

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received JUN 28 1984  
date entered AUG 1 1984

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic William Gray Warden <sup>House</sup> ~~Residence~~

and/or common Warden House

**2. Location**

street & number 112 Seminole Avenue N/A — not for publication

city, town Palm Beach N/A — vicinity of

state Florida code 012 county Palm Beach code 099

**3. Classification**

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Condominium

**4. Owner of Property**

name See Continuation Sheet

street & number 112 Seminole Avenue

city, town Palm Beach N/A — vicinity of state Florida

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Palm Beach County Courthouse

street & number 300 North Dixie Highway

city, town Palm Beach state Florida

**6. Representation in Existing Surveys**

title N/A has this property been determined eligible?  yes  no

date N/A  federal  state  county  local

depository for survey records N/A

city, town N/A state N/A

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

## Describe the present and original (if known) physical appearance

The Warden House is a large, two-story U-shaped building designed in the Mediterranean Revival style by the noted Florida architect Addison Mizner. The building is constructed of hollow clay tile and cast stone block walls with stone balusters and stairs, handmade tile floors, stained native pecky cypress ceilings and a clay barrel tile roof. The building is richly embellished with numerous arched windows and doorways, a modillioned cornice, an open cloister connecting its north and south wings and extensive sculptural ornamentation. In 1977, the residence was converted into a six-unit condominium. In the process, most of the service and servants' areas of the house were altered, although most of the principal public spaces of the house were retained. Major exterior alterations included replacement of original fenestration with comparable replicates, the enclosure of the connecting cloister and two loggias with contemporary materials and the addition of a swimming pool on the east side of the house.

The William Gray Warden House occupies the entire oceanfront block between Root Trail and Seminole Avenue in Palm Beach. The house originally contained thirty-two rooms arranged in a U-shaped plan surrounding a 100 by 85 foot courtyard. On either side of the main entrance were located dressing rooms with shower baths for the convenience of beach users. From the large double-door entrance, a flight of stone steps led up to the main hall and living room with an adjoining loggia facing the ocean. A 33 foot open cloister joined the loggia to the south wing of the house, which included a rectangular dining room and a breakfast and luncheon loggia. The remainder of the wing contained the butler's pantry, kitchen, garage and other service rooms. The north wing of the house contained the living room, owner's rooms, guest suites and servants' quarters.

An elaborate stone staircase led to the second story in the main section of the house. Mizner used Las Manos tiles as a floor treatment throughout the house, supporting the second floor of the building with steel beams. The owner's rooms were located over the living room, immediately adjacent to which were located five guest suites. An outside staircase rose from the patio to the bachelor guest rooms on the second floor of the south wing. The house was constructed almost entirely of Mizner industry products, including cast stone cut into blocks for walls and poured for balusters, stairs and similar architectural elements, handmade floor tiles, stained native pecky cypress ceilings, paneled floors and glazed jardinieres, all of which were designed and manufactured by the architect's handcrafts factory.

In the conversion of the building into a condominium, the house was partitioned into six individual units, three units per wing. The rehabilitation resulted in substantial modifications to the private and service areas of the house but the integrity of the larger public spaces of the house was preserved. Major exterior alterations included replacement of window sash and glazing comparable materials, replacement of approximately 40% of the roof tiles with similar tiles, enclosure of the two loggias with plexiglass and aluminum (original enclosure had been glass), the addition of a swimming pool on the east side of the house and exterior lighting. No structural modifications to the building were made and as much original decorative fabric as possible was retained. The house was completely rewired and replumbed to provide individual service to each unit.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1922 **Builder/Architect** Cooper G. Lightbown/Addison Mizner

## Statement of Significance (in one paragraph)

The William Gray Warden Residence, presently known as the Warden House, is significant as an outstanding example of Mediterranean Revival architecture designed by one of Florida's most renowned architects associated with the style, Addison Mizner. The design of the residence shows the influence of both the Spanish and Italian Renaissance styles but itself is a highly individual design. The house was constructed for Mr. and Mrs. William Gray Warden in 1922. William Warden was a successful industrialist and financier associated with the Standard Oil Company, Pittsburg Coal and other corporations.

