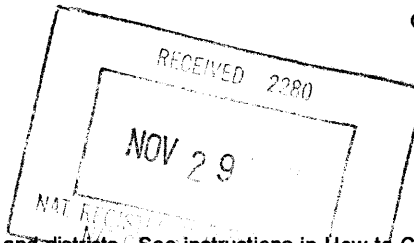


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name EASTOVER

other names/site number Harold S. Vanderbilt Mansion; Casa Miranda; FMSF# PB71

2. Location

street & number 1100 South Ocean Boulevard N/A  not for publication

city or town Manalapan N/A  vicinity

state FLORIDA code FL county Palm Beach code 099 zip code 33462

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Janet Snyder Matthews 11/26/2002  
Signature of certifying official Title Date

State Historic Preservation Officer, Florida Division of Historical Resources  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register  See continuation sheet
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register  See continuation sheet.
- removed from the National Register.
- other, (explain) \_\_\_\_\_

Edson H. Beall  
Signature of the Keeper

12/23/02  
Date of Action

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- buildings
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include any previously listed resources in the count)

Contributing		Noncontributing	
3	1	buildings	
1	0	sites	
3	1	structures	
0	0	objects	
7	2	total	

**Name of related multiple property listings**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/Single Dwelling

**Current Functions**

(Enter categories from instructions)

DOMESTIC/Single Dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS/Italian Renaissance

**Materials**

(Enter categories from instructions)

foundation Concrete  
walls Stone  
Stucco  
roof Clay Tile  
other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1930-1950

**Significant Dates**

**Significant Person**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Arch: Treanor & Fatio

Blder: Watt & Sinclair

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of Repository

# \_\_\_\_\_

EASTOVER  
Name of Property

Palm Beach Co., FL  
County and State

**10. Geographical Data**

Acreeage of Property approximately six

**UTM References**

(Place additional references on a continuation sheet.)

1	1	8	5	9	5	6	4	0	2	9	3	9	0	4	0
	Zone		Easting						Northing						
2															

3															
	Zone		Easting						Northing						
4															

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Sidney Johnston, Historian/W.Carl Shiver, Historic Sites Specialist  
organization Florida Bureau of Historic Preservation date November 2002  
street & number 500 South Bronough Street telephone (850) 245-6333  
city or town Tallahassee state Florida zip code 32399-0250

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Veronica Hearst  
street & number 4 East 6th Street, Floor 6 telephone (212) 861-5454  
city or town New York state New York zip code 10021

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1

EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

---

**SUMMARY PARAGRAPH**

The Harold S. Vanderbilt House, historically known as Eastover, is a three-story, Italian Renaissance Revival style mansion that was completed in 1930. Additional significant resources were also constructed on the grounds between 1940 and 1950. Located at 1100 South Ocean Boulevard (SR A1A) in Manalapan, Florida, the house has an irregular ground plan with two-, and one-story components radiating from a central three-story axial mass executed with limestone walls and a hip roof. The extensions also have hip roofs, but the exterior walls are finished with buff colored stucco enhanced with limestone window quoins, surrounds, and sills. Organized around a central courtyard with arcaded cloisters, the house also displays a separate arcaded loggia overlooking a swimming pool, contrasting limestone and stucco walls, and arched window openings. The mansion is located on a beach ridge overlooking the Atlantic Ocean, and occupies a six acre site that extends between the ocean and Lake Worth. The palatial residence features thirty-eight primary rooms and numerous halls, closets, and restrooms. The exterior materials visually reflect interior functions. The exterior portions of the house with limestone walls are largely reserved for interior social and reception uses, while the stuccoed sections contain interior spaces used for more informal and private activities. Four large chimneys faced with limestone rise above the roof of the central pavilion, while two stucco finished chimneys project from the roofs of the flanking two-story extensions. Stylistic details include tall arched openings, arched corbel tables, columns, modillions supporting a crown molding, pilasters, stringcourses, carved relief animal and human figures, and wrought iron grilles. The fenestration includes multi-light casement windows, leaded glass windows filled with roundels and diamond and hexagonal shapes, and French doors. Other resources on the property include the Doll House, a formal garden, a gatehouse, a storage structure, a tennis court, cabana, swimming pool, and greenhouse. A 1987 boat dock is outside the boundary.

**SETTING**

The town of Manalapan is an exclusive residential community with a population of 321 (2000 census) located in Palm Beach County approximately five miles south of Palm Beach, Florida. The name Manalapan is reportedly derived from a Native American word interpreted as "good bread" or "good country." It is also the name of a New Jersey town founded in the 1840s. The municipal limits of the Florida community run approximately three miles in length, and display a long, narrow shape formed, in part, by the peninsula bracketed by the Atlantic Ocean and Lake Worth, and, in part, by a small portion of Hypoluxo Island to the west of the peninsula. State Road A1A, locally known as South Ocean Boulevard, serves as the primary north-south corridor through the town. Few commercial or high rise properties are found in Manalapan, and many residences are protected by privacy walls and entrance gates. Boynton Inlet forms the southern boundary of the town, and East Ocean Avenue forms the northern limit. West of Manalapan, on the mainland, are the cities of Boynton Beach, Hypoluxo, and Lantana.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7 Page 2

EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

Located approximately one mile south of East Ocean Avenue, the house faces east on a beach ridge and is set back about one hundred feet from the approximate mean high water line of the Atlantic Ocean. Most of the six acres associated with the property lie east of South Ocean Boulevard. Two entrance gates and a privacy wall protect the property along the west elevation. The southern gate opens into the main house, and the northern gate protects the service entrance. The gates and the wall are not counted as resources. In addition to the main house, the property features a contributing formal garden, tennis court, cabana, one-story storage structure, a guest house called the Doll House, and a swimming pool. Noncontributing resources consist of a two-story gatehouse, and a greenhouse. The terrain is flat, and various trees, flowering plants, and shrubs (including Australian pine, boxwood, coontie, hibiscus, ixora, Japanese plum yew, penta, podocarpus, roses, royal palm, sago palm, seagrape, and viburnum) provide shade and ambiance to the property.

Nearby properties are relatively large two-story homes and seasonal residences built on the beach ridge overlooking the Atlantic Ocean. Most of these dwellings are of relatively recent construction. The Manalapan Town Hall occupies a site approximately one mile to the north, and farther north Lantana Beach is a public recreation site.

**Physical Description**

**Exterior**

The east elevation displays some of the creative and unusual design concepts and materials employed in the development of the main house (Photos 1, 2). A linear massing, it stretches approximately 285 feet along the beach ridge with symmetrical projecting and receding blocks, broad hip roofs pierced by large chimneys, arched openings, and contrasting limestone and buff colored stucco walls. The site location of the house on the beach ridge gives the illusion of a two-story block flanked by one-story extensions. But, the beach ridge obscures the three- and two-story profile of the house evident from the west elevation.

Executed with coursed ashlar quarry key limestone walls, the central block is symmetrical. The second story (Photo 3) displays a ribbon of five large arches filled with fixed windows and a bronze pocket door on the south bay. Engaged columns with modified Corinthian capitals, arched corbel table, and ornamental archivolt moldings accent the wall. The third story exhibits a hip roof surfaced with composite concrete barrel tiles, carved modillions along the cornice, and large chimneys with hip roofs and block modillions. Bracketed by rectangular openings filled with three light casement windows, arched openings contain three light transoms and French doors that open onto a balcony (Photo 4). The central opening displays a modified Serliana motif that contains French doors in the central bay and casement windows in the flanking openings. The openings are embellished with carved stone archivolt and Corinthian derived columns. A straight staircase at the south end of the balcony leads to a private sundeck, complete with a retractable toilet (Photo 5).

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 3

EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

---

Flanking the axial mass of the central block are abbreviated hip extensions, also executed with limestone walls. The projecting walls form a terrace with cut coral rock surfacing extending out from the central block. The southern extension (Photo 6) displays a ribbon of three arches, and the northern extension (Photo 7) has a ribbon of four arched windows. The arches spring from modified Corinthian columns and are embellished with archivolts exhibiting dogtooth molding. The cornice is adorned with modillions more articulated, elaborately finished, and closely spaced than those on the axial block. Marking the extent of the limestone portion of the central portion of the main house, large chimneys rise along the north and south exterior walls of these extensions.

Beyond these extensions radiate elongated wings that terminate with cross-hip roofs (Photos 1, 2). Composite concrete barrel tiles protect the roofs, and the walls are finished with buff colored stucco. Material linkage to the main block is provided by limestone door and window surrounds with quoins and sills (Photo 6). The fenestration is irregular and asymmetrical with three light casement windows and single light fixed windows.

The west elevation is organized around a central arcaded cloistered courtyard, with three-, two-, and one-story blocks, that contrasts with the relative linear massing displayed on the east elevation (Photos 8, 9, 10). The arcaded cloister borders the east, north, and south elevations of the central courtyard, the middle of which is adorned with a large fountain accented with classical details. The cloister has single bay returns along the west elevation (Photo 11). Between the bays are broad coral steps that lead into the courtyard. The north and south walls of the cloister are finished with stucco, the ceilings are executed with barrel and groin vaults, and the floors display ceramic tiles and limestone patterns (Photos 12, 13). The arcades are constructed with limestone piers and Byzantine influenced columns, and carved flower and animal shapes embellish the imposts from which the arches spring (Photos 14, 15). The decorative impost motif is carried onto wall brackets that anchor and adorn the vaults. Wrought iron grilles protect casement windows with leaded glass, and wrought iron lamps are suspended from the ceilings. The north wall contains a paneled oak door that opens into the garage, and the south wall has a paneled oak door that provides access into a swimming pool loggia, which parallels the south cloister (Photo 16).

The east cloister displays arcades that flank a central projecting gable of the house, which defines the formal entrance (Photos 17, 18, 19). Single and coupled columns, barrel and groin vaulted ceilings with wrought iron lamps, and piers decorated with imposts adorn the east cloister. The walls are finished with contrasting limestone and stucco, part of the transition from the main axial of the house to the projecting wings. Additional contrast is provided by decorative limestone and wrought iron grilles protecting windows filled with leaded glass roundels (Photo 20).

The east cloister contributes to the depth and texture of the west elevation of the main house. The central projecting gable (Photo 18) contains a single tall arch, which protects the main entrance and rises nearly

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 4 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

---

one and one half times the height of the arches employed throughout the rest of the cloisters. The eaves are adorned with arched corbel tables, and coupled columns anchor the corners. The arch's voussoirs are alternating plain and carved plant and animal blocks. A pair of columns described as Byzantine are supported by seated figures, one astride a lion, the other on a bench. The arch reveals a pair of twelve panel oak doors trimmed with scroll handles, acanthus and high relief foliated moldings, and wood diamonds with pyramidal pegs (Photo 21). The inner face of the jambs include engaged impost blocks carved with heraldic emblems. The lintel is adorned with high relief carved blocks that display a bird, fish, horse, dragon, and tree. The tympanum over the lintel reveals a grapevine relief, and a complex voussoir displays alternating plain and carved animal blocks.

The projecting gable that protects the main entrance is flanked by balconies on the second story. Paneled stem walls adorn the balconies and contribute symmetry and depth to the second and third story walls, which are punctuated with deeply set arched door and window openings and adorned by arched table corbel, molded window hoods, stringcourses, and carved modillions along the eaves. Bronze windows and doors fill the arches on the second story, and wood three light casement windows with three light transoms fill the arches on the top floor. A blind arch occupies the center of the third story elevation. Setback hip extensions project from the central block. Both extensions (Photos 22, 23) display limestone walls, large arched windows with hood moldings and leaded glass diamond and hexagon shapes, a limestone grille, and modillions along the eaves.

To the south of the main block lies an elongated two-story extension that terminates with a cross-hip roof (Photos 22, 24). A chimney with a limestone frieze, block modillions, hip roof cap, and stuccoed shaft pierces the roof, complementing the design and materials employed on the chimneys on the central massing. The eaves along the gable roof display a simple molded cornice, which yield to a more heavily adorned modillion pattern on the cross-hip termination. The second story is punctuated by three light casement windows and cantilevered balconets with semicircular platforms protected by wrought iron railings. The walls are finished with stucco, and pairs of three light French doors with three light arched transoms punctuate the first story. Limestone surrounds accent the openings.

