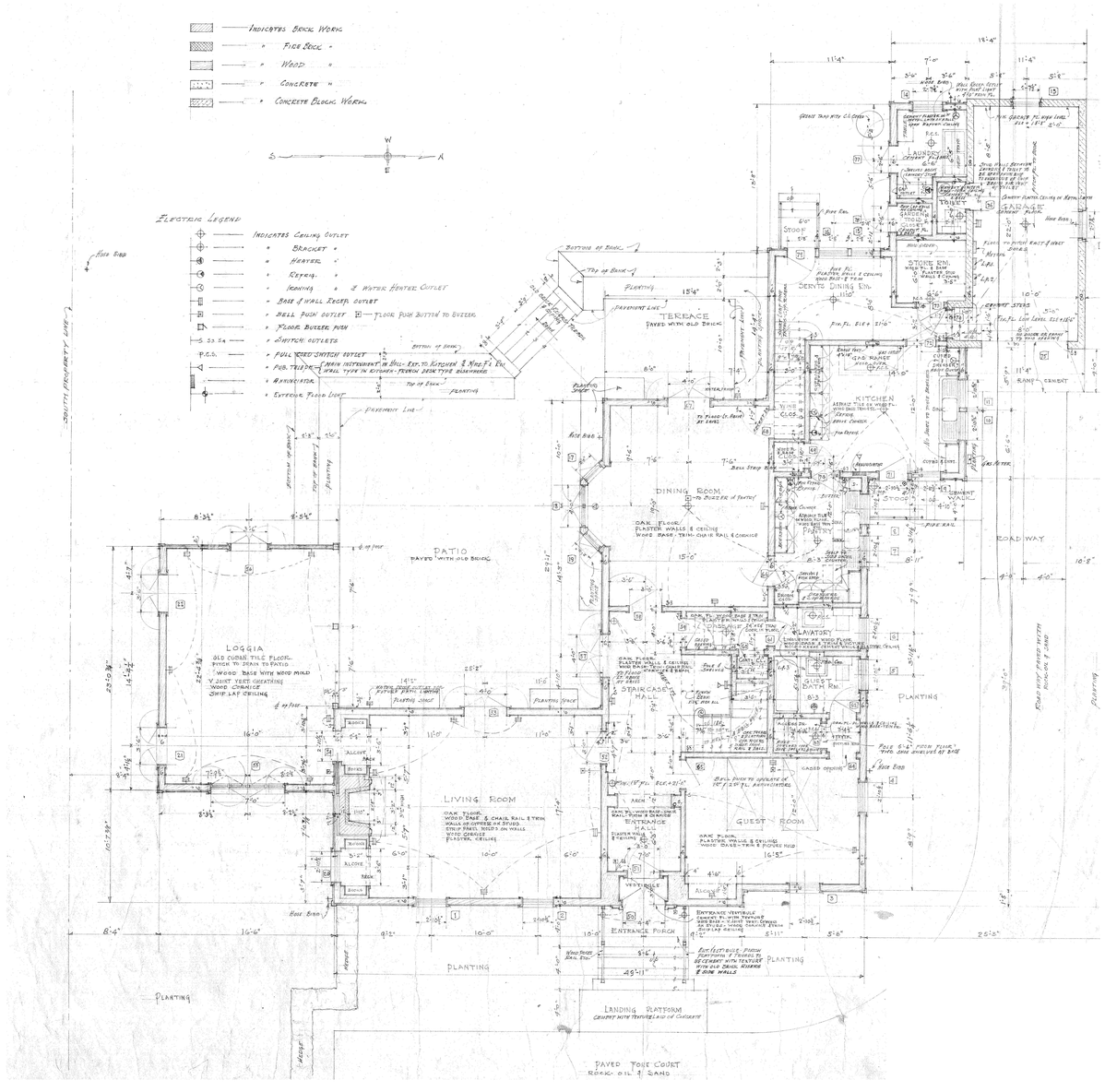
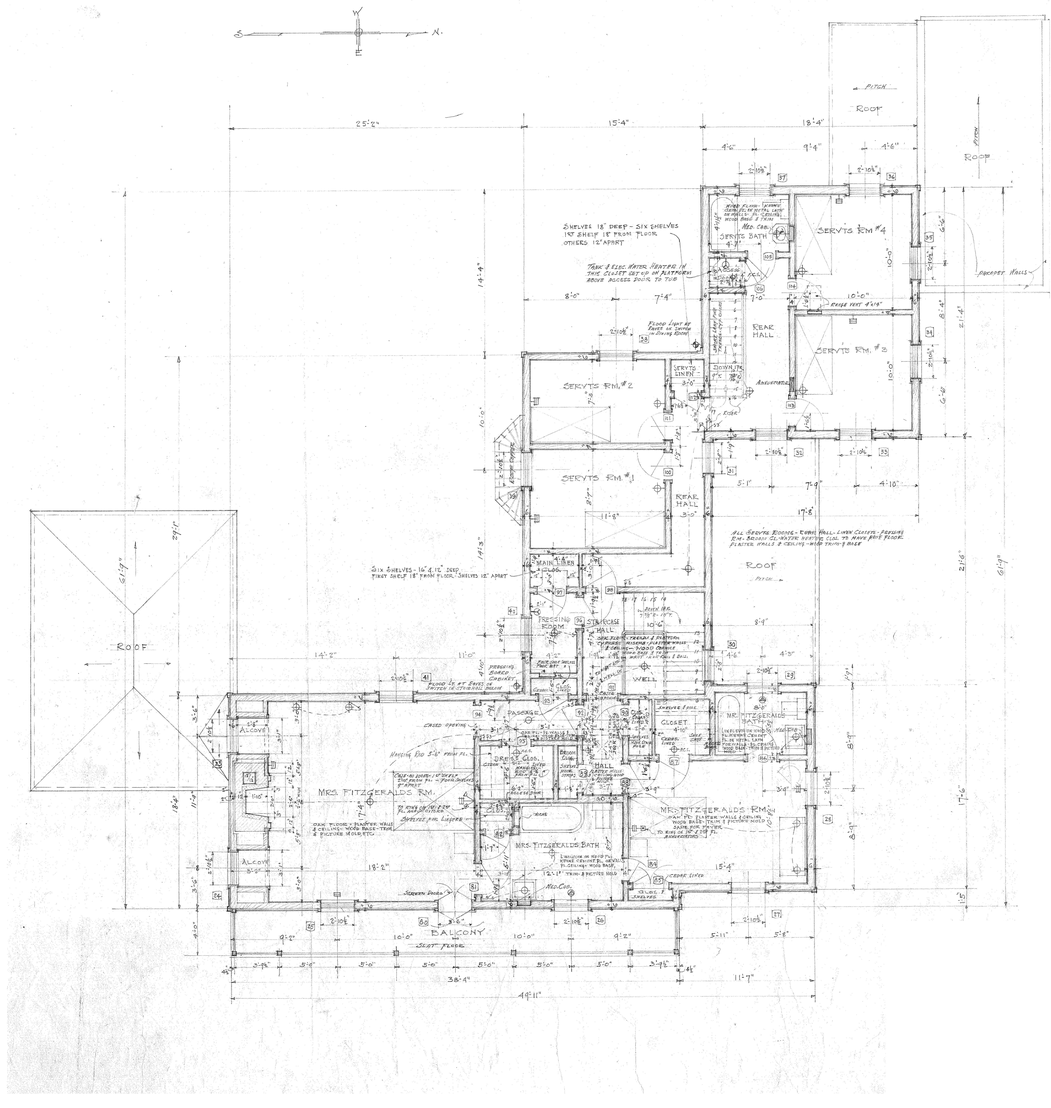
NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS



1 HISTORIC DOCUMENTATION OF FIRST FLOOR PLAN : WYETH & KING ARCHITECTS
3/16"=1'-0"

NORTH



2 HISTORIC DOCUMENTATION OF SECOND FLOOR PLAN : WYETH & KING ARCHITECTS
3/16"=1'-0"

NORTH

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
HISTORIC DOCUMENTATION PLANS

DATE: JUNE 1, 2026	SHEET NO: HD-101
SCALE: 1/4"=1'-0"	
BY: KC	

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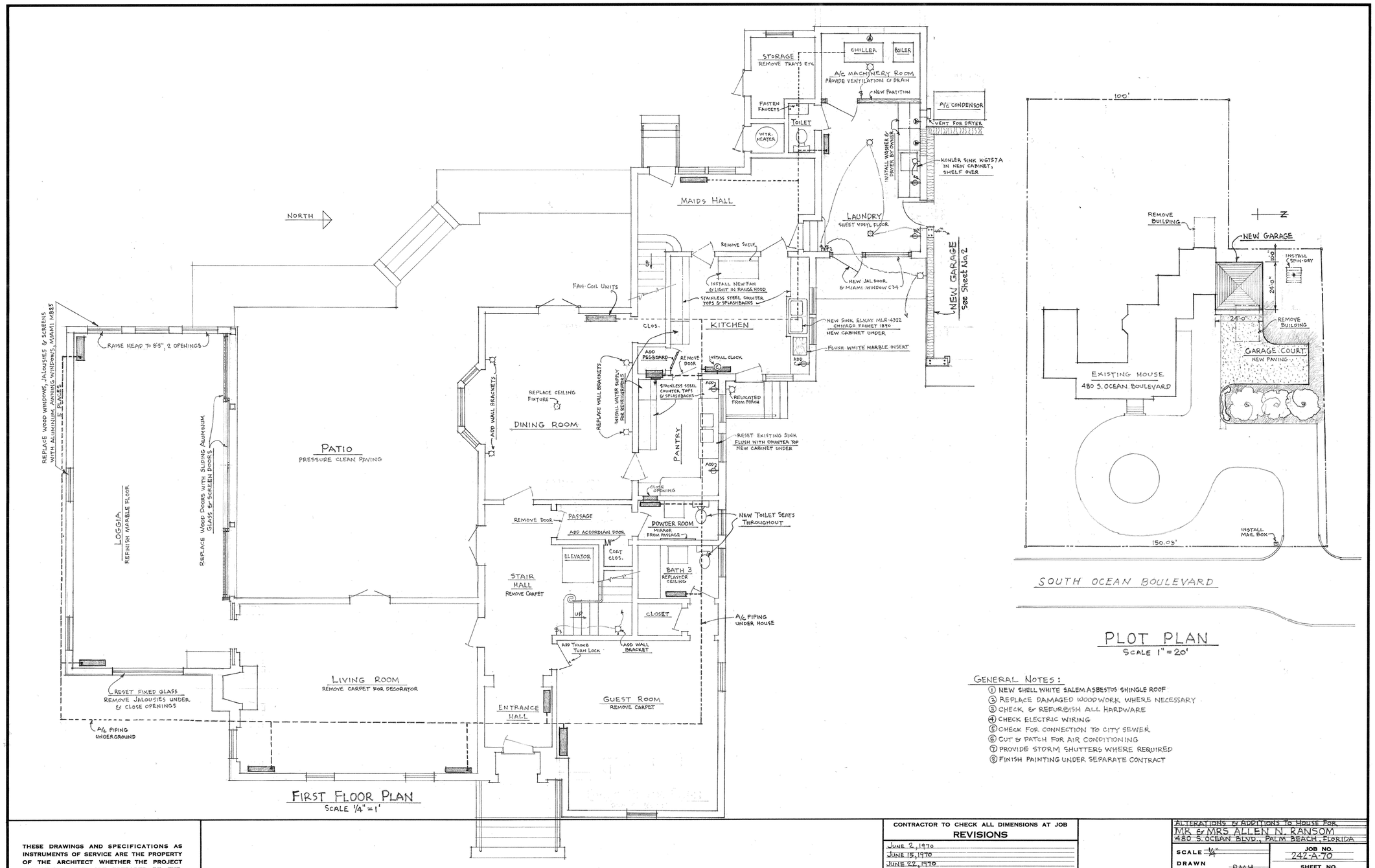
NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS



GENERAL NOTES:

1. NEW SHELL WHITE SALEM ASBESTOS SHINGLE ROOF
2. REPLACE DAMAGED WOODWORK WHERE NECESSARY
3. CHECK & REFURBISH ALL HARDWARE
4. CHECK ELECTRIC WIRING
5. CHECK FOR CONNECTION TO CITY SEWER
6. CUT & PATCH FOR AIR CONDITIONING
7. PROVIDE STORM SHUTTERS WHERE REQUIRED
8. FINISH PAINTING UNDER SEPARATE CONTRACT

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CONTRACTOR TO CHECK ALL DIMENSIONS AT JOB

REVISIONS

JUNE 2, 1970
JUNE 15, 1970
JUNE 22, 1970

ARCHITECT'S SEAL

ALTERATIONS & ADDITIONS TO HOUSE FOR
MR & MRS ALLEN N. RANSOM
480 S. OCEAN BLVD., PALM BEACH, FLORIDA

SCALE 1/4"
DRAWN BY RMH
DATE MAY 27, 1970

JOB NO. 242-A-70
SHEET NO. 1 OF

WYETH, KING & JOHNSON
ARCHITECTS
207 ROYAL PALMWAY, PALM BEACH, FLA.

1A

1 HISTORIC DOCUMENTATION SITE & FIRST FLOOR PLAN (1970): WYETH & KING ARCHITECTS
1/4"=1'-0"

NORTH

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
HISTORIC DOCUMENTATION PLANS

DATE JUNE 1, 2026	SHEET NO HD-101
SCALE 1/4"=1'-0"	
BY KC	

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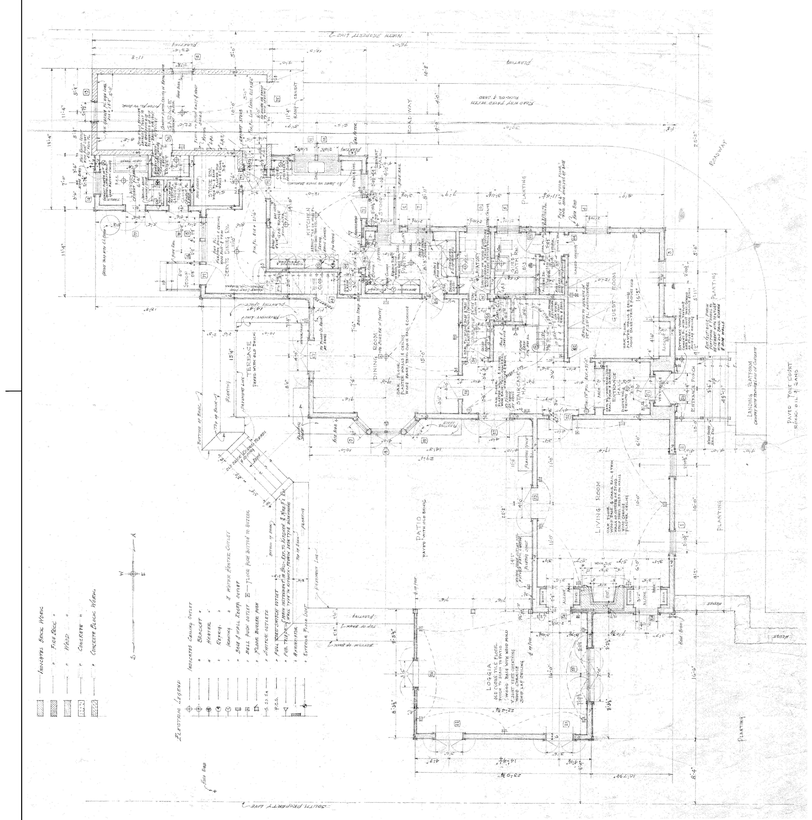
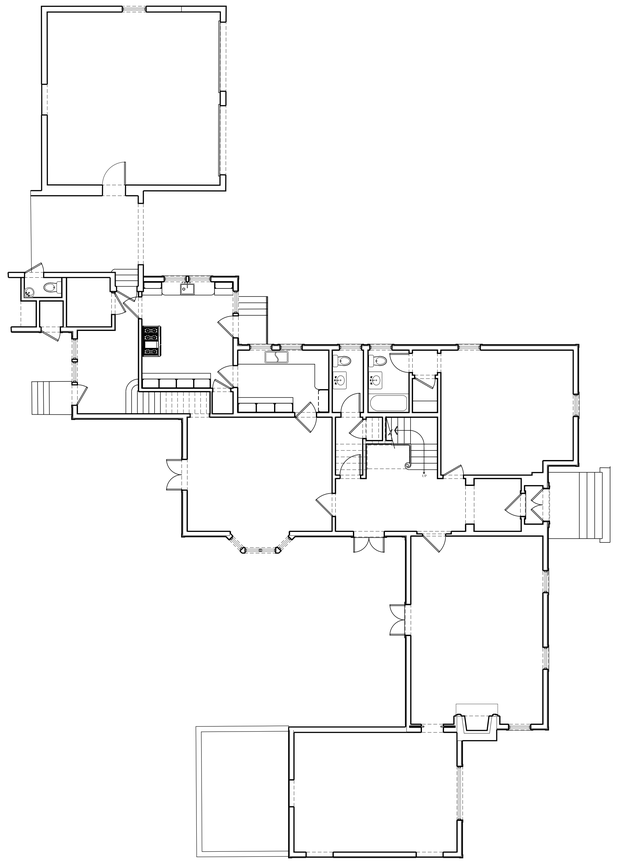
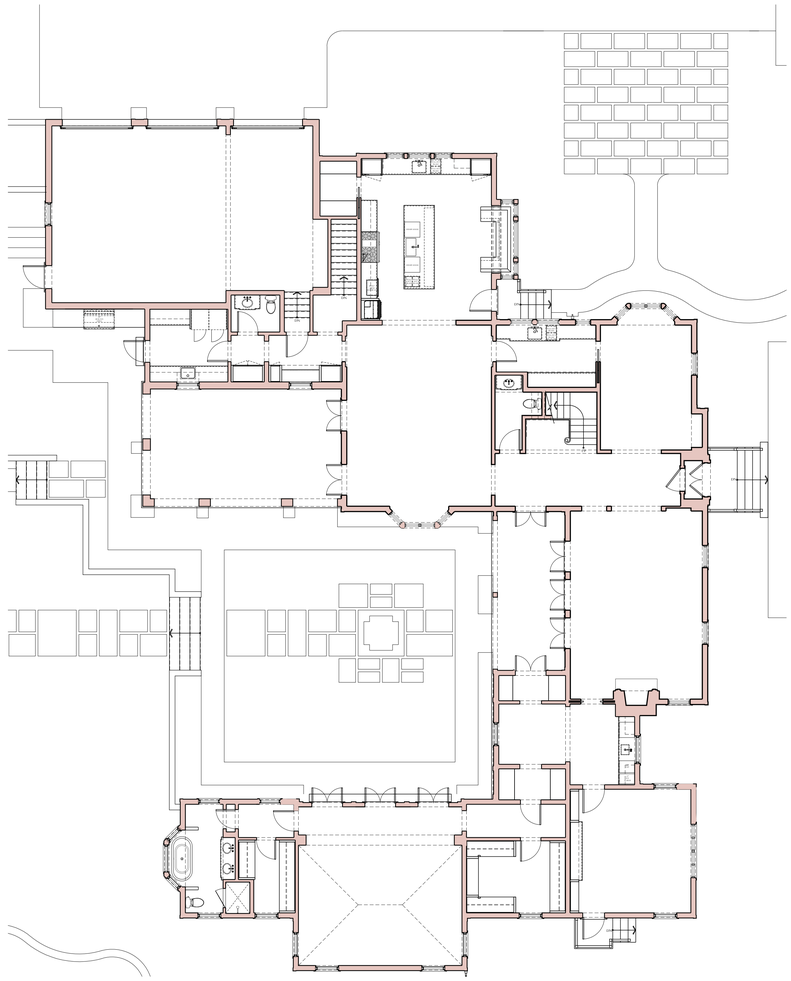


1 HISTORIC DOCUMENTATION OF FIRST FLOOR PLAN : WYETH & KING ARCHITECTS
1/8"=1'-0"



2 EXISTING FIRST FLOOR PLAN
1/8"=1'-0"



3 PROPOSED FIRST FLOOR PLAN
1/8"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
HISTORIC DOCUMENTATION FIRST FLOOR PLAN

DATE
JUNE 1, 2026

SCALE
1/8"=1'-0"

BY
KC

SHEET NO
HD-102

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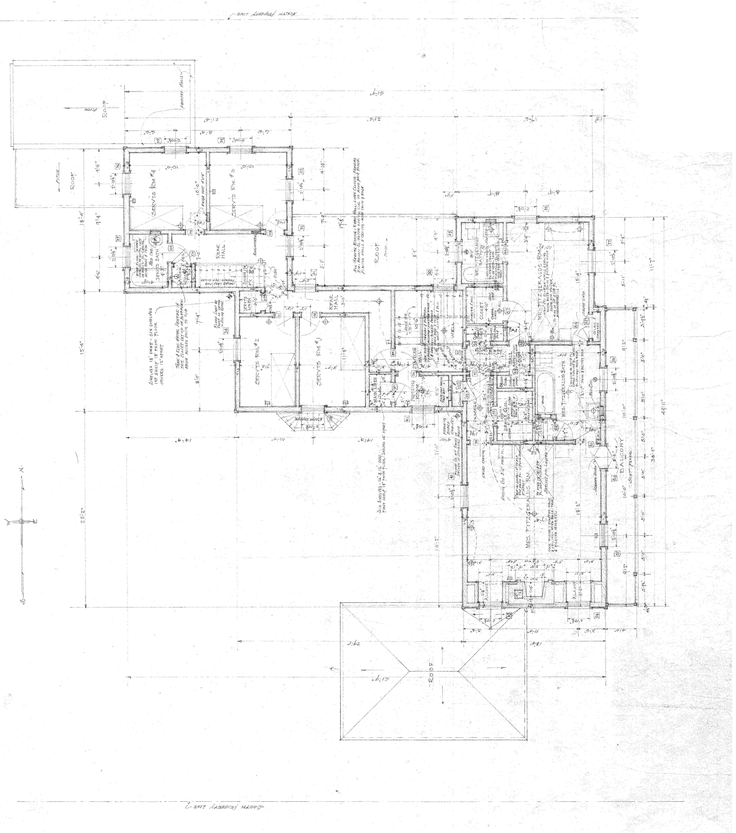
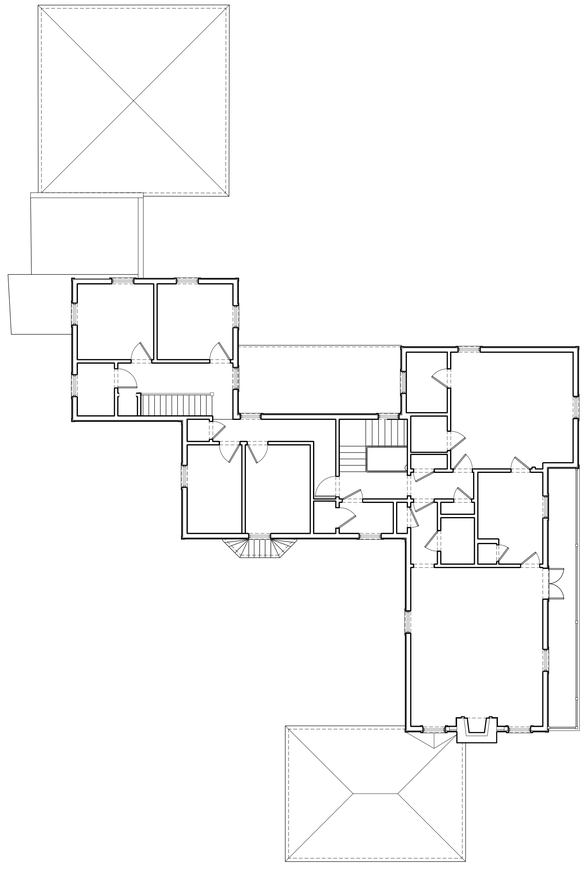


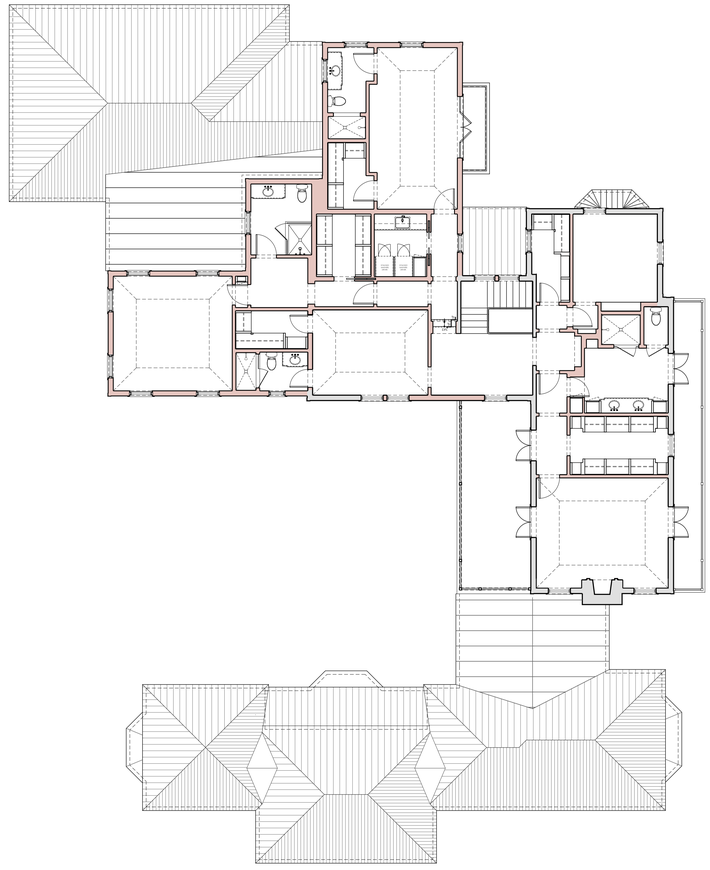
1 HISTORIC DOCUMENTATION OF SECOND FLOOR PLAN : WYETH & KING ARCHITECTS
1/4"=1'-0"

NORTH



2 EXISTING SECOND FLOOR PLAN
1/8"=1'-0"

NORTH



3 PROPOSED SECOND FLOOR PLAN
1/8"=1'-0"

NORTH

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
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DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
HISTORIC DOCUMENTATION SECOND FLOOR PLAN

DATE JUNE 1, 2026	**SHEET NO** HD-103
SCALE 1/8"=1'-0"	
BY KC	

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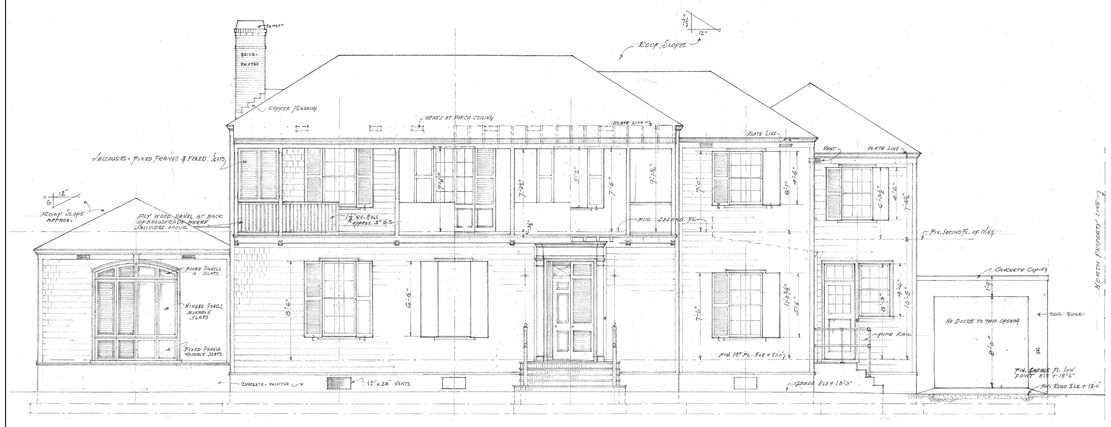
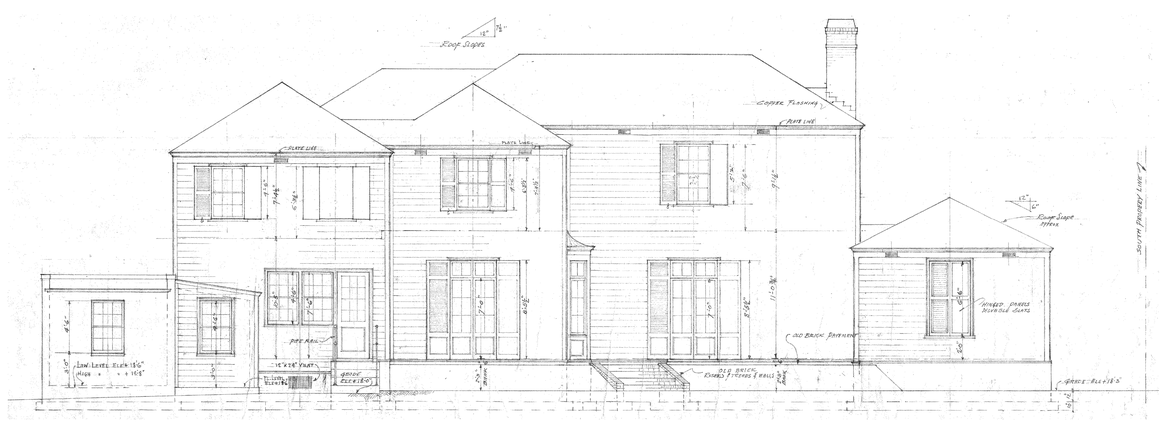


