

272 Queens Lane



DESIGNATION REPORT

November 18, 2020

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

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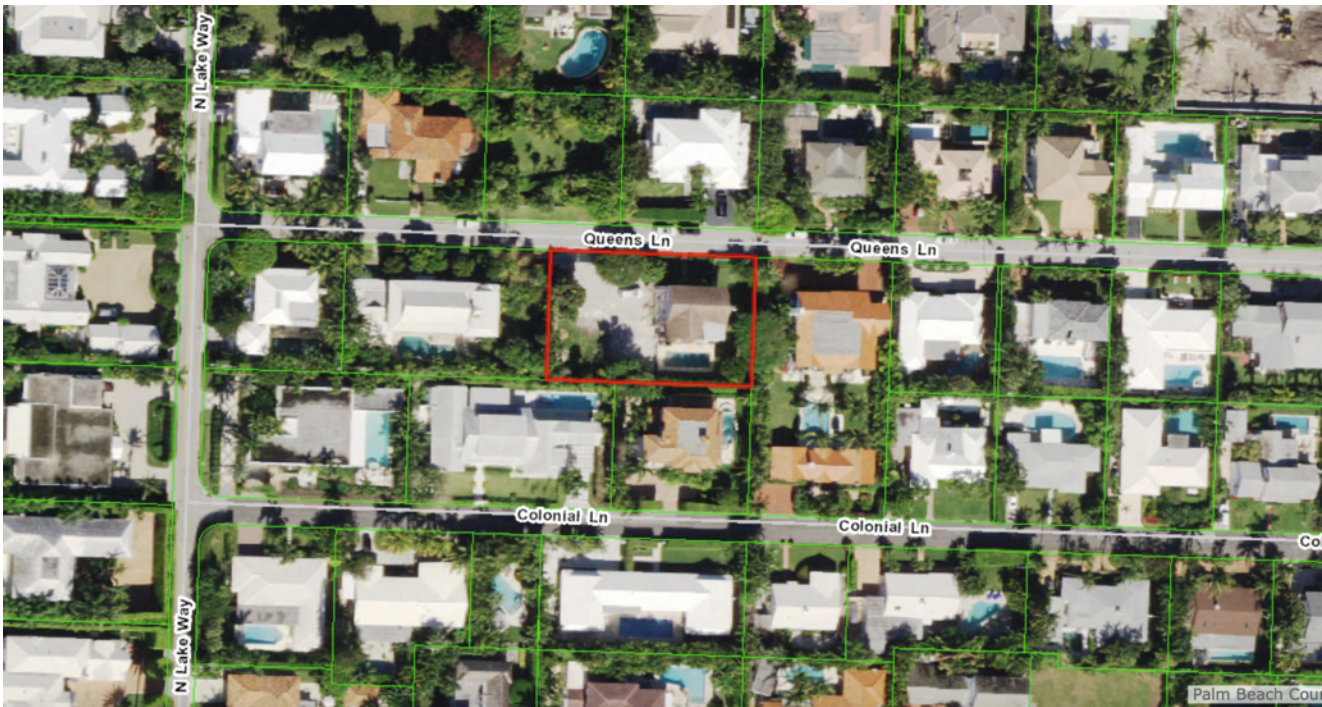
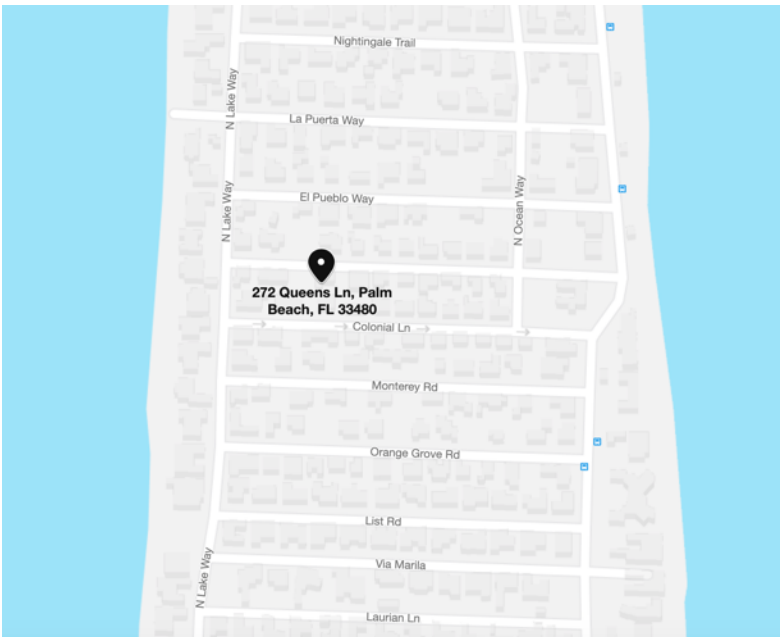
Report produced by Murphy Stillings, LLC