A swimming pool loggia forms an ell near the juncture of the main block and elongated extension (Photos 16, 22). Running parallel and sharing a common wall with the south cloister of the central courtyard, the loggia displays a shed roof supported by pairs of square limestone columns mounted on low curb walls. The columns divide the loggia into seven bays. Pairs of ceiling beams are adorned with carved brackets along the north wall. The ceiling panels are painted with acanthus and heraldic emblems, and the beams and headers are painted with tassel and shield designs.

To the north of the main block lies a two-story extension (Photos 23, 25). Similar in massing and details to the south two-story extension, the wing has a simple molded cornice that yields to a more elaborate modillion



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 5

EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

---

pattern along the eaves of the hip roof section. The stuccoed walls are punctuated by three light casement windows and adorned with wrought iron grilles and limestone window surrounds. A five-bay arcade incised within the first story supplies ambiance and depth to the vertical wall form.

Running parallel to and sharing a common wall with the north cloister of the central courtyard, a one-story extension projects to the west from the juncture of the main block and two-story extension (Photos 23, 26). The eaves are adorned with carved wood rafter ends. Incised within the roof, a small porch displays corner brackets and a paneled wood door with six lights. Deeply inset three light casement windows punctuate the stuccoed facade.

Closing the west side of a large courtyard, a one-story extension projects at a right angle to the north of the previously discussed wing (Photo 26). It displays an elongated gable roof that terminates with a hip roof. A simple molded limestone cornice finish the eaves of the hip roof, and carved rafter ends embellish the eaves of the gable roof. Three light casement windows admit natural lighting into the interior, and two large arches provide access for vehicles. North of the vehicle bays, a lighted paneled wood door opens into the hip-roof section of the wing. The west elevation of this wing (Photos 27, 28) is punctuated by four arched vehicle bays and two light casement windows. The vehicle bays are protected by retracting, segmental, paneled wood doors.

Interior

Organized on a three floor plan, the interior contains approximately thirty-five thousand square feet of floor space, comprising thirty-eight primary rooms, fourteen restrooms, eleven halls, and twenty-nine closets, various dressing rooms or storage rooms, and two vaults. The original circulation pattern and interior wall configuration retain their integrity to a high degree. The central block contains the primary reception and social spaces. These include a dining room, gallery, great hall, and living room. Smaller, more informal and private spaces and rooms radiate off the axial mass. The main kitchen and pantry and the historic servants' quarters (now a game room and family living quarters) radiate to the north of the main block. Private quarters and smaller recreation and social areas radiate from the south of the central mass. Large arched openings and a ceiling that rises approximately thirty feet in the great hall tend to blur the distinction between interior and exterior spaces. The cloistered courtyard and French doors opening into the swimming pool loggia and onto balconets overlooking the swimming pool contribute to the effect.

Main Block

The pair of entrance doors on the west elevation open into the great hall, which measures approximately twenty-five feet by fifty feet (Photos 29, 30, 31). Here the house displays its grand scale, artistic accomplishment, and formal symmetry. A pair of grand staircases with quarter turns and landing rise along the north and south walls. They display fifteen inch square newels with arabesque panels, limestone treads and

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 6

EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

rises, Corinthian balusters, and handrails. The walls above the staircases are decorated with blind arcades consisting of arches, coupled columns, handrails, and balusters (Photos 32, 33). This motif is carried along the west wall above the entrance, which is embellished with an entablature exhibiting bead-and-reel, egg-and-dart, and rosette moldings, and supported by a pair of Byzantine influenced columns (Photo 34). The east wall is fabricated with coursed ashlar quarry key limestone, above which gracefully stretch five arches that carry the same rhythm and architectural theme found on the blind arches on the other walls. But, the open arches form a screen onto the second floor gallery. Boxed beams and deeply coffered and carved panels adorn the ceiling (Photo 35), from which is suspended a wrought iron chandelier. The panels are ornamented with acanthus, egg-and-dart, and rope moldings. Rectangular openings with corner consoles pierce the walls beneath the staircases, leading to adjoining areas on the first floor (Photo 36). The floors of the great hall are paved with limestone.

The small opening under the north stairs (Photo 30) of the great hall leads into a short corridor and a small room with an elevator and restroom (Photos 37, 38). The walls and ceiling are finished with plaster and crown moldings, and the floors are paved with ceramic tiles. Protected by accordion type doors and a metal mesh, a single bay elevator operates using a cable and pulley system that extends to the third floor. Casement windows filled with leaded glass roundels enhance the west wall.

The gallery measures approximately twenty feet wide by sixty feet long (Photo 39). The five arches forming the screen into the great hall match the design and form of the five arches opening on the east elevation of the main block (Photo 3). Punctuating the west wall of the gallery and flanking the walls of the great hall are contrasting arched and rectangular openings (Photo 40). The arched openings reveal straight staircases that rise to the third floor. The rectangular opening on the south side opens into a tap room (Photos 41, 42), which displays arched openings, leaded glass windows, and a ceiling mural. An elevator and a restroom (Photos 43, 44) occupy the room flanking the north wall of the great hall. Bronze pocket doors with fixed arched transoms provide access onto the second floor balconies from the tap and elevator rooms.

The south end of the gallery leads to the living room (Photos 45-46). The ceiling rises approximately twenty feet, and the floors are finished with oak dovetailing and pegs. A system of rectangular oak panels accented by articulated fluted pilasters adorn the walls. On the south wall stands a limestone mantle with modillions and moldings that provide emphasis to the fireplace which has glazed brick herring bone walls and a limestone hearth. West of the fireplace are a pair of ten paneled oak doors. The doors display linenfold patterns, hammered bronze plate, open spiral bronze handles, and bronze egg type hinges. This system of hardware also supports the doors on the first and second floors of the main block. The doors are mounted in a jamb embellished by a molded Tudor arch and an entablature with dentils.

The north end of the gallery leads to the dining room (Photos 47-49). Smaller in dimensions than the living room, the dining room exhibits a seven foot high dado with linenfold panels and human head and Florentine designs in the upper tier, above which appear plastered walls, a cornice with modillions, and coffered

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7 Page 7

EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

ceiling panels. A fireplace opens on the north wall with a simple molded limestone surround and herring bone firebox. Defining the entrance on the south wall rises a full-height limestone doorhead molding applied in an unusual staged ogee arch design. A capital rests upon the lower ogee molding. The pair of doors mounted within the doorhead reflect the designs applied to the dado, that is, linenfold and head panels. Contrasting with the tall doorhead molding and formal entrance is a smaller adjacent door set in a heavily molded jamb and a triangular lintel on the west elevation of the room (Photo 50). Leading into a small hallway, pantry, and kitchen, the door displays fifteen panels accented with human head and Florentine designs.

North Two-Story Extension

The reverse side of this door displays a pointed arch profile executed with simple vertical planks, and coursed ashlar limestone walls (Photo 51). The door opens into a small hall with a pass-through into a silver vault on the opposite wall (Photo 52). To the north radiate the main pantry and kitchen of the house. In this part of the house, historically assigned to food preparation and servants' quarters, the wall and ceiling finishes are typically plastered with simple toe plates, oak floors, and little ornamentation. Six panel wood doors with brass hardware protect most openings. The pantry (Photo 53) includes a long counter and cabinets, and the silver vault with a steel door and lock. North of the pantry is the kitchen (Photo 54), which contains a center island, long counters, sinks, and stoves and ovens. On the north wall are arched openings: the left, or west, piercing opens into a pots and pan pantry, and to the right, or east, is a hall with adjoining storage areas (Photo 55). The hall leads to a relatively small game room, which historically functioned as the servants' dining room.

The game room has a rectangular shape with two openings along the north wall (Photo 56). The door near the northwest corner opens into a bedroom (Photo 57), which has a door on the north elevation that leads to a covered walk and the adjoining Doll House (Photo 58). The door at the northeast corner opens into living quarters with a staircase to the first floor and a hall, three restrooms, closets, and two bedrooms (Photos 59-60). The walls and ceilings are plastered, the floors carpeted, and the six panel doors into bedrooms are accented with frosted light transoms. Three light casement windows admit natural light into the interiors of the bedrooms.

The straight staircase leads to additional living quarters on the first floor (Photo 61, 62). The wood treads and rises are carpeted, and a square wood newel anchors the molded hand rail and balusters. The area contains a small office, three bedrooms, bathroom, and closets. Several of the six panel doors are supported by frosted single light transoms. Access to this area is also furnished by the arcade incised within the north two-story extension (Photo 25).

The arcade protects double-hung sash windows with six over six lights and six light paneled wood doors that open into a kitchen, bedroom, and storage areas (Photos 63, 64). At the south end of the arcade is a six light wood paneled door with a two light transom that opens into a U-shaped hall (Photo 65, 66). The hall

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 8 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

---

supports a quarter turn with landing staircase to the main pantry, and leads to the wine vault and a storage room. A transition space between the main block and two-story north extension, the hall is finished with limestone walls and floors and crown moldings. An important corridor on the first floor, the hall also provides access to a bar (Photo 67), which extends beneath the gallery and shares a common wall with the great hall. The bar has a door on its west elevation that leads to a hall incised under the north staircase of the great hall (Photo 68), supplying access to the elevator room and great hall.

One-Story L-Shaped Extensions

Radiating west of the north two-story extension and accessed through the U-shaped hall off the arcade are additional living quarters and a garage and laundry wing. On the west wall of the U-shaped hall a door opens into a long hall that runs parallel to the north cloister of the central courtyard. Three bedrooms and a restroom open along the north wall (Photos 69, 70). At the west end of the hall, a door opens into another hall that provides access into the garage (Photo 71) and laundry (Photo 72).

South Two-Story Extension

Incised within the great hall's south staircase is a short hall (Photo 36) that to the left, or east, leads to the bar (Photo 67), an adjoining weight room (Photo 73), and a long hall (Photo 74) that supports a small kitchen and pantry (Photo 75) to the right, or west, and French doors to the swimming pool loggia (Photo 76). On the east wall, an arch reveals a dog-leg staircase (Photo 77). At the south end of the hall, pairs of French doors open onto the swimming pool (Photo 78). Beyond are a den (Photo 79) with a fireplace, and walls and ceiling with coffered columns, boxed panels, and boxed beams and moldings executed with wood. Storage rooms and a bedroom supported by a restroom and closet with plastered walls and ceiling and crown molding occupy the space at the south end of the first floor (Photo 80).

The second floor contains a stairwell protected by a wrought iron handrail and set in a large arched opening in a relatively small arched window (Photo 81). This wing contains a master bedroom suite (Photo 82) finished with wood paneled walls and a plastered ceiling complemented by restrooms and closets (Photos 83-86).

Third Floor

Reserved for additional master suites, the third floor is accessed by long, narrow straight staircases with mid-level landings, which flank the great hall (Photos 40, 87), and the elevator (Photo 88). Symmetrical in plan, the floor plan consists of a central sitting room (Photo 89) bracketed by two master bedrooms (Photos 90, 91) with adjoining restrooms and dressing rooms. Symmetrical in design, the sitting room has plastered walls and a cast iron fireplace with a wood mantle displaying a molded frieze. It is bracketed by built-in bookcases.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 9 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

---

Finished with wood panels and moldings on the walls and plastered ceilings, each bedroom contains a fireplace. The north room's fireplace (Photo 90) is finished with a mantle displaying fluted pilasters and a denticulated and fluted frieze, and the fireplace in the south room (Photo 91) is accented by a simple limestone molding. The floors are carpeted and the ceilings rise approximately twelve feet.

A large arch interrupts the wall of the north third floor staircase at the mid-level landing (Photo 92). A short staircase terminates at a six panel wood door, which opens into a television room (Photos 93, 94). Originally reserved for sewing and mending activities, the room has an eight foot ceiling, and the original walls and casement windows are obscured by sliding wood panels with opaque fabric accented by square and rectangular designs of oriental influence.

**Alterations**

**Exterior**

Alterations to the building do not significantly compromise its architectural integrity. No alterations have been made to the exterior limestone or stuccoed walls or details. Original large bronze pocket doors opening onto the east terrace and second floor west balconies have been sealed to prevent insect infestation and water migration, but otherwise retain their original integrity. The original fenestration remains intact.

**Interior**

Modifications to the interior are relatively minor with changes to some wall surfaces and rearrangement of several wall systems. These changes do not affect the main block, and have had little adverse effect on the original circulation pattern within the house. In the main dining room, a wall mural on the plaster walls above the dado has been removed or painted over. The original plan of the bar (Photo 67), main kitchen (Photo 54), main pantry (Photo 53), and weight room (Photo 73) remain unchanged. But, new counters and equipment (c. 1987) have been install in the kitchen and pantry, and mirrors installed on the walls of the bar and weight room (c. 1987).