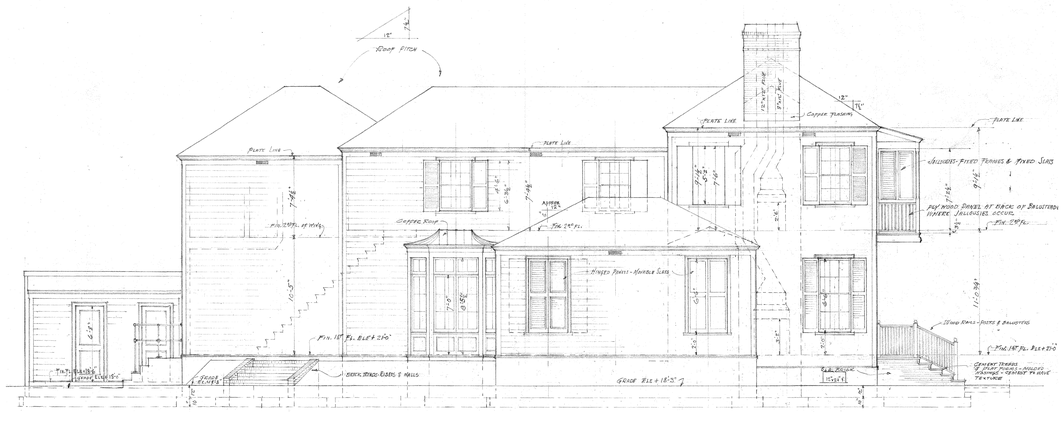
1 HISTORIC DOCUMENTATION OF EAST ELEVATION : WYETH & KING ARCHITECTS

3/16"=1'-0"



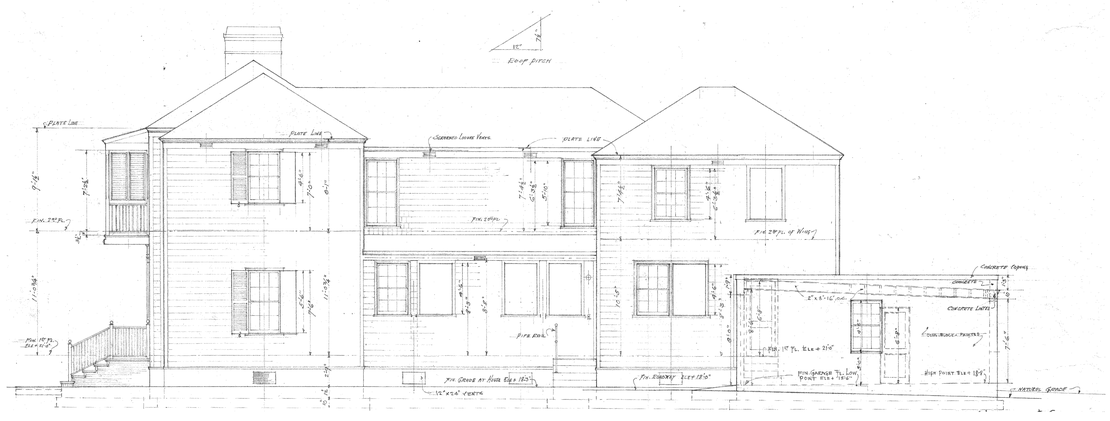
2 HISTORIC DOCUMENTATION OF WEST ELEVATION : WYETH & KING ARCHITECTS

3/16"=1'-0"



3 HISTORIC DOCUMENTATION OF NORTH ELEVATION : WYETH & KING ARCHITECTS

3/16"=1'-0"



4 HISTORIC DOCUMENTATION OF SOUTH ELEVATION : WYETH & KING ARCHITECTS

3/16"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
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DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
HISTORIC DOCUMENTATION: ELEVATIONS

DATE
JUNE 1, 2026

SCALE
3/16"=1'-0"

BY
KC

SHEET NO
HD-104

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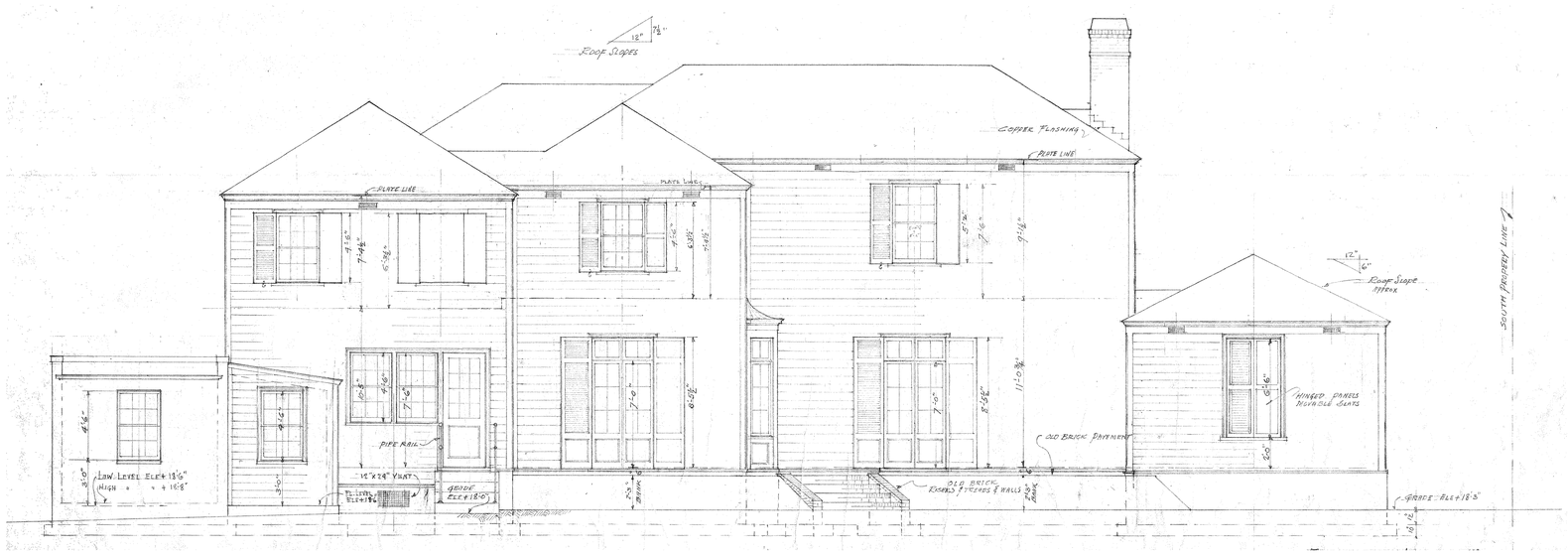

1 HISTORIC DOCUMENTATION OF WEST ELEVATION : WYETH & KING ARCHITECTS
1/4"=1'-0"

2 EXISTING WEST ELEVATION
1/4"=1'-0"

3 PROPOSED WEST ELEVATION
1/4"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
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DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
HISTORIC DOCUMENTATION: WEST ELEVATION

DATE: JUNE 1, 2026	SHEET NO: HD-111
SCALE: 1/4"=1'-0"	
BY: SPB	

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1 HISTORIC DOCUMENTATION OF SOUTH ELEVATION : WYETH & KING ARCHITECTS

1/4"=1'-0"

2 EXISTING SOUTH ELEVATION

1/4"=1'-0"

3 PROPOSED SOUTH ELEVATION

1/4"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

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LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
HISTORIC DOCUMENTATION: SOUTH ELEVATION

DATE
JUNE 1, 2026

SCALE
1/4"=1'-0"

BY
KC

SHEET NO
HD-112

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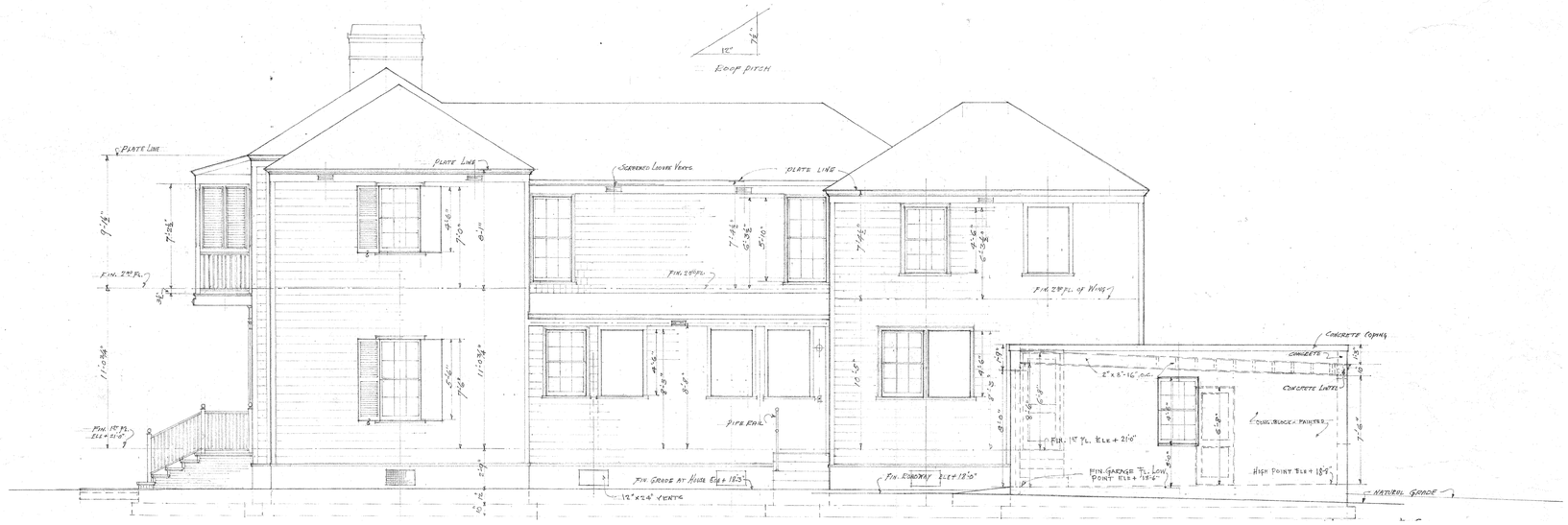

1 HISTORIC DOCUMENTATION OF NORTH ELEVATION : WYETH & KING ARCHITECTS

1/4"=1'-0"

2 EXISTING NORTH ELEVATION

1/4"=1'-0"

3 PROPOSED NORTH ELEVATION

1/4"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
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DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
HISTORIC DOCUMENTATION: NORTH ELEV.

DATE
JUNE 1, 2026

SHEET NO
HD-113

SCALE
1/4"=1'-0"

BY
KC

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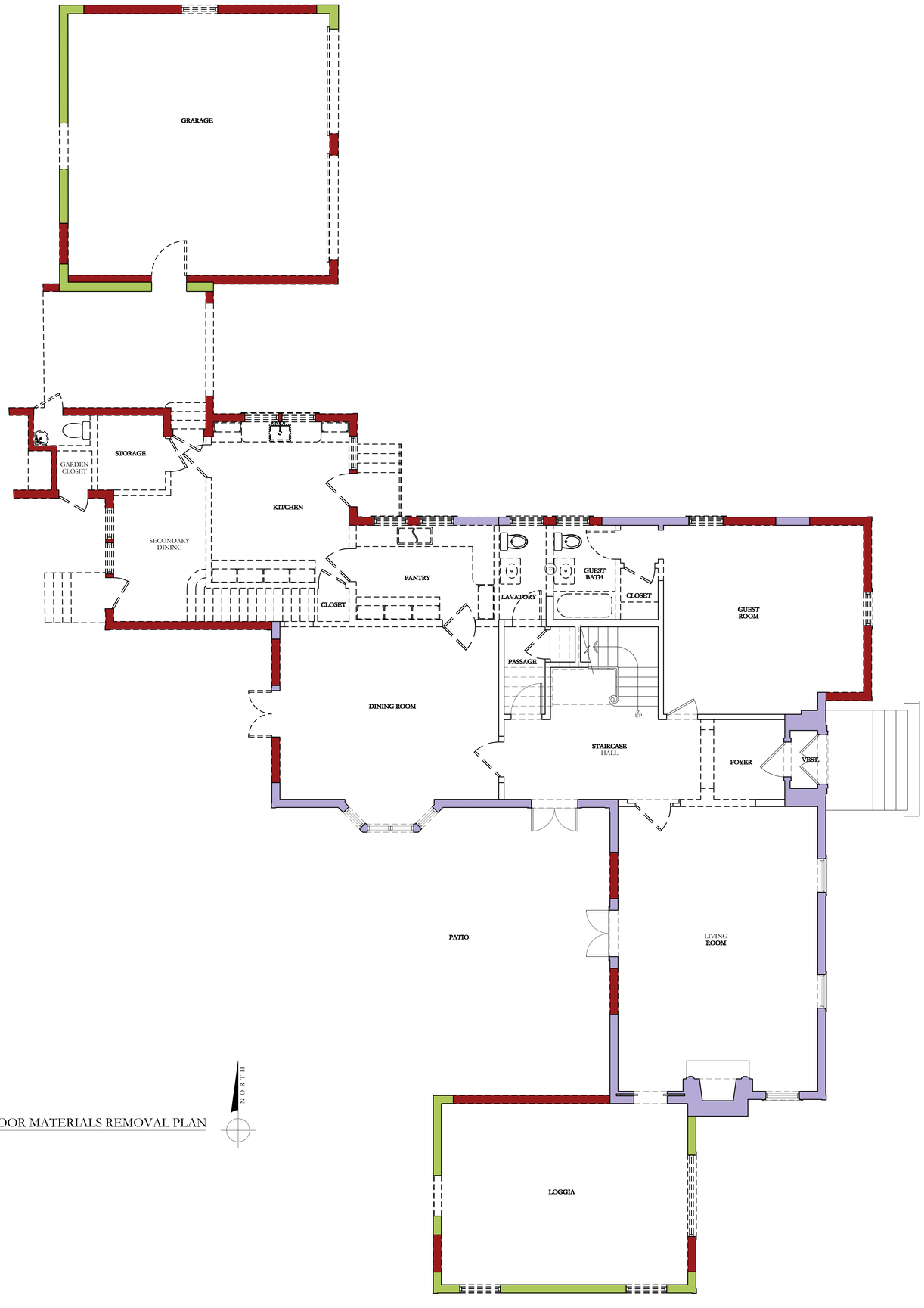

1 FIRST FLOOR MATERIALS REMOVAL PLAN
1/4"=1'-0"

DEMOLITION GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE, AND SHALL BECOME FAMILIAR WITH THE SCOPE OF THE PROJECT.

2. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR AND/OR OWNER SHALL PERFORM SURVEY(S) AND, IF NECESSARY, REMEDIATION OF EXISTING MATERIALS PER APPLICABLE CODES AND REGULATIONS.

3. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL DISCONNECT ALL ELECTRICAL, WATER, GAS, OR ANY OTHER UTILITY SERVICES AS REQUIRED.

4. **PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND TAG ALL ITEMS TO BE SAVED.** THESE ITEMS SHALL BE REMOVED AND STORED PER OWNER'S INDICATION.

5. THE CONTRACTOR SHALL REPORT ALL IRREGULARITIES AND DISCREPANCIES TO THE ARCHITECT **BEFORE** PROCEEDING WITH THE WORK.

6. THE CONTRACTOR SHALL SECURE THE NECESSARY DEMOLITION, REMEDIATION, AND/OR OTHER PERMITS AS REQUIRED BY CITY, COUNTY, AND STATE GOVERNMENT AGENCIES TO PERFORM DEMOLITION AND/ OR REMEDIATION WORK.

7. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.

8. THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION THAT IS TO REMAIN; INCLUDING BUT NOT LIMITED TO FINISHES, EQUIPMENT, AND UTILITY LINES (ELECTRICAL, WATER, GAS, ETC), AND REPAIR AND REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED BY HIM OR HIS SUB-CONTRACTORS, AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS IN SUCH A MANNER AS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. HE SHALL MITIGATE THE AMOUNT OF DUST, DEBRIS, AND NOISE RESULTING FROM DEMOLITION OPERATIONS AND SUBSEQUENT WORK, AND SHALL LEAVE THE JOBSITE DAILY IN A CLEAN AND ACCEPTABLE MANNER.

10. THE CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION NOT REQUIRED FOR REUSE OR REINSTALLATION, INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, FLOORS, CEILINGS, ELECTRICAL, MECHANICAL, PLUMBING, GAS, AND RELATED EQUIPMENT.

11. THE CONTRACTOR SHALL REMOVE MASONRY IN SMALL SECTIONS, AND SHALL UTILIZE BRACING AND SHORING WHERE NECESSARY TO AVOID DAMAGE TO THE STRUCTURE.

12. THE CONTRACTOR SHALL SALVAGE EXISTING DOOR & WINDOW HARDWARE AND EXISTING LIGHTING FIXTURES FOR RE-USE.

13. ALL BUILDING FOUNDATIONS (FOOTINGS AND STEM WALLS), FLOOR SLABS, AND HEADER/TIE SHALL BE RETAINED IN PLACE, WITH THE ONLY EXCEPTIONS AT THOSE EXTERIOR WALLS THAT ARE TO BE REMOVED IN THEIR ENTIRETY.

DEMOLITION KEY:

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING EXTERIOR WALL TO BE RELOCATED
- EXISTING EXTERIOR WALL TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING EXTERIOR DOOR TO BE REMOVED
- EXISTING INTERIOR WALL (OR OTHER MATERIALS) TO BE REMOVED
- EXISTING INTERIOR WALL (OR OTHER MATERIALS) TO REMAIN

NOTE: MATERIALS REPLACING THOSE REMOVED ARE SHOWN ON THE PROPOSED FLOOR PLANS.

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
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DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
FIRST FLOOR MATERIALS REMOVAL PLAN

DATE: JUNE 1, 2026	SHEET NO: D-100
SCALE: 1/4"=1'-0"	
BY: KC	

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
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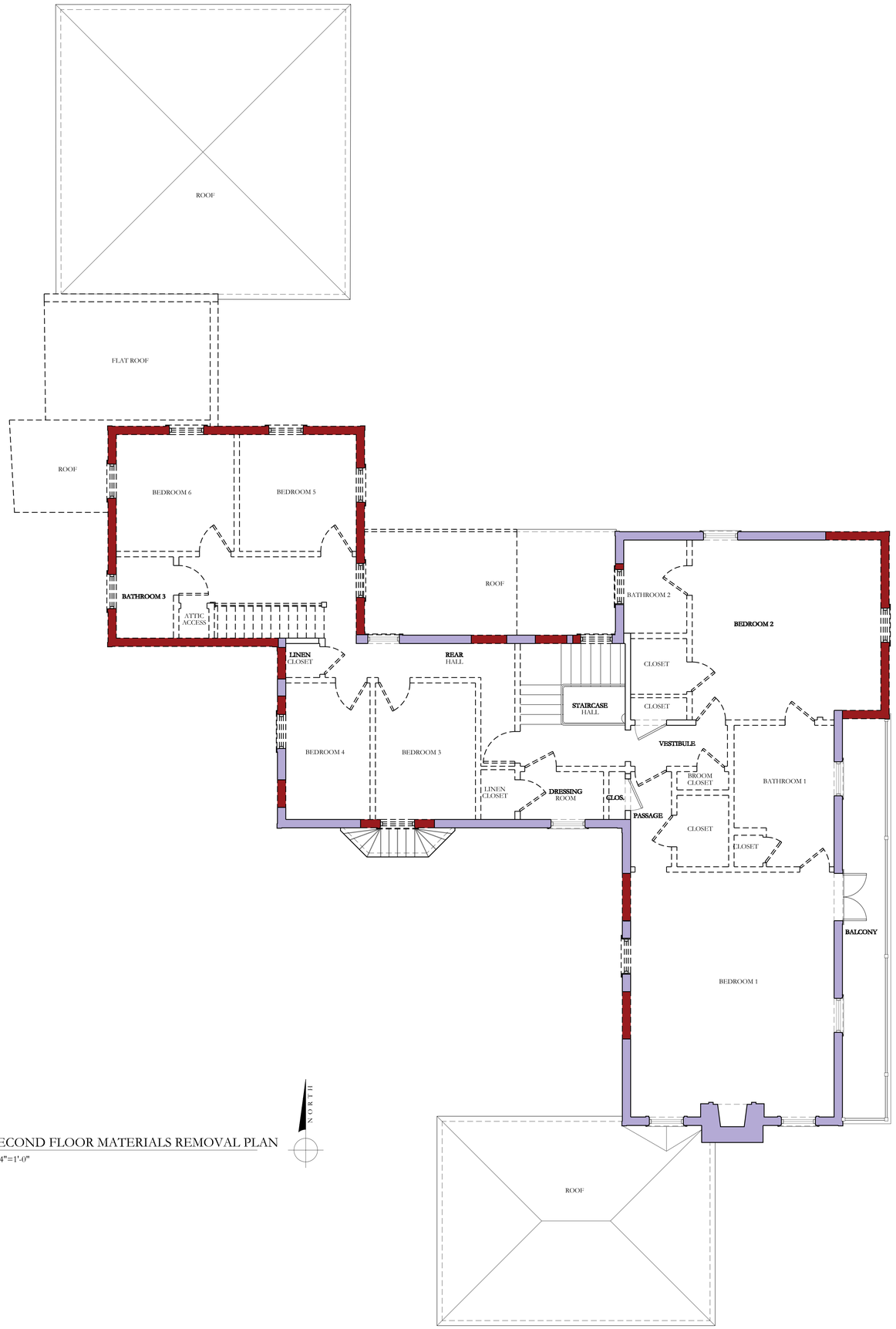

1 SECOND FLOOR MATERIALS REMOVAL PLAN

1/4"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DEMOLITION GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE, AND SHALL BECOME FAMILIAR WITH THE SCOPE OF THE PROJECT.

2. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR AND/OR OWNER SHALL PERFORM SURVEY(S) AND, IF NECESSARY, REMEDIATION OF EXISTING MATERIALS PER APPLICABLE CODES AND REGULATIONS.

3. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL DISCONNECT ALL ELECTRICAL, WATER, GAS, OR ANY OTHER UTILITY SERVICES AS REQUIRED.

4. **PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND TAG ALL ITEMS TO BE SAVED.** THESE ITEMS SHALL BE REMOVED AND STORED PER OWNER'S INDICATION.

5. THE CONTRACTOR SHALL REPORT ALL IRREGULARITIES AND DISCREPANCIES TO THE ARCHITECT **BEFORE** PROCEEDING WITH THE WORK.

6. THE CONTRACTOR SHALL SECURE THE NECESSARY DEMOLITION, REMEDIATION, AND/OR OTHER PERMITS AS REQUIRED BY CITY, COUNTY, AND STATE GOVERNMENT AGENCIES TO PERFORM DEMOLITION AND/ OR REMEDIATION WORK.

7. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.

8. THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION THAT IS TO REMAIN; INCLUDING BUT NOT LIMITED TO FINISHES, EQUIPMENT, AND UTILITY LINES (ELECTRICAL, WATER, GAS, ETC), AND REPAIR AND REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED BY HIM OR HIS SUB-CONTRACTORS, AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS IN SUCH A MANNER AS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. HE SHALL MITIGATE THE AMOUNT OF DUST, DEBRIS, AND NOISE RESULTING FROM DEMOLITION OPERATIONS AND SUBSEQUENT WORK, AND SHALL LEAVE THE JOBSITE DAILY IN A CLEAN AND ACCEPTABLE MANNER.

10. THE CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION NOT REQUIRED FOR REUSE OR REINSTALLATION, INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, FLOORS, CEILINGS, ELECTRICAL, MECHANICAL, PLUMBING, GAS, AND RELATED EQUIPMENT.

11. THE CONTRACTOR SHALL REMOVE MASONRY IN SMALL SECTIONS, AND SHALL UTILIZE BRACING AND SHORING WHERE NECESSARY TO AVOID DAMAGE TO THE STRUCTURE.

12. THE CONTRACTOR SHALL SALVAGE EXISTING DOOR & WINDOW HARDWARE AND EXISTING LIGHTING FIXTURES FOR RE-USE.

13. ALL BUILDING FOUNDATIONS (FOOTINGS AND STEM WALLS), FLOOR SLABS, AND HEADER/TIE SHALL BE RETAINED IN PLACE, WITH THE ONLY EXCEPTIONS AT THOSE EXTERIOR WALLS THAT ARE TO BE REMOVED IN THEIR ENTIRETY.

DEMOLITION KEY:

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING EXTERIOR WALL TO BO RELOCATED
- EXISTING EXTERIOR WALL TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING EXTERIOR DOOR TO BE REMOVED
- EXISTING INTERIOR WALL (OR OTHER MATERIALS) TO BE REMOVED
- EXISTING INTERIOR WALL (OR OTHER MATERIALS) TO REMAIN

NOTE: MATERIALS REPLACING THOSE REMOVED ARE SHOWN ON THE PROPOSED FLOOR PLANS.

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
SECOND FLOOR MATERIALS REMOVAL PLAN

DATE: JUNE 1, 2026	SHEET NO: D-101
SCALE: 1/4"=1'-0"	
BY: KC	

FAIRFAX & SAMMONS
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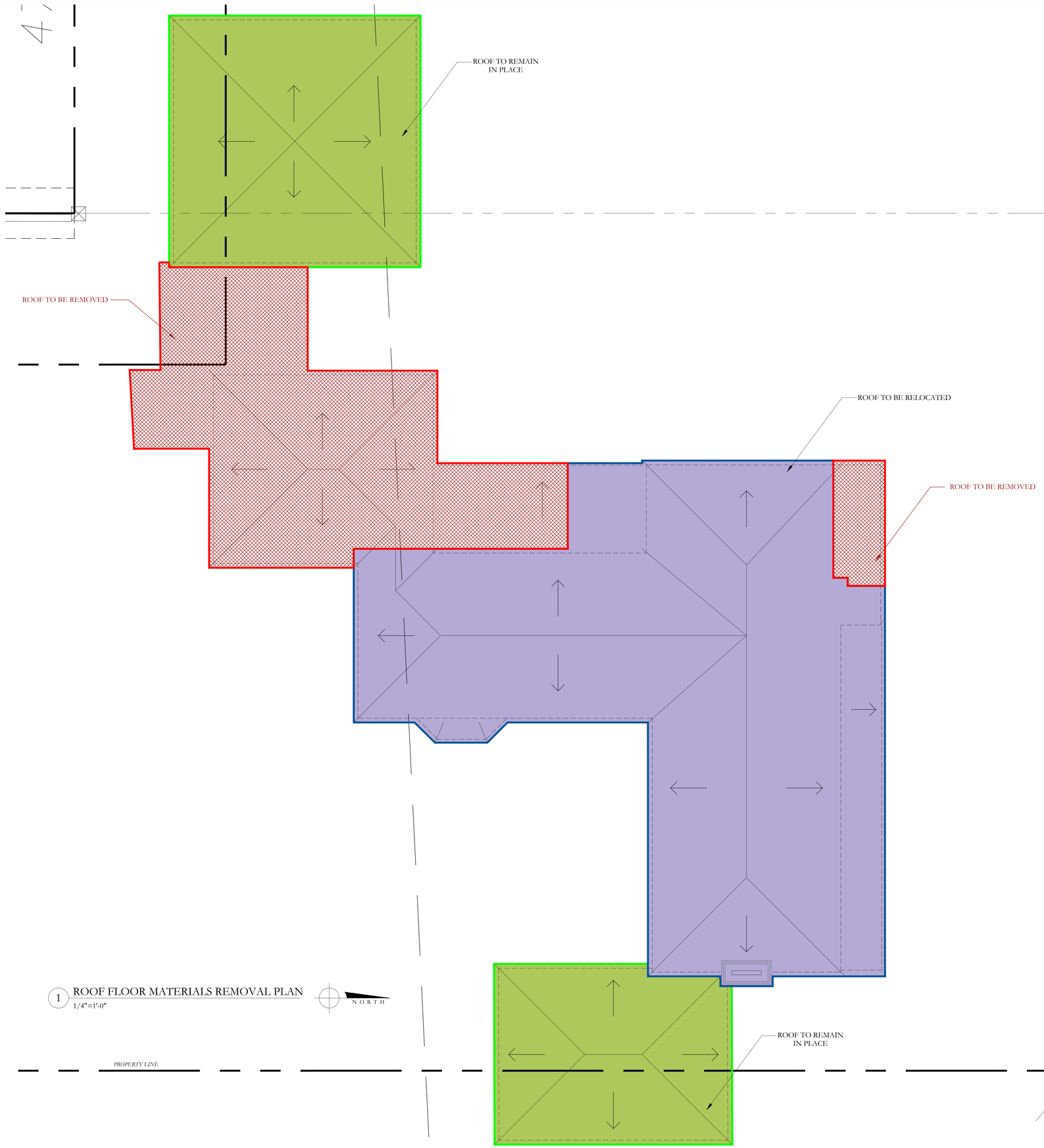

1 ROOF FLOOR MATERIALS REMOVAL PLAN
1/4"=1'-0"

NORTH

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DEMOLITION KEY:

- EXISTING ROOF TO REMAIN IN PLACE
- EXISTING ROOF TO BE RELOCATED
- EXISTING ROOF TO BE REMOVED

ROOF CALCULATIONS:

TOTAL ROOF AREA TO REMAIN:	2,744 SQ. FT.
TOTAL ROOF AREA TO BE DEMOLISHED:	824 SQ. FT.
TOTAL ROOF AREA:	3,568 SQ. FT.
PERCENTAGE OF EXISTING ROOF AREA TO BE DEMOLISHED:	23 %

DEMOLITION GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE, AND SHALL BECOME FAMILIAR WITH THE SCOPE OF THE PROJECT.

2. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR AND/OR OWNER SHALL PERFORM SURVEY(S) AND, IF NECESSARY, REMEDIATION OF EXISTING MATERIALS PER APPLICABLE CODES AND REGULATIONS.

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NOTE: MATERIALS REPLACING THOSE REMOVED ARE SHOWN ON THE PROPOSED FLOOR PLANS.

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DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
ROOF MATERIALS REMOVAL PLAN

DATE: JUNE 1, 2026	SHEET NO: D-102
SCALE: 1/4"=1'-0"	
BY: KC	

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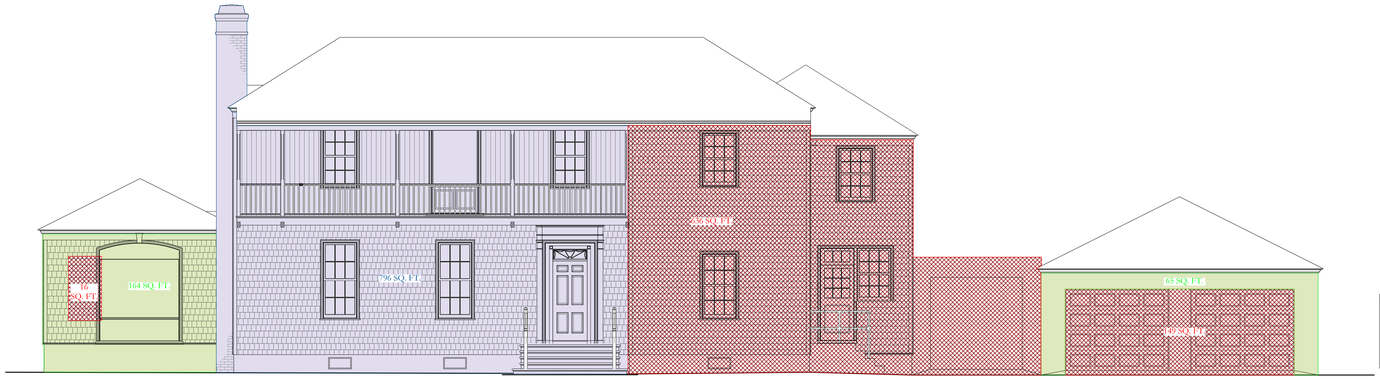


1 PROPOSED DEMOLITION OF EXISTING MAIN HOUSE EAST ELEVATION

3/16"=1'-0"

DEMOLITION KEY:

EXISTING WALL TO REMAIN IN PLACE

EXISTING WALL TO BE RELOCATED

EXISTING WALL TO BE REMOVED

MAIN HOUSE EAST ELEVATION DEMOLITION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	1,025 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	801 SQ. FT.
TOTAL EXISTING WALL AREA:	1,826 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	43 %

2 PROPOSED DEMOLITION OF EXISTING MAIN HOUSE WEST ELEVATION

3/16"=1'-0"

MAIN HOUSE WEST ELEVATION DEMOLITION CALCULATIONS:

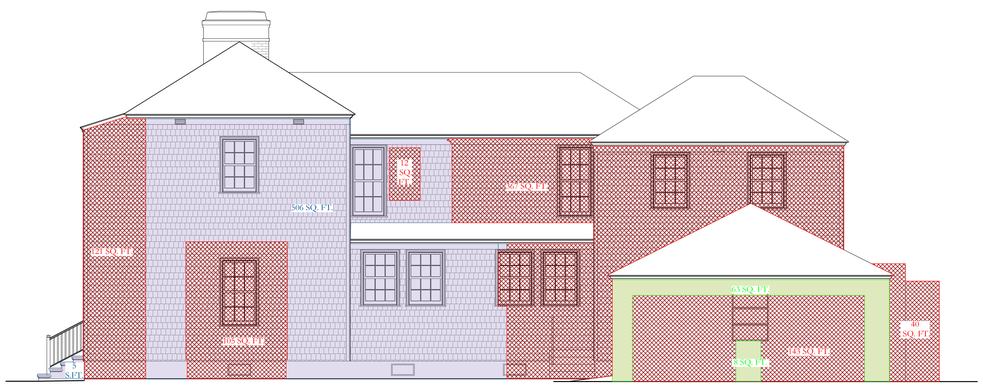
TOTAL EXTERIOR WALL AREA TO REMAIN:	1,031 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	701 SQ. FT.
TOTAL EXISTING WALL AREA:	1,732 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	40 %

3 PROPOSED DEMOLITION OF EXISTING MAIN HOUSE SOUTH ELEVATION

3/16"=1'-0"

MAIN HOUSE WEST ELEVATION DEMOLITION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	1,028 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	372 SQ. FT.
TOTAL EXISTING WALL AREA:	1,400 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	26 %



4 PROPOSED DEMOLITION OF EXISTING MAIN HOUSE NORTH ELEVATION

3/16"=1'-0"

MAIN HOUSE NORTH ELEVATION DEMOLITION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	582 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	788 SQ. FT.
TOTAL EXISTING WALL AREA:	1,370 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	58 %

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

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DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
DEMOLITION / MATERIALS REMOVAL - ELEVATIONS

DATE: JUNE 1, 2026	SHEET NO: D-103
SCALE: 3/16" = 1'-0"	
BY: KC,SPB	

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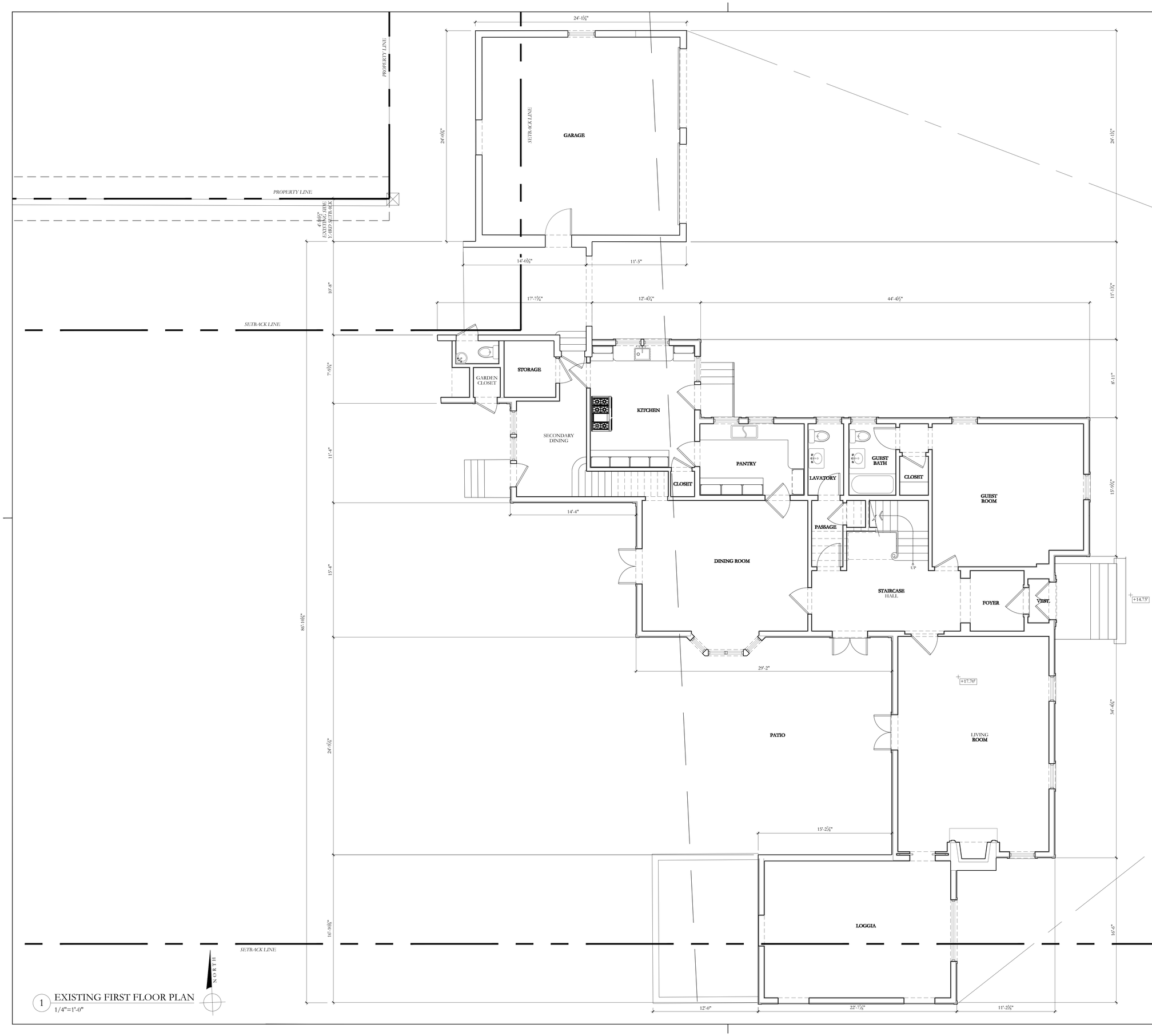

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

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LANDMARKS
CASE #:
COA-26-0013

ZONING
CASE #:
ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING
FIRST FLOOR PLAN

DATE: JUNE 1, 2026	SHEET NO: EX-100
SCALE: 1/4"=1'-0"	
BY: KC	

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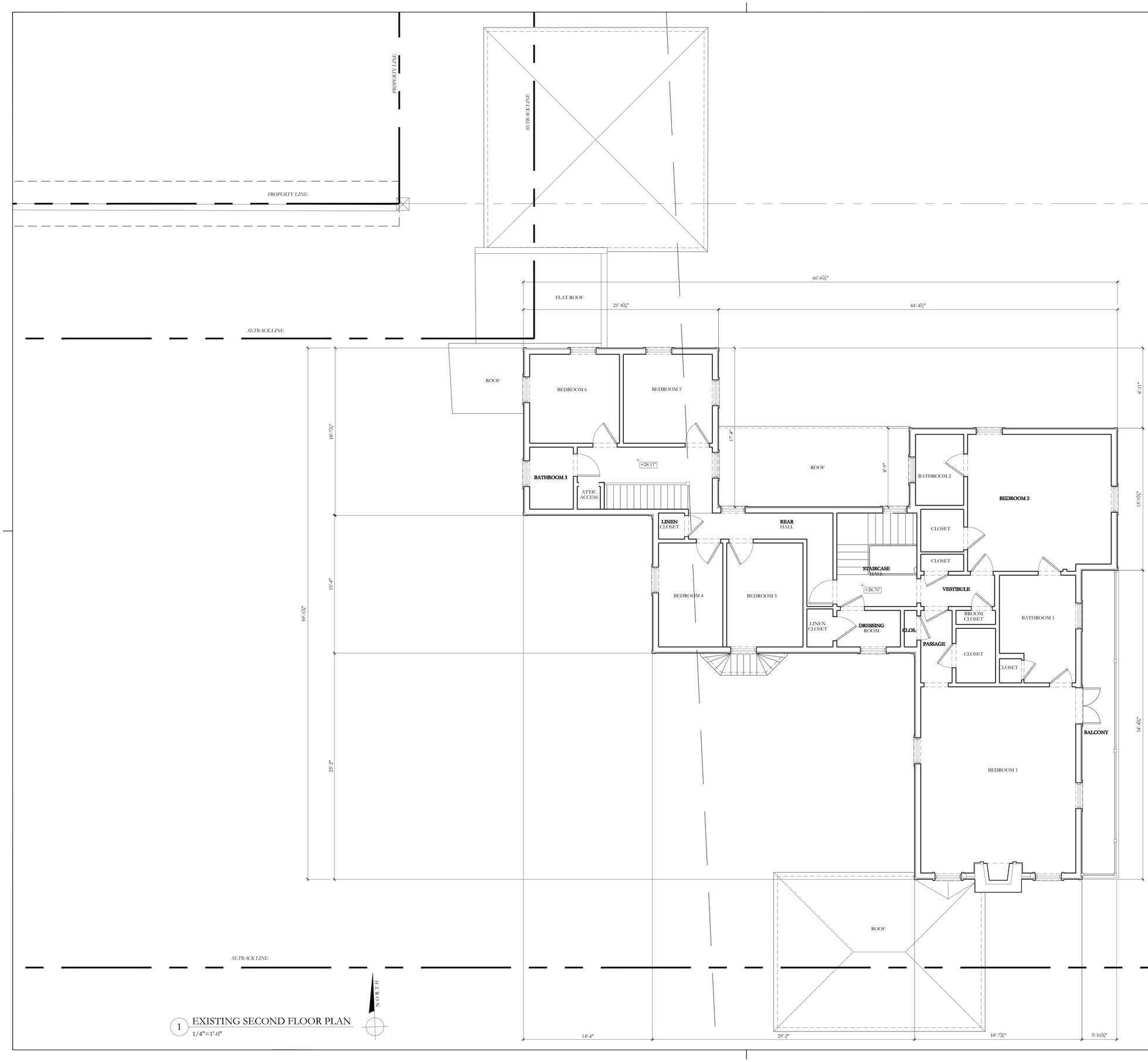
1 EXISTING FIRST FLOOR PLAN
1/4"=1'-0"

NORTH



1 EXISTING SECOND FLOOR PLAN
1/4"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
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LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING SECOND FLOOR PLAN

DATE
JUNE 1, 2026

SCALE
1/4"=1'-0"

BY
KC

SHEET NO
EX-101

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1 PROPOSED BASEMENT FLOOR PLAN
1/4"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

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DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
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LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
PROPOSED BASEMENT PLAN

DATE: JUNE 1, 2026	SHEET NO: A-100
SCALE: 1/4"=1'-0"	
BY: KC	

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NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

PROPERTY LINE

SETBACK LINE

SETBACK LINE

SETBACK LINE

SETBACK LINE

SETBACK LINE

POOL

GARAGE

PANTRY

KITCHEN

POWDER ROOM

LAUNDRY

LOGGIA

POOL LOGGIA

CLOSET

POWDER ROOM

FAMILY ROOM

BUTLER'S PANTRY

POWDER ROOM

DINING ROOM

ENTRY HALL

LIVING ROOM

PORCH

VEST.

BAR

STUDY

MASTER BATHROOM

HIS DRESSING

MASTER BEDROOM

HER DRESSING

UP

DN

+15.32'

+16.84'

+17.70'

+14.73'

1 PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

NORTH

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
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LANDMARKS
CASE #:
COA-26-0013

ZONING
CASE #:
ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
PROPOSED
FIRST FLOOR PLAN

DATE
JUNE 1, 2026

SCALE
1/4"=1'-0"

BY
KC

SHEET NO
A-101

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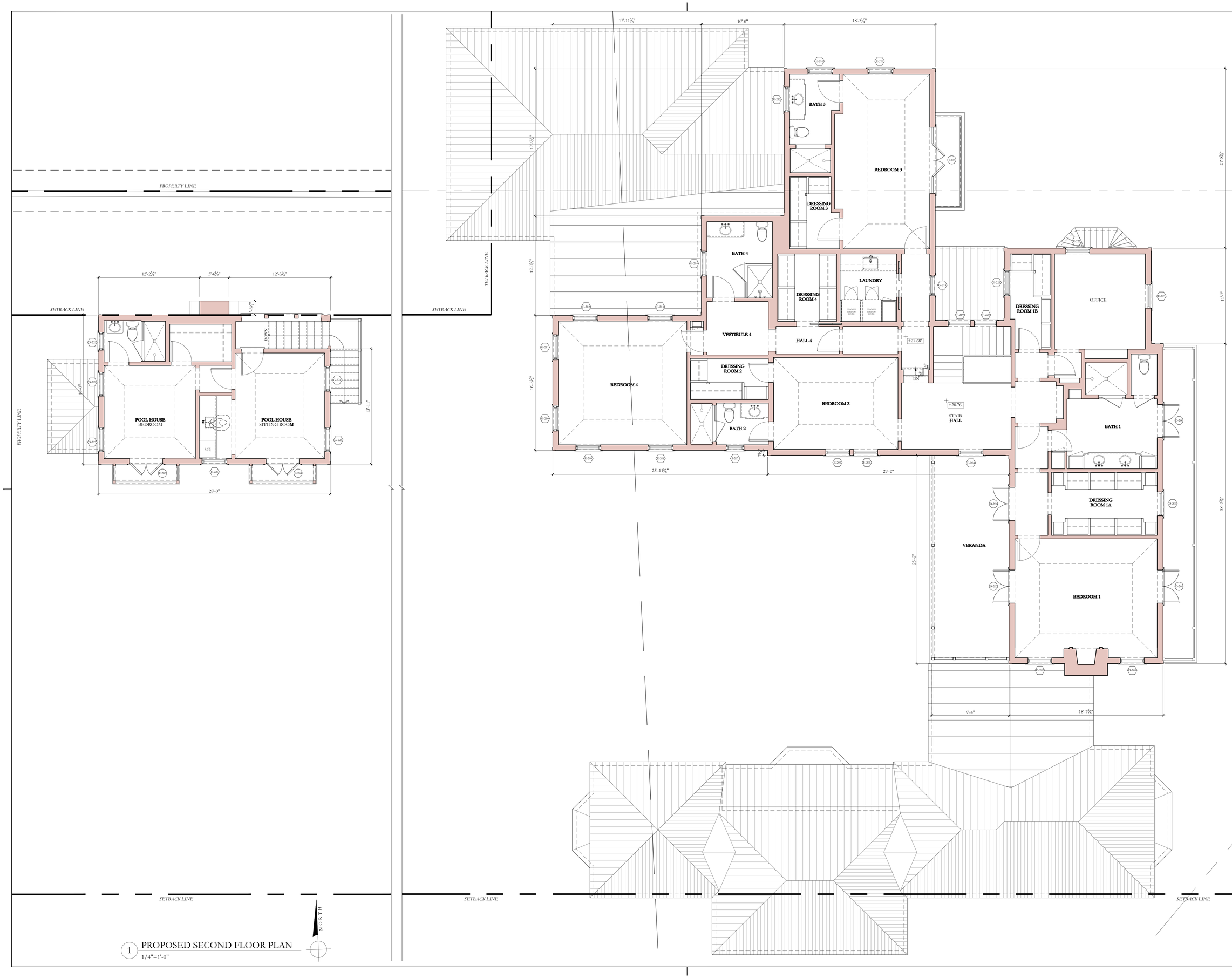

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

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LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
PROPOSED SECOND FLOOR PLAN

DATE JUNE 1, 2026	**SHEET NO** A-102
SCALE 1/4"=1'-0"	
BY KC	

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NORTH

1 PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

1 EXISTING EAST ELEVATION
1/4"=1'-0"

2 PROPOSED EAST ELEVATION
1/4"=1'-0"

EXISTING DAMAGED WOOD TRIM + SHINGLE SIDED TO BE REPAIRED OR REPLACED AS REQ'D

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
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LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING & PROPOSED EAST ELEVATION

DATE: JUNE 1, 2026	SHEET NO: A-110
SCALE: 1/4"=1'-0"	
BY: SPB	

FAIRFAX & SAMMONS
NEW YORK • PALM BEACH
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LICENSE NO. AA26000848

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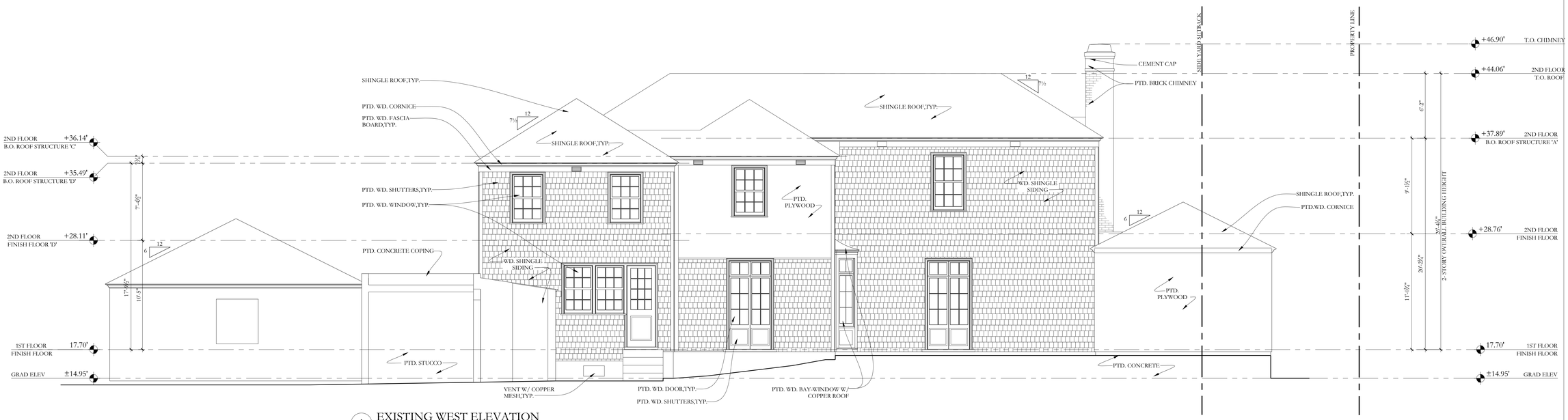
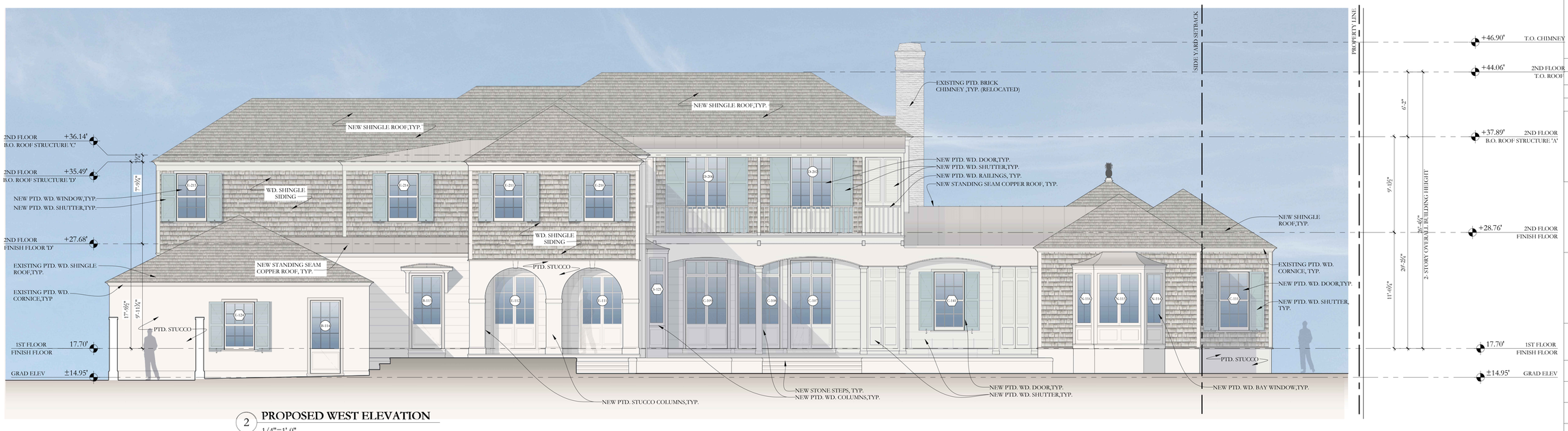
NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS



1 EXISTING WEST ELEVATION

1/4"=1'-0"



2 PROPOSED WEST ELEVATION

1/4"=1'-0"

EXISTING DAMAGED WOOD TRIM + SHINGLE SIDED TO BE REPAIRED OR REPLACED AS REQ'D

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING & PROPOSED WEST ELEVATION

DATE: JUNE 1, 2026	SHEET NO: A-111
SCALE: 1/4"=1'-0"	
BY: SPB	

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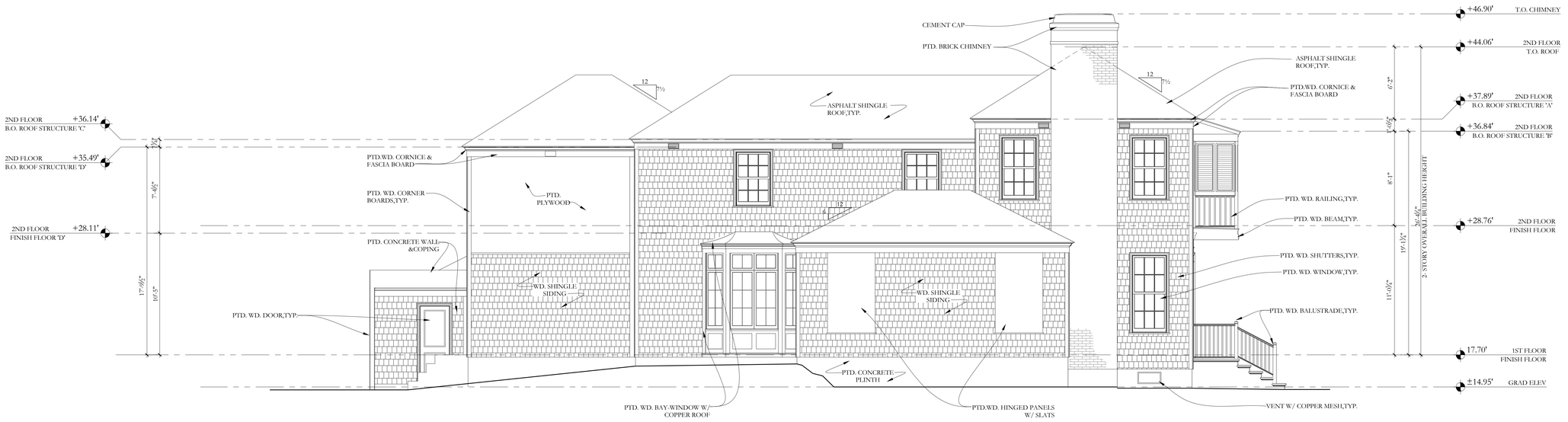

1 EXISTING SOUTH ELEVATION

1/4"=1'-0"

2 PROPOSED SOUTH ELEVATION

1/4"=1'-0"

EXISTING DAMAGED WOOD TRIM + SHINGLE SIDED TO BE REPAIRED OR REPLACED AS REQ'D

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING & PROPOSED SOUTH ELEVATION

DATE JUNE 1, 2026	**SHEET NO** A-112
SCALE 1/4"=1'-0"	
BY KC	

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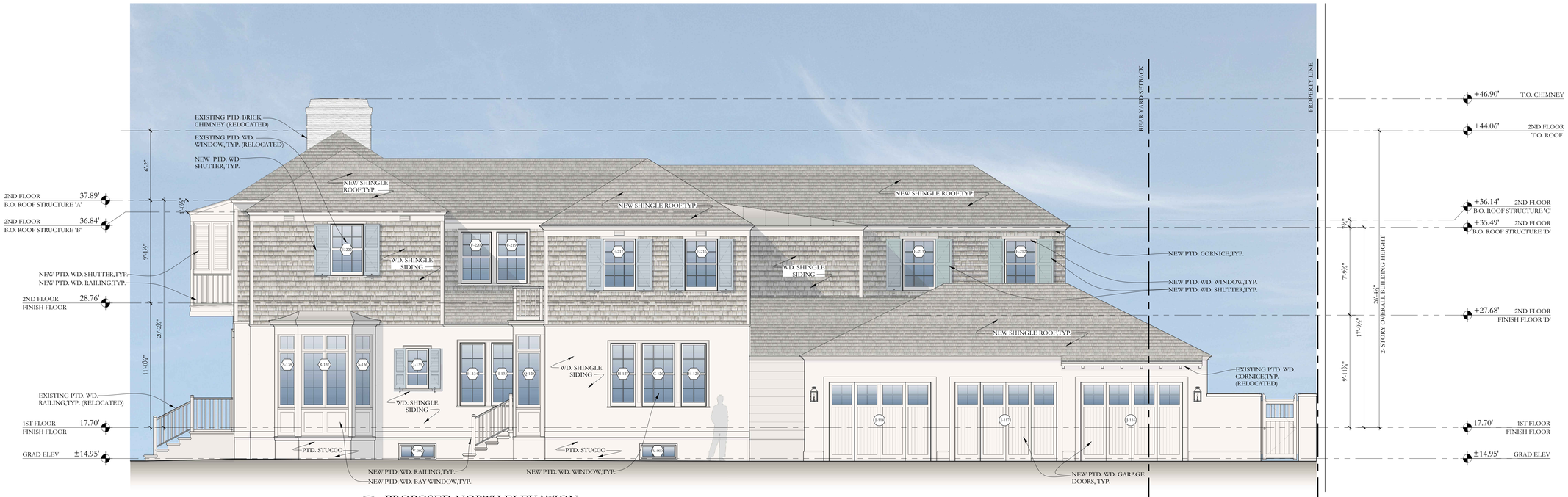
NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

1 EXISTING NORTH ELEVATION
1/4"=1'-0"



2 PROPOSED NORTH ELEVATION
1/4"=1'-0"

EXISTING DAMAGED WOOD TRIM + SHINGLE SIDED TO BE REPAIRED OR REPLACED AS REQ'D

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DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING & PROPOSED NORTH ELEV.