I. General Information

Location:	272 Queens Lane Palm Beach, Florida
Date of Construction:	1937
First Owner:	Arnold Construction Company
Current Owner:	Jennifer and Christopher Lazarro
Architect:	John Volk
Builder:	Arnold Construction Company
Present Use:	Residential
Present Zoning:	RB
Palm Beach County Tax Folio Number:	50-43-43-03-12-000-0681
Current Legal Description:	Palm Beach Shores – Palm Beach East 1/2 of Lot 68 & Lots 69 – 75 INC

II. Location Map

272 Queens Lane



III. Architectural Information

The residence located at 272 Queens Lane is a two-story structure designed by prominent architect John Volk and constructed by Arnold Construction Company in 1937 in the Georgian Revival style. This frame dwelling is covered with a brick veneer on the front and sides, with the rear being a combination of brick, stucco and wood siding. The brick is currently whitewashed.



One of the most common Colonial Revival subtypes is the Georgian Revival. The Georgian style was originally popular in the 18th century and was used frequently in early New England settlements. The Georgian Revival emerged in the early 1900s and remained popular into the 1950s. The structures evolved significantly from the elaborate, detailed façades of the 1900s and 1910s to the modest, simplified houses that were built from the 1920s to the 1950s.

Georgian Revival structures employed many of the details of their earlier Colonial predecessors. A classic Georgian Revival home is square or rectangular, generally two-stories, made of brick, and features symmetrical windows, shutters, and columns. Roofs are hipped or gabled and window sashes may have multiple lights

or a single pane of glass, with common configurations being 12/1, 6/6 or 1/1. Chimneys are also a common feature of Georgian Revival style houses.

272 Queens Lane reflects the Georgian Revival style with the three-bay wide symmetrical design with a center entry framed by a simple stucco pedimented surround. This center bay projects slightly forward from the façade. Flanking the center entry are 6/6 double-hung sash windows with brick lintels, louvered shutters, and panels below. There is also a small window just west of the center entry. The second story consists of three 6/6 double-hung sash windows with brick sills flanked by louvered shutters. The two edges of the front façade project slightly forward and are topped with a slim band creating subtle pilasters. Concrete tiles cover the side-gabled roof and there is a brick chimney on the east exterior wall. A white aluminum fence, gate and brick piers define the east yard.



Over the eighty-three years since the construction of 272 Queens Lane, there have been some additions and alterations to the exterior of the structure. The front entry door and surround was altered, shutters flanking the entry were removed, the sleeping porch on the east portion of the rear second-story was enclosed and the garage attached to the west side of the dwelling was demolished. In August 2020, plans were approved for an addition attached on the west side of the original dwelling. The plans for this addition include a two-story, three bay-wide section covered with stucco and a hip roof. The first story of this section has a bay window with three six-over-six double-hung sash windows and panels below while the

second story has three six-over-six double-hung sash windows flanked by louvered shutters. Attached to this section to the west is a stucco covered three car garage, mudroom, laundry room and cabana bath. This section is covered by a gable and hip roof. The mudroom is entered by a paneled door while the garage has a six-over-six double-hung sash window with shutters on the first floor south façade and dormer windows in the hip roof on both the south and west elevations. The garage doors on the west are louvered paneled impact doors. There is also a chimney with a brick cap on the west elevation. Despite these additions and alterations, the house retains its historical architectural integrity.