On the second floor of the two-story south extension, the master bedroom suite was altered c. 1987 (Photos 82-85). The area originally contained two bedrooms divided by a pair of restrooms and was supported by a long hall and, to the south, by closets, dressing rooms, and an additional restroom. The space has been enlarged by the removal of the two central restrooms, removal of part of the original hall system, and the installation of modern restrooms in the south end of the wing. The changes provided for a larger master bedroom, but retained the configuration of the other original bedroom. The alterations also reconfigured several walls in the original closet and dressing room areas which still serve that function.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 10 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

---

**CONTRIBUTING RESOURCES**

**Doll House**

Built about 1946, the Doll House (Photos 95-98) was originally named the Beach House. Standing north of the original house and connected to it by a first story covered walk, the masonry dwelling displays a one-story profile from the east elevation and two-story massing from the north, south, and west. The main body has a flat roof with straight parapets, but the east elevation exhibits a hip roof with ceramic barrel tiles. Stucco finishes the exterior walls, and three light casement and fixed windows admit natural lighting into the interior. Entrances provide access at the east and south elevations, and a workshop on the first floor is entered through a doorway at the southwest corner. The building rests on a poured concrete foundation. The covered walkway (Photo 99) displays a gable roof with ceramic tiles, carved rafter ends, brackets, posts, and handrails. Poured concrete pilings support the walkway.

**Swimming Pool**

Built in 1930, a swimming pool (Photo 22) is located at the south end of the main house. Bracketed by stem walls to the south, a loggia to the north, a one-story wing to the west, and the two-story south wing of the main house to the east, the structure has a rectangular shape that measures fifty-five feet long by twenty-four feet wide. It retains its original configuration.

**Garden**

A formal garden (Photo 100) radiates south of the swimming pool. First developed in 1930, the site contains a fountain, gazebo, system of walkways, and various plantings, primarily boxwood. Although many of the initial palm trees have been removed and a small gazebo (not counted as a resource) added, the original plan, location, and circulation system of the garden remains intact.

**Tennis Court and Cabana**

Developed by 1940, a tennis court and cabana (Photos 101, 102) radiate west of the formal garden. Displaying a composite asphalt surfacing, the court is contained by a chain link fence measuring fifty-nine feet wide by one hundred eighteen feet long. A cabana stands at the north edge of the court. Measuring fourteen feet wide by forty-two feet long, the building exhibits a central gable-roof hyphen flanked by hip roof extensions. The walls are finished stucco, and three light casement windows admit natural lighting into the interior of the changing rooms. The building rests on a poured concrete foundation. Embellishment includes limestone window sills, coffered columns, and carved rafter ends.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 11 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

---

**Storage Structure**

Built about 1950, a one-story masonry structure stands near the north property line approximately thirty feet north of the garage wing of the main house (Photo 103). Used to store lawn mowers and related equipment, the structure has a plan that measures twenty feet square. It displays a flat roof with straight parapets, stucco exterior walls, three light casement windows, and a poured concrete foundation. A single bay provides access into interior.

**NONCONTRIBUTING RESOURCES**

**Gatehouse**

A two-story gatehouse stands adjacent to the privacy wall and the service entrance (Photos 104-106). Constructed about 1947, the dwelling was expanded and altered significantly about 1987. The masonry house faces north and displays a cross-hip roof pierced by stuccoed chimneys with hip caps. Stucco surfacing on the exterior walls is embellished with quatrefoils on the east and west elevations, respectively. A first story porch and second story deck system encircle the dwelling. A pair of French doors protected by a diminutive shed roof open onto the second story deck. Incised within the primary roof, a porch on the south elevation of the second story leads onto the deck, which is protected by piers and wrought iron railings. Fenestration consists of single light French doors and one light fixed and casement windows.

**Greenhouse**

A greenhouse stands south of the tennis court near the south property line (Photo 107). Built about 1994, the structure has a rectangular shape that measures forty-five feet by fifteen feet. It displays a steeply pitched gable roof surfaced with corrugated fiberglass panels, walls of fixed glass and awning windows, and a poured concrete foundation and articulated stem wall system.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 1

EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
SIGNIFICANCE

---

**SUMMARY PARAGRAPH**

Eastover is locally significant under Criterion C in the area of Architecture. The residence is an outstanding local example of an elaborate Italian Renaissance Revival style mansion that is massive in scale and displays a wealth of architectural features and details. Completed in 1930, the residence was designed by Treanor & Fatio of New York City and Palm Beach, Florida. Maurice Fatio, the Palm Beach member of the partnership, drafted the plans. Watts & Sinclair, a construction company with offices in New York City and Palm Beach, supervised its construction, which amounted to approximately \$500,000. The house ranks among the largest projects undertaken in the Palm Beach region during the years following the collapse of the Florida Land Boom and the early years of the Great Depression. It also stands as one of the last of the large seasonal residences built in Palm Beach County in the tradition of American resort architecture before the Great Depression curtailed even the wealthiest of Americans from developing expansive seasonal estates.

**HISTORICAL CONTEXT**

Settled about 1880, the area that became Manalapan remained in the public domain until 1887, when the United States conveyed all of section eleven, township forty-five east, range forty-three south to George Charter, a homesteader from Brattleborough, Vermont. Charter planted coconut trees, harvested alligators and shipped the meat to northern markets, and collected flotsam from shipwrecks, using the lumber to assemble a dwelling. In 1891, he sold his beach ridge property for \$7,500, but his brother, Charles, remained there raising hogs until he moved across to the mainland to live in the nascent village of Lantana, which was organized about 1892. The nearby settlement of Hypoluxo was organized about 1873, and although those towns developed on the mainland, the peninsula and island areas east of Lake Worth also supported early settlers and became associated with the mainland developments.<sup>1</sup>

In 1892, the Hypoluxo Beach Company was organized in New Jersey to develop peninsular property east of Lantana. David Baird, one of the founders of the company, resided in Manalapan, New Jersey, suggesting the future name for the peninsular community. The arrival of the Florida East Coast Railway in West Palm Beach in 1894 and the completion of tracks into Miami in 1896 encouraged the company to subdivide its property in 1896. Elnathan T. Field, a company official from Middleton, New Jersey, helped supervise the construction of a two and one half story wood frame dwelling that the Hypoluxo Beach Company used as a cottage for seasonal visitors. About 1904, the company conveyed its holdings to Field, and later Samuel Goodman and A. Romeyn Pierson acquired the property. A seasonal resident from Glenridge, New Jersey, Pierson maintained a dwelling at Manalapan until his death in 1919. A daughter, Madeline, married

---

<sup>1</sup>Mary Linehan, Early Lantana, Her Neighbors and More (St. Petersburg: Byron Kennedy, 1979), 16, 40-41.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page 2 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
SIGNIFICANCE

---

Judge Jerome Gedney, and they built one of the early homes at Manalapan. Additional subdivisions opened in 1914 and 1926 complemented the original plat.<sup>2</sup>

During the Florida land boom, new homes appeared in the area. By then, development at Palm Beach had pushed southward into the peninsula region. Homeowners of the period included John Demarest, who arrived in Palm Beach in 1920, and acquired a homesite on Hypoluxo Island in 1924. About 1907, Demarest had helped organize the Russell Sage Foundation of New York, which sought to help improve living and social conditions in America, and developed Forest Hills Gardens on Long Island. After developing a winter estate in Palm Beach, Demarest relocated to Hypoluxo Island, where he purchased the former H. D. Pierce homestead, a thirty-five acre tract that he converted into a tropical garden. To help protect his investment, Demarest carefully directed development in the area, and in 1925, along with Palm Beach businessman H. C. Bartholomew; Joseph Speidel, one of Palm Beach's seasonal residents from West Virginia; and Palm Beach contractor Cooper C. Lightbown, formed the half million dollar Ocean-Island Corporation. Their real estate company had only just begun developing property in Palm Beach County when the real estate market was undermined by the collapse of the Florida land boom and two devastating hurricanes that hit south Florida.<sup>3</sup>

One storm struck the peninsula at Lake Worth on September 16, 1928, causing extensive damage. High winds destroyed or severely damaged many buildings, blowing out windows and ripping off roofs, while storm waters crumpled walls and eroded foundations. The storm also swept away much of South Ocean Boulevard, the primary road extending along the peninsula south of Palm Beach. Palm Beach architect Maurice Fatio estimated the storm's damage at \$75,000,000, and speculated that nearly half of the trees in Palm Beach had been uprooted. He and many residents endured a week without the amenities of gas, light, or potable water. The Swiss born architect found Americans resilient in the face of adversity, commenting that "they don't lose their courage, and even those who lost everything, take any kind of job and are as optimistic as one can be." Indeed, few buildings in the Lake Worth region escaped damage, which spurred a brief period of renewed development, especially in the cities of Lake Worth, Palm Beach, and West Palm Beach. Possessing an enduring appeal as a winter resort for the wealthy, Palm Beach did not suffer the intense economic hardship experienced by most Florida cities during the Great Depression. Still, the September 1928 storm killed approximately two thousand people, and has been assessed as one of the most deadly hurricanes of the twentieth century. For most south Florida communities, it provided a tragic closing chapter to Florida's land speculation fever gone bust.<sup>4</sup>

---

<sup>2</sup>Plat Book 1, p. 88, Plat Book 4, p. 63, Plat Book 5, p. 37, Palm Beach County Courthouse, West Palm Beach, FL; Linehan, Lantana, 16, 40-41.

<sup>3</sup>J. Wadsworth Travers, History of Beautiful Palm Beach (Palm Beach: J. Wadsworth Travers, 1928), 138-139; Corporation Book 9, p. 316-320, Clerk of Court, Palm Beach County Courthouse, West Palm Beach, Florida.

<sup>4</sup>Alexandra Fatio, Maurice Fatio Architect (Stuart: Southeastern Printing, 1992), 64; John Attaway, Hurricanes and Florida Agriculture (Lake Alfred: Florida Science Source, Inc., 1999), 104; Charlton Tebeau, A History of Florida (Coral Gables: University

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 3 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
SIGNIFICANCE

---

In 1929, the Ocean-Island Corporation acquired a one mile long strip of undeveloped property south of Palm Beach and east of Lantana, where the company opened the Hypoluxo Beach Map 1 Subdivision. In January 1929, Palm Beach civil engineer Blaney T. Himes laid out seventeen lake to ocean lots. One unusual feature of the subdivision was its realignment of South Ocean Boulevard (State Road A1A), much of which had been destroyed by the 1928 storm. At the north and south ends of the subdivision, the engineer and developers realigned the road from its ocean side route to a lakeside alignment, thereby providing prospective homeowners with ocean front property unobstructed by the public road. The exclusive subdivision attracted various investors, including John Demarest, Donald Geddes, Henry C. Phipps, John S. Phipps, and Harold S. Vanderbilt. Edward Allyne also acquired property, and Palm Beach architect Howard Major designed a large residence for him. Prominent attorney Jerome Gedney also built an oceanfront house. Within two years of the opening of the subdivision nearly one-half of the lots had been sold. The subdivision was to become the heart of the Town of Manalapan that residents organized several years later.<sup>5</sup>

In addition to an exclusive but relatively isolated location close to Palm Beach, the Hypoluxo Beach Map 1 Subdivision had the advantage of being adjacent to Florida's Intracoastal Waterway. Dredging of the waterway began in the 1880s and its initial phase was completed between Amelia Island and Miami by 1912. Just to the north of Hypoluxo Island, the Port of Palm Beach opened in 1920, and the Florida Inland Navigation District (FIND) was authorized in 1929, transferring the waterway to the Federal government. Renewed dredging began in the late 1920s, continued in the 1930s, and the expansion project was completed about 1949, by which time approximately thirteen million dollars had been expended on improving the channel. Improvements to Boynton Inlet, several miles to the south, facilitated access into Lake Worth. Dredging permitted commercial vessels to more easily navigate the channels, and each year the owners of relatively large yachts made annual pilgrimages in the protected inland waterway from their homes in the Northeast to seasonal dwellings in south Florida.<sup>6</sup>

The Town of Manalapan was organized in 1931 with Harold S. Vanderbilt coordinating the charter movement. Taking in the southern one-third of Hypoluxo Island, the town limits of Manalapan stretched approximately three miles to take in the peninsula from Lantana's public beach to Boynton Inlet. An unusual town limit, the jurisdiction included an island and peninsula, two separate areas made contiguous only by water.