DATE JUNE 1, 2026
SCALE 1/4"=1'-0"
BY KC
SHEET NO A-113

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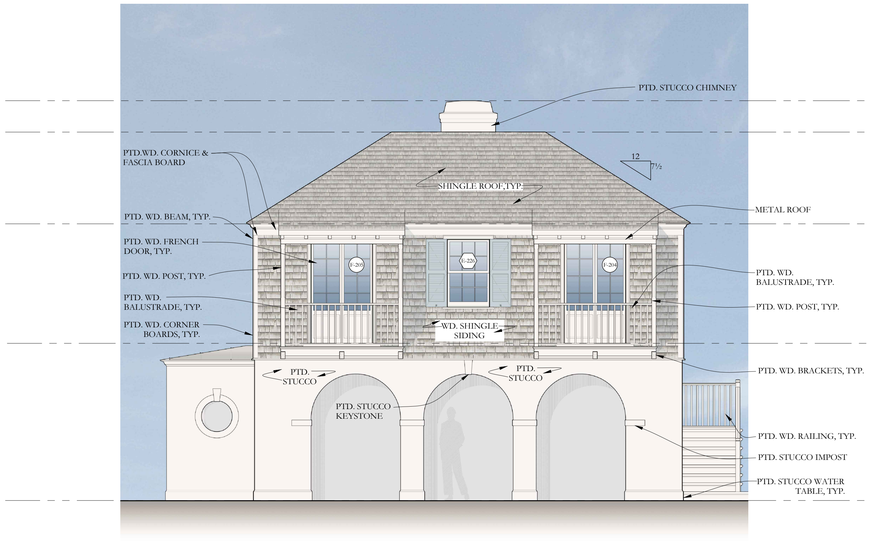
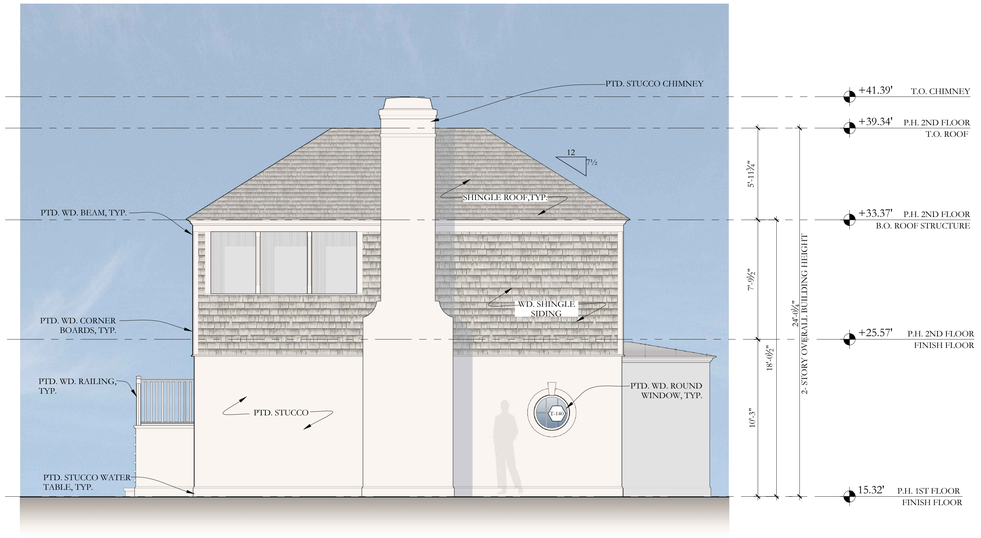


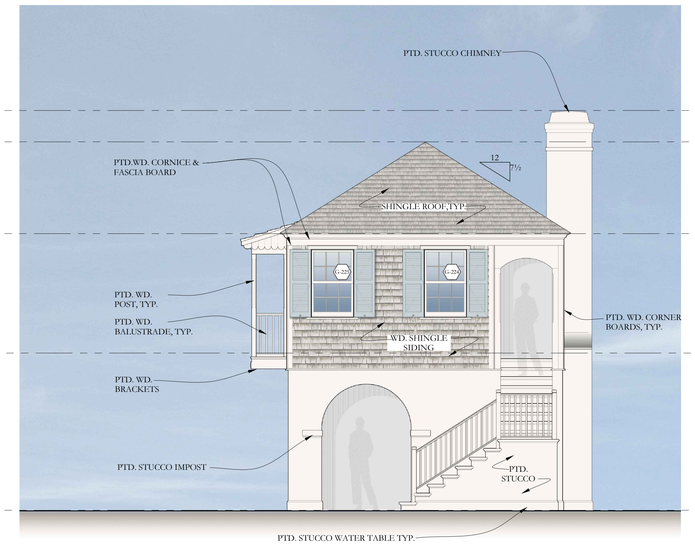
1 POOL HOUSE - PROP. SOUTH ELEVATION

1/4"=1'-0"



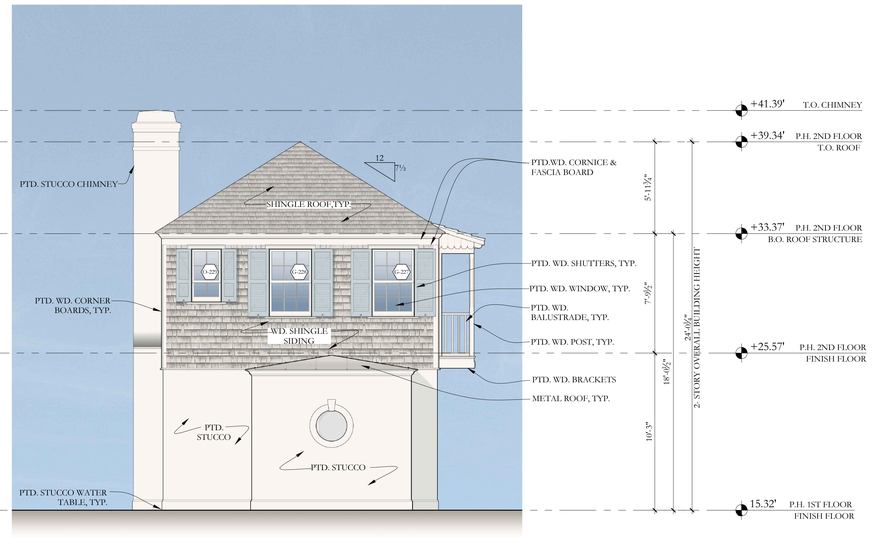
2 POOL HOUSE - PROP. NORTH ELEVATION

1/4"=1'-0"



3 POOL HOUSE - PROP. EAST ELEVATION

1/4"=1'-0"



4 POOL HOUSE - PROP. WEST ELEVATION

1/4"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
POOL HOUSE
PROPOSED ELEVATIONS

DATE
JUNE 1, 2026

SCALE
1/4"=1'-0"

BY
KC

SHEET NO
A-114

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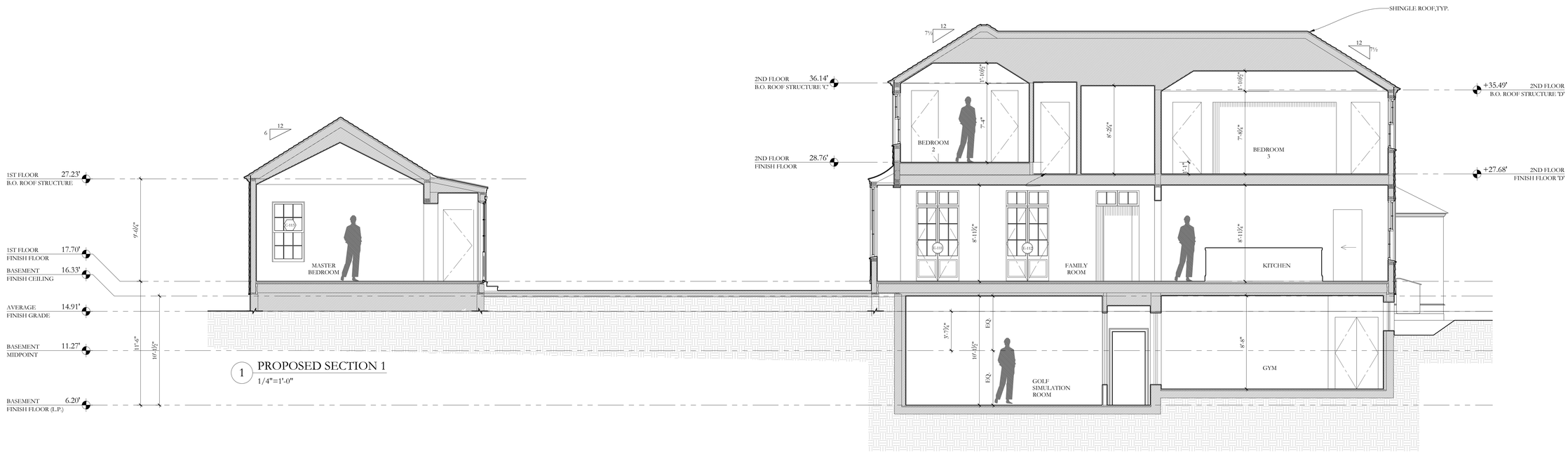
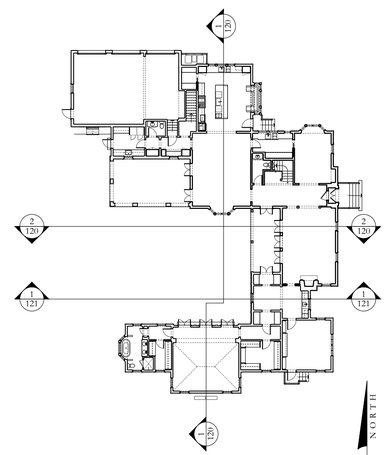


1 PROPOSED SECTION 1

1/4"=1'-0"

2 PROPOSED SECTION 2

1/4"=1'-0"



4 KEY PLAN

N.T.S.

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
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LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
PROPOSED BUILDING SECTIONS

DATE
JUNE 1, 2026

SHEET NO
A-120

SCALE
1/4"=1'-0"

BY
SPB

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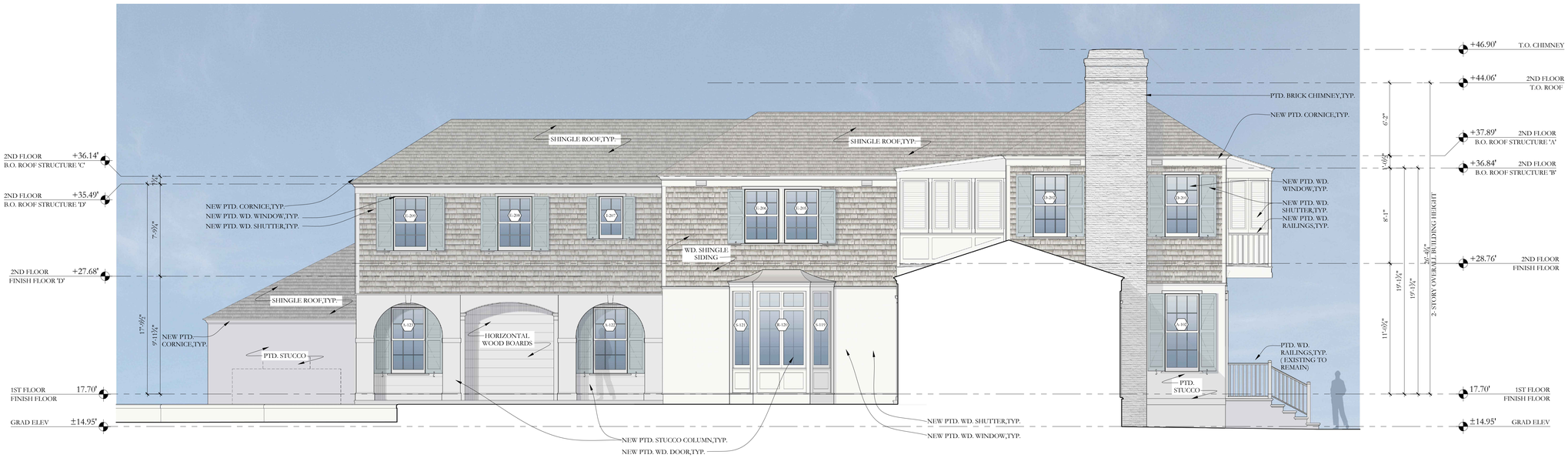
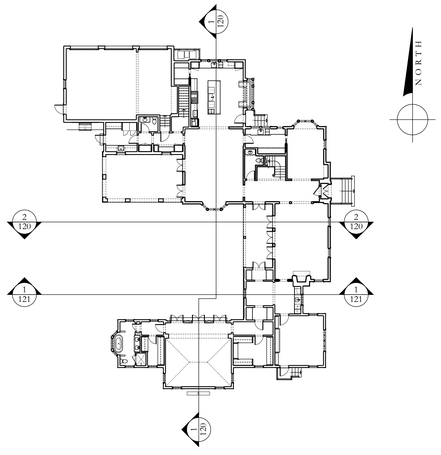


1 PROPOSED SECTION 3

1/4"=1'-0"



4 KEY PLAN

N.T.S.

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING & PROPOSED
PROPOSED BUILDING SECTIONS

DATE JUNE 1, 2026	**SHEET NO** A-121
SCALE 1/4"=1'-0"	
BY SPB	

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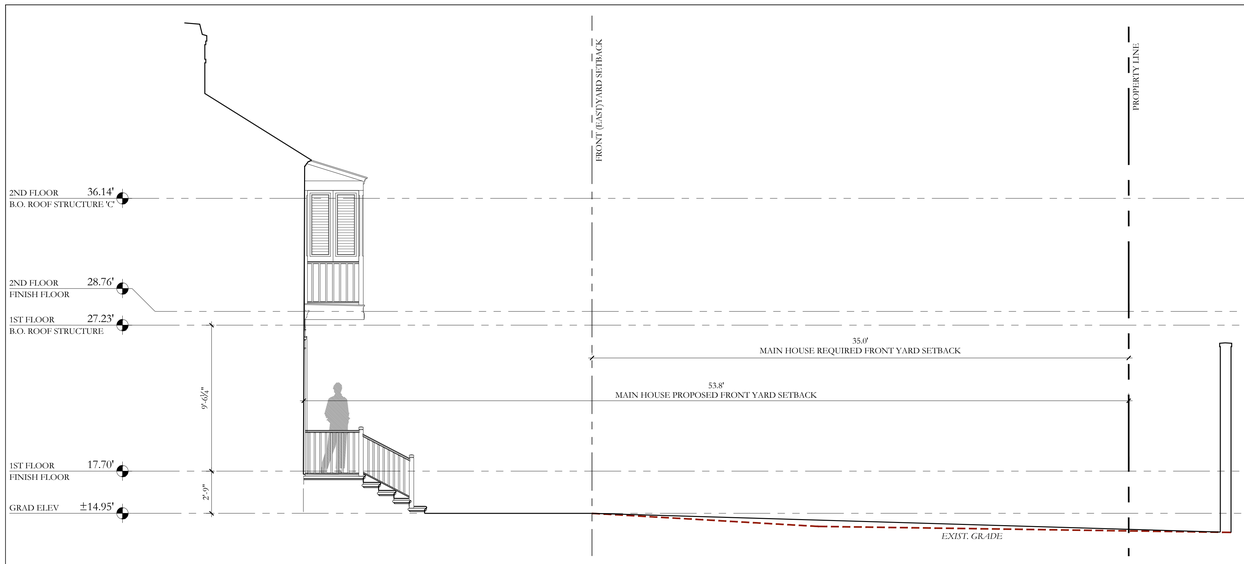
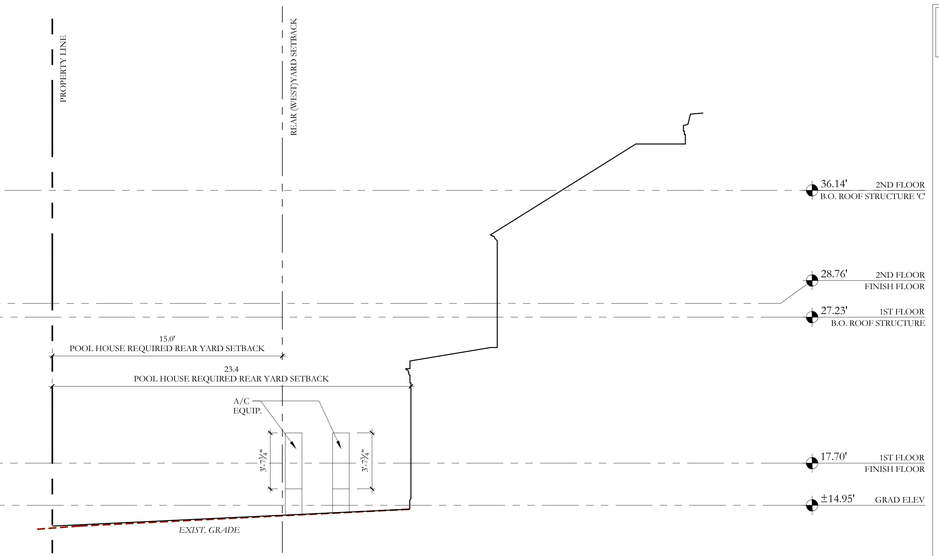
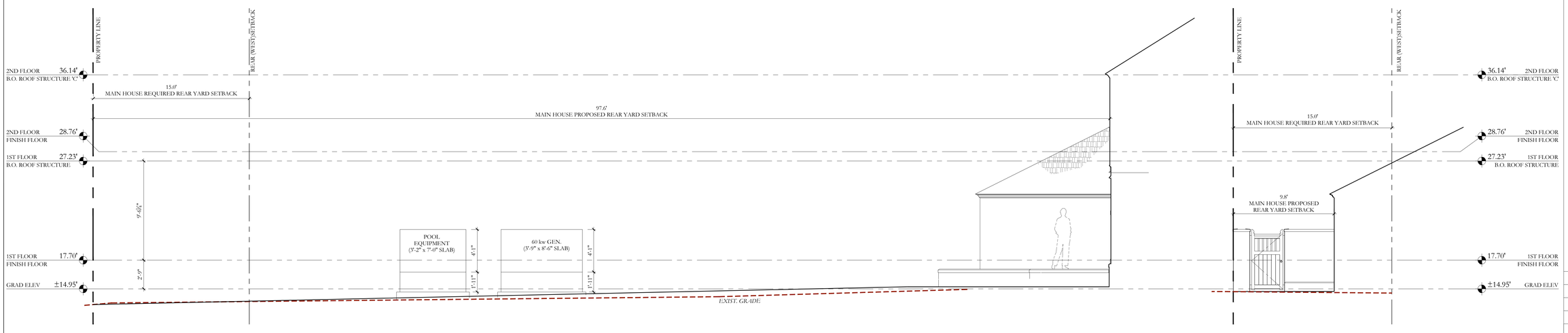


1 MAIN HOUSE : FRONT (EAST) YARD SETBACK DIAGRAM
1/4"=1'-0"

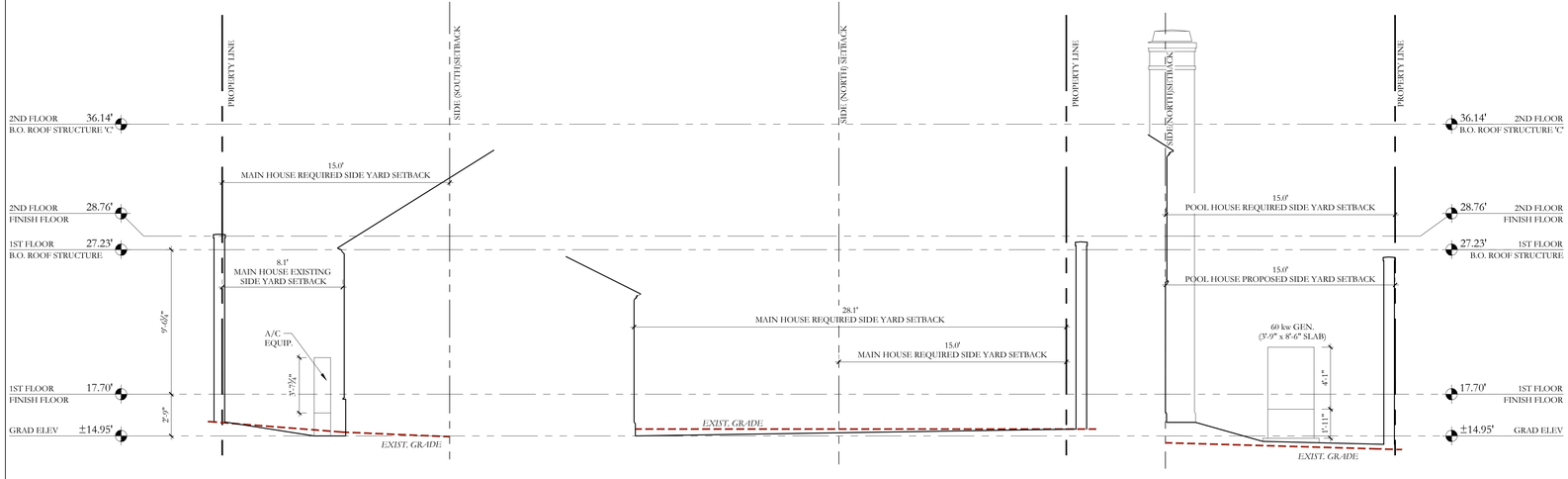


2 POOL HOUSE : REAR (WEST) YARD SETBACK DIAGRAM
1/4"=1'-0"



3 MAIN HOUSE : REAR (WEST) YARD SETBACK DIAGRAM
1/4"=1'-0"

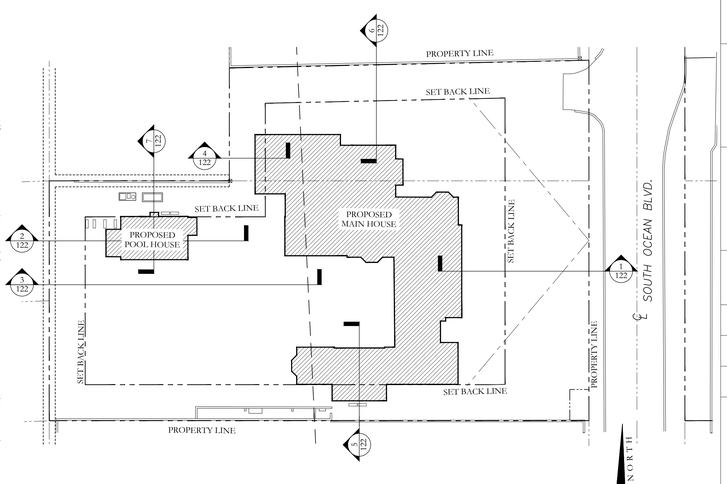
4 MAIN HOUSE : REAR (WEST) YARD SETBACK DIA.
1/4"=1'-0"



5 MAIN HOUSE : SIDE (SOUTH) YARD SETBACK DIA.
1/4"=1'-0"

6 MAIN HOUSE : SIDE (NORTH) YARD SETBACK DIAGRAM
1/4"=1'-0"

7 POOL HOUSE : SIDE (NORTH) YARD SETBACK DIAGRAM
1/4"=1'-0"



8 KEY SITE PLAN
N.T.S.

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS
CASE #:
COA-26-0013

ZONING
CASE #:
ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
PROPOSED
YARD DIAGRAMS

DATE: JUNE 1, 2026	SHEET NO: A-122
SCALE: 1/4"=1'-0"	
BY: KC & MR	

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WINDOW SCHEDULE

REFER TO SHOP DRAWINGS RECORD SET TO VERIFY ALL MASONRY OPENINGS AND WINDOW DETAILS.