The architect of the Warden House, Addison Mizner, was born in Benicia, California, in 1872. When his father, Lansing Bond Mizner, served as American minister to the five Central American republics, Mizner received his introduction to Spanish culture. A year at the University of Salamanca deepened his appreciation for Spanish art, and particularly that country's architectural tradition, and determined his professional career. After apprenticeship with San Francisco architect Willis Polk, Mizner opened a small architectural office in New York City in 1904.<sup>1</sup>

In 1907, Mizner received his first major commission, the completion of a partially built townhouse for Stephen H. Brown, a governor of the New York Stock Exchange. In the next ten years he completed work for former Congressman William Bourke Cockran, the comedian Raymond Hitchcock, and socialites such as Sarah Cowen Monson, Ralph Thomas, Archibald White, Jerome Alexandre, William Prime, John Alley Parker, Alfred E. Dieterich, and Mrs. O.H.P. Belmont, the former Mrs. William K. Vanderbilt, Sr. Stylistically an eclectic period, during the New York years Mizner produced Japanese houses and gardens, Norman mansions, "Alaska mining towns," and his first Spanish villas. It was also a period in which Mizner grew as an architect. His early tightly contained and almost academically approached houses gave way to the randomly massed and romantic Spanish styled buildings which made his reputation as an architect. By the time Mizner arrived in Florida in January 1918 to recover from a leg injury, he had both established himself in society and built a successful architectural career.<sup>2</sup>

Mizner's first Palm Beach commission was for the Everglades Club. Paris Singer, the architect's Florida host, had founded several hospitals in Europe as his contribution to the war effort--World War I had begun in Europe in 1914. In Palm Beach Singer decided to build another hospital and asked Mizner to design a building that could be used for a private club after the war. By the time the building was completed in January 1919 the war had ended. Thus the Everglades Club never served as a hospital, but opened as one of America's most exclusive clubs with members drawn from the resort's wealthiest and most social visitors.<sup>3</sup> Its members, who up to this time had usually spent their Palm Beach vacations in the hotels built by Henry M. Flagler, now called upon Mizner to design "cottages" for them in the resort. Between 1919 and 1925 the architect completed nearly forty large Palm Beach villas for the leading society figures of the town. Among those who commissioned Mizner to design residences were

# 9. Major Bibliographical References

(See Continuation Sheet)

# 10. Geographical Data

Acreege of nominated property Less than one

Quadrangle name Palm Beach

Quadrangle scale 1:24,000

### UTM References

A 

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### Verbal boundary description and justification

Lots 1-6 Ocean Park Boulevard and the south 116.5 feet of lot 1, block 6, Ocean Park Robbins Addition. This area includes all significant properties.

### List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

# 11. Form Prepared By

name/title Alexander Green/Michael F. Zimny, Historic Sites Specialist

organization Division of Archives date June 14, 1984

street & number The Capitol telephone (904) 487-2333

city or town Tallahassee state Florida

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *George W. Percy*

title George W. Percy, State Historic Preservation Officer date 6/15/84

For NPS use only

I hereby certify that this property is included in the National Register

*Melora Byers*  
Keeper of the National Register

Entered in the  
National Register

date 8/1/84

Attest:

Chief of Registration

date

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Continuation sheet One

Item number 2

Page 1

Apartment #1  
Daniel Cowin

Apartment #2  
Robert Eigelberger

Apartment #3  
Dr. and Mrs. Ralph Carabasi

Apartment #4  
Caroline Guest

Apartment #5  
Mr. and Mrs. V. Biasi

Apartment #6  
Mrs. Richard Buckley

All owners at 112 Seminole Avenue, Palm Beach, Florida.

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Continuation sheet Two

Item number 8

Page 1

Edward T. Stotesbury, the brothers Charles and Gurnee Munn, Harold S. Vanderbilt, Rodman Wanamaker, Angier Duke, Edward Shearson, Preston P. Satterwhite, Joseph Cosden, John S. Phipps, and George Mesker. These villas, and commercial structures such as the Via Mizner and Via Parigi, the Plaza Building and Mizner Plaza for the Palm Beach Company of the Phipps family, the Palmway Building and the Singer Building for Paris Singer, both assured Mizner's position as the area's leading society architect, and established a new style of architecture for south Florida.<sup>4</sup>

Mizner received his commission for the Warden House from William Gray Warden of Philadelphia, Pennsylvania, in 1921. Warden was an active industrialist and financier. He was the son of one of the founders of the Standard Oil Company, chairman of Pittsburgh Coal and a large stockholder and on the Board of Germantown Trust Company. In Palm Beach he was President and organizer of the Committee of 100 and founder and President of the Gulfstream Club.

Warden purchased the site of his Palm Beach residence in 1921 from Dr. Frank B. Sears of Kennebunk, Maine. The site formerly contained one of the first houses built in Palm Beach, which was owned by the late Captain Enoch Root. Warden requested a small, unostentatious residence for his winter home although his wife desired a larger villa. As a compromise, Mizner later claimed that he had sketched the house in half scale and placed a large courtyard between the major wings of the house so as to further diminish the apparent size of the building. This satisfied both Warden, to whom the design of the house looked "truly insignificant" and his wife, whom Mizner had told of his trick.<sup>5</sup>

The Warden House was constructed by Cooper C. Lighthown, builder for most of Mizner's major commissions. Lighthown came to Palm Beach from Washington, D.C., in 1912 as a young carpenter where he subsequently established himself as a leading businessman, builder and political figure. In 1922, he unseated incumbent mayor George W. Jonas and served in that position until 1928. While he was mayor, Palm Beach experienced its greatest building boom and Lighthown his most successful years as a contractor.<sup>6</sup> Beginning with the Mizner designed Everglades Club in 1918, he completed dozens of Palm Beach estates, such as Playa Riente for Joshua Cosden and El Mirasol for Edward Statesbury, both Mizner designs.