---

of Miami Press, 1971), 385-87; Sidney Johnston, "Historic Properties Survey of Lake Worth, Florida," St. Augustine: Historic Property Associates, 1996.

<sup>5</sup>Deed Book 442, p. 419, Deed Book 457, p. 541, 543, Deed Book 459, p. 296, 299, Deed Book 460, p. 355, Deed Book 474, p. 532, 536, Clerk of Court, Palm Beach County Courthouse; Palm Beach Post, 1, 11 January 1931; Charlton Tebeau, A History of Florida (Coral Gables: University of Miami Press, 1971), 385-87; Donald Curl, Mizner's Florida: American Resort Architecture (Cambridge and London: MIT Press, 1984), 177; Linehan, Lantana, 107.

<sup>6</sup>Palm Beach Times, 3 May 1930; Junius Dovell, Florida: Historic, Dramatic, Contemporary, 4 Volumes, (New York: Lewis Historical Publishing Company, 1952), 2: 786-788; House of Representatives, 69th Congress, 2d Session, 1926, Doc. 586; House of Representatives, 85th Congress, 1st Session, 1949, Doc. 222.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page 4 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
SIGNIFICANCE

---

Early mayors included Jerome D. Gedney (1931-1945, 1947-1951), Leonard Mudge (1946), and Harold S. Vanderbilt (1952-1966), who also served thirty-two years on the town council. The town's development was guided over the decades by a vision of upscale residential estate, a policy directed in large measure by Vanderbilt. Later, the Palm Beach Post reported that "Manalapan was Vanderbilt's town." Resisting large scale residential and commercial development, the town grew slowly and in 1950 the population reached fifty-four. In the early 1950s, only a few buildings sprinkled Manalapan's peninsula and adjacent Hypoluxo Island. By 1960, the population climbed to sixty-two. Low density building sites astride the Atlantic Ocean and Lake Worth encouraged wealthy retirees to build homes at Manalapan, and in 1980 the bureau of the census counted 329 residents in the town.<sup>7</sup>

**Harold S. Vanderbilt (1884-1970)**

Capitalist, contract bridge specialist, and yachtsman Harold Stirling Vanderbilt developed Eastover at Manalapan as a seasonal residence in 1930. Harold Vanderbilt was a son of William Kissam and Alva Smith Vanderbilt and a great-grandson of Cornelius Vanderbilt (May 27, 1794-January 4, 1877), the American steamship and railroad builder, executive, financier, and promoter. He assembled the New York Central Railroad empire in the 1860s, and left an estate of almost \$100 million to his heirs. Harold Vanderbilt was born at Oakdale, Long Island, in 1884 and developed an interest in sailing early in life. At age twelve, he owned a fourteen-foot sloop, and in 1910 he won his first schooner race in Bermuda. Three years later, he sailed from Maine to Portugal in twenty-three days. Following graduation from high school, he attended Harvard University, where he played on the football team and graduated in 1907. In 1910, he earned a law degree from Harvard, and in January 1911 began his corporate career as a legal assistant for the New York Central Railroad. Family connections propelled him through the company ranks, and in 1914 he was elected to the board of directors, replacing banker and financier J. P. Morgan.<sup>8</sup>

His career was briefly interrupted by World War I in which he received a commission in the U. S. Navy, initially commanding a scout patrol boat, and later a submarine chaser that plied the waters off the coast of Ireland. Following the war, he returned to his career of financing railroad expansions, brokering mergers, and improving systems. He eventually served as a director for twenty-seven different rail lines, including the Chicago & Northwestern Railway and the Chicago, Milwaukee, St. Paul & Pacific Railroad. Other positions held by Vanderbilt included seats on the board of directors for the Pullman Company and the First National

---

<sup>7</sup>Palm Beach Post, 5 July 1970; U. S. Department of Agriculture, Palm Beach County, BUM-1L-66 (Washington, D. C.: Soil Conservation Service, 1953); "Harold S. Vanderbilt House," HABS FLA-234, Library of Congress, Washington, D. C.; Allen Morris, Florida Handbook (Tallahassee: Peninsular Publishing, 1986), 556; Bureau of the Census, Census of Population: 1950 (Washington, D. C.: GPO, 1952), 10-12; List of Mayors, Town Clerk's Office, Town of Manalapan, Florida.

<sup>8</sup>New York Times, 5 July 1970.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page 5 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
SIGNIFICANCE

---

Bank of New York. In 1920, when William Kissam Vanderbilt, Sr. died, Harold Vanderbilt inherited approximately one-third of his father's \$100,000,000 estate.<sup>9</sup>

Vanderbilt's primary business interest and holdings were in the New York Central Railroad, which his great-grandfather, Commodore Cornelius Vanderbilt had assembled in the middle of the nineteenth century. Already a multi-millionaire from operating steamboats, Commodore Vanderbilt added to his considerable fortune by purchasing shares of the New York & Hudson Railway in 1862. By 1869, he had consolidated twenty-eight railroads to form the New York Central Railroad with a capital stock of approximately \$400,000,000. Later, in response to a reporter's question about the role of railroads in America, the Commodore's son, William H. Vanderbilt, was famously quoted saying "The public be damned." Financial wealth from railroad stocks passed down through the generations of Vanderbilts. In 1911, when Harold S. Vanderbilt began work for the company, the fourth generation of railroading Vanderbilts, the New York Central System operated 3,790 miles of track and paid stockholders an annual dividend of \$11,136,165. In 1929, the company's annual dividend amounted to \$37,000,532; Harold Vanderbilt's stockholdings in the New York Central alone made him a wealthy man. But, Harold Vanderbilt's generation was the last to dominate the powerful railroad. In 1954, financier Robert Young and a syndicate of investors wrested control from the Vanderbilts, none of whom would serve as directors or officers in the company again.<sup>10</sup>

In the 1920s, Vanderbilt maintained his primary residence at 270 Park Avenue in New York City, and at the Hotel Barclay. He often sailed to Florida and other destinations aboard his yacht *Vagrant*. He first toured Florida about 1919. In 1920, he purchased El Solana, a home recently completed by Palm Beach architect Addison Mizner at 720 South Ocean Boulevard. Vanderbilt asked the architect to enlarge the residence and design a swimming pool, one of the first built in Palm Beach. Over the following decade, he made annual visits to Palm Beach by automobile, train, or yacht. In 1925, Vanderbilt became intrigued with Mizner's plans for the development of beachfront property at Boca Raton, and helped organize the Mizner Development Corporation. Other prominent seasonal residents of Palm Beach who helped form the Mizner syndicate included Irving Berlin, Coleman DuPont, Paris Singer, and Rodman Wanamaker. The previous year Vanderbilt had witnessed Mizner's abandonment of the Mizner Mile development at Boynton Beach, in part, because the architect had been thwarted in his realignment of South Ocean Boulevard away from the beach to the lake shore, which would allow the construction of a large hotel, polo field, and houses with direct access to the ocean.<sup>11</sup>

---

<sup>9</sup>New York Times, 23 July 1920, 5 July 1970; Palm Beach Post, 5 July 1970; A. N. Marquis, comp., *Who's Who in America* (Chicago: Marquis Company, 1932), 2328.

<sup>10</sup>John F. Stover, *American Railroads* (Chicago: University of Chicago Press, 1961), 110-111; John Porter, ed., *Moody's Manual of Investments: Railroad Securities* (New York: Moody's Investor's Service, 1930), 1327-1328; Richard Saunders, *The Railroad Mergers and the Coming of Conrail* (Westport and London: Greenwood Press, 1978), 62, 73-74.

<sup>11</sup>Curl, *Mizner*, 70-71, 139-140; Donald Curl, *Palm Beach County: An Illustrated History* (Northridge: Windsor Publications, 1986), 82; Wayne Andrews, *The Vanderbilt Legend: The Story of the Vanderbilt Family, 1794-1940* (New York: Harcourt, Brace and Co.,

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page 6 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
SIGNIFICANCE

---

In the late 1920s, Vanderbilt seized upon the idea to realign South Ocean Boulevard to the west side of El Solana at Palm Beach, but met resistance from state officials and his Palm Beach neighbors. The following year, the Ocean-Island Corporation opened the Hypoluxo Beach Subdivision, which offered investors the oceanfront access that Vanderbilt desired at Palm Beach. In March 1930, he acquired lot thirteen, and then contacted Palm Beach architect Maurice Fatio about designing a large residence at the site. Fatio produced the initial drafts in April 1930, locating the main body of the residence on the beach ridge approximately one hundred feet west of the high water mark. Later that month, Vanderbilt awarded the Watt & Sinclair Construction Company of New York and Palm Beach the construction contract, which was estimated at \$500,000. Concurrent with ground breaking and construction, Fatio prepared revisions in May and June, completed additional revisions in October 1930, and designed the garden in November 1930. The Palm Beach Post and Palm Beach Times fairly marveled at the size of the residence, which it referred to as a villa, comparing it to the Joseph Widener Residence and the Otto Kahn Residence, both of which were designed by Fatio in 1930. The Watt & Sinclair Company also assembled the Widener Residence that year.<sup>12</sup>

The Palm Beach Post reported that the Kahn, Vanderbilt, and Widener projects helped push Palm Beach's construction permits to \$3,195,829 for 1930, the largest annual total since the collapse of the land boom, and, indeed, the largest yearly amount of construction in Palm Beach over the next ten years. Edward Ehinger, building inspector for Palm Beach, indicated that the Vanderbilt project was outside his jurisdiction, but he still served as inspector for the project. Ehinger indicated that only the Widener permit, which totaled \$521,000, amounted to a larger project than the Vanderbilt House. In May 1930 alone, Ehinger's office issued \$1,293,400 in permits, plus the \$500,000 attached to the Vanderbilt project, making May's sum the largest monthly amount of development in Palm Beach for the year.<sup>13</sup>

The Watt & Sinclair Construction Company relied upon various subcontractors to install the ceramic, limestone, marble, tile, and wood products in the Vanderbilt House. The Wagner Stone Products Company of Palm Beach supplied cast stone, coralline, marble, and quarry key products used in the fabrication of the columns, fireplaces, walls, and other structural and detail elements. The Roger Bacon Company of Palm Beach supplied antique and tile pottery, and Woodite, Inc. of Palm Beach and New York furnished fireproof antique wood carvings, ceiling panels, and other wood simulated products reproduced from architect's designs. The Trane Company of LaCrosse, Wisconsin and Tampa, Florida provided convention heaters, electrical and steam systems, and temperature control valves. Other subcontractors included Monmouth Plumbing Supply Company

---

1941), 318; Palm Beach Social Directory Company, Palm Beach Social Directory (Palm Beach: Palm Beach Social Directory Company, 1928), 136.

<sup>12</sup>Corporation Book 9, p. 316-320, Deed Book 457, p. 543, Clerk of Court, Palm Beach County Courthouse; James Knott, Palm Beach Revisited: Historical Vignettes of Palm Beach County (Palm Beach: J. R. Knott, 1987), 41; "Harold S. Vanderbilt Residence, 1930," Historical Society of Palm Beach County, Palm Beach, Florida; Palm Beach Post, 11, 30 May 1930; Palm Beach Times, 31 May 1930.