	#	TYPE		LOCATION	SIZE (F.O.)			MATERIAL & FINISH					NOTES
					OPENING WIDTH	x	OPENING HEIGHT	MAT	EXT FIN	INT FIN	LITES	SHUTTER	
BASEMENT	V-000	V	FIXED	001 GYM	3'-1"	X	1'-1-9/16"	WOOD	PTD.	PTD.	3	N	NEW
	U-001	U	FIXED	001 GYM	4'-0-1/2"	X	1'-1-9/16"	WOOD	PTD.	PTD.	4	N	NEW
	V-002	V	FIXED	008 HALLWAY #3	3'-1"	X	1'-1-9/16"	WOOD	PTD.	PTD.	3	N	NEW
FIRST FLOOR	A-100	A	DOUBLE HUNG	102 LIVING ROOM	3'-1-1/2"	X	6'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW TO MATCH EXISTING
	A-101	A	DOUBLE HUNG	102 LIVING ROOM	3'-1-1/2"	X	6'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW TO MATCH EXISTING
	A-102	A	DOUBLE HUNG	102 LIVING ROOM	3'-1-1/2"	X	6'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW TO MATCH EXISTING
	C-103	C	DOUBLE HUNG	107 BAR	2'-10-1/2"	X	5'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW
	C-104	C	DOUBLE HUNG	108 STUDY	2'-10-1/2"	X	5'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW
	L-105	L	OUTSWING CASEMENT	108 STUDY	6'-11"	X	49-7/16"	WOOD	PTD.	PTD.	3/3	N	NEW
	C-106	C	DOUBLE HUNG	108 STUDY	2'-10-1/2"	X	5'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW
	C-107	C	DOUBLE HUNG	121 HER DRESSING	2'-10-1/2"	X	5'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW
	C-108	C	DOUBLE HUNG	122 MASTER BEDROOM	2'-10-1/2"	X	5'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW
	C-109	C	DOUBLE HUNG	122 MASTER BEDROOM	2'-10-1/2"	X	5'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW
	C-110	C	DOUBLE HUNG	122 MASTER BEDROOM	2'-10-1/2"	X	5'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW
	C-111	C	DOUBLE HUNG	122 MASTER BEDROOM	2'-10-1/2"	X	5'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW
	C-112	C	DOUBLE HUNG	124 HIS DRESSING	2'-10-1/2"	X	5'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW
	C-113	C	DOUBLE HUNG	125 MASTER BATHROOM	2'-10-1/2"	X	5'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW
	N-114	N	OUTSWING CASEMENT	125 MASTER BATHROOM	1'-11-1/2"	X	5'-0-1/4"	WOOD	PTD.	PTD.	6/LEAF	N	NEW
	M-115	M	OUTSWING CASEMENT	125 MASTER BATHROOM	4'-2"	X	5'-0-1/4"	WOOD	PTD.	PTD.	6/LEAF	N	NEW
	N-116	N	OUTSWING CASEMENT	125 MASTER BATHROOM	1'-11-1/2"	X	5'-0-1/4"	WOOD	PTD.	PTD.	6/LEAF	N	NEW
	C-117	C	DOUBLE HUNG	125 MASTER BATHROOM	2'-10-1/2"	X	5'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW
	C-118	C	DOUBLE HUNG	123 MASTER BATH VEST.	2'-10-1/2"	X	5'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW
	S-119	S	OUTSWING CASEMENT	111 FAMILY ROOM	2'-0"	X	6'-6-1/4"	WOOD	PTD.	PTD.	8/LEAF	N	NEW TO MATCH EXISTING
	R-120	R	OUTSWING CASEMENT	111 FAMILY ROOM	4'-2"	X	6'-6-1/4"	WOOD	PTD.	PTD.	8/LEAF	N	NEW TO MATCH EXISTING
	S-121	S	OUTSWING CASEMENT	111 FAMILY ROOM	2'-0"	X	6'-6-1/4"	WOOD	PTD.	PTD.	8/LEAF	N	NEW TO MATCH EXISTING
	A-122	A	DOUBLE HUNG	115 MUD ROOM	3'-1-1/2"	X	6'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW
	A-123	A	DOUBLE HUNG	111 LAUNDRY	3'-1-1/2"	X	6'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW
	E-124	E	DOUBLE HUNG	126 GARAGE	2'-10-1/2"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	H-125	H	DOUBLE HUNG	113 KITCHEN	2'-2-1/2"	X	5'-7"	WOOD	PTD.	PTD.	4/4	N	
	C-126	C	DOUBLE HUNG	113 KITCHEN	2'-10-1/2"	X	5'-7"	WOOD	PTD.	PTD.	6/6	N	NEW
	H-127	H	DOUBLE HUNG	113 KITCHEN	2'-2-1/2"	X	5'-7"	WOOD	PTD.	PTD.	4/4	N	NEW
	Q-128	Q	OUTSWING CASEMENT	113 KITCHEN	1'-4"	X	6'-6-1/2"	WOOD	PTD.	PTD.	8/LEAF	N	NEW
	Q-129	Q	OUTSWING CASEMENT	113 KITCHEN	1'-4"	X	6'-6-1/2"	WOOD	PTD.	PTD.	8/LEAF	N	NEW
	K-130	K	OUTSWING CASEMENT	113 KITCHEN	6'-2 1/4"	X	6'-6-1/4"	WOOD	PTD.	PTD.	8/LEAF	N	NEW
	Q-131	Q	OUTSWING CASEMENT	113 KITCHEN	1'-4"	X	6'-6-1/2"	WOOD	PTD.	PTD.	8/LEAF	N	NEW
	Q-132	Q	OUTSWING CASEMENT	113 KITCHEN	1'-4"	X	6'-6-1/2"	WOOD	PTD.	PTD.	8/LEAF	N	NEW
	H-133	H	DOUBLE HUNG	110 BUTLER'S PANTRY	2'-2-1/2"	X	5'-7"	WOOD	PTD.	PTD.	4/4	N	NEW TO MATCH EXISTING
	H-134	H	DOUBLE HUNG	110 BUTLER'S PANTRY	2'-2-1/2"	X	5'-7"	WOOD	PTD.	PTD.	4/4	N	NEW TO MATCH EXISTING
	J-135	J	CASEMENT	110 BUTLER'S PANTRY	1'-11-1/2"	X	2'-8-3/4"	WOOD	PTD.	PTD.	4/4	N	NEW
	S-136	S	OUTSWING CASEMENT	101 DINING ROOM	2'-0"	X	6'-6-1/4"	WOOD	PTD.	PTD.	8/LEAF	N	NEW
	R-137	R	OUTSWING CASEMENT	101 DINING ROOM	4'-2"	X	6'-6-1/4"	WOOD	PTD.	PTD.	8/LEAF	N	NEW
	S-138	S	OUTSWING CASEMENT	101 DINING ROOM	2'-0"	X	6'-6-1/4"	WOOD	PTD.	PTD.	8/LEAF	N	NEW
	B-139	B	DOUBLE HUNG	101 DINING ROOM	3'-1-1/2"	X	5'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW TO MATCH EXISTING
	T-140	T	CASEMENT	POOL HOUSE 130 POWDER ROOM	2'-4"	X	2'-4"	WOOD	PTD.	PTD.	6	Y	NEW / ROUND WINDOW
	C-141	C	DOUBLE HUNG	105 BAR VESTIBULE	2'-10-1/2"	X	5'-7"	WOOD	PTD.	PTD.	6/6	Y	NEW
SECOND FLOOR	D-200	D	DOUBLE HUNG	205 DRESSING ROOM #1A	2'-10-1/2"	X	5'-3"	WOOD	PTD.	PTD.	6/6	Y	NEW
	D-201	D	DOUBLE HUNG	206 BEDROOM #1	2'-10-1/2"	X	5'-3"	WOOD	PTD.	PTD.	6/6	Y	NEW TO MATCH EXISTING
	D-202	D	DOUBLE HUNG	206 BEDROOM #1	2'-10-1/2"	X	5'-3"	WOOD	PTD.	PTD.	6/6	Y	NEW TO MATCH EXISTING
	E-204	E	DOUBLE HUNG	212 BEDROOM #2	2'-10-1/2"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW TO MATCH EXISTING
	E-205	E	DOUBLE HUNG	212 BEDROOM #2	2'-10-1/2"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	E-206	E	DOUBLE HUNG	212 BEDROOM #2	2'-10-1/2"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	I-207	I	DOUBLE HUNG	214 BATH #2	2'-0"	X	3'-6-7/8"	WOOD	PTD.	PTD.	6/6	Y	NEW
	E-208	E	DOUBLE HUNG	216 BEDROOM #4	2'-10-1/2"	X	4'-6-13/16"	WOOD	PTD.	PTD.	4/4	Y	NEW
	E-209	E	DOUBLE HUNG	216 BEDROOM #4	2'-10-1/2"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	E-210	E	DOUBLE HUNG	216 BEDROOM #4	2'-10-1/2"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	E-211	E	DOUBLE HUNG	216 BEDROOM #4	2'-10-1/2"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	E-212	E	DOUBLE HUNG	216 BEDROOM #4	2'-10-1/2"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	E-213	E	DOUBLE HUNG	216 BEDROOM #4	2'-10-1/2"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	E-214	E	DOUBLE HUNG	225 BATH #4	2'-10-1/2"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	E-215	E	DOUBLE HUNG	220 BATH #3	2'-10-1/2"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	E-216	E	DOUBLE HUNG	220 BATH #3	2'-10-1/2"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	E-217	E	DOUBLE HUNG	218 BEDROOM #3	2'-10-1/2"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	G-218	G	DOUBLE HUNG	216 BED VEST. #3	2'-4"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	F-219	F	DOUBLE HUNG	200 STAIR HALL	2'-8"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	F-220	F	DOUBLE HUNG	200 STAIR HALL	2'-8"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	E-221	E	DOUBLE HUNG	209 DRESSING ROOM #1B	2'-10-1/2"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW

1 WINDOW SCHEDULE

WINDOW SCHEDULE

REFER TO SHOP DRAWINGS RECORD SET TO VERIFY ALL MASONRY OPENINGS AND WINDOW DETAILS.

	#	TYPE		LOCATION	SIZE (F.O.)			MATERIAL & FINISH					NOTES
					OPENING WIDTH	x	OPENING HEIGHT	MAT	EXT FIN	INT FIN	LITES	SHUTTER	
	E-222	E	DOUBLE HUNG	211 OFFICE	2'-10-1/2"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW TO MATCH EXISTING
	E-223	E	DOUBLE HUNG	211 OFFICE	2'-10-1/2"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW TO MATCH EXISTING
	G-224	G	DOUBLE HUNG	227 POOLHOUSE SITTING ROOM	2'-4"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	G-225	G	DOUBLE HUNG	227 POOLHOUSE SITTING ROOM	2'-4"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	E-226	E	DOUBLE HUNG	227 POOLHOUSE SITTING ROOM	2'-10-1/2"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	G-227	G	DOUBLE HUNG	229 POOLHOUSE BEDROOM	2'-4"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	G-228	G	DOUBLE HUNG	229 POOLHOUSE BEDROOM	2'-4"	X	4'-6-13/16"	WOOD	PTD.	PTD.	6/6	Y	NEW
	O-229	O	DOUBLE HUNG	229 POOLHOUSE BATHROOM	1'-11-1/8"	X	3'-5-3/8"	WOOD	PTD.	PTD.	4/4	Y	NEW

EXTERIOR DOOR SCHEDULE

NOTE: ALL FIRST FLOOR EXTERIOR DOORS MEET EGRESS REQUIREMENTS.
REFER TO SHOP DRAWINGS RECORD SET TO VERIFY ALL MASONRY OPENINGS AND WINDOW DETAILS.

	#	TYPE		LOCATION	TOTAL # LEAVES	SIZE (F.O.)			MATERIAL & FINISH				FUNCTION	NOTES
						OPENING WIDTH	x	HEAD HEIGHT A.F.F.	MAT	EXT FIN	INT FIN	SADDLE		
FIRST FLOOR	A-100	A	SINGLE INSWING	100 HALL	1	4'-3"	X	8'-9-7/8"	WOOD	PTD.	PTD.	B.I.T.	KEYED	NEW TO MATCH EXISTING
	B-101	B	SINGLE OUTSWING	108 STUDY	1	2'-10"	X	6'-11-5/8"	WOOD	PTD.	PTD.	B.I.T.	KEYED	NEW
	G-102	G	SINGLE OUTSWING	122 MASTER BEDROOM	2	3'-11-1/2"	X	8'-0"	WD./GL	PTD.	PTD.	B.I.T.	KEYED	NEW
	H-103	H	DOUBLE OUTSWING	122 MASTER BEDROOM	2	8'-2-9/16"	X	8'-0"	WD./GL	PTD.	PTD.	B.I.T.	PATIO	NEW
	G-104	G	SINGLE OUTSWING	122 MASTER BEDROOM	2	3'-11-1/2"	X	8'-0"	WD./GL	PTD.	PTD.	B.I.T.	PATIO	NEW
	C-106	C	DOUBLE OUTSWING	104 VESTIBULE #1	2	4'-0"	X	8'-5-1/2"	WD./GL	PTD.	PTD.	B.I.T.	PATIO	NEW
	C-107	C	DOUBLE OUTSWING	102 LIVING ROOM	2	4'-0"	X	8'-5-1/2"	WD./GL	PTD.	PTD.	B.I.T.	PATIO	NEW
	C-108	C	DOUBLE OUTSWING	102 LIVING ROOM	2	4'-0"	X	8'-5-1/2"	WD./GL	PTD.	PTD.	B.I.T.	PATIO	NEW TO MATCH EXISTING
	C-109	C	DOUBLE OUTSWING	102 LIVING ROOM	2	4'-0"	X	8'-5-1/2"	WD./GL	PTD.	PTD.	B.I.T.	PATIO	NEW
	C-110	C	DOUBLE OUTSWING	100 ENTRY HALL	2	4'-0"	X	8'-5-1/2"	WD./GL	PTD.	PTD.	B.I.T.	PATIO	NEW TO MATCH EXISTING
	E-111	E	DOUBLE OUTSWING	111 FAMILY ROOM	2	4'-0"	X	6'-11-5/8"	WD./GL	PTD.	PTD.	B.I.T.	PATIO	NEW
	E-112	E	DOUBLE OUTSWING	112 FAMILY ROOM	2	4'-0"	X	6'-11-5/8"	WD./GL	PTD.	PTD.	B.I.T.	PATIO	NEW
	B-113	B	SINGLE OUTSWING	119 LAUNDRY	1	2'-10"	X	6'-11-5/8"	WOOD	PTD.	PTD.	B.I.T.	KEYED	NEW
	B-114	B	SINGLE OUTSWING	126 GARAGE	1	2'-10"	X	6'-11-5/8"	WOOD	PTD.	PTD.	B.I.T.	KEYED	NEW TO MATCH EXISTING
	B-115	B	SINGLE OUTSWING	113 KITCHEN	1	2'-10"	X	6'-11-5/8"	WOOD	PTD.	PTD.	B.I.T.	KEYED	NEW TO MATCH EXISTING
	J-116	J	GARAGE SINGLE OVERHEAD	126 GARAGE	4	10'-0"	X	7'-6"	WOOD	PTD.	PTD.		-	NEW
	J-117	J	GARAGE SINGLE OVERHEAD	127 GARAGE	4	10'-0"	X	7'-6"	WOOD	PTD.	PTD.		-	NEW
	J-118	J	GARAGE SINGLE OVERHEAD	127 GARAGE	4	10'-0"	X	7'-6"	WOOD	PTD.	PTD.		-	NEW
SECOND FLOOR	D-200	D	DOUBLE OUTSWING	203 BATH #1	2	4'-0"	X	7'-6"	WD./GL	PTD.	PTD.	B.I.T.	KEYED	NEW
	D-201	D	DOUBLE OUTSWING	218 BEDROOM #1	2	4'-0"	X	7'-6"	WD./GL	PTD.	PTD.	B.I.T.	PATIO	NEW
	D-202	D	DOUBLE OUTSWING	207 VERANDAH	2	4'-0"	X	7'-6"	WD./GL	PTD.	PTD.	B.I.T.	PATIO	NEW
	I-203	I	DOUBLE OUTSWING	218 BEDROOM #3	2	8'-3"	X	6'-9"	WD./GL	PTD.	PTD.	B.I.T.	PATIO	NEW
	F-204	F	DOUBLE OUTSWING	227 POOLHOUSE SITTING ROOM	2	4'-0"	X	6'-7-1/4"	WD./GL	PTD.	PTD.	B.I.T.	PATIO	NEW
	F-205	F	DOUBLE OUTSWING	229 POOLHOUSE BEDROOM	2	4'-0"	X	6'-7-1/4"	WD./GL	PTD.	PTD.	B.I.T.	PATIO	NEW
	D-206	D	DOUBLE OUTSWING	207 VERANDAH	2	4'-0"	X	7'-6"	WD./GL	PTD.	PTD.	B.I.T.	PATIO	NEW

2 EXTERIOR DOOR SCHEDULE

EXTERIOR DOOR & WINDOW NOTES:

1. ALL EXTERIOR DOORS & WINDOWS SHALL BE IMPACT RATED AND COMPLY WITH ALL CURRENT LOCAL CODE REQUIREMENTS.
2. EXTERIOR DOORS & WINDOW OPENINGS ARE TO COMPLY WITH CODE-REQUIRED DESIGN WIND PRESSURES.
3. EXTERIOR DOORS & WINDOWS SHALL BE MAHOGANY WOOD WITH PAINTED FINISH (INT. & EXT.), U.O.N.
4. GLAZING TO BE CLEAR STARPHIRE GLASS, SDL, & NON-INSULATED.
5. SAMPLE TO BE APPROVED BY ARCHITECT.
6. FINISH HARDWARE SHALL BE SELECTED BY OR APPROVED BY THE OWNER OR THE ARCHITECT.
7. ALL EXTERIOR DOOR HARDWARE MUST COORDINATE FOR COMPATIBILITY WITH MULTIPOINT LOCKING SYSTEM.
8. ALL DOUBLE-HUNG & SINGLE-HUNG UNITS TO HAVE CONCEALED SPIRAL TUBE BALANCE HARDWARE, U.O.N.
9. ALL DOORS & CASEMENT WINDOWS SHALL RECEIVE TEMPORARY LEVERS AND HINGES. FINAL HINGES SHALL BE SHIPPED LOOSE.
10. DOOR & WINDOW UNITS SHALL INCLUDE BRICK MOLD & EXTENSION JAMBS, U.O.N.
11. SCREEN DOORS TO HAVE BETTER VUE OR APPROVED SIMILAR MESH WITHIN PAINTED MAHOGANY FRAME.
12. EXTERIOR SHUTTERS SHALL BE MADE OF SPANISH CEDAR OR MAHOGANY.
13. CONTRACTOR SHALL VERIFY DOOR & WINDOW OPENINGS BEFORE SHOP DRAWINGS ARE SUBMITTED TO ARCHITECT.
14. CONTRACTOR TO SUBMIT DOOR & WINDOW SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING DOORS & WINDOWS.
15. ALL DOOR & WINDOW UNITS TO BE PROPERLY WATERPROOFED AND CAULKED ON ALL SIDES.
16. ALL DOORS FACING EXTERIOR SHALL HAVE BRONZE THRESHOLDS SET IN SEALANT.
17. ALL EXTERIOR DOORS & WINDOWS TO BE SET IN A COPPER PAN FLASHING.
18. ALL FIRE DOORS SHALL HAVE A 3-HOUR UL RATING AND SHALL BE INSTALLED AS PER CURRENT FIRE CODES.
19. BEDROOM WINDOWS SHALL COMPLY WITH EGRESS REQUIREMENTS AS PER CODE.

DOORS AND WINDOWS BY REILLY (OR SIMILAR)

PRODUCT APPROVAL:

DOORS - FL46584
DOUBLE HUNG WINDOWS - FL12276-R6
CASEMENT WINDOWS - FL48048-R1

3 DOORS AND WINDOWS; FL Product Approval
N.T.S.

NOTE:
ALL MASONRY OPENING DIMENSIONS TO BE REVIEWED/APPROVED ON DOOR AND WINDOW SHOP DRAWINGS, PRIOR TO CONSTRUCTION

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
WINDOW AND EXTERIOR DOOR SCHEDULE

DATE	SHEET NO
JUNE 1, 2026	A-123
SCALE: AS NOTED	
BY: KC & MR	

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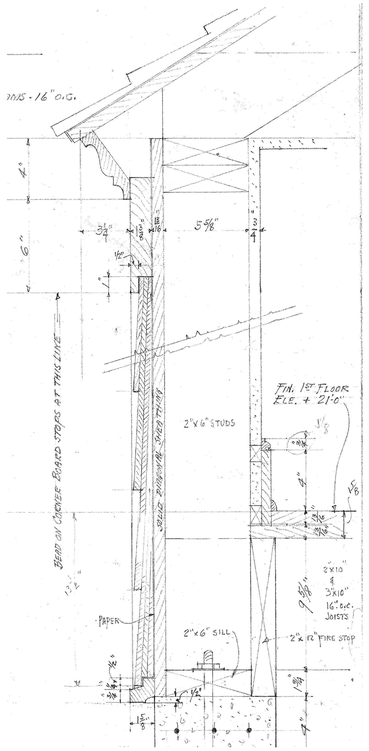
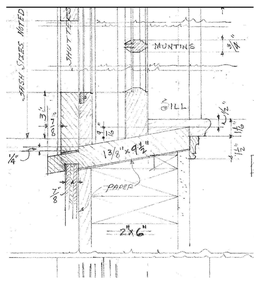


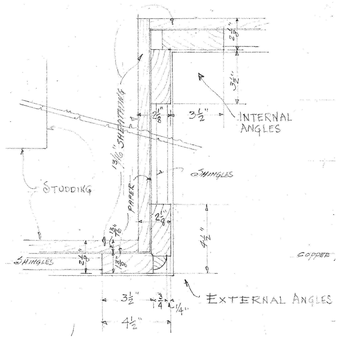
1 TYPICAL WALL SECTION

3" = 1'-0"



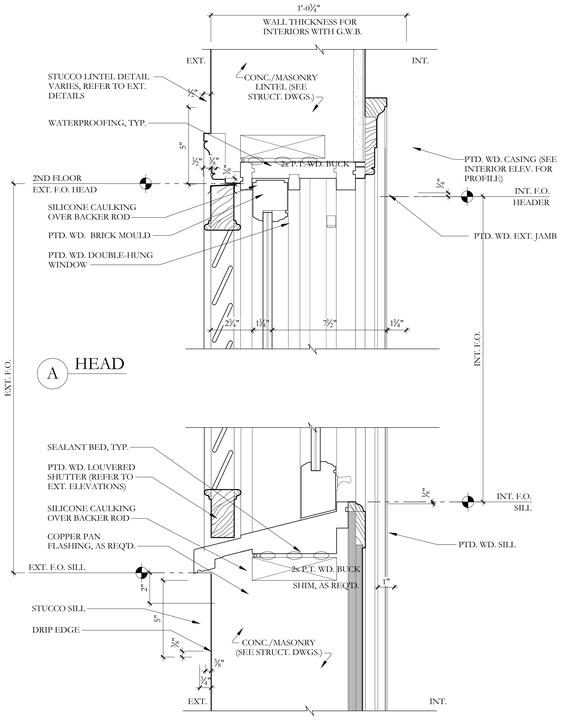
2 TYPICAL SILL DETAIL

3" = 1'-0"



3 DETAIL OF CORNER BOARD

3" = 1'-0"

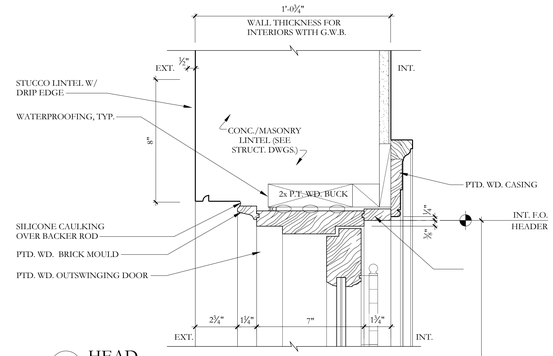


A HEAD

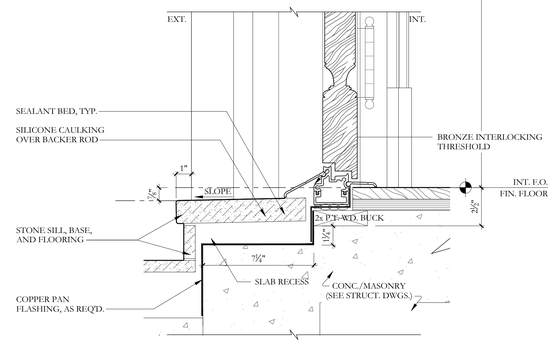
B SILL DETAIL

7 TYPICAL WOOD DOUBLE HUNG WIN. DETAILS

3"=1'-0"



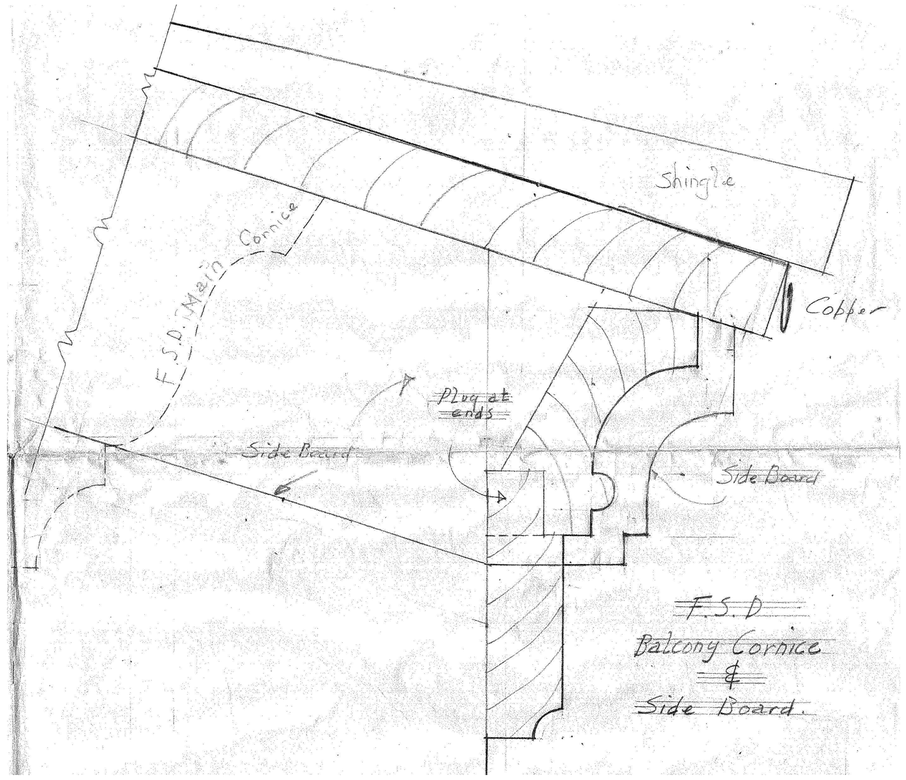
A HEAD



B THRESHOLD

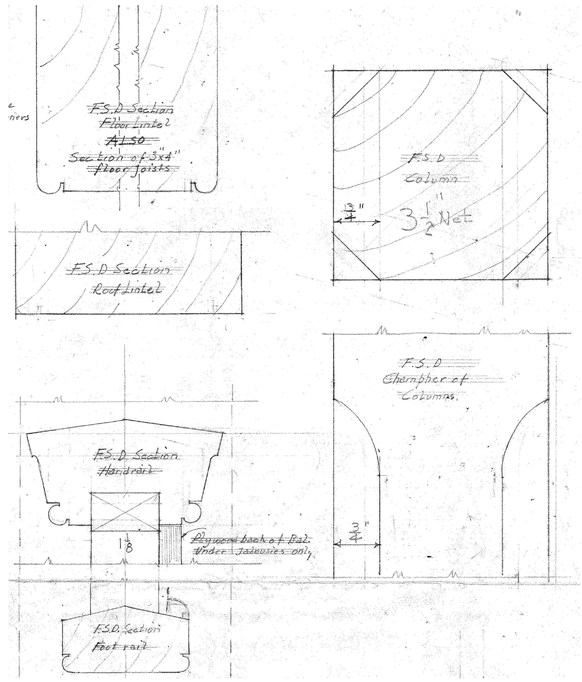
8 TYPICAL WOOD INSWING DOOR DETAILS

3"=1'-0"



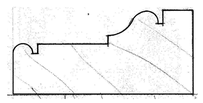
4 MAIN + BALCONY CORNICE DETAILS

FULL SIZE



5 RAILING DETAILS AT BALCONY

FULL SIZE



6 TYPICAL EXTERIOR CASING

FULL SIZE

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
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LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
TYPICAL EXTERIOR DETAILS AND WINDOW & DOOR DETAILS

DATE: JUNE 1, 2026	SHEET NO: A-124
SCALE: AS NOTED	
BY: KC,MR, JDL	

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1 VIEW OF EAST FACADE

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS
CASE #:
COA-26-0013

ZONING
CASE #:
ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
RENDERING

DATE JUNE 1, 2026	SHEET NO A-200
SCALE AS NOTED	
BY KC,MR, JDL	

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1 VIEW OF EAST FACADE

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
RENDERING

DATE: JUNE 1, 2026	SHEET NO: A-201
SCALE: AS NOTED	
BY: KC,MR, JDL	

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1 VIEW OF POOL HOUSE & MAIN HOUSE FROM THE WEST

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS
CASE #:
COA-26-0013

ZONING
CASE #:
ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
RENDERING

DATE JUNE 1, 2026	SHEET NO A-202
SCALE AS NOTED	
BY KC,MR, JDI.	

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1 VIEW OF MAIN HOUSE FROM THE WEST

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS
CASE #:
COA-26-0013

ZONING
CASE #:
ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
RENDERING

DATE JUNE 1, 2026	SHEET NO A-203
SCALE AS NOTED	
BY KC,MR, JDL	

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1 VIEW OF POOL HOUSE

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS
CASE #:
COA-26-0013

ZONING
CASE #:
ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
RENDERING

DATE JUNE 1, 2026	SHEET NO A-204
SCALE AS NOTED	
BY KC,MR, JDI.	