IV. Historical Information

The house at 272 Queens Lane was designed by prominent architect John Volk and built by Arnold Construction Company in 1937 at a cost of \$17,000. Located in the Palm Beach Shores subdivision on the south side of Queens Lane, this was one of the many speculative houses that kept Palm Beach architects and builders busy during the Depression years of the 1930s.¹ Queens Lane is an elegant street in Palm Beach's north end with many well-designed houses in similar scale designed by many of the most prominent Palm Beach architects, including John Volk, Howard Major, Maurice Fatio and Henry Harding. Though instead of grand estates designed by these architects, the houses on Queens Lane were more modest reflecting the change in architecture due to the Great Depression. An article in the Palm Beach Post titled "Medium Sized Homes Favored in Palm Beach, discusses this trend:

"Proof of the manner in which Palm Beach, once a city of Arabian Nights palaces, is becoming a city of real homes is to be found in a study of its building activity during 1940, when a large number of medium priced residences made up much of the \$1,309,135 program through mid-November, according to Inspector Edward Ehinger.

For several years the trend has been steadily veering away from the formal and ostentatious to the livable and informal. The palatial Spanish architecture, which Addison Mizner made popular, has given way to British Colonial, the Bermudan, the Southern Colonial, the modern. As simpler living has succeeded the Boom Time Palm Beach

¹ Palm Beach Building Permit # 2737, February 12, 1937.

life, when many homes were run as country clubs, smaller houses with fewer and fewer guest rooms have become the thing.”.²

272 Queens Lane is a very good example of a smaller-scale John Volk dwelling for this era of the late 1930s.

Mrs. Paula Uihlein purchased 272 Queens Lane from Arnold Construction Company shortly after it was completed in 1937. Paula Uihlein was a member of a wealthy Milwaukee brewing family, a philanthropist and an arts patron. She was the daughter of August E. Uihlein, whose uncle August Krug, founded the Joseph Schlitz Brewing Company in 1849. Her father August ran the company successfully for many years. For a number of years in the early 1900s, Schlitz was the largest producer of beer in the United States. Paula Uihlein was a longtime patron of art, drama and music and was a philanthropist to many students, the Milwaukee Art Center, Marquette University and Milwaukee’s Children’s Hospital. The Uihlein family had visited Palm Beach for many years prior to Paula purchasing her Queens Lane house. She was often mentioned in society news hosting relatives and friends from Milwaukee.

Paula Uihlein owned the house for over ten years before selling it to Mr. and Mrs. Alvin B McClelland. The McClelland’s were frequent visitors to Palm Beach prior to purchasing 272 Queens Lane. In the 1940s they were often noted in the society news as houseguests in Palm Beach, including with Mr. & Mrs. Paul Maddock, owners of Duck’s Nest. After purchasing 272 Queens Lane, the McClelland’s became active in Palm Beach joining the prestigious local clubs while Alvin McClelland continued work as a CEO of several petroleum refining and exploration companies.

In 1967, Reginald and Carolyn Stambaugh purchased 272 Queens Lane. Dr. Reginald Stambaugh, a prominent ophthalmologist, was a fifth-generation Floridian who fought to save and restore buildings that distinguished Palm Beach County. His pioneer family was among the first to settle in Palm Beach County. Sometime before 1910, Orrel Stambaugh and his wife Mabel came to Palm Beach with three children from Oklahoma. In 1929, Orrel’s son, Gleason Stambaugh founded the Florida Music Company that installed music systems in Palm Beach mansions and distributed the area’s jukeboxes. During World War II he commanded area Coast Guard Forces and rescued sailors from ships torpedoed by

² Although this article was about numbers from 1940, it talks about the trend of houses veering away from the formal and ostentatious to the livable and informal for several years.