<sup>13</sup>Palm Beach Post, 11, 25, 30 May, 1 June 1930, 1 January 1931; Post Beach Times, 31 May 1930.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page 7

EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
SIGNIFICANCE

of Miami and West Palm Beach; Dayton J. Kort Painting Company of Palm Beach; and Walter Knapp & Company, electrical contractors of Palm Beach and New York. Judge James Knott later recalled that "Stone carvings by artisans brought from Italy embellish the premises."<sup>14</sup>

In 1932, two years after the completion of the residence, Maurice Fatio hired Palm Beach photographer F. E. Geisler to include six views of the Vanderbilt House in Recent Florida Work of Treanor & Fatio Architects. Advertisements by construction and building supply companies included photographs and shelf lists of clients. The Watt & Sinclair Company included a photograph of the Vanderbilt House to showcase its late 1920s and early 1930s projects, and James & Kirtland, Inc. of Palm Beach and New York City included a photograph of the Vanderbilt kitchen to showcase its White House Line of cabinets and furnishings. The Treanor & Fatio portfolio also included views of other notable residences, including those of Otto Kahn, Joseph V. Reed, Mortimer Schiff, Edward Stokesbury, and Joseph Widener.<sup>15</sup>

In 1930, in addition to developing a new Florida estate, Harold Vanderbilt entered the America's Cup yacht race. Named for a 101-foot schooner *America* that first won the race in 1851 against 17 British vessels, the America's Cup had been defended successfully thirteen times since the initial race with the last competition held in 1920. Harold Vanderbilt's father had helped form a syndicate that built the yacht, *Defender*, which won the Cup in 1895. In 1930, a challenge was issued by British merchant Thomas Lipton. Representing a racing syndicate associated with the New York Yacht Club, Harold Vanderbilt was selected to develop a new boat to meet the challenge. Since 1922, Vanderbilt had won several Astor Cups and King's Cups, banner trophies of American yachting. By then, he was regarded as a masterful sailing strategist and helmsman. He supervised the fabrication of a J-class sloop *Enterprise*, devising it with high and narrow rigging operated by mechanical devices, a duraluminum mast, and a wide boom. Vanderbilt also trained a crew of twenty-five members, and won the race. That year, Charles Scribner's Sons published his Enterprise: The Story of the Defense of the America's Cup in 1930. In 1934, he developed and sailed the *Rainbow* to win another America's Cup challenge, and in 1937 Vanderbilt personally paid for the construction of the *Ranger*, with which he again defended the America's Cup. Vanderbilt's successful defense of the America's Cup was rivaled by few other skippers, and his advice on yachts and sailing was solicited by sailing racing enthusiasts in America and Europe. Consequently, he helped revise rules for yacht racing in 1936, and in 1942 he was elected to the North American Yacht Union. In addition to *Ranger*, Vanderbilt owned several yachts during the 1930s, including *Vara*, which he sold to the U. S. Navy as a training vessel in 1940. That year, Times World Wide Press Association acclaimed him as "the best all around sailor that this country has."<sup>16</sup>

<sup>14</sup>William Treanor and Maurice Fatio, Recent Florida Work of Treanor & Fatio Architects (Palm Beach: Davis Publishing Company, 1932); William Treanor and Maurice Fatio, Recent Florida Work of Treanor & Fatio (Palm Beach: Davis Publishing Company, 1938); Knott, Palm Beach, 42.

<sup>15</sup>Treanor and Fatio, Recent Florida Work, 1932; Treanor and Fatio, Recent Florida Work, 1938.

<sup>16</sup>New York Times, 7 September 1930, 15 November 1931, 18 August, 3 October 1940, 5 July 1970; Harold Vanderbilt, Enterprise: The Story of the Defense of the America's Cup in 1930 (New York: Charles Scribner's Sons, 1930).

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page 8 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
SIGNIFICANCE

---

To help insure development in proximity to his Florida estate, Vanderbilt helped organize the Town of Manalapan in 1931. Concerned especially with limiting commercial development, he associated with other home and property owners, such as Jerome D. Gedney, and encouraged them to charter the town. A newspaper editor later recalled that Vanderbilt “personally poured money into securing the town of Manalapan against commercialism and kept a tight rein on development of private homes.” Beginning in 1931, residents elected Vanderbilt to the town council for thirty-two years. Early mayors included Gedney, who served in that position for an unbroken period extending between 1931 and 1945, and Vanderbilt who served as mayor between 1952 and 1966. At the close of Vanderbilt’s final term as mayor, residents awarded him the status of “mayor emeritus,” and he continued to exercise a high degree of influence in the development of the relatively small, exclusive town. The Palm Beach Post recalled that in the 1920s Vanderbilt had become divorced from the Palm Beach social scene, and developed Manalapan, which became known as “Vanderbilt’s town.” Vanderbilt’s wife, Gertrude Conaway of Philadelphia, whom he married in 1933, later served on the town council in 1984.<sup>17</sup>

Preceding Vanderbilt’s defense of the America’s Cup Yacht Race and development of the Town of Manalapan in the 1930s was his invention of the modern rules for contract bridge. Conceived in 1925 during a cruise between Los Angeles and Havana, contract bridge was devised by Vanderbilt from the card games of plafond, a French term for ceiling, and whist. He revised and combined the strategies, requiring scoring using tricks for which a player bid or contracted. In 1927, the Whist Club adopted his rules, and the Portland Club of London consulted with him to establish a Contract Code. Replete with preemptive bids, grand slams, passes, tricks, trumps, and vulnerability, the game became an instant hit in both America and Europe. In 1928, Vanderbilt instituted the first Vanderbilt Cup contract bridge national tournament, and donated a silver cup trophy, which he contended for and finally won in 1932. To help standardize the game, Vanderbilt published Contract Bridge in 1929, and in 1930 New Contract Bridge. Novelist Louis Auchincloss later assessed Vanderbilt’s contribution to American culture this way: “Some may find it distasteful to contemplate the enormous role that this game plays on social occasions and in the lives of the elderly, retired, and ill, or that it formerly played in the long days of middle and upper income women before work became the prerogative of both sexes, but I could argue that Harold [Vanderbilt], for better or worse, was a major force in American social history.”<sup>18</sup>

At Eastover, Vanderbilt and his wife, Gertrude, entertained lavishly. They had married secretly in 1933 in New York, and then vacationed for two months in Europe on their honeymoon. Spending large sums on yachts and maintaining a crew to sail the vessels, the Vanderbilts often transported guests to Manalapan by either train or yacht. The improvement of Boynton Inlet and the Intracoastal Waterway permitted him to dock

---

<sup>17</sup>Palm Beach Post, 5 July 1970; U. S. Department of Agriculture, Palm Beach County, BUM-1L-66, 1953; “Vanderbilt House,” HABS FLA-234; Morris, 1986 Florida Handbook, 556; Bureau of the Census, Census of Population: 1950, 10-12; List of Mayors, Town Clerk’s Office, Manalapan, Florida.

<sup>18</sup>New York Times, 3 November 1935, 5 July 1970; Louis Auchincloss, The Vanderbilt Era: Profiles of a Gilded Age (New York: Charles Scribner’s Sons, 1989), 110.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 9 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
SIGNIFICANCE

---

his yachts west of Eastover. In 1936, he purchased a Lockheed Electra twin engine aircraft. A pilot navigated the ten passenger aircraft from Roosevelt Field in New York to Palm Beach's airport, and then Vanderbilt would drive to Eastover. Flights between Palm Beach and New York during the mid-1930s typically required five and a half hours.

Guests at Eastover in 1937 included attorney Harold G. Cushing and radio comedian Fred Allen. Among other activities, a week's entertainment at Eastover usually consisted of sailing, swimming in the ocean and the pool, and tennis. Bridge games were also a central part of a visit. Vanderbilt's closest friends called him "Mike," and Russell Owen of the New York Times characterized a visit to Eastover as "an affair run on a schedule like a railroad timetable." Breakfast was often served at the loggia adjacent to the swimming pool, then guests played tennis and swam. Sailing along the Intracoastal Waterway and Atlantic Ocean often punctuated a day's activities. After lunch, a bridge game would begin, interrupted by dinner, and often played late into the night, sometimes only until a guest looked for another diversion. Owen described Vanderbilt as "born a rich man, was brought up to take care of his money, and not to flaunt it before others... Vanderbilt is careful never, by word or act, to give an impression of snobbishness."<sup>19</sup>

Generous in his philanthropy, Vanderbilt gave \$100,000 to Vanderbilt University in 1926; \$50,000 to the Emergency Unemployment Relief Committee of New York City in 1931; and \$3,500 to the United Hospital Fund in 1936. During World War II, he served as honorary chairman of the Greek War Relief Association. Based in New York, the association through the U.S. State Department provided Greek civilians with relief and freedom fighters with equipment to fight the German invaders. In 1941, Vanderbilt's lobbying efforts netted the association over \$1,000,000. In 1943, he donated \$75,000 to the National War Fund.<sup>20</sup>

In 1942, Vanderbilt purchased another seasonal home, Dunmore Mount Airy, a 2,000 acre historic estate in northern Virginia. Built in 1799, the mansion and surrounding property cost Vanderbilt approximately \$250,000, or nearly one-half of what he had paid for the construction of Eastover in 1930. Later in the decade, he expanded his Manalapan estate. He turned to the architectural firm Simonson & Holley, in part, because both Maurice Fatio and Addison Mizner had died. In the early 1920s, Byron Simonson had worked as a draftsman for Addison Mizner, left the firm about 1927, but returned in 1931 to supervise the construction of Mizner's last house, a mansion astride St. Petersburg's Boca Ciega Bay. Simonson managed Mizner's design work until the architect's death in 1933. He then worked for Maurice Fatio, apparently until Fatio died. About 1943, he organized Simonson & Holley with Maurice Holley, and the partners installed an office in Palm Beach's fashionable Plaza Circle. By 1945, Simonson & Holley had completed drawings for nearly five hundred projects. In 1945, they drafted the plans for the beach house now known as the Doll House (Photos 95,

---

<sup>19</sup>New York Times, 7 November 1931, 20 August 1933, 19 August 1936, 17 January 1937, 18 August 1940.

<sup>20</sup>New York Times, 7 November 1931, 7 January 1936, 3 January, 10 May 1941, 8 November 1943; Edwin Mims, History of Vanderbilt University (New York: Arno Press, 1977), 400.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page 10 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
SIGNIFICANCE

---

96), providing for a shop on the ground floor and living quarters on the first floor. Revised in March 1946, the plans for the addition included a covered walkway that connected the second floor of the main house to the living quarters of the addition. The following year, the firm designed a caretaker's house (Photos 104-106), which was renamed the gatehouse, and was altered about 1987 with an addition and an encircling veranda and deck system.<sup>21</sup>

In July 1970, Vanderbilt died at his home Rock Cliffe at Newport, Rhode Island. As stipulated in his will, he bequeathed to Vanderbilt University several tapestries hanging in Eastover, along with \$146,000,000. Officials at Vanderbilt University provided a eulogy, remarking that he was "one of the most remarkable men of personal achievement of our century," and attributed his leadership at the University to a period of "impressive growth and enrichment at the institution." In 1971 and 1972, a Historic American Building Survey (HABS) project documented most of the main house and was published in 1978. In 1972, Vanderbilt's estate conveyed Eastover to his widow, Gertrude. She deeded the property to Vanderbilt University in 1979, and later that year New Woman, Inc., a publishing company, acquired the property. Subsequent owners included P & P Publications, Margaret Harold Whitehead, and Melvin and Brenda Simon, who purchased the property in 1986. In 2000, Veronica Hearst acquired the estate.<sup>22</sup>

### Maurice Fatio Context

Maurice Fatio, a native of Switzerland, was born in Geneva in 1897 into a wealthy banking family. Educated at the University of Zurich, he was trained in classical architecture by Karl Moser. In 1920, he arrived in New York, where he was offered a position in the office of Harrie Lindeberg, which then specialized in residential and estate projects. Struck by the Colonial Revival, English Tudor, and Norman style houses then being designed in Lindeberg's studio, Fatio developed a close friendship with the senior architect in the business, William A. Treanor. In July 1921, the architects left Lindeberg's employment and organized Treanor & Fatio Architects. In 1923, a study of New York City architects found Treanor & Fatio among the busiest ten firms, and Fatio was voted the most popular architect in the city. By then, Fatio moved easily among some of New York's most prominent residents, including the Rockefellers, Vanderbilts, and Wideners. Characterized as the "quintessential society architect," Fatio was more than an accomplished architect and artist; he was a social diplomat with impeccable dress, amusing comments, and a cosmopolitan glamour.<sup>23</sup>

---

<sup>21</sup>New York Times, 23 March 1942; Simonson & Holley, "Addition to Residence for Harold S. Vanderbilt, Esq.," 5 September 1945; Simonson & Holley, "Caretaker's Lodge for Harold S. Vanderbilt, Esq.," 4 March 1947; Curl, Mizner, 194, 200.

<sup>22</sup>Deed Book 1973, p. 371, Deed Book 3017, p. 469, Deed Book 3056, p. 746, Deed Book 4549, p. 1232, 1234, Deed Book 4882, p. 571, Deed Book 11898, p. 561, Clerk of Court, Palm Beach County Courthouse; Knot, Palm Beach, 42; New York Times, 8 July 1972; "Harold S. Vanderbilt House," HABS FLA-234, Library of Congress.