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1 VIEW OF MAIN HOUSE WEST FACADE

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
RENDERING

DATE
JUNE 1, 2026

SCALE
AS NOTED

BY
KC,MR, JDL

SHEET NO
A-205

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1 AERIAL VIEW

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
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DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
RENDERING

DATE JUNE 1, 2026	**SHEET NO** A-206
SCALE AS NOTED	
BY KC,MR, JDL	

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NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

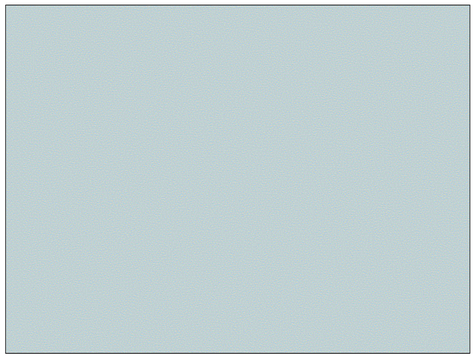
1 WALLS : PAINTED STUCCO WALLS
BENJAMIN MOORE CHANTILLY LACE OC-65

2 PAINTED WOOD TRIM, WINDOWS & DOORS
BENJAMIN MOORE CHANTILLY LACE OC-65

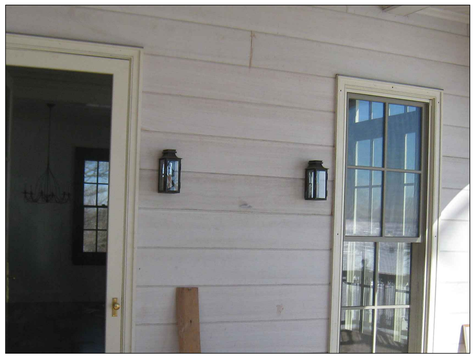
3 WOOD SIDING
WOOD SHINGLES

4 ROOF - WOOD SHINGLES
WOOD SHINGLES

5 SHUTTER- PRECEDENT
BENJAMIN MOORE BRITTANY BLUE 1633



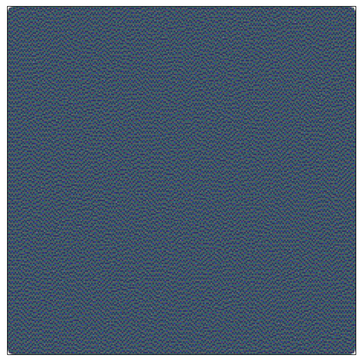
6 PAINTED SHUTTERS
BENJAMIN MOORE BRITTANY BLUE 1633



7 WOOD SIDING
HORIZONTAL WOOD BOARDS W/ BEADS

8 METAL ROOFS
STANDING SEAM METAL ROOF

9 PAINTED WOOD RAILING
BENJAMIN MOORE CHANTILLY LACE OC-65



10 PAINTED ENTRY DOOR
BENJAMIN MOOORE HUDSON BAY

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
MATERIALS AND COLORS PALETTE

DATE: JUNE 1, 2026	SHEET NO: A-230
SCALE: N.T.S.	
BY: KC,MR	

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EXISTING SEAGRAPE AND MIMUSOPS TO BE REMOVED

EXISTING SEAGRAPE AND MIMUSOPS TO BE REMOVED

T.O.W. 21.83

T.O.W. 21.86

EXISTING AUSTRALIAN PINES TO BE REMOVED

EXISTING SEAGRAPE AND MIMUSOPS TO BE REMOVED

T.O.W. 20.54

T.O.W. 21.88

EXISTING AUSTRALIAN PINES TO BE REMOVED

T.O.W. 19.44

T.O.W. 20.54

+13'

PALM TO BE REMOVED

SEAGRAPE CLUSTER TO BE REMOVED

EXISTING APRON TO BE USED FOR CONSTRUCTION ACCESS

6' HT. CONSTRUCTION GATE WITH BLACK/GREEN MESH ON OUTSIDE-AT EXISTING CURB CUT

EXISTING ALMOND TO BE REMOVED

SITE WALL TO REMAIN REPAIR AS NEEDED

EXISTING FICUS TO BE REMOVED

EXISTING ADONIDIA TO BE REMOVED

T.O.W. 18.42

T.O.W.19.11

T.O.W. 19.26

EXISTING LANDING TO BE REMOVED

EXISTING CURB TO REMAIN REPAIR/REPLACE AS NEEDED PER TOPB AND FDOT STANDARDS

MIMUSOPS TO BE REMOVED

CHAIN LINK FENCE TO BE REMOVED

EXISTING STEPS TO BE REMOVED

TH=17.76

TH=17.63

TH=17.80

AUSTRALIAN PINE TO BE REMOVED

EXISTING STEPS AND WALL TO BE REMOVED

AUSTRALIAN PINE TO BE REMOVED

TH=17.72

EXISTING STEPS TO BE REMOVED

EXISTING WALL TO BE REMOVED

SITE WALL TO REMAIN REPAIR AS NEEDED

T.O.W. 19.46

T.O.W. 18.08

T.O.W. 18.25

T.O.W. 20.04

T.O.W. 21.72

EXISTING ALMOND TO BE REMOVED

EXISTING SEAGRAPE TO BE REMOVED

T.O.W 20.10

EXISTING NORONHIA TO BE REMOVED

T.O.W. 20.01

T.O.W. 20.11

EXISTING NORONHIA TO BE REMOVED

EXISTING AUSTRALIAN PINE TO BE REMOVED

0 1 4 8 16 FEET

SCALE: 1/8" = 1'-0"

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/8" = 1'-0"

EXISTING CONDITIONS PLAN

480 S. OCEAN BLVD.

PALM BEACH FLORIDA

01 JUNE 2026-DROP OFF

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
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F: 561-659-2113

NIEVERAWILLIAMS.COM

EX

COA-26-0013

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/8" = 1'-0"

SITE PLAN

480 S. OCEAN BLVD.

PALM BEACH FLORIDA

29 MAY 2026
04 MAY 2026-SECOND SUBMITTAL

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Lo

COA-26-0013

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

FRONT/EAST ELEVATION

480 S. OCEAN BLVD.

PALM BEACH FLORIDA

SCALE: 3/16" = 1'-0"

04 MAY 2026-SECOND SUBMITTAL

MARIO F. NIEVERA

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Landscape Architect
Registration No.
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EL1

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0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

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Landscape Architect
Registration No.
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SCALE: 3/16" = 1'-0"

WEST ELEVATION
480 S. OCEAN BLVD.
PALM BEACH FLORIDA

04 MAY 2026-SECOND SUBMITTAL

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0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

SCALE: 1/8" = 1'-0"

SOUTH ELEVATION

480 S. OCEAN BLVD.

PALM BEACH FLORIDA

04 MAY 2026-SECOND SUBMITTAL

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0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

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Registration No.
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SCALE: 1/8" = 1'-0"

NORTH ELEVATION

480 S. OCEAN BLVD.

PALM BEACH FLORIDA

04 MAY 2026-SECOND SUBMITTAL

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COA-26-0013

EXISTING ADJACENT SITE WALL

37'-6"

HERRINGBONE DRIVEWAY

19'-6"

HERRINGBONE DRIVEWAY

20'

GRAVEL INAY

16'

2'

2'

HERRINGBONE DRIVEWAY

7'-4"

5/D1 COLUMN 6'-6" HT.

GATE 4/D1

GATE 4/D1

POOL BLOWER
POOL FILTER
POOL PUMP
POOL PUMP
POOL HEATER

EX. SITE WALL

5'-1"

5'-1"

60 KW. GEN.

A/C A/C

A/C A/C A/C

PL PL

18'-8"

40'-4"

HERRINGBONE DRIVEWAY

14'

3'

1/D1 SITE WALL 6' HT.

GRAVEL MOTOR COURT

35'

40'

3/D1 PEDESTRIAN GATE AND COLUMNS

PL PL PL PL PL PL PL PL PL PL PL PL PL PL

3'

POOL

60'

15'

15'-1"

RAISED SPA

5'

10'

9'-6"

FTN.

4'-12"

11'

3'

PL PL

1/D1 SITE WALL 5'-6" HT.

5/D1 COLUMN 6'-6" HT.

HERRINGBONE DRIVEWAY

14'

A/C A/C

KOI POND

8'

7'

8'

EXISTING SITE WALL TO REMAIN

4/D1 SITE WALL AND GATE 6' HT.

D3 STONE SITTING AREA

S. OCEAN BLVD.

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

N
W E
S

SCALE: 1/8" = 1'-0"

01 JUNE 2026-DROP OFF

HARDSCAPE PLAN

480 S. OCEAN BLVD.

PALM BEACH FLORIDA

MARIO F. NIEVERA

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F: 561-659-2113

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L1

COA-26-0013

(57) SEA GRAPE HEDGE
12' HT. FTB.
(4) COCONUT PALM
16-18' GW.
(1) SEA GRAPE TREE
20' X 20'
(4) SEA GRAPE TREE
15' X 15'
(26) GREEN ISLAND FICUS
5' HT. FTB.
(4) COCONUT PALM
16-18' GW.
(20) ZAMIA
3 GAL.
(18) ICE PINK OLEANDER
3 GAL.
(8) SILVER SAW PALMETTO
3 GAL.
(4) SILVER SAW PALMETTO
4' X 4'
LAWN
(50) CRINUM LILY
3 GAL.
(257) GREEN
ISLAND FICUS
3 GAL.
(30) CALOPHYLLUM
12' HT. FTB
(60) CRINUM LILY
3 GAL.
(60) BEACH CREEPER
3 GAL.
(2) SEA GRAPE TREE
20' X 20'
(4) SEA GRAPE
6' HT. FTB.
(3) COCONUT PALM
16-18' HT.
(7) ZAMIA
3 GAL.
(20) BEACH CREEPER
3 GAL.
(30) BEACH CREEPER
3 GAL.
(8) HIBISCUS
3 GAL.
(5) BOUGAINVILLEA
6' HT. ESP TO WALL
(22) BEACH CREEPER
3 GAL.
(85) GREEN ISLAND FICUS
3 GAL.
(35) ICE PINK OLEANDER
3 GAL.
LAWN
LAWN
LAWN
(23) ICE PINK
OLEANDER
3 GAL.
(30) CRINUM LILY
7 GAL.
(20) SILVER SAW
PALMETTO 4' X 4'
(8) SILVER SAW PALMETTO
3 GAL.
(15) BEACH CREEPER
3 GAL.
(4) BOUGAINVILLEA SHRUB
3 GAL.
(9) BLUE SALVIA
3 GAL.
(12) SILVER SAW PALMETTO
3 GAL.
(84) BEECH CREEPER
3 GAL.
(5) SEA GRAPE
6' HT. FTB
LAWN
(2) THRINAX PALM
8-10' CT.
(5) BOUGAINVILLEA
12' HT. ESP TO WALL
(16) BEACH CREEPER
3 GAL.
(8) GREEN ISLAND FICUS MOUNDS
3' X 3'
(1) SEA GRAPE
15' X 15'
(3) SILVER SAW PALMETTO
4' X 4'
(19) ICE PINK OLEANDER
3 GAL.
(10) HIBISCUS
3 GAL.
(13) ZAMIA
3 GAL.
(7) BLUE SALVIA
3 GAL.
(9) GARDENIA SPHERES
3' X3'
(4) BOUGAINVILLEA SHRUB
3 GAL.
(5) BOUGAINVILLEA
6' HT. ESP TO WALL
(4) BOUGAINVILLEA
12' HT. ESP TO WALL
(30) GARCINIA
3' HT.
(35) ICE PINK OLEANDER
3 GAL.
(40) SEA GRAPE
10' HT. FTB
(106) GREEN
ISLAND FICUS
3 GAL.
(26) CRINUM LILY
3 GAL.
(75) GREEN
ISLAND FICUS
3 GAL.
(20) SILVER SAW
PALMETTO 4' X 4'
(10) BLUE SALVIA
3 GAL.
(10) HIBISCUS
3 GAL.
(1) GREEN BUTTONWOOD
15' X 15'
(8) ZAMIA
3 GAL.
(4) BOUGAINVILLEA SHRUB
3 GAL.
(4) GARDENIA SPHERES
3' X3'
(4) BOUGAINVILLEA
6' HT. ESP TO WALL
(10) HIBISCUS
3 GAL.
(98) SERISSA
3 GAL.
LAWN
(3) GREEN ISLAND
FICUS MOUNDS 4' X 4'
(26) SILVER SAW
PALMETTO 3 GAL.
(42) HIBISCUS
3 GAL.
LAWN
(12) ICE PINK
OLEANDER 3
GAL.
(1) SEA GRAPE
20' X 20'
RAISED
SPA
LAWN
(4) CANARY DATE PALMS
16-18' CT.
(8) ICE PINK OLEANDER
3 GAL.
(1) PIGEON PLUM
14' HT.
(4) THRINAX PALM
8-10' CT.
(2) THRINAX PALM
12' CT.
LAWN
(25) BLUE SALVIA
3 GAL.
(20) ICE PINK OLEANDER
3 GAL.
(30) ZAMIA
3 GAL.
(20) ZAMIA
3 GAL.
(15) GARDENIA
3 GAL.
(15) SHELL GINGER
3 GAL.
LAWN
(20) SILVER SAW PALMETTO
3 GAL.
(25) CALOPHYLLUM
12' HT. FTB
(30) CRINUM LILY
3 GAL
(20) GARDENIA
3 GAL
(1) BANYAN TREE
40' X 40'
(35) CINNAMON FERN
3 GAL
(25) SHELL GINGER
3 GAL
(2) COCONUT PALMS
16-18' CT.
(35) CINNAMON FERN
3 GAL
(15) BLUE SALVIA
3 GAL
(1) SEA GRAPE TREE
15' X 15'
(251) GREEN ISLAND FICUS
3 GAL.
(35) SEA GRAPE HEDGE
12' HT. FTB
(2) THRINAX PALM
8-10' CT.
(5) CRINUM LILY 3
GAL.
(2) GREEN ISLAND FICUS CONE
8-10' HT.
(4) COCONUT PALM
16-18' GW.
(4) SEA GRAPE
18' X 18'

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

N
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MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN

480 S. OCEAN BLVD.

PALM BEACH FLORIDA

SCALE: 1/8" = 1'-0"

01 JUNE 2026-DROP OFF

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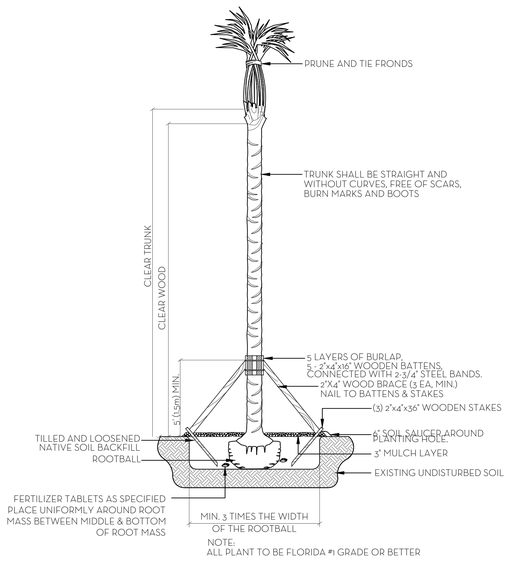
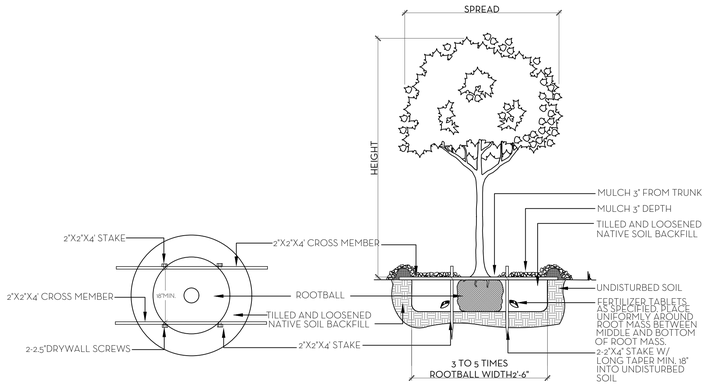
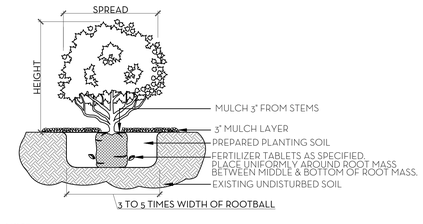


PALM PLANTING DETAIL
N.T.S.

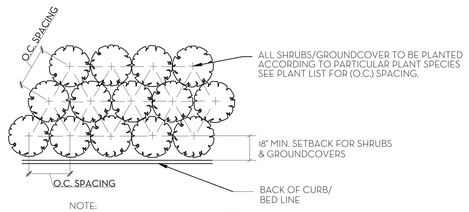
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



TREE PLANTING DETAIL
N.T.S.

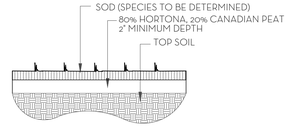


SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



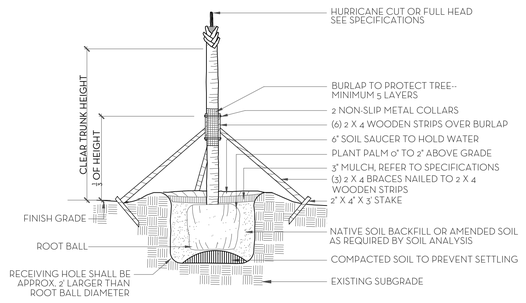
PLANT SPACING DETAIL
N.T.S.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN,
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



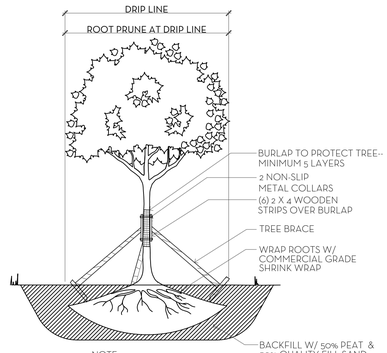
SOD PLANTING DETAIL
N.T.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.

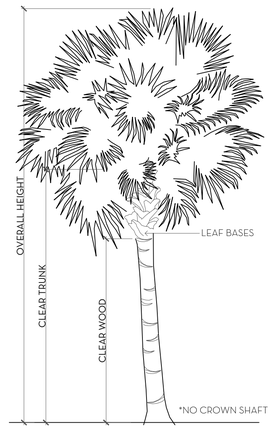


NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.



TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

NIEVERA WILLIAMS DESIGN

480 S. Ocean

05/14/2026

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native
	TREES				
1	Banyan Tree	Ficus benghalensis	1	40' x 40'	
2	Green Buttonwood Tree	Conocarpus erectus	1	15' x 15'	*
3	Sea Grape Tree	Coccoloba uvifera	4	20' x 20'	*
4	Sea Grape Tree	Coccoloba uvifera	4	18' x 18'	*
5	Sea Grape Tree	Coccoloba uvifera	6	15' x 15'	*
6	Pigeon Plum	Coccoloba diversifolia	1	14' HT.	*
7			17		94%
8	PALMS				
9	Coconut Palm	Cocos nuifera	5	16-18' CT.	
10	Coconut Palm	Cocos nuifera	12	16-18' GW	
11	Thrinax Palm	Thrinax Radiata	4	8-10' CT.	
12	Thrinax Palm	Thrinax Radiata	7	12' CT.	
13	Canary Date Palm	Phoenix canariensis	4	16-18' CT.	
14			32		
15	HEDGE/SHRUB				
16	Bougainvillea Shrub	Bougainvillea ssp.	12	3 GAL.	
17	Calophyllum	Calophyllum	55	12' HT. FTB.	
18	Garcinia	Garcinia gerardii	30	3' HT.	
19	Green Island Ficus	Ficus microcarpa 'Green Island'	2	8-10' HT. CONE	
20	Green Island Ficus	Ficus microcarpa 'Green Island'	3	4' X 4' MOUNDS	
21	Green Island Ficus	Ficus microcarpa 'Green Island'	8	3' X 3' MOUNDS	
22	Swamp rosemallow Hibiscus	Hibiscus grandiflorus	80	3 GAL.	*
23	Seagrape	Coccoloba Uvifera	92	12' HT. FTB	*
24	Seagrape	Coccoloba Uvifera	40	10' HT. FTB	*
25	Seagrape	Coccoloba Uvifera	9	6' HT. FTB	*
26	Cotoneaster	Serissa japonica	98	3 GAL	
27	Cinnamon Fern	Osmunda cinnamomea	70	3 GAL.	
28	Shell Ginger	Alpinia zerumbet	40	3 GAL.	
29	Blue Sage	Salvia azurea	66	3 GAL.	
30	Crinum Lily	Crinum 'White Queen'	30	7 GAL.	
31	Crinum Lily	Crinum 'White Queen'	174	3 GAL.	
32	Gardenia	Gardenia jasminoides 'Miami Supreme'	13	3' x 3' SPHERES	
33	Gardenia	Gardenia jasminoides 'Miami Supreme'	35	3 GAL.	
34	Silver Saw Palmetto	Serenoa repens 'Cinerea'	47	4' x 4'	*
35			904		30%
36	GROUND COVER AND VINES				
37	Bougainvillea	Bougainvillea ssp.	9	12" HT. ESP TO WALL	
38	Bougainvillea	Bougainvillea ssp.	14	6' HT. ESP TO WALL	
39	Beach Creeper	Ernodea littoralis	247	3 GAL.	*
40	Green Island Ficus	Ficus microcarpa 'Green Island'	800	3 GAL	
41	Silver Saw Palmetto	Serenoa repens 'Cinerea'	74	3 GAL.	*
42	Oleander	Nerium oleander 'Ice Pink'	170	3 GAL.	
43	Zamia	Zamia integrifolia	98	3 GAL	*
44			1,412		30%
45	SOD				
46	St. Augustine 'Palmetto'				

Line #	Landscape Legend		
1	**Property Address:**	480 South Ocean Blvd.	
2	**Lot Area (sq. ft.):**	29,811	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	14.905.5 sq ft (50%)	14,922 sq ft (50.05%)
5	LOS to be altered (Sq FT and %)	N/A	100%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	2,360.25 sq ft (45%)	2,711 sq ft (51.68%)
8	Native Trees %	30% (number of trees)	94%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	30%
10	Native Groundcover %	30% (groundcover area)	30%
	To determine qualifying native vegetation use either:		
	the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List		
	OR		
	the Florida Native Plant Society Native Plants for Your Area List		
	Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.		
	This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.		
	See Ord. 003-2023		*REV BF 20230727*

MARIO F. NIEVERA

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Landscape Architect
Registration No.
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PLANT LIST AND DETAILS

480 S. OCEAN BLVD.

PALM BEACH FLORIDA

01 JUNE 2026-DROP OFF

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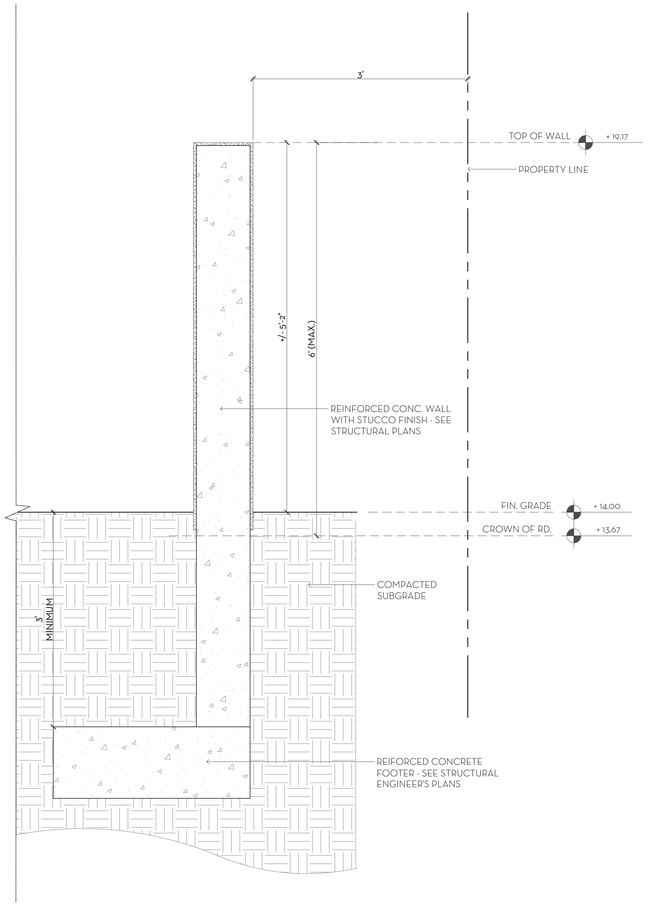
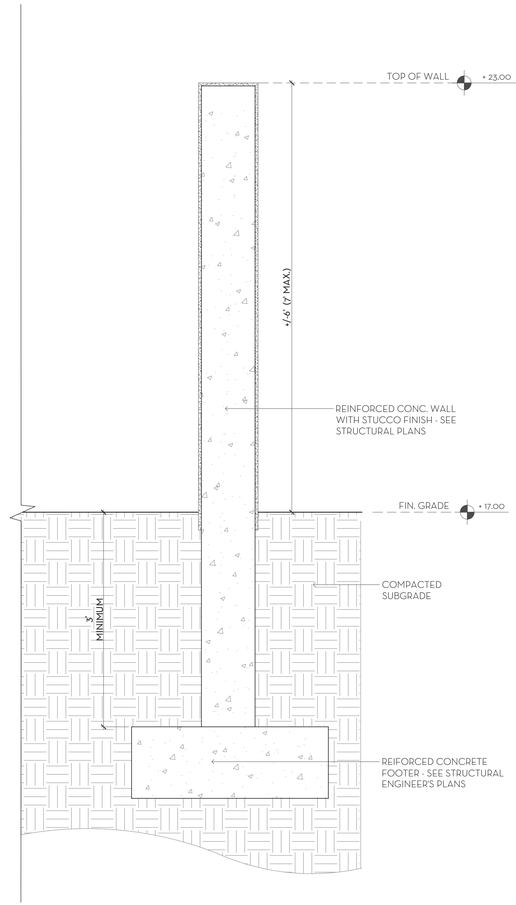


1 D1 PROPOSED FRONT (EAST) SITE WALL DETAIL
SCALE: 1"= 1'-0"



2 D1 TYP. SITE WALL DETAIL
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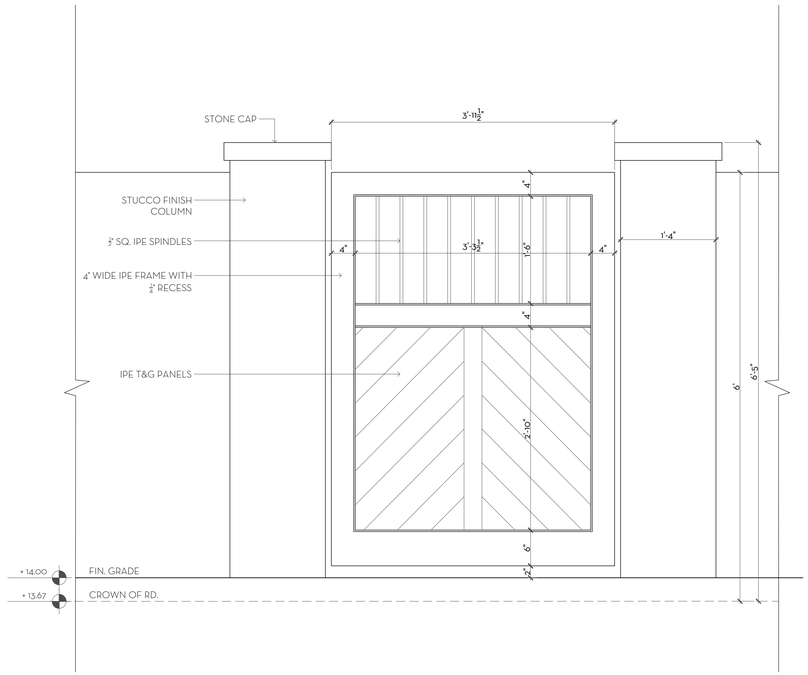

3 D1 FRONT GATE DETAIL
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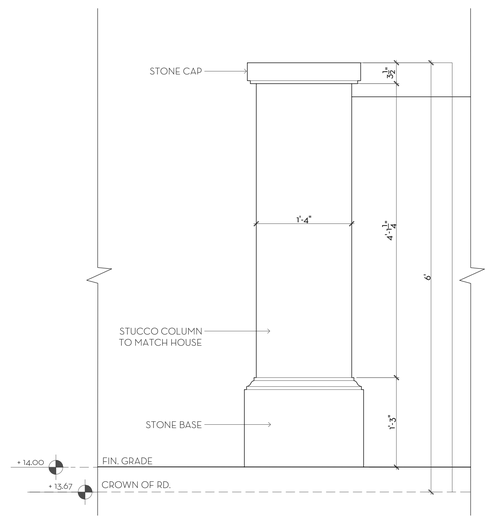

5 D2 TYP. COLUMN ELEVATION
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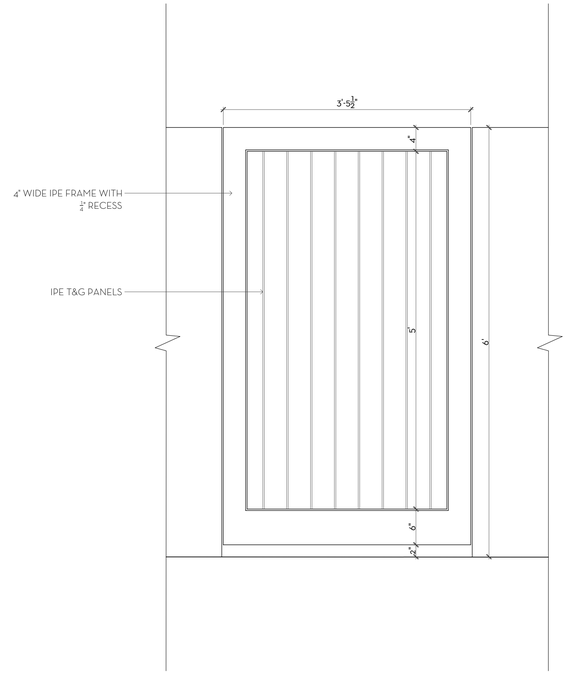
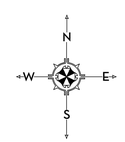