Nazi submarines off Florida's east coast. In the 1950's he became chairman of the Port of Palm Beach. Dr. Stambaugh attended Palm Beach High School and led the fight to save the buildings of the high school, which were built in 1908 and stand today as the Dreyfoos School of the Arts. He was president of the Historical Society of Palm Beach County and the Historical Foundation of Palm Beach County, and also worked as a leader in working to unwrap and save the 1916 Palm Beach County Courthouse and establish a historical museum there. This was a very successful endeavor that produced an excellent Palm Beach County Historical Museum as well as offices and archives for the Historical Society of Palm Beach County. Carolyn Stambaugh moved to Palm Beach as a young girl and also attended Palm Beach High School. She became the University of Florida's first homecoming queen, an Orange Bowl Queen and in 1956 a television pioneer model on The Price of Right game show. She joined her husband and children on being a stalwart of historic preservation in Palm Beach and would only sell her house to owners who would pledge to preserve the dwelling.

V. Architects Biography

John L. Volk

John Volk has been called the last of the "original" Palm Beach architects. He was one of an elite group of early 1920s architects that included Addison Mizner, Maurice Fatio, and Marion Sims Wyeth who developed the architectural style of the island that came to be known as the "Palm Beach Style".

Volk was born in Graz, Austria in 1901. He came to the United States with his parents at the age of nine and grew up in New York. He attended Columbia University School of Architecture and L'Ecole des Beaux Arts. Volk opened his office in Palm Beach in 1925. Volk designed more than 1000 houses, theaters, clubs, shops, and other buildings and lived in Palm Beach from 1925 to his death in 1984. He designed homes for some of the wealthiest and most powerful people in America over his 58-year career in Palm Beach including Colonel Robert McCormack, William Paley, George Vanderbilt, Nicholas DuPont, Henry Ford II, Herbert Pulitzer, Matthew Mellon, George Storer, Horace Dodge II, and John S. Phipps. Included in the designs of John Volk are some of the most prominent commercial and private club buildings in the Palm Beach area including the First National Bank, the Royal Poinciana Plaza and Playhouse, the center section of the Town Hall, the Beach Club, Good Samaritan Hospital, and several shops on Worth

Avenue including the Everglades Colonnade. He also extensively modified and rebuilt the Bath and Tennis Club after a major hurricane.

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

VI. Statement of Significance

272 Queens Lane is significant as an example of the work of the prominent Palm Beach architect John Volk. It is important as an example of late Depression Era speculative architecture built in Palm Beach's North End in the 1930s. It clearly shows Volk's ability to adapt to the 1930's era in size and building costs, while maintaining style and high-quality architectural design.

VII. Criteria For Designation

Section 54-161 of the Town of Palm Beach Landmarks Preservation Ordinance outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria that relate to this property and justification for designation:

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

272 Queens Lane reflects the broad economic and social history of the nation, state, county and Town of Palm Beach as it was developed in the late depression era when the nation, state, county and town were recovering from the Great Depression and new development in Palm Beach was starting to recover. Many houses on Queens Lane, like this residence, were built by Arnold Construction Company as speculative houses designed by many of the best Palm Beach architects including John Volk, Howard Major, Maurice Fatio and Henry Harding.

(3) "Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship."

The house at 272 Queens Lane is a good example of the Georgian Revival style of architecture designed by John Volk during the Depression Era years of the 1930s. The symmetrical design, 6/6 double-hung sash windows, louvered shutters, brick lintels, side gabled roof and brick chimney are characteristic features of the Georgian Revival style. These features and the overall design reflect Volk's distinctive interpretation of the style.

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

272 Queens Lane is a good representation of the design work of the architect John L. Volk. John Volk has been recognized as one of the most important architects to practice in the Town of Palm Beach. Unlike other talented architects who developed or refined specific styles, John Volk understood and perfected many varying architectural styles from Mediterranean Revival to contemporary designs. This house built on a smaller scale than most of his 1920s Boom Era designs shows how he adapted to the changing times while maintaining good architectural style.

VIII. Selected Bibliography

Curl, Donald W. Palm Beach County: An Illustrated History. Northridge, California: Windsor Publications, Inc., 1987.

The Historical Society of Palm Beach County. Historical and Architectural Files; Palm Beach County History Online

McAlester, Virginia Savage. A Field Guide to American Houses. New York: Alfred A. Knopf, Inc., 2015. Revised and expanded from the original edition written by Virginia and Lee McAlester.