<sup>23</sup>Fatio, Maurice Fatio Architect, 4-5; Curl, Mizner, 165.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page 11 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
SIGNIFICANCE

---

In 1923, prominent New York City developer Malcolm Meacham selected Treanor & Fatio to help develop the Olympia Subdivision at Hobe Sound south of Stuart, Florida. As the official company architects, Treanor & Fatio designed a hotel, residences, school, and town hall. After Fatio made several trips to Florida, the architects opened a new office in Palm Beach, where Fatio supervised an office of draftsmen and architects. Although the Olympia development eventually failed, Treanor & Fatio found considerable work in Palm Beach from its many wealthy seasonal visitors. The office thrived despite the collapse of the Florida land boom and the failure at Olympia.<sup>24</sup>

During a tour of Italy and Spain, Fatio studied the architecture of large European estates and became inspired with central courtyards, large reception rooms, and multi-story extensions radiating off the central block of the main house. Contrasting with the Mediterranean Revival style homes of Addison Mizner, Fatio experimented with Italian villa concepts for many of his wealthy clients. Indeed, Fatio and other Palm Beach architects benefitted from Mizner's work at Boca Raton, which removed him from daily contact in Palm Beach's highly social and competitive environment. Fatio justified his eclectic approach to design, in part, because of America's limited architectural history and, in part, due to a general lack of appreciation for modern architecture. Several well-executed Treanor & Fatio projects appeared in Architectural Forum and Architectural Record, leading architectural journals published in New York, showcasing the company's Colonial Revival, French Provincial, and Italian Renaissance projects in Connecticut and New York City in the late 1920s and early 1930s. Still, an adept businessman, diplomat, and accomplished artist, Fatio responded to the taste and desires of his clients.<sup>25</sup>

As the business expanded in the late 1920s, he designed a French Norman style home for his mother-in-law, Mrs. Charles Curry Chase, on Via Del Mar and in February 1927, completed the plans for the Colonial Revival influenced Ribault Club Inn (NR 2000) in Duval County, Florida. Although most of the company's Florida work centered around Palm Beach, Fatio planned residences in Boca Raton, Boynton Beach, Fort Lauderdale, and even Nassau in the Bahamas. Most of his projects consisted of houses and estates. In February 1927, Fatio reported work on twenty Palm Beach dwellings. By 1928, he had drafted plans and completed projects in Palm Beach for the First National Bank of Palm Beach, Gulf Stream Mortgage & Title Company, Henry Barkhausen, A. G. Hartridge, Joel Massie, H. C. Phipps, John Sanford, and Adam Thomson.<sup>26</sup>

---

<sup>24</sup>Ibid., 39-47.

<sup>25</sup>Ibid., 4-5; Curl, Mizner, 201-202; "Great Hill, Stamford, Connecticut," Architectural Record 61 (April 1927): n. p.; "Hotel Lexington," Architectural Record 74 (December 1933): 478; "Beekman Mansion," Architectural Forum 53 (September 1930): 337; "Rudolph Iselin House," Architectural Forum 54 (March 1931): 279-281; "Otto Froelicher House," Architectural Forum 54 (March 1931): 305-307.

<sup>26</sup>Treanor & Fatio, Recent Florida Work, 1932 n. p.; Fatio, Maurice Fatio Architect, 53, 54, 56; Travers, Beautiful Palm Beach, 1928, 59; Curl, Mizner, 165-166.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page 12 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
SIGNIFICANCE

---

In 1930, Fatio noted that the business had entered its most productive period with twenty-three building sites in Palm Beach and twelve in New York City. In all, the year 1930 yielded \$4,000,000 of work for Treanor & Fatio, the most successful year of their partnership. By then, the firm and several other Palm Beach architects had eroded the popularity and much of the client base of prominent Palm Beach architect Addison Mizner and his Mediterranean Revival style. In an appraisal of Mizner's career, architectural historian Donald Curl found Palm Beach's "largest houses of the late 1920s and early 1930s were designed by young, talented, and very social Maurice Fatio, a Swiss-born and trained architect who headed the Florida office of Treanor & Fatio." Fatio's Italian style mansions of the period included lake to ocean estates for Otto Kahn, William McAneey, Joseph Widener, and Harold S. Vanderbilt. In 1932, the company published Recent Florida Work by Treanor & Fatio Architects. Printed in part to solicit additional business, the illustrated portfolio showcased thirty-one of the company's most significant projects, which included estates and residences developed for John Phipps, Arthur Roche, Edward Stokesbury, John Sanford, Mortimer Schiff, and Harold Vanderbilt. At Jupiter Island, Fatio designed an estate for New York actor Joseph V. Reed, and at Miami Beach the Indian Creek Golf Club.<sup>27</sup>

Business diminished rapidly after 1930, however, and in 1932 Treanor & Fatio found little work in either New York City or Palm Beach. That year, Fatio traveled to Atlantic City, where he offered his services as a consulting architect for apartment houses, hotels, and large estates. But, by the mid-1930s, the Palm Beach office was taking in new commissions. Continuing to rely primarily upon residential commissions, Fatio completed plans for J. C. Gregory, Harry Robbins, Anna Schedler, and E. B. Walton. Between 1935 and 1937, he drafted the plans for Palm Beach estates for the Blairs, Huttons, and Worswicks. The Pueblo style Alexander Camp Residence in Dallas, Texas, and a house for a cousin, Phil Sawyer, in Oshkosh, Wisconsin, were among his out of state projects. In 1937, after completing the Vakem Makaroff House in Palm Beach, he submitted the International style residence into a competition, which won the gold medal at the 1937 Paris Exposition for "the most modern house in America." Buoyed by the prize and recognition, Treanor & Fatio in 1938 issued a second edition of Recent Florida Work. The updated volume showcased far smaller residences than had appeared in the 1932 issue, but still displayed well-designed, creative, and richly appointed homes. During World War II, Fatio initiated plans for a development in Rio de Janeiro. In June 1943, after completing only the conceptual stages of the development, he began work for the Federal government in the Office of Strategic Services in Washington, D.C. But, in December 1943, he became ill and died. Following his death, his partner, William Treanor, reorganized the business as Treanor & Burrows, but Treanor died in 1946.<sup>28</sup>

---

<sup>27</sup>Curl, Palm Beach County, 98; Treanor & Fatio, Recent Florida Work, 1932, n. p.; Fatio, Maurice Fatio Architect, 53, 54, 56; Travers, Beautiful Palm Beach, 1928, 59; Curl, Mizner, 165-166.

<sup>28</sup>Palm Beach Post, 4 December 1943; New York Times, 31 August 1946; Curl, Mizner, 193-194; Fatio, Maurice Fatio Architect, 79-80; Henry Withey and Elsie Withey, Biographical Dictionary of American Architects (Deceased) (Los Angeles: Hennessey & Ingalls, Inc., 1970), 605.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page 13 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
SIGNIFICANCE

---

**Watt & Sinclair Construction Company Context**

The Palm Beach and New York construction company of Watt & Sinclair built Eastover in 1930. Organized about 1890, the company had developed a good reputation that extended between New York City and Palm Beach by the late 1920s. Their largest projects included business blocks, churches, and estates. By the early 1930s, the company had built large houses for Mortimer Schiff at Oyster Bay, Long Island and Palm Beach; E. F. Hutton at Wheatley Hills, Long Island, and Palm Beach; Herbert Straus at Red Bank, New Jersey; Franklyn Hutton in Charleston, South Carolina; and John Lawrence in Pittsburgh, Pennsylvania. In addition to the Harold Vanderbilt Residence, Palm Beach estates built by Watt & Sinclair included those for Margery Cooper, James Donahue, Frederick Johnson, Chester Marks, and Joseph Widener. Other Depression era resources assembled by Watt & Sinclair include the Ernest Kanzler House on Jupiter Island; Philip Liberman's Worth Avenue shops in Palm Beach; Citizen's Bank and Martin County Hospital in Stuart; post office buildings in Clearwater (NR 1980) and Palm Beach (NR 1983); and DeLand Junior High School.<sup>29</sup>

**Architectural Context**

Eastover is a good example of the Italian Renaissance style, which was popular in the United States between 1890 and 1935. The earlier Italianate style, which persisted between 1840 and 1885, was loosely based on Italian models, resulting in considerable artistic license in the reproduction of prototypes. In the 1880s, the firm of McKim, Mead, and White gave impetus to the Italian Renaissance style, which was part of the Second Renaissance Revival movement, with the Villard Houses in New York. In the 1890s, fashionable architects employed the style, which provided contrast with Gothic inspired Shingle and Queen Anne styles. After World War I, the perfection of simulated masonry exterior veneer fabrics made possible the accurate representations even in modest examples of the style. Although Florida has a number of good examples of the style, it was not as popular as the contemporary Colonial Revival or Mediterranean Revival styles. Italian Renaissance was one of many architectural types with Mediterranean precedents that became popular in Florida during the land boom of the 1920s. Most of the state's Italian Renaissance style buildings were erected between 1920 and 1930, although the style had made significant advances nationally by 1910.

Identifying features of the style include both symmetrical and asymmetrical facades with projecting extensions protected by hip roofs. Barrel tiles typically cover the roofs, which are often pierced by heavily accented chimneys. Prominent modillions, cornices, and frieze bands usually adorn the eaves. Entrances are often recessed within the main block, and some of the larger and more elaborate models display courtyards that shield the main entrance. Classical influences are apparent in the form of arches and Serliana openings, and pilasters or columns with capitals. Sometimes found in combinations, brick, limestone, marble, or stucco serve

---

<sup>29</sup>Palm Beach Post, 1 January, 25 May 1930; Treanor & Fatio, Recent Florida Works, 1932, n. p.; Stuart Daily News, 1 July, 10, 18 August 1938, 30 November 1939, 25 July 1940; DeLand Sun News, 6 December 1938.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 14 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
SIGNIFICANCE

---

as exterior wall fabrics, and terra cotta, cast-crete, and coursed ashlar are often applied liberally. The fenestration is often irregular and asymmetrical with casement and double-hung sash windows executed with multiple lights.

**Architectural Significance**

Eastover embodies Italian Renaissance styling as expressed by its irregular plan centered around a central three-story main block with a large hip-roof surfaced with barrel tiles and trimmed with carved modillions along the eaves. The complex system of three-, two-, and one-story hip roofs is pierced by six chimneys displaying modillions and hip-roof caps. Organized around a central arcaded, cloistered courtyard, the west elevation contrasts with the linear plan of the east elevation. The site plan along the beach ridge provides an interesting impression of a linear two-story house on the east elevation, but reveals a complex three-story plan from the west. Primary exterior wall surfaces consist of limestone and stucco, a contrast carried onto the chimney shafts. Elaborately adorned carved limestone modillions on the main block yield to carved wood rafter ends and simple limestone cornices on radiating extensions. Arched and rectangular window openings contain leaded glass and casement windows. An arcade, balconies, cloisters, and loggia contribute depth and rhythm to the high walls. The cloisters furnish symmetry along the main block, balanced by a tasteful asymmetry provided by the arcade and loggia elsewhere. The contrasting features create a rich ambiance.

The plan, sited on an east-west axis, takes advantage of the prevailing breezes. It allows for a natural flow between rooms and adequate natural interior lighting and ventilation. The design separates formal functions in the central block from more informal and private areas to the north and south. Revealing the grand scale and symmetry of the house, a great hall and gallery bracketed by a large dining room and living room divide the house into those areas. The great hall with a soaring ceiling that rises thirty feet yields to intimate passages with low ceilings and narrow openings, halls, and adjoining arcades and cloisters. The arcades, cloisters, and loggias, large arched windows, and central courtyard tend to blur the distinction between interior and exterior spaces. Balconies on the second and third floors along the east and west elevations convey a sense of depth, and French doors opening onto those spaces, again, tend to blur the distinction between interior and exterior spaces. Interior materials and features include oak doors, bronze hardware and window frames, Byzantine and Corinthian influenced columns, wood dados and ceiling panels, plastered and limestone walls, and oak and pine floors, and ceramic tiles. Six fireplaces display a variety of mantelpieces, materials, and sizes, and contribute ambiance in both large formal and intimate informal rooms. Narrow hallways and an assortment of unusual paneled carved rectangular and pointed arched doors also make the house distinctive.