4 D1 FRONT GATE DETAIL
SCALE: 1"= 1'-0"



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SITE DETAILS

480 S. OCEAN BLVD.

PALM BEACH FLORIDA

SCALE: AS NOTED

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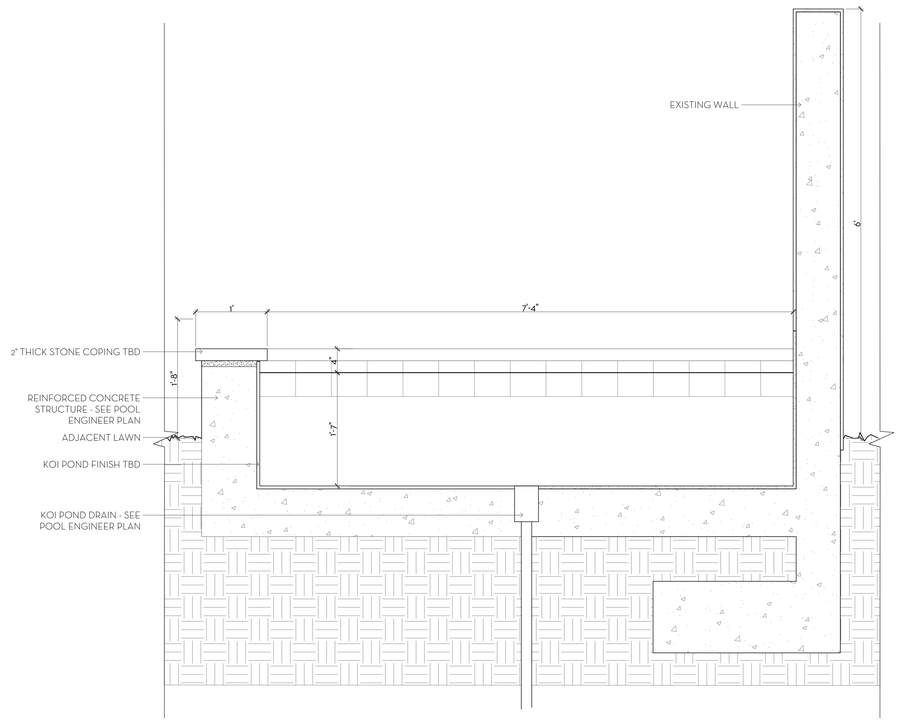

2 / D2 KOI POND SECTION
SCALE: 1"= 1'-0"

MARIO F. NIEVERA

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GATE AND COLUMN DETAILS

480 S. OCEAN BLVD.

PALM BEACH FLORIDA

SCALE: AS NOTED

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EXISTING SEAGRAPE AND MIMUSOPS TO BE REMOVED

EXISTING SEAGRAPE AND MIMUSOPS TO BE REMOVED

T.O.W. 21.83

T.O.W. 21.86

EXISTING AUSTRALIAN PINES TO BE REMOVED

EXISTING SEAGRAPE AND MIMUSOPS TO BE REMOVED

T.O.W. 20.54

T.O.W. 21.88

EXISTING AUSTRALIAN PINES TO BE REMOVED

T.O.W. 19.44

T.O.W. 20.54

+13'

PALM TO BE REMOVED

EXISTING APRON TO BE USED FOR CONSTRUCTION ACCESS

SEAGRAPE CLUSTER TO BE REMOVED

12' HT. CONSTRUCTION SCREENING FENCE WITH BLACK/GREEN MESH TO BE INSTALLED ONCE LANDSCAPE IS REMOVED

6' HT. CONSTRUCTION GATE WITH BLACK/GREEN MESH ON OUTSIDE-AT EXISTING CURB CUT

EXISTING ALMOND TO BE REMOVED

SITE WALL TO REMAIN REPAIR AS NEEDED

EXISTING ADONIDIA TO BE REMOVED

EXISTING FICUS TO BE REMOVED

EXISTING LANDING TO BE REMOVED

EXISTING CURB TO REMAIN REPAIR/REPLACE AS NEEDED PER TOPB AND FDOT STANDARDS

T.O.W. 18.42

T.O.W.19.11

T.O.W. 19.26

MIMUSOPS TO BE REMOVED

CHAIN LINK FENCE TO BE REMOVED

12' HT. CONSTRUCTION SCREENING FENCE WITH BLACK/GREEN MESH TO BE INSTALLED ONCE LANDSCAPE IS REMOVED

EXISTING STEPS TO BE REMOVED

AUSTRALIAN PINE TO BE REMOVED

TH=17.76

TH=17.63

TH=17.80

EXISTING STEPS AND WALL TO BE REMOVED

AUSTRALIAN PINE TO BE REMOVED

TH=17.72

EXISTING STEPS TO BE REMOVED

12' HT. CONSTRUCTION SCREENING FENCE WITH BLACK/GREEN MESH TO BE INSTALLED ONCE LANDSCAPE AND AUSTRALIAN PINES ARE REMOVED

AUSTRALIAN PINE TO BE REMOVED

12' HT. CONSTRUCTION SCREENING FENCE WITH BLACK/GREEN MESH TO BE INSTALLED ONCE LANDSCAPE IS REMOVED

EXISTING WALL TO BE REMOVED

12' HT. CONSTRUCTION SCREENING FENCE WITH BLACK/GREEN MESH TO BE INSTALLED ONCE LANDSCAPE AND AUSTRALIAN PINES ARE REMOVED

SITE WALL TO REMAIN REPAIR AS NEEDED

T.O.W. 19.46

T.O.W. 18.08

T.O.W. 18.25

T.O.W. 20.04

T.O.W. 21.72

EXISTING ALMOND TO BE REMOVED

EXISTING SEAGRAPE TO BE REMOVED

T.O.W 20.10

EXISTING NORONHIA TO BE REMOVED

T.O.W. 20.01

T.O.W. 20.11

EXISTING NORONHIA TO BE REMOVED

EXISTING AUSTRALIAN PINE TO BE REMOVED

0 1 4 8 16 FEET

SCALE: 1/8" = 1'-0"

N

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MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/8" = 1'-0"

CONSTRUCTION SCREENING PLAN

480 S. OCEAN BLVD.

PALM BEACH FLORIDA

01 JUNE 2026-DROP OFF

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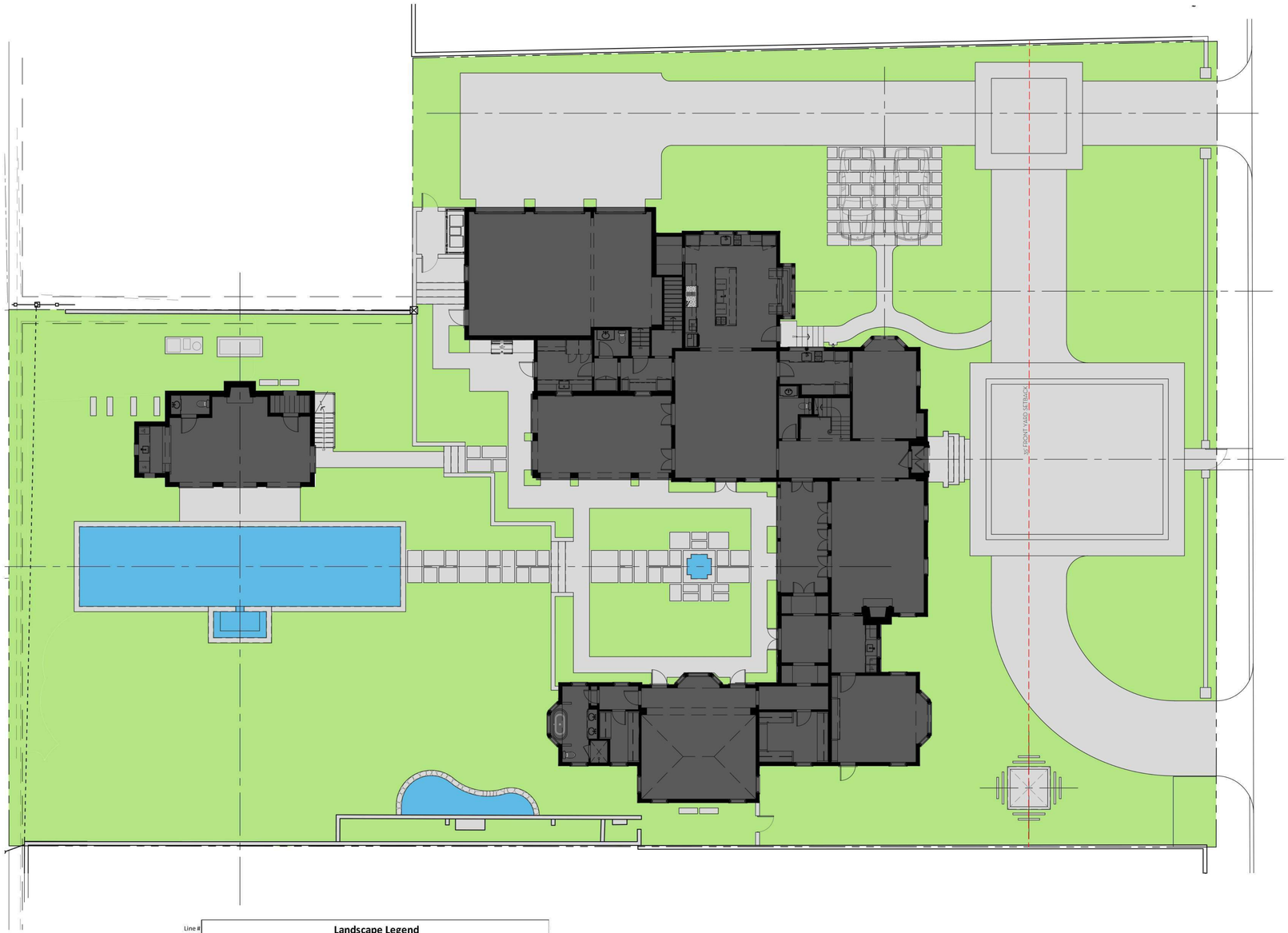

Line #	Landscape Legend		
1	**Property Address:**	480 South Ocean Blvd.	
2	**Lot Area (sq. ft.):**	29,811	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	14.905.5 sq ft (50%)	14,922 sq ft (50.05%)
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6	Perimeter LOS (Sq Ft and %)	N/A	N/A
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8	Native Trees %	30% (number of trees)	94%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	31%
10	Native Groundcover %	30% (groundcover area)	N/A

To determine qualifying native vegetation use either:

the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List

OR

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Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 *REV BF 20230727*

OVERALL R-A SITE CALCULATIONS:

SITE AREA =	29,811	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	14,905.5	SQ FT	50%
PROPOSED =	14,922	SQ FT	50.05%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	5,245	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	2,360.25	SQ FT	45%
PROPOSED =	2,711	SQ FT	51.68%

OPEN SPACE LEGEND:

- LANDSCAPE
- HARDSCAPE
- WATER
- BUILDING

0 2 4 8 16 24 FEET

SCALE: 3/32" = 1'-0"

MARIO F. NIEVERA

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OPEN SPACE DIAGRAM

480 S. OCEAN BLVD.

PALM BEACH FLORIDA

SCALE: 3/32" = 1'-0"

15 APRIL 2026
31 MARCH 2026
19 FEBRUARY 2026

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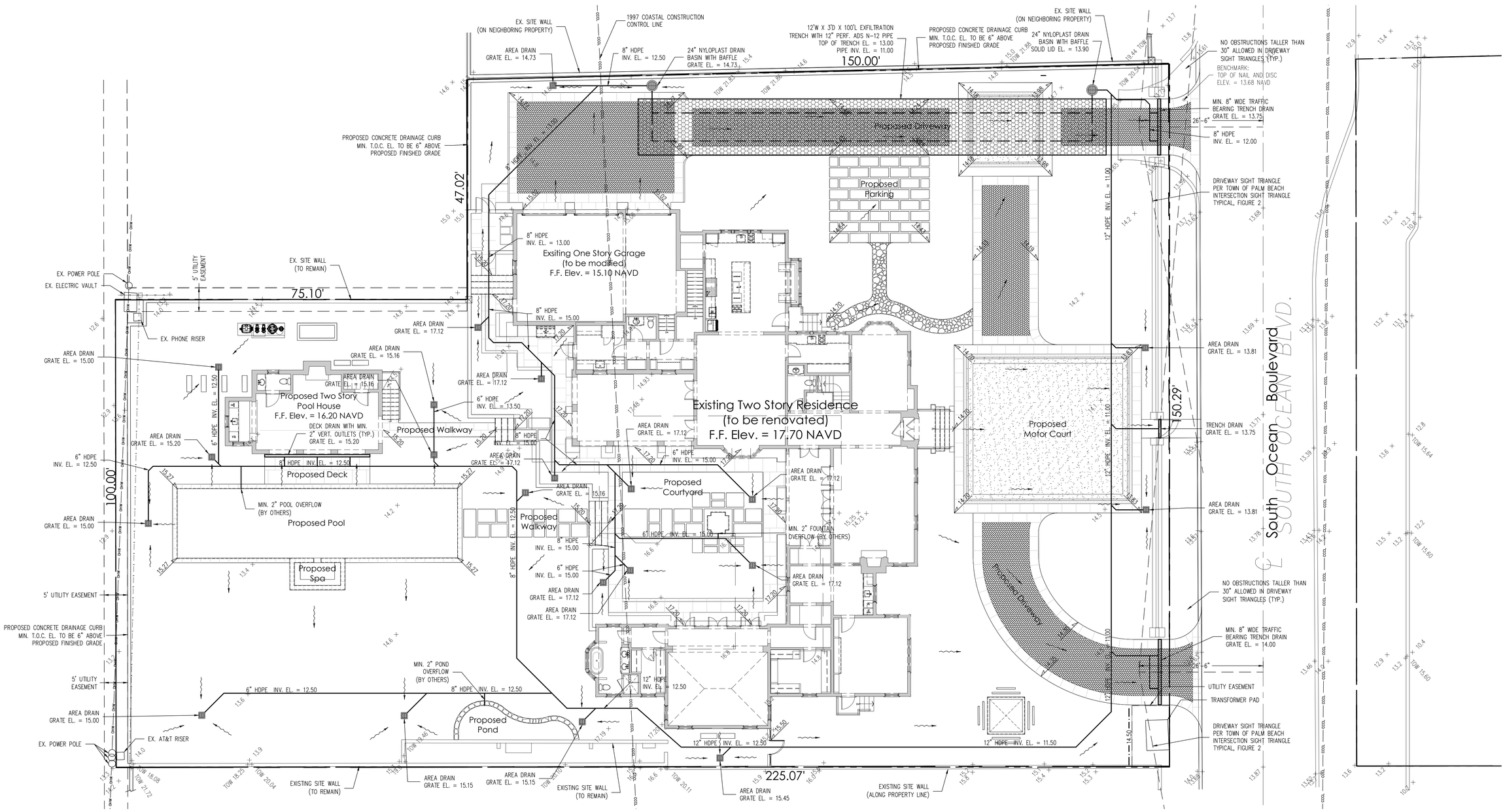

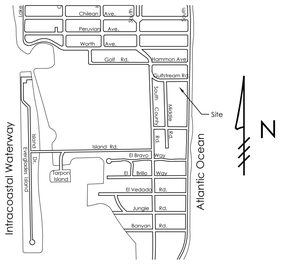

Location Map
N.T.S.

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 29,813 sq.ft.

Drainage Area Impervious Surface = 14,907 sq.ft.

Drainage Area Pervious Surface = 14,906 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 14,907 sq.ft. x 1 ft./12 in. = 2,485 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 14,906 sq.ft. x 1 ft./12 in. = 497 cu.ft.

Total Volume to be Retained = 2,982 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	100	ft
W	=	Trench Width	=	12	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	3,613	cu.ft.

Legend

- EXISTING ELEVATION PER WALLACE LAND SURVEYING LLC (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 5 10 20 40

Scale: 1" = 10'

Plan Background from Hardscape
Plan by Nievera Williams Deisgn
Received 4/9/26

COA-26-0013
ZON-26-0027

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GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
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811 Know what's below. Call 811 before you dig.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities

Conceptual Site Grading & Drainage Plan For:

PROPOSED RENOVATION

480 South Ocean Boulevard
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2026-0055
Issue Date	05/31/2026
Scale	1" = 10'

REVISIONS:

1	
2	
3	
4	
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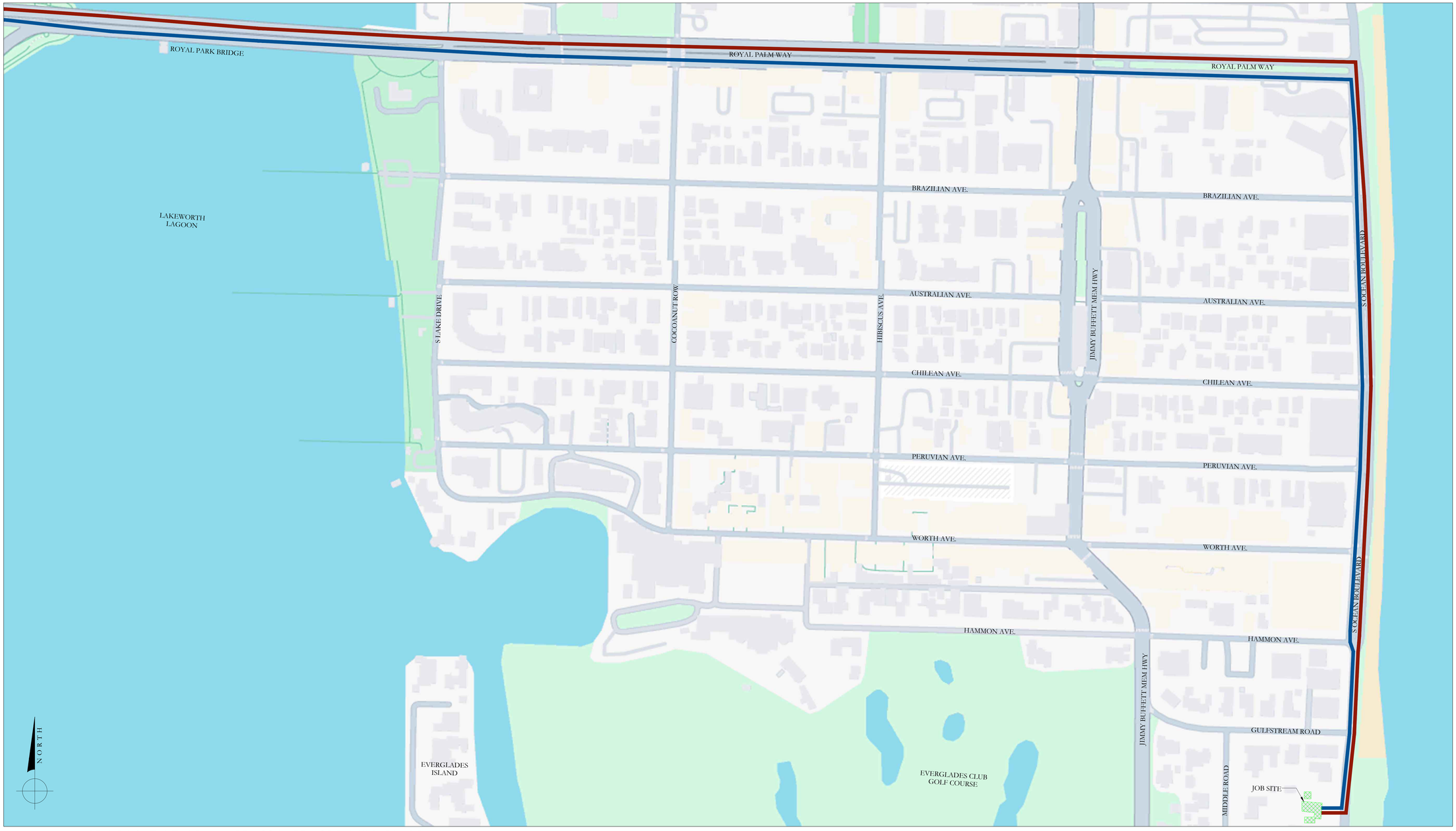
12	

CHAD M. GRUBER
FLORIDA P.E. NO. 57466

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

C-1



1 PROPOSED TRUCK INGRESS/EGRESS ROUTES MAP
N.T.S.

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

MAXIMUM VEHICLE SIZE ABLE TO BE ACCOMMODATED ON SITE:

30-FOOT TRUCKS

ESTIMATE OF NUMBER OF TRUCKS VISITING JOBSITE OVER LIFE OF PROJECT:

5 WORKING DAYS/WEEK (AVG.)
x 50 WORK WEEKS/YEAR (AVG.)
x 1.5 YEAR (18-MO.) SCHEDULE (PROPOSED)
= **375 TOTAL WORK DAYS (PROPOSED)**

6 TRUCKS/DAY (AVG.)
x 2 TRIPS/DAY (INGRESS & EGRESS)
= **12 TRUCK TRIPS/DAY (AVG.)**

375 TOTAL WORK DAYS (PROP.)
x 12 TRUCK TRIPS/DAY (AVG.)
= ***4,500 TOTAL TRUCK TRIPS OVER LIFE OF PROJECT (EST.)***

ROUGH SCHEDULE OF CONSTRUCTION W/MAJOR CONSTRUCTION BENCHMARKS:

TASK:	DURATION (IN MONTHS):
SITE PREPARATION:	1
FOUNDATION:	1
FRAMING :	2
ROOF TRUSS DELIVERIES & TRUSS SETTING:	1
WINDOW/DOOR DELIVERIES & INSTALLATION:	0.5
DRY-IN:	0.5
INTERIOR FRAMING:	1
ROUGH-IN:	2
DRY WALL:	2
FINISHES:	4
LANDSCAPE/HARDSCAPE INSTALLATION:	2
FINAL INSPECTIONS:	1
TOTAL PROPOSED CONSTRUCTION TIME (FOLLOWING ISSUANCE OF BUILDING PERMIT):	**18 mos.**

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/01/2026
DRC SECOND SUBMITTAL SET	05/04/2026
DRC FIRST SUBMITTAL SET	04/16/2026
DRC PRE-APP MEETING SET	04/01/2026

LANDMARKS CASE #: COA-26-0013

ZONING CASE #: ZON-26-0027

480 S. OCEAN BLVD
PALM BEACH, FLORIDA

SHEET TITLE
TRUCK LOGISTICS PLAN & SCHEDULE OF CONSTRUCTION

DATE: JUNE 1, 2026	SHEET NO: T-1
SCALE: AS NOTED	
BY: KC	

FAIRFAX & SAMMONS
NEW YORK ~ PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
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480 South Ocean Boulevard

DESIGNATION REPORT

March 19, 2025

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

480 South Ocean Boulevard

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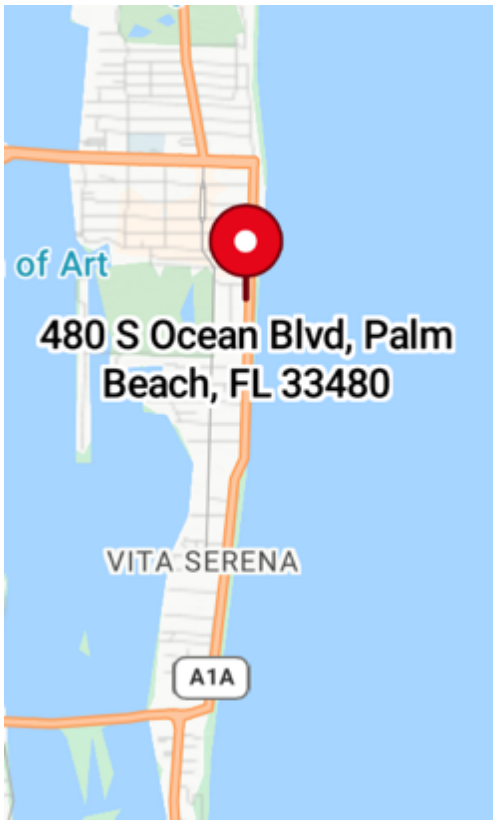
Report produced by Murphy Stillings, LLC

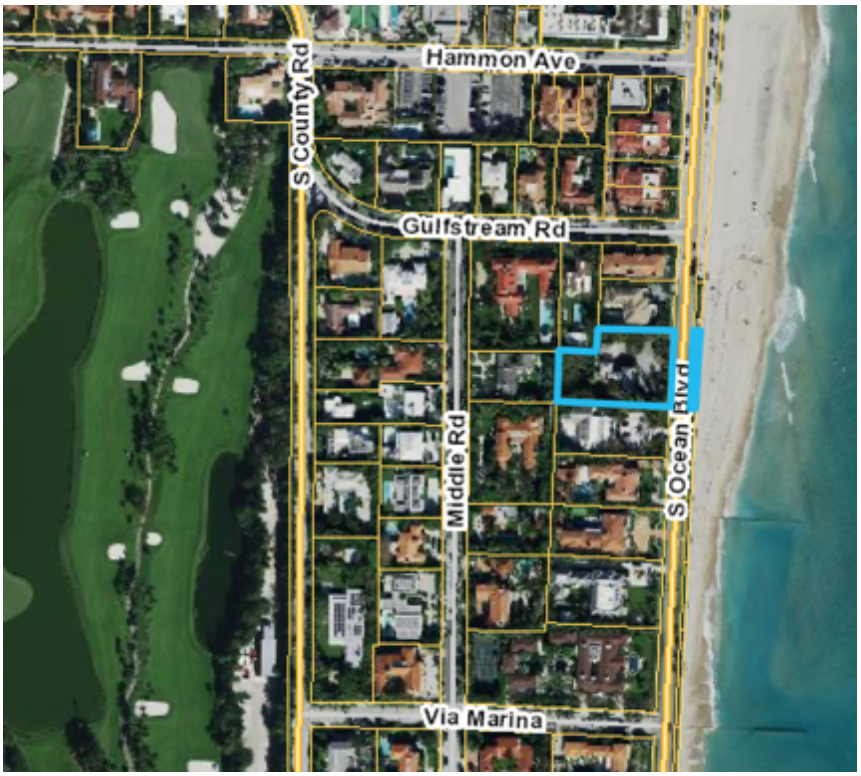
I. General Information

Location:	480 South Ocean Boulevard Palm Beach, Florida
Date of Construction:	1935
First Owner:	Mrs. Harold Fitzgerald
Architect:	Marion Sims Wyeth, Wyeth & King Architects
Builder/Contractor:	Smith, Riddle & Yetter
Present Owner:	Patricia A. Kahn Estate
Present Use:	Single Family Dwelling
Present Zoning:	R-A
Palm Beach County Tax Folio Number:	50-43-43-26-03-000-0011
Current Legal Description:	The Land Lying Between South Ocean Boulevard And The Waters Of The Atlantic Ocean Directly East Of Lot 1 Less and Except The Northerly 100 Feet Of Lot1 And All Of Lot 2 Singer Addition As Shown Upon The Plat Of Said Singer Addition To The Town Of Palm Beach, Florida As The Same Appears Of Record In Plat Book 8 At Page 81 In The Office Of The Clerk Of The Circuit Court Of Palm Beach County, Florida.

II. Location Map

480 South Ocean Boulevard





III. Architectural Information

The residence at 480 South Ocean Boulevard is located in Palm Beach's Estate section just south of mid-town Palm Beach on a parcel overlooking the Atlantic Ocean. The house was designed in the Monterey style of architecture with both British Colonial and early Palm Beach influences by Marion Sims Wyeth, one of the most important architects to practice in the Town of Palm Beach.[1] The house was commissioned in 1935 by long-time Palm Beach winter resident Mrs. Harold Fitzgerald and built by the highly regarded construction firm Smith, Riddle and Yetter.[2]

Wyeth designed the house with his skilled interpretation of the Monterey style on the main east facing facade of the dwelling with materials based on early Palm Beach architecture and building traits from the British Colonial style to the rear. The Monterey style originated as an interpretation of Spanish Colonial houses of

[1] The drawings are from the architectural firm Wyeth & King; however, Wyeth was the resident Palm Beach architect. Marion Sims Wyeth and Frederic Rhinelander King formalized their partnership in 1932 with the formation of Wyeth & King Architects, New York and Palm Beach with King doing projects north of the Carolina border and Wyeth doing projects to the south.