The Warden House typified Mizner's personal synthesis of the Spanish and Italian Renaissance styles. The thirty-two-room house followed Mizner's usual U-shaped plan, enclosing a very large (100 x 85 foot) patio on the west. From the formal entrance on Seminole Avenue, a flight of stone steps led up to the main hall and living room and loggia facing the ocean. A 33-foot long cloister joined the loggia to the south wing of the house which containing the dining room, breakfast and luncheon loggia and the service rooms of the residence. The north wing contained the living room, owner's rooms, guest suites and servants' quarters.

In 1977, the Warden House was threatened with demolition, slated to be replaced with townhouses. After two years of litigation, the building was saved when Robert Eigelberger, a local businessman and preservationist, received permission to restore

(See Continuation Sheet)

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Continuation sheet Three

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the residence and convert it into a six-unit condominium. The rehabilitation was carried out in a sensitive manner, resulting in some interior modifications but in no major exterior alterations, save for the addition of a swimming pool on the east side of the property. The building continues to possess sufficient architectural integrity to make it eligible for National Register listing under Criteria C.

FOOTNOTES

<sup>1</sup>The most scholarly published account of the Mizner family is J. Camille Showalter, "The Mizners in Perspective," J. Camille Showalter, editor, The Many Mizners: California Clan Extraordinary, pp. 11-26; see also, Addison Mizner, The Many Mizners, passim.

<sup>2</sup>Addison Mizner, The Many Mizners, passim.; Plain Talk (Port Washington, NY), 1911-1914; Alva Johnston, The Legendary Mizners, pp. 18-19.

<sup>3</sup>Ruth Brandon, A Capitalist Romance: Singer and The Sewing Machine, pp. 216-222; Amy Lyman Phillips, "The Everglades Club," Palm Beach Life (16 January 1945 and 14 February 1951); Palm Beach Post, 1918-1919, passim.

<sup>4</sup>Addison Mizner, Autobiographical Manuscript, Historical Society of Palm Beach County; Palm Beach Post, 1919-1925, passim; Palm Beach Daily News, 1919-1925, passim.

<sup>5</sup>Donald W. Curl, Mizner's Florida (New York: The Architectural History Foundation, 1984), pp. 89-90.

<sup>6</sup>John Taylor Boyd, "The Florida House: Mr. Addison Mizner, the Architect, Recounts the Birth of the New Florida Architecture at Palm Beach in an Interview." Arts and Decoration (January 1930)

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Allen Frederick Lewis. Only Yesterday. New York: Harper and Brothers, 1931.

Boyd, John Taylor, Jr. "The Florida House: Mr. Addison Mizner, the Architect. Recounts the Birth of the New Florida Architecture at Palm Beach in an Interview." Arts and Decoration 32 (January 1930); pp. 37-40, 80, 102.

Brandon, Ruth. A Capitalist Romance: Singer and the Sewing Machine. Philadelphia: Lippincott, 1977.

Curl, Donald W. Mizner's Florida: American Resort Architecture. New York and Cambridge: The Architectural History Foundation and MIT Press, 1984.

Historical Society of Palm Beach County (Palm Beach) Collections include original drawings by Addison Mizner for some Palm Beach projects; Mizner's TS Auto-biography; Palm Beach Post, Palm Beach Life; and Palm Beach Daily News.

The Florida Architecture of Addison Mizner. Introduction by Ida Tarbell. New York: William Helburn, 1928.

Johnson, Alva. The Legendary Mizners. New York: Farrar, Straus and Young, 1953.

Mizner, Addison. The Many Mizners. New York: Sears Publishing Company, 1932.

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Orr, Christina. Addison Mizner: Architect of Dreams and Realities (1872-1933). West Palm Beach: Norton Gallery and School of Art, 1977.

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Price, Matlack. "Mediterranean Architecture in Florida." Architectural Forum, LXIV (January 1926), pp. 33-40.

Showalter, J. Camille, editor. The Many Mizners: California Clan Extraordinary. Oakland: Oakland Museum, 1978.

The Society of the Four Arts Library (Palm Beach). Addison Mizner's Library.