Eastover is among the largest and best preserved examples of the Italian Renaissance style in Palm Beach County. The craftsmanship, design, materials, and setting of the house create a unique sense of place. The house maintains its original design intent, circulation system, historic associations, setting, workmanship, and visual impact to a high degree.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 15 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
SIGNIFICANCE

---

The additions made to the estate between 1940 and 1950 were designed primarily by the firm of Simonson and Holley. Byron Simonson had worked with Maurice Fatio before the latter's death. The additions were in keeping with the original house and enhanced Vanderbilt's ability to entertain friends and business associates.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 9 Page 1 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
MAJOR BIBLIOGRAPHICAL REFERENCES

---

**BIBLIOGRAPHY**

- Andrews, Wayne. The Vanderbilt Legend: The Story of the Vanderbilt Family, 1794-1940. New York: Harcourt, Brace and Co., 1941.
- Attaway, John. Hurricanes and Florida Agriculture. Lake Alfred: Florida Science Source, Inc., 1999.
- Auchincloss, Louis. The Vanderbilt Era: Profiles of a Gilded Age. New York: Charles Scribner's Sons, 1989.
- "Beekman Mansion." Architectural Forum. 53 (September 1930): 337.
- Bureau of the Census. Census of Population: 1950. Washington, D. C.: GPO, 1952.
- Clerk of Court. Palm Beach County Courthouse. West Palm Beach, Florida.  
Corporation Book 9, p. 316-320.  
Deed Book 442, p. 419, Deed Book 457, p. 541, 543, Deed Book 459, p. 296, 299, Deed Book 460, p. 355, Deed Book 474, p. 532, 536, Deed Book 1973, p. 371, Deed Book 3017, p. 469, Deed Book 3056, p. 746, Deed Book 4549, p. 1232, 1234, Deed Book 4882, p. 571, Deed Book 11898, p. 561.  
Plat Book 1, p. 88, Plat Book 4, p. 63, Plat Book 5, p. 37.
- Curl, Donald. Mizner's Florida: American Resort Architecture. Cambridge and London: MIT Press, 1984.
- \_\_\_\_\_. Palm Beach County: An Illustrated History. Northridge: Windsor Publications, 1986.
- DeLand Sun News, 6 December 1938.
- Dovell, Junius. Florida: Historic, Dramatic, Contemporary. 4 Volumes. New York: Lewis Historical Publishing Company, 1952.
- Fatio, Alexandra. Maurice Fatio Architect. Stuart: Southeastern Printing, 1992.
- "Great Hill, Stamford, Connecticut." Architectural Record. 61 (April 1927):n. p.
- "Harold S. Vanderbilt House." HABS FLA-234. Library of Congress. Washington, D. C.
- Historical Society of Palm Beach County. Palm Beach, Florida. "Harold S. Vanderbilt Residence, 1930."
- "Hotel Lexington." Architectural Record. 74 (December 1933):478.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 9 Page 2 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
MAJOR BIBLIOGRAPHICAL REFERENCES

---

House of Representatives. 69th Congress. 2d Session. 1926. Doc. 586.

\_\_\_\_\_. 85th Congress. 1st Session. 1949. Doc. 222.

Johnston, Sidney. "Historic Properties Survey of Lake Worth, Florida." St. Augustine: Historic Property Associates, 1996.

Knott, James. Palm Beach Revisited: Historical Vignettes of Palm Beach County. Palm Beach: J. R. Knott, 1987.

Linehan, Mary. Early Lantana, Her Neighbors and More. St. Petersburg: Byron Kennedy, 1979.

List of Mayors. Town Clerk's Office. Town of Manalapan, Florida.

Marquis, A. N., comp. Who's Who in America. Chicago: Marquis Company, 1932.

Mims, Edwin. History of Vanderbilt University. New York: Arno Press, 1977.

Morris, Allen. Florida Handbook. Tallahassee: Peninsular Publishing, 1986.

New York Times, 23 July 1920; 7 September 1930; 7, 15 November 1931; 20 August 1933; 3 November 1935, 7 January, 1936; 19 August 1936; 17 January 1937; 18 August 1940; 3 October 1940; 3 January, 1941; 10 May 1941; 23 March 1942; 8 November 1943; 5 July 1970; 8 July 1972.

"Otto Froelicher House." Architectural Forum. 54 (March 1931):305-307.

Palm Beach Post, 1 January, 3, 11, 25, 30 May 1930; 1 June, 1, 11 January 1931; 4 December 1943; 5 July 1970.

Palm Beach Times, 31 May 1930.

Palm Beach Social Directory Company. Palm Beach Social Directory. Palm Beach: Palm Beach Social Directory Company, 1928.

Porter, John, ed. Moody's Manual of Investments: Railroad Securities. New York: Moody's Investor's Service, 1930.

"Rudolph Iselin House." Architectural Forum. 54 (March 1931):279-281.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 9 Page 3

EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
MAJOR BIBLIOGRAPHICAL REFERENCES

---

- Saunders, Richard. The Railroad Mergers and the Coming of Conrail. Westport and London: Greenwood Press, 1978.
- Simonson & Holley. "Addition to Residence for Harold S. Vanderbilt, Esq." 5 September 1945.
- \_\_\_\_\_. "Caretaker's Lodge for Harold S. Vanderbilt, Esq." 4 March 1947.
- Stover, John F. American Railroads. Chicago: University of Chicago Press, 1961.
- Stuart Daily News, 1 July, 10, 18 August 1938; 30 November 1939; 25 July 1940.
- Tebeau, Charlton. A History of Florida. Coral Gables: University of Miami Press, 1971.
- Travers, J. Wadsworth. History of Beautiful Palm Beach. Palm Beach: J. Wadsworth Travers, 1928.
- Treanor, William, and Maurice Fatio. Recent Florida Work of Treanor & Fatio Architects. Palm Beach: Davis Publishing Company, 1932.
- \_\_\_\_\_. Recent Florida Work of Treanor & Fatio. Palm Beach: Davis Publishing Company, 1938.
- U. S. Department of Agriculture. Palm Beach County, BUM-1L-66. Washington, D. C.: Soil Conservation Service, 1953.
- Vanderbilt, Harold. Enterprise: The Story of the Defense of the America's Cup in 1930. New York: Charles Scribner's Sons, 1930.
- Withey, Henry, and Elsie Withey. Biographical Dictionary of American Architects (Deceased). Los Angeles: Hennessey & Ingalls, Inc., 1970.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 10 Page 1

EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
GEOGRAPHICAL DATA

---

**Verbal Boundary Description**

Hypoluxo Beach Map 1 Subdivision, Lot 13, Palm Beach County Property Appraiser Number 42-43-45-02-01-000-0130.

See attached scaled site plan. The contributing house and other resources stand on Lot 13, Hypoluxo Beach Map 1 Subdivision, which contains six acres that extend from the approximate high water mark of the Atlantic Ocean to the east side of South Ocean Boulevard (State Road A1A).

**Boundary Justification**

The boundary containing the above-described parcel encloses approximately six acres of land east of South Ocean Boulevard historically associated with the Harold Vanderbilt House known as Eastover.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 1 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
PHOTOGRAPHS

---

**LIST OF PHOTOGRAPHS**

1. Eastover
2. 1100 South Ocean Boulevard ,Manalapan (Palm Beach County), Florida
3. Sidney Johnston
4. 2002
5. Sidney Johnston
6. View of East Elevation of the Main House, Looking Northwest
7. Photo 1 of 108

**Numbers 1-5 are the same for the remaining photographs.**

6. View of East Elevation, Looking Southwest
7. Photo 2 of 108
  
6. View of Central Block of East Elevation, Looking West
7. Photo 3 of 108
  
6. View of the Third Floor Balcony on East Elevation, Looking Southwest
7. Photo 4 of 108
  
6. View of Balcony and Sundeck, Looking North
7. Photo 5 of 108
  
6. View of South Hip Extension Flanking Central Block, Looking Northwest
7. Photo 6 of 108
  
6. View of North Hip Extension Flanking Central Block, Looking West
7. Photo 7 of 108
  
6. View of West Elevation, Looking East
7. Photo 8 of 108
  
6. View of West Elevation and Central Courtyard, Looking Northeast
7. Photo 9 of 108
  
6. View of Central Courtyard, Looking West
7. Photo 10 of 108

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 2

EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
PHOTOGRAPHS

---

- 6. View of North Cloister, Looking North
- 7. Photo 11 of 108
  
- 6. View of North Cloister, Looking North
- 7. Photo 12 of 108
  
- 6. View of North Cloister, Looking East
- 7. Photo 13 of 108
  
- 6. View of Limestone Detail, Looking East
- 7. Photo 14 of 108
  
- 6. View of Limestone Detail, Looking East
- 7. Photo 15 of 108
  
- 6. View of Swimming Pool Loggia, Looking East
- 7. Photo 16 of 108
  
- 6. View of West Elevation, Looking Northeast
- 7. Photo 17 of 108
  
- 6. View of West Elevation, Looking East
- 7. Photo 18 of 108
  
- 6. View of East Cloister and Main Entrance, Looking South
- 7. Photo 19 of 108
  
- 6. View of East Cloister, Looking East
- 7. Photo 20 of 108
  
- 6. View of Main Entrance, Looking East
- 7. Photo 21 of 108
  
- 6. View of West Elevation, Swimming Pool, and Loggia, Looking Northeast
- 7. Photo 22 of 108
  
- 6. View of West Elevation and One-story Extension, Looking southeast
- 7. Photo 23 of 108

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 3

EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
PHOTOGRAPHS

---

6. View of Southwest Elevation, Looking Northeast
7. Photo 24 of 108
  
6. View of West Elevation, Looking Southeast
7. Photo 25 of 108
  
6. View of One-story L-shaped Extensions, Looking South
7. Photo 26 of 108
  
6. View of One-story Garage Extension, Looking southeast
7. Photo 27 of 108
  
6. View of Vehicle Bay and Wall Detail on One-story Garage Extension, Looking East
7. Photo 28 of 108
  
6. View of Great Hall and Gallery, Looking southeast
7. Photo 29 of 108
  
6. View of Great Hall and Gallery, Looking Northeast
7. Photo 30 of 108
  
6. View of Great Hall and Gallery, Looking East
7. Photo 31 of 108
  
6. View of Detail in Great Hall, Looking South
7. Photo 32 of 108
  
6. View of Detail in Great Hall, Looking South
7. Photo 33 of 108
  
6. View of Great Hall, Looking Northwest
7. Photo 34 of 108
  
6. View of Detail in Great Hall, Looking up
7. Photo 35 of 108
  
6. View of Detail in Great Hall, Looking South
7. Photo 36 of 108

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 4 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
PHOTOGRAPHS

---

- 6. View of First Floor Elevator and Restroom, Looking West
- 7. Photo 37 of 108
  
- 6. View of First and Second Floor Elevator and Shaft, Looking East
- 7. Photo 38 of 108
  
- 6. View of Gallery, Looking North
- 7. Photo 39 of 108
  
- 6. View of Gallery Openings to Tap Room and Staircase to Third Floor, Looking West
- 7. Photo 40 of 108
  
- 6. View of Tap Room, Looking Southeast
- 7. Photo 41 of 108
  
- 6. View of Tap Room Ceiling Mural, Looking up
- 7. Photo 42 of 108
  
- 6. View of Door into Second Floor Elevator Room and Restroom from Gallery, Looking West
- 7. Photo 43 of 108
  
- 6. View of Second Floor Elevator Room and Restroom, Looking West
- 7. Photo 44 of 108
  
- 6. View of Main Living Room, Looking South
- 7. Photo 45 of 108
  
- 6. View of Main Living Room, Looking South
- 7. Photo 46 of 108
  
- 6. View of Main Dining Room, Looking South
- 7. Photo 47 of 108
  
- 6. View of Main Dining Room, Looking Southwest
- 7. Photo 48 of 108
  
- 6. View of Main Dining Room, Looking Northwest
- 7. Photo 49 of 108

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 5 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
PHOTOGRAPHS

---

- 6. View of Main Dining Room, Looking West
- 7. Photo 50 of 108
  
- 6. View of Hall Adjoining Main Dining Room, Looking Southeast
- 7. Photo 51 of 108
  
- 6. View of Hall Adjoining Gallery and Main Dining Room, Looking South
- 7. Photo 52 of 108
  
- 6. View of Main Pantry and Silver Vault, Looking South
- 7. Photo 53 of 108
  
- 6. View of Main Kitchen, Looking North
- 7. Photo 54 of 108
  
- 6. View of Hall and Storage Areas North of Main Kitchen, Looking North
- 7. Photo 55 of 108
  