[2] Town of Palm Beach Building permit #10635 dated September 11, 1935. The permit is for a frame residence and garage for the approximate cost of $21,000.

northern California. The 1834 Larkin House in Monterey, California is generally identified as the first Monterey style house being an Angelized form of the Spanish Colonial house. The style, however, did not become widespread until California architect Robert E. Coate, Sr, helped revive the style by writing about early Monterey dwellings, designing houses in the style and winning a Better Homes in America Award for a Monterey style design.[3] The later designs that were especially popular in the United States between 1925 and 1955 were a fusion of mostly Spanish Colonial and Colonial Revival styles with some examples incorporating French Creole design details. 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. Decorative detailing of these Monterey residences is often confined to the balcony railing, which are typically styled in wood or metal. The roofs are characteristically low-pitched with the exterior walls constructed of brick, stucco or wood. Early examples of the Monterey style tend to feature more Spanish details while later examples typically emphasized Colonial details.[4] The British Colonial style of architecture is the commonly used name for an adaption of Georgian architecture for the British colonies, many which were in the Caribbean with similar climates to Palm Beach. The British Colonial style was introduced to Palm Beach in 1925 by Howard Major with the design of Major Alley on Peruvian Avenue. Major proposed that the British Colonial style, lighter and simpler in design than the Mediterranean Revival style, was better suited to the South Florida climate. The British Colonial style was not commonly used in Palm Beach, however, until the 1930s. In addition to the Monterey style and British Colonial influences, 480 South Ocean Boulevard also has influences from Palm Beach's early architecture, which prior to 1915 included numerous Shingle Style dwellings. As its name conveys, these were dwellings recognized for their use of shingles for the wall cladding and roof surfacing.

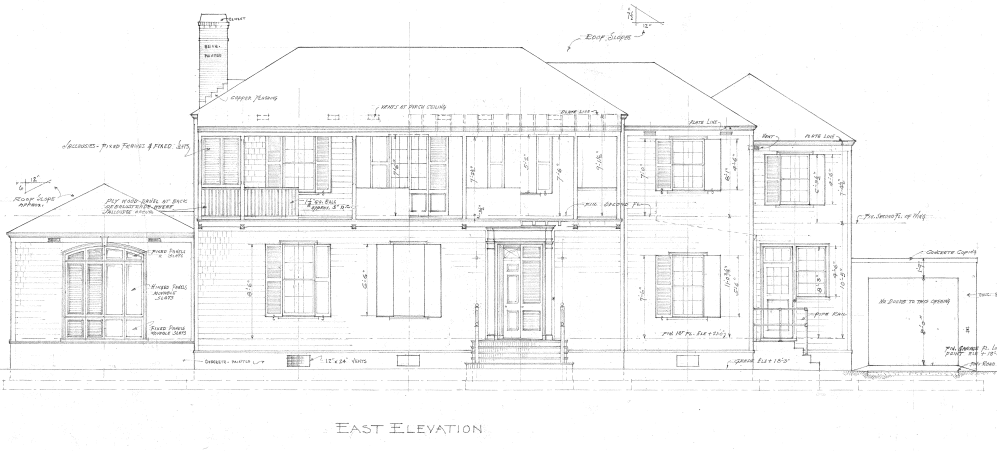
480 South Ocean Boulevard is located on the west side of South Ocean Boulevard between Gulf Stream Road and Via Marina.[5] The two-story frame residence is surfaced with wood shingles and features low-pitched, asphalt shingle covered hipped roofs with a slight eave overhang and a simple wood cornice. This dwelling with one and two-story components sits on a raised masonry foundation, has corner board trim, a substantial brick chimney and a charming bay window with a copper roof on the south elevation and mostly symmetrical fenestration of six-over-six

[3] Virginia Savage McAlester. A Field Guide to American Houses. New York: Alfred A. Knopf, 2021.
[4] Murphy Stillings reports on Monterey Style residences.
[5] The property also has riparian rights across South Ocean Boulevard to the east along the Atlantic Ocean. The house is bordered to the north by 476 South Ocean Boulevard, to the northwest by 116 Gulfstream Road, to the west by 17 Middle Road and to the south by 500 South Ocean Boulevard.

wood sash windows throughout. Like many of his other Palm Beach designs, Wyeth used a U-Shaped plan with patios and terraces to merge the popular tropical "indoor-outdoor" way of life.

The main east facing facade features the two-story section which contains the focal point of the Monterey style design – the second story open-air cantilevered balcony covered by the principal roof. This balcony includes a wood rail with simple balusters and chamfered posts supported by beams underneath. Leading to this balcony is a single door flanked by six-over-six wood sash windows. The first story of this Monterey design has two six-over-six wood sash windows flanked by louvered shutters as well as the attractive main entrance porch which is approached by a brick and stone stair with a wood rail, posts and balusters. This element features a classical entablature and pilasters framing the entry which is entered through full-height louvered shutters. Recessed behind this entry piece through a vestibule is the six-paneled wood entry door with a picturesque rectangular fanlight with glazing bars that radiate out like an open fan or sunburst.[6] The design of this main entry suggests that Wyeth was using the later Colonial Revival influence in this Monterey design.

Entrance



Main Façade
Marion Sims Wyeth, Wyeth & King, 1935
Courtesy of The Preservation Foundation of Palm Beach

Joined to this Monterey design is a more British Colonial design which originally had rooms in a hierarchy progressing to the south and west.[7] The first floor of the Monterey portion of the dwelling housed the living room with the fireplace on the south wall, the entrance hall, the front stair hall and staircase and a guest bedroom

[6] Doors with classical surrounds and fanlights were often featured in Colonial Revival style houses.
[7] Wyeth & King, Architectural Drawings of the Residence and Garage for Mrs. Harold Fitzgerald, Job # 242, August 1935. The interior of the dwelling no longer features the rooms as originally constructed and described in this report. The original drawings were used to help describe the different styles of the dwelling and its initial history.

suite, while the second floor included two master bedroom suites. To the southwest is a one-story, hipped roof loggia which had a wide arched entrance with louvered shutters on the east facade and an opening onto a large patio surfaced with old brick adjacent to the north and west. This patio was located directly west of the original living room and south of the dining room while a terrace, also surfaced with old brick, was located west of the dining room. As noted previously, Wyeth placed these large outdoor areas adjacent to the public rooms to incorporate both indoor and outdoor living spaces for his Florida clients. Behind what was the staircase hall and guest bedroom suite to the west is a two-story hipped roof section that runs east to west like a hyphen. Included in this section was a dining room on the first floor with multiple service rooms above. North and west of the dining room is another two-story section that included the pantry, the kitchen and the servants dining room on the first floor and service areas above with an entrance leading from the side yard and adjacent driveway into the kitchen. Attached at the rear was a storeroom, back stair hall, laundry, and garage.[8]

Over the dwellings ninety-year history there have been additions, alterations and repairs to the dwelling. During Mrs. Fitzgerald's ownership from 1935-1969, the house appeared to be well maintained with minor additions and necessary repairs.[9]

[8] Even though this house was built after the boom time era when houses were generally becoming smaller, wealthy clients still had a number of servants and houses were designed to accommodate them.

[9] Per Palm Beach building permit records, the exterior additions, alterations and repairs during Mrs. Fitzgerald's ownership include February 1936 addition of a 15' patio wall; December 1936 addition to the existing garage; April

From circa 1970-2023 there were mostly minor additions, alterations and repairs with the only main addition being the construction of a detached two-car garage facing east on the north side of the dwelling designed by the architectural firm Wyeth, King & Johnson.[10] In 2023, plans were submitted and permits issued to renovate the property. This included removing a non-original mansard roofed piece that had been added to the loggia, removing an equipment room on the rear, interior investigative demolition, and replacing the existing doors and windows, deteriorated wood shutters and shakes and the roofing material all to closely match the original Wyeth designs.[11]

Historic Photo
Courtesy of The Preservation Foundation of Palm Beach

1937 addition to a bedroom; May 1939 addition of a frame patio house; March 1955 install elevette; 1968 repair laundry accessory building; and within this time frame various minor roof repairs and replacements.

[10] The original garage doors on this structure were Tilt A Doors according to the plans. From c. 1970 - 1985 other additions, alterations and repairs included a 1970 roof replacement to closely match the original asbestos tiles, a 1970 alteration to the east facade of the loggia by enclosing a portion and installing fixed glass, a 1970 air conditioning replacement and a 1982 re-roofing of the patio house roof to match the existing. In 1986 the roof was replaced with asphalt shingles to closely match the look of the asbestos shingles that were originally on the dwelling.

[11] ARCOM Staff Approval Permit # A-23-03128 (8/11/2023) and Interior Investigative Demolition Permit #B-23-99095 (6/30/2023). The work on Permit# A-23-03128 has not been completed. Mold, asbestos and lead paint removal and remediation were completed. According to Lighthouse Building, Development & Design, the contractor for the project, a structural engineer deemed the structure and foundation sound. The architectural drawings from Stergas & Associates AIA indicate that the property was going to be renovated to closely match Wyeth's original design.

IV. Historical Information

The property at 480 South Ocean Boulevard is located on an oceanfront lot in Palm Beach's Singer Subdivision between Gulfstream Road and Via Marina. This land was originally part of Hiram F. Hammon's homesteaded property, which in 1873 was the first homesteaded property in what became the Town of Palm Beach.[12] Hammon's 169 acre property extended from the ocean to Lake Worth and from the current day Royal Palm Way on the north to the Bingham estate on the south, which today is 1250 South Ocean Boulevard.[13] For much of the 1870s and 1880s, the area along Lake Worth remained a small community of early pioneers. The area began to see more winter tourists in the 1880s, but it was not until the 1890s when Standard Oil business magnate Henry Flagler became instrumental in transforming the island into a preeminent winter resort by extending his Florida East Coast Railway southward and opening the immense Royal Poinciana Hotel in 1894 and the Breakers Hotel in 1896.[14] By the turn of the century, Palm Beach was playing host to the nation's most fashionable, wealthy and powerful citizens.

For most of the Flagler era, winter residents spent the season at the hotels where much of the social activity was based. By the middle of the 1910's, things started to slowly change with some winter residents seeking their own cottages in developing residential areas.[15] In 1918, Paris Singer, son of Isaac Singer who founded the Singer Sewing Machine Company, began buying property in Palm Beach for what was to be the Touchstone Convalescent Center with villas and a clubhouse for shell-shocked soldiers returning from World War I.[16] Singer's property included a plot that went from Lake Worth to the Atlantic Ocean and from Peruvian Avenue on the north to El Bravo Way on the south, all within Hammon's original homestead. Together with his architect Addison Mizner, Singer developed the Mediterranean Revival-style villas and clubhouse at the western end of Worth Avenue for the convalescent center, but with no soldiers accepting the terms of the offer to convalesce in Palm Beach, Singer instead used the property to establish the Everglades Club in early 1919, forever changing the architectural and social

[12] After proceeds from the sales of these 169.2 acres had amounted to well over a million dollars, the United States Department of the Interior found it to be the most valuable claim ever filed and they sent a representative to interview Mr. Hammon. Hammon Avenue, two streets north of 480 South Ocean Boulevard, is named for Hiram Hammon.
[13] The Bingham-Blossom house known as Figulus was completed in 1893 in the Shingle Style for Charles William Bingham and his wife, Mary Payne Bingham, of Cleveland, Ohio. It was designed by local builder George Lainhart at what is today 1250 South Ocean Boulevard. The house was seriously damaged by fire and demolished in 1974.
[14] The Breakers Hotel was originally named the Palm Beach Inn. It was changed to the Breakers Hotel in 1901.
[15] Some of the new residential subdivisions included Floral Park, Royal Park and Poinciana Park.
[16] During World War I, Paris Singer built several hospitals in Europe for the war-wounded as well as donating the use of his estate Oldway in Paignton to be used as a military hospital.

landscapes of Palm Beach.[17] With the rest of his land, Singer formed the Ocean and Lake Realty Company and platted the Singer Addition subdivision on much of this land east of County Road and South of Worth Avenue.

Although Addison Mizner was the first architect to open an office in Palm Beach in 1918 and popularize the Mediterranean Revival style, Marion Sims Wyeth was not far behind when he opened the second architectural office in town in 1919. With his prestigious architectural background and social connections, opportunity came almost immediately for Wyeth with a number of significant Palm Beach commissions in 1920 including the first house in El Bravo Park for developer Frank Clement. In 1921 he had the fortuitous introduction to newlyweds Edward Francis "E.F." Hutton and his wife Marjorie Post Hutton while they were looking for an architect to design a house on Golf View Road just east of the Everglades Club. Wyeth was hired by the Hutton's do design Horgarcito, their Spanish Revival house on an impressive lot overlooking the Everglades golf course. With the success of Horgarcito, Wyeth was chosen as the architect and president for Paris Singer's and E.F. Hutton's Golf View Road Development Company which developed houses first on speculation and then from private commissions along Golf View Road on land from Singer's Ocean and Lake Realty Development Company.[18]

During the 1920s land and housing boom, Wyeth was a highly sought after architect designing distinguished buildings for the Who's Who of Palm Beach. When the United States fell into the Great Depression in 1929, Palm Beach had already experienced a slowdown in the real estate frenzy of the 1920s with much of the building speculation coming to a standstill. Despite the declines, construction never completely stopped in Palm Beach, but instead, houses were reduced in size with the trend of moving away from the large, ornate, Mediterranean Revival style estates to more simplified traditional styles of architecture.[19] During the 1932 and 1933 winter seasons, Wyeth spent less time in Palm Beach and like other architects in town had many fewer commissions than in prior years. However, by 1934 during the late

[17] The Everglades Club opened with twenty-five charter members and was a rousing success. The Mediterranean Revival-style building not only changed the architecture essence of the resort but moved part of the social scene away from Flagler's hotels in the northern part of town, south into an exclusive private realm centered on Mizner's new Everglades Club complex and its companion streetscape Worth Avenue.

[18] Jane Day. From Palm Beach to Shangri La: The Architecture of Marion Sims Wyeth. In Association with the Preservation Foundation of Palm Beach. New York: Rizzoli International Publications, Inc. 2021.

[19] Ibid. The collapse of Florida banks in 1926 along with the devastating hurricanes in 1926 and 1928 brought most of the building speculation to a halt. Paris Singer ran into major troubles overextending his real estate ventures on Singer Island and in 1927 was arrested and charged with criminal fraud for deceptive advertising, though he was cleared of these charges shortly after. Eventually, in 1936, the name of the residential street called Singer Place was changed to Middle Road as residents forgot Mr. Singer's accomplishments and sought to distance themselves from his scandals.

Depression/New Deal Era commissions began to pick up and Wyeth returned to Palm Beach for a longer winter season. A December 30, 1934, Palm Beach Post newspaper article titled "Construction Program Doubles that of '33," described this building trend:

> "More than doubling the construction activity of 1933, the building totals for the community have neared the $2,000,000 mark, showing greatest indication of an upward trend since a new low was reached in 1932. With 22 new residences and several commercial structures to its credit, Palm Beach underwent a new building boom this past summer. In 1929, both Palm Beach and West Palm Beach were still feeling the effects of hurricane reconstruction and building totals skyrocketed. In 1931, the community fell into line with the depression and began the downward slump. This year the Federal grants for public improvements have done much to augment the building totals, though Palm Beach has seen a distinct renaissance in building interest and notable in its building circles because of the distinct swerving from the Spanish architecture that has held sway since the war to new types of Colonial structures taking their inspiration from the West Indies and the old Southern homes."[20]

By 1935 Wyeth's practice was back in full swing with many new commissions. It was also a time when some prime land was coming available in Palm Beach. In February 1935, a Public Auction was held to sell numerous lots in the Singer Addition subdivision, including the property that became 480 South Ocean Boulevard.[21] In part the advertisement for this auction stated, "Lots 2, 3, 4, 5 & 6, each 100 feet wide by 225 feet deep on Ocean Boulevard including full riparian rights, are the only remaining ocean front property of this type available in Palm Beach."[22]

In September of 1935, Mrs. Harold (Helen) Fitzgerald commissioned Wyeth to design a residence on the south portion of lot 1 and all of lot 2 along South Ocean Boulevard on property in the recently auctioned Singer Addition. Mrs. Fitzgerald was an early winter resident of Palm Beach who understood both the value of the lots' prime location as well as the enjoyment of living and entertaining on an oceanfront property. She belonged to both the nearby Everglades Club and Bath and

[20] "Construction Program Doubles That for '33 Latest Returns Show." Palm Beach Post, 30 December 1934.
[21] "Sale at Public Auction By Order of The United States Court." Palm Beach Post, 24 February 1935. Lot 2 was added to part of Lot 1 to become the property at 480 South Ocean Boulevard.
[22] Ibid

Tennis Club and socialized with Palm Beach's leading families. Newspaper articles from the time noted Helen Fitzgerald socializing at the same clubs and events as Wyeth and his wife Eleanor and according to those who had known Wyeth well, "many of Marion Sims Wyeth's Palm Beach evenings were dedicated to obligatory, endless social engagements where friends would become clients, and clients would become friends."[23] Mrs. Fitzgerald was a friend who became a client entrusting Wyeth with the design of her new oceanfront house.

Mrs. Helen Fitzgerald was born Helen Bird Johnson in 1880 to parents Otis and Lucretia Read Johnson originally of Cumberland, Maryland. Helen Johnson was a social secretary for Mrs. Lillian Knox, wife of Pennsylvania Senator Philander Chase Knox, and accompanied Mrs. Knox on a visit to Palm Beach in 1905 where she met Harlan Kent Bolton. Bolton was a very early winter resident of Palm Beach coming first to the Island as a boy with his father James Bolton in 1880 where they stayed at E.N. Cap Dimick's Cocoanut Grove house, the first hotel in Palm Beach. James Bolton of Chicago was the inventor of the New Family Sewing Machine, one of the most popular of the 19th century. Before starting his company, Bolton was working for the Singer Manufacturing Company. Harlan Bolton and Helen Johnson were married in 1905 and resided in Bolton's hometown of Chicago while also spending time during the winter season in Palm Beach, often residing in one of the Breakers Hotel cottages.[24] In Palm Beach, the Bolton's socialized with America's high society and in 1919 Harlan Bolton was chosen as one of the select founding members of the Board of Governors of the Everglades Club.

James Bolton passed away in 1917 and Harlan stepped in to run the successful family sewing machine business along with his father's colleague F.P. Smith. Unfortunately Harlan passed away just three years later in 1920 at the age of forty-five, leaving Helen a widow.[25] Helen continued to spend the winter season in Palm Beach during the early 1920s where she joined the cottage colony occupying the large Shingle Style Breakers cottage "Sea Crest."[26] These were the boom time years

[23] Shirley Johnston. Palm Beach Houses. New York: Rizzoli International Publications, Inc. 1991.

[24] Historical Society of Palm Beach County: "H.K. Bolton Photographic Scrapbook". This is a photographic album of approximately 600 snapshots documenting the social season in Palm Beach from 1905-1917. The snapshots represent a rare glimpse of social activities during the Flagler Era and show one of the Bolton's group in front of the Breakers Cottage Wave Crest where they were staying.

[25] Harlan K. Bolton was buried beside his wife Helen Bird Johnson's family in Oak Hill Cemetery in Washington, D.C.

[26] There were originally 9 large Shingle Style cottages created by the Breakers Hotel in 1902 for guests who found hotel rooms too small for the season or who were waiting for their own house to be built. During her marriage to Harlan Bolton and as an affluent widower, Mrs. Harlan (Helen) Bolton "wintered" at a Breakers Cottage so she could house and entertain out-of-town guests during the winter season. As late as 1933 the Palm Beach Post reported that Helen Fitzgerald would be staying "at Wave Crest, her cottage on Breakers Row." She stayed in various Breakers Hotel cottages over the years.

in Palm Beach and Helen Bolton was entrenched in Palm Beach society and the many charitable organizations, including her "pet philanthropy the Women's Exchange of Chicago where she was ably assisted by others of the Chicago colony."[27]

In 1924, Helen Bolton married Harold Fitzgerald. Harold was originally from Brookline, Massachusetts but for many years lived at 127 East 56th Street in midtown Manhattan. Harold Fitzgerald, also a widower of several years, served in the Army during World War I, was a member of many prestigious clubs in New York and Massachusetts, and had two children, Eleanor and Desmond, and a sister Mrs. Charles A. Van Rensselaer. The Fitzgerald's spent much of their time in New York City though they had a house in Litchfield, Connecticut and also continued to spend part of the winter season in Palm Beach, again renting a Shingle Style Breakers cottage.[28] In 1935, Helen decided to purchase the property and build a house at 480 South Ocean Boulevard where she could host and entertain guests in a prime location overlooking the ocean.[29] Wyeth was very familiar with the location having designed many houses in close proximity including his own house Tre Fontaine just one block west and south of this property on Middle Road.[30] Experienced contractors Smith, Yetter & Riddle were hired to build the dwelling that was well under construction by October 1935 when Helen made a trip to Palm Beach to check on its progress.[31]

Helen Fitzgerald owned 480 South Ocean Boulevard for thirty-four years until her death in 1969. During this time she was often noted in the newspaper to host out of town family and friends and entertain at her dwelling. In 1942, she opened her gardens as one of four houses on the prestigious Garden Club of Palm Beach tour that was raising funds for the area Army Camps. After her passing at the age of 88 in May 1969, Allen and Esther Ransom, who had been living on El Vedado Road for a number of years, purchased the property. The Ransoms were originally from Kalamazoo, Michigan but had been splitting their time between Winnetka, Illinois

[27] Palm Beach Post. 8 February 1923.

[28] Litchfield, Connecticut was historically a popular location for wealthy families and individuals who desired property outside of the New York metropolitan area. Henry Fitzgerald passed away in 1948 and Helen J Fitzgerald donated her historic "Oliver J. Wolcott Jr. Home" to the Litchfield Historical Society In Lovering Memory of Her Husband Harold Fitzgerald 1878-1948. Prior to his passing, Harold Fitzgerald did spend time with his wife in Palm Beach and was a member of the golf committee at the Seminole Country Club.

[29] The shingle wall cladding of her new dwelling was likely influenced by her admiration of the Shingle Style Breakers cottages where she spent a number of seasons.

[30] Wyeth built his own residence Tre Fontaine at 61 Middle Road in 1924. In 1936, Singer Place was renamed Middle Road and 1st, 2nd and 3rd Street were named Hammon Avenue, Gulfstream Road and Via Marina.

[31] An October 13, 1935, excerpt in the Palm Beach Post noted that "Mrs. Helen Fitzgerald arrived at La Solana to see how her new house on the South Ocean Boulevard is progressing."

and Palm Beach for many years. Esther passed away in 1974 followed by Allen in 1984. After Allen's death, Patricia A. Kahn obtained the property and owned it for nearly forty years before her passing in August of 2024.

V. Architect Biography

Marion Sims Wyeth, of Wyeth & King Architects

Marion Sims Wyeth was as one of Palm Beach's foremost architects in a career that spanned over fifty years. Wyeth was noted for his "quiet, subdued and rational" interpretations of many architectural styles. With Addison Mizner, Maurice Fatio, Howard Major and John Volk, Wyeth was considered one of the "Big Five" architects credited with creating the Palm Beach style admired for its beauty and elegance as well as its extravagance.

Wyeth was born in 1889 in New York, a son of Florence Nightingale Sims and Dr. John Allan Wyeth. Dr. Wyeth was a Civil War poet, surgical pioneer, and founder of New York's Polyclinic Hospital, the first postgraduate medical school in the United States. Marion's grandfather, Dr. James Marion Sims, founded the field of gynecology and the first woman's hospital. Marion Sims Wyeth began his architectural studies at Princeton University and completed his classic training at the École des Beaux-Arts in Paris in 1914. At the time, the École was considered one of the finest schools in the world with its style of education based on studying the classics, mostly Roman architecture. After completing school, Wyeth served as secretary to the U.S. Ambassador in Rome. Upon his return to New York, Wyeth became associated with the architectural offices of Bertram Grosvenor Goodhue and later with Carrere and Hastings, the firm that designed Whitehall for Henry Flagler.

Arriving in Palm Beach at the age of 30, Wyeth met with immediate success. From 1920, Wyeth shared a New York office with Frederic Rhinelander King, a friend from his student days in Paris, until 1934 when they formalized the partnership of Wyeth & King architects with Wyeth running the Palm Beach office designing commissions south of the Carolina border and King running the New York office designing the commissions to the north. William Royster Johnson joined Wyeth's Palm Beach office as a draftsman in 1924. In 1944 he became a partner, and the firm name changed to Wyeth, King and Johnson. Over the years, the firm designed buildings ranging from Mediterranean Revival to classical renditions of the Georgian, French, and Colonial styles, including the Monterey.

The socially popular Wyeth was a prolific craftsman and more than 100 of his designs have graced the Island. Some of his most well-known Palm Beach designs include Qui Si Sana, Casa Juanita, Hogarcito, Casa de Los Arcos, Vita Serena, Southwood and the Betheseda by the Sea rectory. His largest and most impressive project was Cielito Lindo, a 45,000-square-foot Spanish Moorish-Revival-style mansion built for James Donohue and Jessie Woolworth Donohue in 1927. In 1946-1947, it was sold to developers, who split the property and created five houses. And while Joseph Urban is credited with Mar-a-Lago, Wyeth's association with the project was essential for its original design and completion. Wyeth also had an impressive list of prominent works outside of Palm Beach. Some of these include Good Samaritan Hospital and the Norton Gallery of Art in West Palm Beach, the Governor's Mansion in Tallahassee, and Doris Duke's Shangri La in Honolulu.

Wyeth served as a trustee of the Society of the Four Arts (1936-1969) and as its president (1956-1961). He became the first Palm Beach architect to be elected a fellow of the American Institute of Architecture in 1954 and received the Test of Time Award from its Palm Beach Chapter in 1981. Marion Sims Wyeth passed away in 1982 at the age of 93.

VI. Statement of Significance

480 South Ocean Boulevard is significant as Marion Sims Wyeth's accomplished interpretation of a Monterey style dwelling with British Colonial and Shingle Style influences. Mrs. Harold Fitzgerald, the first owner who commissioned Wyeth to design the dwelling in 1935, had been spending winters in Palm Beach since the early 1900s and was a well-known member of the Island's social set. The shingle wall cladding of her new dwelling was likely influenced by her admiration of the Shingle Style Breakers Hotel cottages where she spent a number of winter seasons. In addition, the combinations of the three styles make this property a unique Wyeth design.

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."

The house at 480 South Ocean reflects the broad cultural, economic and social history of the town of Palm Beach. The dwelling was built on an oceanfront parcel in the Singer Addition subdivision in 1935 during the late Depression/New Deal Era. Despite downturns from the stock market crash and ensuing Great Depression, construction in Palm Beach slowed but never stopped. Instead, the size, scale and style of houses were reduced and simplified with the Spanish and Mediterranean Revival styles giving way to more traditional Colonial styles in various revivals and renditions. And although Palm Beach still had the status and cachet to attract the wealthy and prominent from across the country and around the world, the trend of moving away from grand ornate estates to more manageable residences continued for decades. Furthermore, the original owner Mrs. Helen Fitzgerald, exemplifies this criterion as she was a member of Palm Beach's social set for nearly 65 years beginning in 1905 during the Flagler era, then as part of the original group that made the Everglades Club a rousing success and later enjoying the season in her oceanfront dwelling that exhibited the more traditional architecture of the mid-1930s.

(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 480 South Ocean Boulevard is a very good example of Marion Sims Wyeth's skillful interpretation of the Monterey style of architecture with British Colonial and Shingle Style influences. The frame dwelling has low-pitched hipped roofs with slight eave overhangs and mostly symmetrical fenestration in an elongated U-shaped design. The main east facing Monterey style facade has the requisite second floor, cantilevered balcony and the design of the main entry with its classical entablature, pilasters, paneled door, and picturesque fanlight suggests that Wyeth was using the later Colonial Revival influence in this Monterey design. The attached loggia and rear pavilions with the adjoining patio and terrace to create the elongated U-shape design suggest Wyeth's use of the British Colonial style to create the union of indoor and outdoor spaces while the wood shingle cladding suggests a reference to early Palm Beach Shingle Style dwellings.

(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 dwelling at 480 South Ocean Boulevard is a distinguished and unique representation of the design work of Marion Sims Wyeth. Wyeth was one of the most important architects to practice in the Town of Palm Beach and over his more

than fifty year career he designed masterful buildings in varying sizes and styles for many of Palm Beach's most prominent patrons. This 1935 dwelling shows how Wyeth was able to adapt to the post-1920s boom years and design a house blending traditional styles in an appropriate size, scale and plan for a notable patron.

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