# WARDEN HOUSE, A CONDOMINIUM

## SITE PLAN

### GROUND FLOOR

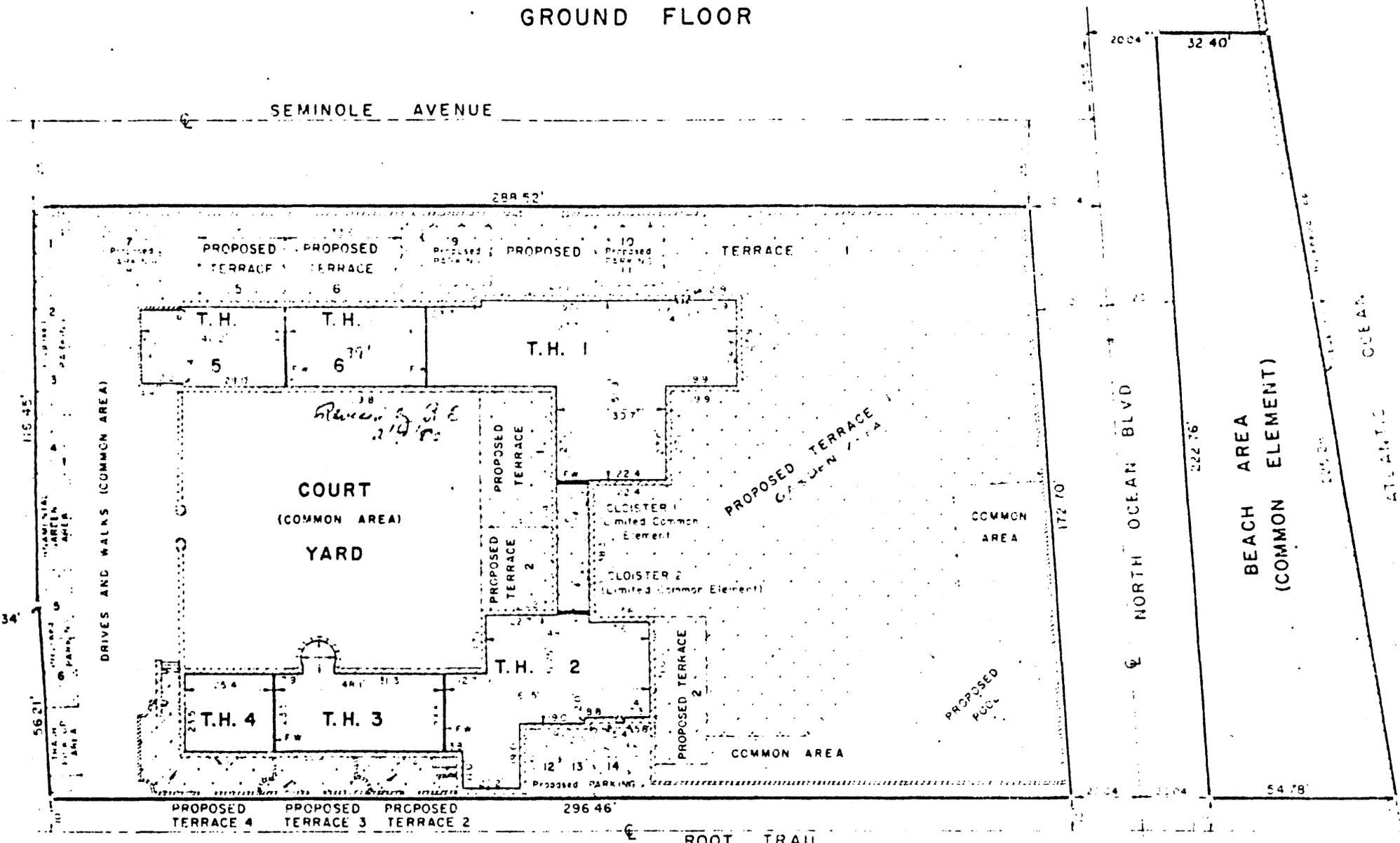
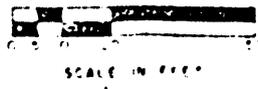


Exhibit A-3



— F.W. DENOTES FIREWALLS AND ARE COMMON ELEMENTS (ENCLOSED)  
 - - - DENOTES LIMITED COMMON ELEMENTS (TYPE WALLS)  
 . . . DENOTES COMMON ELEMENTS

ALL AREAS WITHIN THE BOUNDARIES OF THIS CONDOMINIUM WHICH ARE NOT WITHIN THE CONDOMINIUM UNITS DESIGNATED AS T.H. 1 THROUGH T.H. 4 AND NOT WITHIN THE LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS.

AS SHOWN DRAWN BY CHECKED BY DATE	<b>HUTCHEON ENGINEERS</b> INCORPORATED CIVIL ENGINEERS & SURVEYORS	ALL RIGHTS RESERVED 19 2 585 3 1 4
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