- 6. View of Game Room (Original Servants' Dining Room), Looking Northwest
- 7. Photo 56 of 108
  
- 6. View of Bedroom North of Game Room, Looking North
- 7. Photo 57 of 108
  
- 6. View of Covered Walk between Main House and Doll House, Looking South
- 7. Photo 58 of 108
  
- 6. View of Living Quarters North of Game Room, Looking West
- 7. Photo 59 of 108
  
- 6. View of Living Quarters North of Game Room, Looking North
- 7. Photo 60 of 108
  
- 6. View of Staircase, Hall, and Living Quarters, Looking East
- 7. Photo 61 of 108
  
- 6. View of Living Quarters, Looking North
- 7. Photo 62 of 108

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 6 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
PHOTOGRAPHS

---

- 6. View of Rooms Opening off Incised Arcade, Looking southeast
- 7. Photo 63 of 108
  
- 6. View of Kitchen and Bedroom Opening off Incised Arcade, Looking East
- 7. Photo 64 of 108
  
- 6. View of U-shaped Hall, Stairs to Pantry, and Door to Incised Arcade, Looking North
- 7. Photo 65 of 108
  
- 6. View of U-shaped Hall to Wine Vault and Storage Room, Looking West
- 7. Photo 66 of 108
  
- 6. View of Bar, Looking North
- 7. Photo 67 of 108
  
- 6. View of Hall from Great Hall into Elevator Room and Bar, Looking North
- 7. Photo 68 of 108
  
- 6. View of Hall Paralleling North Cloister, Looking West
- 7. Photo 69 of 108
  
- 6. View of Bedroom, Looking North
- 7. Photo 70 of 108
  
- 6. View of Garage, Looking South
- 7. Photo 71 of 108
  
- 6. View of Laundry, Looking West
- 7. Photo 72 of 108
  
- 6. View of Weight Room, Looking Southeast
- 7. Photo 73 of 108
  
- 6. View of First Floor Hall in Two-story South Extension, Looking South
- 7. Photo 74 of 108
  
- 6. View of First Floor Pantry in Two-story South Extension, Looking Southwest
- 7. Photo 75 of 108



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 7 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
PHOTOGRAPHS

---

6. View of French Doors Opening onto Swimming Pool Loggia, Looking West

7. Photo 76 of 108

6. View of Staircase in Two-story South Extension, Looking East

7. Photo 77 of 108

6. View of Hall in Two-story South Extension, Looking Southwest

7. Photo 78 of 108

6. View of Master's Den, Looking South

7. Photo 79 of 108

6. View of Bedroom, Looking southeast

7. Photo 80 of 108

6. View of Staircase in Two-story South Extension, Looking East

7. Photo 81 of 108

6. View of Master Suite Bedroom, Looking Southwest

7. Photo 82 of 108

6. View of Master Suite Restroom, Looking West

7. Photo 83 of 108

6. View of Master Suite Restroom, Looking West

7. Photo 84 of 108

6. View of Master Suite Closets, Looking Southeast

7. Photo 85 of 108

6. View of Master Suite Closets, Looking Northwest

7. Photo 86 of 108

6. View of Staircase to Third Floor, Looking West

7. Photo 87 of 108

6. View of Door to Third Floor Elevator Opening, Looking Southwest

7. Photo 88 of 108

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 8 EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
PHOTOGRAPHS

---

- 6. View of Sitting Room, Looking West
- 7. Photo 89 of 108
  
- 6. View of Third Floor North Bedroom, Looking Northwest
- 7. Photo 90 of 108
  
- 6. View of Third Floor South Bedroom, Looking Southwest
- 7. Photo 91 of 108
  
- 6. View of Staircase to Television Room and Third Floor, Looking East
- 7. Photo 92 of 108
  
- 6. View of Television Room, Looking South
- 7. Photo 93 of 108
  
- 6. View of Television Room, Looking Northwest
- 7. Photo 94 of 108
  
- 6. View of Doll House, Looking East
- 7. Photo 95 of 108
  
- 6. View of Doll House, Looking West
- 7. Photo 96 of 108
  
- 6. Interior View of Doll House, Looking West
- 7. Photo 97 of 108
  
- 6. Interior View of Doll House, Looking West
- 7. Photo 98 of 108
  
- 6. View of Covered Walkway Connecting Doll House to Original House, Looking North
- 7. Photo 99 of 108
  
- 6. View of Formal Garden, Looking South
- 7. Photo 100 of 108
  
- 6. View of Tennis Court and Cabana, Looking North
- 7. Photo 101 of 108

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 9

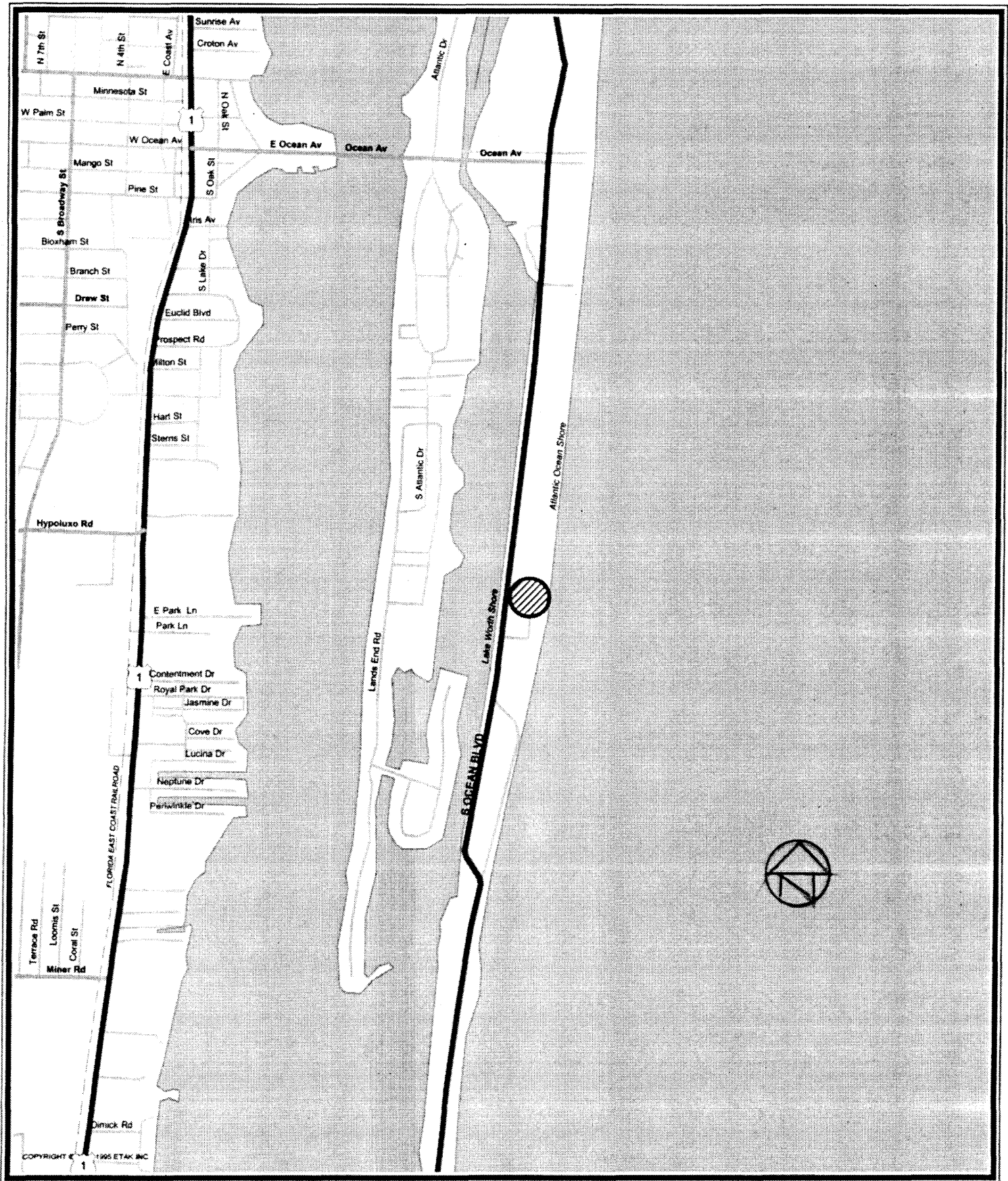
EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FLORIDA  
PHOTOGRAPHS

---

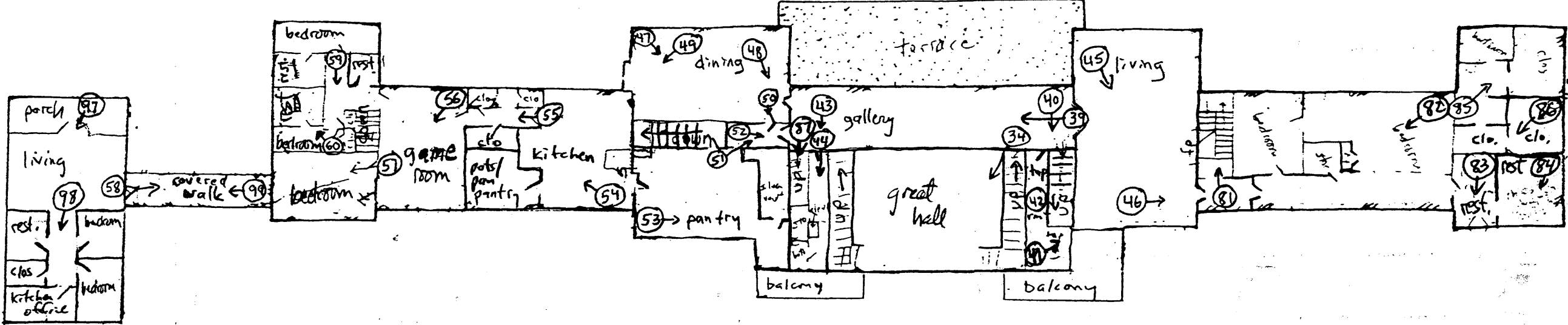
- 6. View of Cabana, Looking South
- 7. Photo 102 of 108
  
- 6. View of Storage Structure, Looking Northeast
- 7. Photo 103 of 108
  
- 6. View of Gatehouse, Looking Southwest
- 7. Photo 104 of 108
  
- 6. View of Gatehouse, Looking Northeast
- 7. Photo 105 of 108
  
- 6. View of Gatehouse, Looking East
- 7. Photo 106 of 108
  
- 6. View of Greenhouse, Looking West
- 7. Photo 107 of 108
  
- 6. View of Boat Dock, Looking North
- 7. Photo 108 of 108

EASTOVER  
MANALAPAN, PALM BEACH COUNTY, FL  
Scale Not Indicated

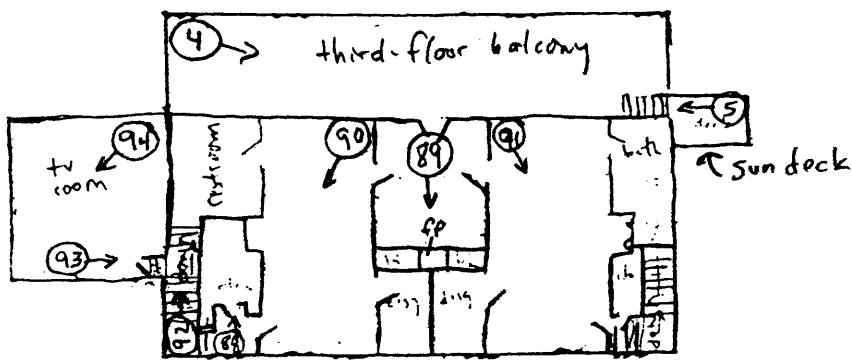
# Current Map



Eastover  
 Manalapan (Palm Beach Co.), FL  
 second floor plan  
 ○→ photograph arrow  
 ← N  
 0 20 40  
 SCALE IN FEET  
 prepared by Sidney Johnston



Eastover  
 Manalapan (Palm Beach Co.), FL  
 third floor plan  
 ○→ photograph arrow  
 ← N  
 0 15 30  
 SCALE IN FEET  
 prepared by Sidney Johnston



Eastover  
 Manalapan (Palm Beach Co.), FL  
 First floor plan  
 ○ → photograph arrow  
 ← N  
 0 15 30  
 SCALE IN FEET  
 prepared by Sidney Johnston

