

287 Pendleton Avenue



DESIGNATION REPORT

January 19, 2022

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT
287 Pendleton Avenue

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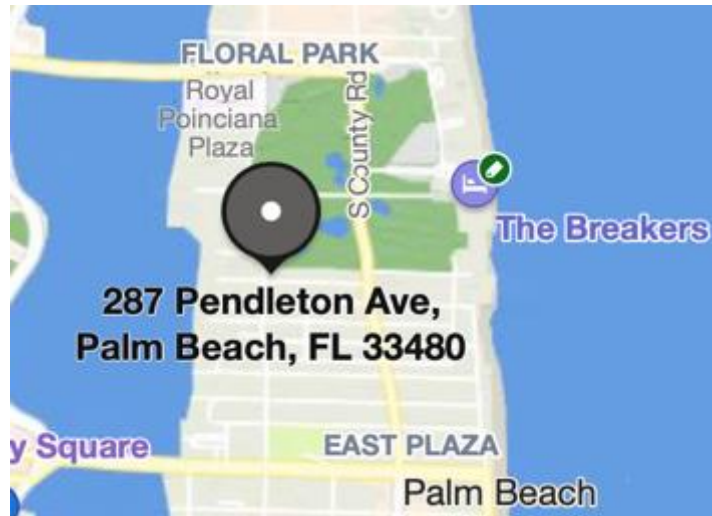
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Report produced by Murphy Stillings, LLC

I. General Information

Location:	287 Pendleton Avenue Palm Beach, Florida
Date of Construction:	1936
First Owner:	Arnold Construction Company
Architect:	John L. Volk
Builder/Contractor:	Arnold Construction Company
Original Name:	Jasmine Hall
Current Owner:	Susan C. Lee
Present Use:	Residence
Present Zoning	R-B
PBC Tax Folio Number:	50-43-43-22-01-001-0200
Current Legal Description:	Reverie Lots 20 & 21 Block 1

II. Location Map



III. Architectural Information

The residence at 287 Pendleton Avenue was designed in the Monterey style by distinguished Palm Beach architect John L. Volk and developed by noted builder Arnold Construction Company in 1936. It is located on the northeast corner of Pendleton Avenue and Cocoanut Row with the Breaker's golf course directly to the north. There is a circular driveway in front of the dwelling on Pendleton Avenue as well as a short driveway on Cocoanut Row leading to the attached two-car garage apartment on the northwest corner of the property.



287 Pendleton Avenue is a very good example of John L. Volk's interpretation of the Monterey style of architecture. The Monterey style originated in Monterey, California in the 1830s and was mostly a free interpretation of the Anglo-influenced Spanish Colonial houses of northern California. The style was revived in northern California in the 1920s and was mostly popular in the United States from 1925-1955.¹ In Palm Beach, most of the early architects including Maurice Fatio, Howard Major, John Volk, Marion Sims Wyeth, Gustav Maass and Howard Chilton designed varying styles of Monterey houses.

¹ Virginia Savage McAlester. A Field Guide to American Houses. Knopf, Borzoi Books, 2015. Pages 537-540.

The Monterey style is a fusion of revival styles including Spanish, British and French Colonial. The result is designs that are two-story residences with the main identifying feature being a second-story balcony covered by an extension by the principal roof.² The roofs are characteristically low-pitched with either a side-facing gable or hip. Monterey houses often have large ground-floor windows often flanked by shutters and second story glazed doors leading to the balcony. And Monterey houses with French or Spanish Colonial influence often have full height columns.



The two-story Monterey style residence at 287 Pendleton Avenue is a symmetrically designed masonry structure with a painted brick exterior. The house has a low-pitched side gable roof with wide overhanging eaves and exposed rafters and is surfaced with flat cement tiles. The main identifying feature of the house is the two-story, full-width porch with a decorative metal rail on the second story balcony and four distinctive full-height brick columns supporting the porch and the extension of the principal roof over the balcony.

The first story of the dwelling features the centered main entrance with a wood paneled door, a rectangular transom, and sidelights with decorative metal designs in the glazing all flanked by metal lanterns. West of the entry is a small six-over-six double-hung sash window followed by a large eight-over-twelve double-hung sash window flanked by paneled shutters. East of the center entrance is a matching large eight-over-twelve double-hung sash window flanked by paneled shutters. The second story has four-over-four double-hung sash windows, divided light and

² Ibid. The balconies on Monterey style houses are often cantilevered.

paneled doors leading to the balcony and a metal balcony rail. Other features of the house include recessed porches on both the east and west sides, brick sills and lintels at most of the windows, louvered shutters, round vents in gable ends, and a prominent brick chimney with a rounded cap on the east facade.³



Entrance



West Façade of Garage Apartment

As noted previously, there is a two-story attached garage apartment facing west on Cocoanut Row with a short driveway approach. This front-gabled building features two arched wood paneled garage doors on the first story with two six-over-six double-hung sash windows flanked by louvered shutters above. The roof has a slight overhang and is covered with flat cement tiles as found on the main dwelling.

During the dwelling's eighty-five-year history, the house has had some additions and alterations. In 1959, a small frame shed utility room was added to the north side of the building and in 1970 a two-story porch was enclosed. Typical other additions and alterations included adding air conditioning and a swimming pool, changes to some windows and doors, various roof repairs and a roof replacement and additional repairs to the house from the 1950s to 2020.⁴ Despite these modest additions and alterations, the original architectural integrity of the dwelling appears to remain intact.