The Palm Beach Daily News. Archived Articles Online

The Palm Beach Post. Archived Articles Online

The Preservation Foundation of Palm Beach. 272 Queens Lane file

Sanborn Insurance Map of Palm Beach. New York: Sanborn Map Co., 1926 updated to 1952. City of West Palm Beach Public Library, Florida Room.

Town of Palm Beach. Building Permits, 1937– 2020.

West Palm Beach City Directories. Asheville, NC: Florida-Piedmont Directory Company, 1937 -1986. These city directories included Town of Palm Beach directories and information on Palm Beach residents.

IX. Florida Master Site File Form



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 PB09435

Recorder # Jane S. Day

Field Date 11/1/2010

Form Date 12/12/2010

FormNo 201011

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Carol Stambaugh, House Multiple Listing (DHR only) _____
Other Names _____ >> Shorehill
Survey or Project Name Palm Beach Historic Sites Survey, Phase V Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address
Street No. 272 Direction _____ Street Name Queens Street Type Lane Direction Suffix _____

Cross Streets (nearest/ between) North Lake Way and North Ocean Blvd
City / Town (within 3 miles) Town of Palm Beach In Current City Limits? YES
County Palm Beach Tax Parcel #(s) 50-43-43-03-12-000-0681
Subdivision Name Palm Beach shores Block _____ Lot 68-75
Ownership Private-Corporate-Non-Profit
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) On the north side of Queens Lane between North Lake Way and North Ocean Way

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> PALM BEACH;1986
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 43S ;43E ;03;UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Georgian Revival Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2
Structural System(s) _____ >> Masonry - General
Other Structural System(s) _____
Foundation Type(s) _____ >> Continuous
Other Foundation Types _____
Foundation Material(s) _____ >> Concrete Block
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Brick
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> Gable
Other Roof Type(s) _____
Roof Material(s) _____ >> Concrete tile
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) _____ >> _____
Other Roof Secondary Structure(s) _____
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s) _____
Chimney Location(s) east exterior wall

HISTORICAL STRUCTURE FORM

8PB09435

DESCRIPTION (continued)

Window Descriptions 6/6 DHS, sliding windows

Main Entrance Description (stylistic details) centered on the south facade with a canvas awning and drapery

Porches: #open 1 #closed #incised Location(s) entry - n

Porch Roof Types(s)

Exterior Ornament shutters

Interior Plan Unknown

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: NONE of this category

Residential: ALL this category

Institutional: NONE of this category

Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe): none observed

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional)

HISTORY

Construction year 1937

Architect (last name first): Volk, John L.

Builder (last name first): Arnold Construction

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> <u>Addition; ;11/01/2010;</u>			

Structure Use History

Use Year Use Started Year Use Ended >> Private residence;1927;

Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods >> Examine local property records

Other research methods tax records, windshield

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? INSUFF. INFO

Name of Local Register if Eligible Palm Beach Landmarks

Individually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance

>> Architecture

Other Historical Associations

Explanation of Evaluation (required) This is a fine example of the Georgian revival style by noted architect, John L. Volk. It is in scale with the neighborhood and worthy of further study.

HISTORICAL STRUCTURE FORM

8PB09435

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____
File or Accession #: _____ Descriptive Information: _____
>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Day, Jane S.
Recorder Address / Phone 728 Granada Dr. Boca Raton, FL 33432 561-362-4473
Recorder Affiliation Research Atlantica Other Affiliation Town of Palm Beach
Is a Text-Only Supplement File Attached (Surveyor Only)? _____

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: <u>SS</u> Electronic Form Used: <u>S110</u> Form Type Code: <u>NORM</u> Form Quality Ranking: <u>NEW</u> Form Status Code: <u>SCAT</u> Supplement Information Status: <u>NO SUPPLEMENT</u> Supplement File Status: <u>NO SUPPLEMENT FILE</u> Form Comments: _____ _____ _____	SHPO's Evaluation of Resource _____ Date _____ FMSF Staffer: _____ Computer Entry Date: <u>11/18/2004</u>
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REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"