

On the market in Palm Beach: Update 'kept the integrity' of 1920s-era house asking \$11.4M

 palmbeachdailynews.com/story/business/real-estate/2022/10/28/florida-real-estate-redone-1920-s-era-house-asks-11-4-million-palm-beach/10579060002



Seller Bijon Memar sensitively renovated this landmarked house with a separate guesthouse at 315 Seaspray Ave. He has priced it at \$11.4 million.

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Special to the Daily News



Bijon Memar of Atlanta first came to Palm Beach in the early 1980s when he was 19 years old — and he's been smitten with the town ever since.

Three years ago, he sold his company, Medac, which handles billing and other business services to anesthesia providers. Parting with the company gave Memar time to pursue his passion for renovating historic homes for resale, and he has focused on properties in Palm Beach.

"I think Palm Beach is very beautiful and needs to be preserved the way it is," he says.

He has several projects underway on the island.

"I love restoring homes. I have fun with them," he explains.

One project is a 1924 Mission Revival-style villa at 315 Seaspray Ave. The house was designated a landmark by the Landmark Preservation Commission in 2017, so its exterior walls cannot be altered without the town's permission. But Memar has completely renovated the interior.

The four-bedroom, four-and-a-half-bath house and its guest cottage have a combined 2,695 square feet of living space, inside and out. The property is offered for sale for \$11.4 million through Compass Florida agent, Elizabeth DeWoody.

House is in one of Palm Beach's oldest residential neighborhoods

The property is in the middle of the block of one of the so-called "sea streets" — the others being Seaview and Seabreeze avenues — in one of the oldest platted neighborhoods in town. Seaspray Avenue is two blocks north of Royal Palm Way.

Memar plans to live in another house he owns on neighboring Seabreeze, but the residence on Seaspray has a lot going for it, he says.

"It has street appeal. It's quaint, cozy and is attention-grabbing. It's beautiful, which is what Palm Beach is all about.

To bring it back to its former glory, Memar worked with architect Kristin Kellogg of the West Palm Beach firm Smith Kellogg Architecture.

"We took down walls and put in new heating, air conditioning, electric (and) plumbing (systems)," Memar says. "Everything is new, but we kept the integrity of the house," he says.

From the front entry and stair hall, one finds the living room and dining room central to the floorplan, with the new kitchen and powder room to the west.

A covered patio is accessed from the dining room, and an office is adjacent to the living room.

Upstairs are the main bedroom suite and two guest suites, with one of the guest bedrooms opening to a terrace. Memar and Kellogg modernized the layout of the bedrooms to create walk-in closets and ensuite bathrooms. All the bathrooms are finished in marble.

The separate guest cottage has a living room, bedroom, bathroom and utility room.

Both the main house and guest cottage view what Memar describes as a "dipping pool" that doubles as a whirlpool spa in the backyard.

Update of Palm Beach landmarked house restored architectural elements

The house has a rich history. It was built by Alfred H. Lauenborg for Boston residents Henrietta M. Wyeth, a playwright, and her artist-and-astronomer husband, J. Russell Wyeth.

The designation report prepared as part of the landmarking process points out several of the house's features, including the wide tapering chimney structure on the front facade and a flat roof — with a parapet — that is slightly raised at the corners.

The report also notes the large wooden front door recessed within an archway

The house retains its original front door, Memar says, and the original gate to the carport.

Inside, Memar says he appreciates the original wrought-iron banisters. Work crews also restored the original pecky-cypress ceilings, adding a similar one to the kitchen.

“We also maintained the original windows. We had a company fix them all so that they function,” he says.

Additional features include hardwood flooring and the marble mantel surrounding the wood-burning fireplace in the living room.

The kitchen is fitted with white Shaker-style cabinetry, marble counters and professional-grade appliances.

Memar says he is always on the lookout for new projects.

“When I got out of high school, I wanted to be an architect. I’ve fixed up 20-some homes in my life. It gives me so much pleasure, and I don’t think I am going to be stopping anytime soon.”

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To see more photos of 315 Seaspray Ave., click on the gallery at the top of this page.