IV. Historical Information

Pendleton Avenue is named for Major Edward Gray Pendleton (1843-1920) and his wife Emily Barton Pendleton who were among the early winter settlers of Palm Beach. Prior to 1905, Major Pendleton purchased "a strip of ocean to lake property

³ The recessed porches are very difficult to see from the public right-of-way due to landscaping.

⁴ The windows and doors on the front façade appear to be original. The only questionable non-original window on the front façade is the small 6/6 double-hung sash window just west of the center entrance.

located between the hotel company (Breakers) cottages and the Clarke estate” from Cornelius Vanderbilt Barton, grandnephew of Commodore Cornelius Vanderbilt. Barton had built “the two little cottages” on the Lake Trail that were then “slightly altered” by Major Pendleton and his wife Emily Pendleton after they purchased the property. The Pendleton’s lived in the cottage called “Reverie” at 5 South Lake Trail.⁵ The private road that ran from the two cottages to the ocean was referred to by 1908 as Pendleton’s Trail. In 1919, Emily Pendleton platted the Reverie Subdivision with Pendleton Avenue running from Lake Avenue (now Cocoon Row) to County Road.⁶ Major Pendleton, a Civil War veteran, died in his Palm Beach house in 1920.

Late 19th and early 20th century Palm Beach Society was known as “the cottage colony” and most early Palm Beach settlers built their houses on the east side of Lake Worth rather than the ocean. After Henry Flagler built his hotels on the island and visitors began to arrive in droves, many soon found the hotel rooms at the Royal Poinciana on the lake and the Breakers on the ocean were inadequate for their needs. Flagler responded by constructing a series of cottages on the ocean that could be rented during the season. However, the hotel cottages had become so popular and difficult to rent that individuals began to build their own cottages, particularly along the Lake Trail. The early city directories listed not only the names of residents, but also names of their cottages.

Pendleton Avenue, like neighboring Pendleton Lane, Barton Avenue, Clarke Avenue, and the Sea Streets is a sought-after mid-town Palm Beach neighborhood. Development of the street began in the mid-1930s during the late Depression era and Arnold Construction Company hired Palm Beach’s top architects to design houses along the street.⁷ The houses reflected the architectural changes occurring in Palm Beach during the 1930s with mostly Georgian, Colonial and Monterey style dwellings built along the avenue rather than the Mediterranean Revival style so popular during the Boom Time Era of the 1920s.

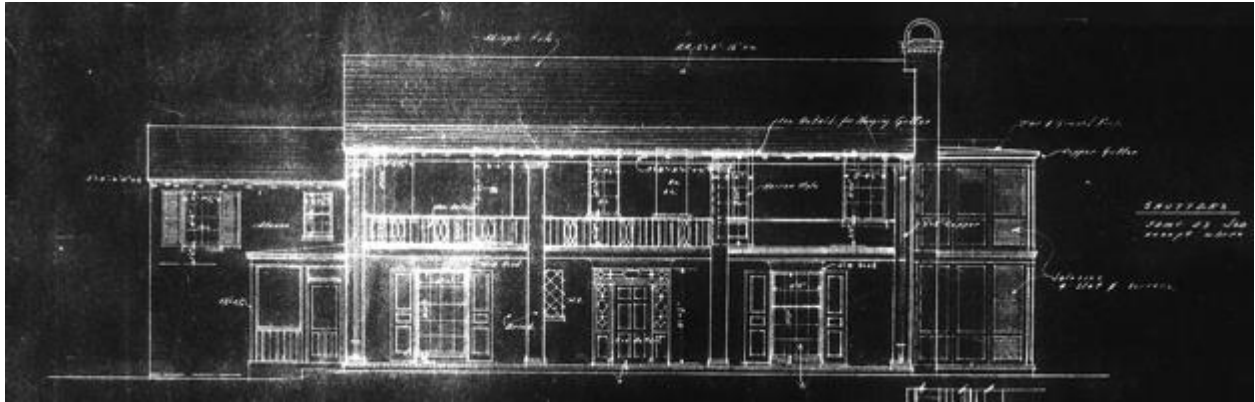
287 Pendleton Avenue was originally named Jasmine Hall and shortly after being constructed it was owned by James Y. and Kathleen Arnold. James Y. Arnold was the President of Arnold Construction Company and he lived with his family at 287

⁵ Pendleton 2005 Preservation Foundation of Palm Beach “Annual Walking Tour” Brochure. February 1, 2005.

⁶ The Reverie Subdivision was platted in 1919 and named after the Pendleton’s house at 5 Lake Trail. The Reverie Subdivision includes houses along as well as houses on the north side of Barton Avenue between Central Avenue and County Road.

⁷ The architects included John L. Volk, Maurice Fatio, Howard Major, Gustav Maass, Marion Sims Wyeth, Howard Chilton and Belford Shoumate.

Pendleton Avenue until 1944. His brother, William H. Arnold, who was Vice President and Treasurer of Arnold Construction Company, lived next door in the John Volk designed residence at 277 Pendleton Avenue. The Arnolds developed and constructed properties throughout Palm Beach for the Island's leading architects and residents.



Drawing of Main Façade by John Volk, 1936

It is notable that James Y. Arnold chose 287 Pendleton Avenue as his personal residence as Arnold Construction Company was developing many areas of the Island and he had a large number of houses to choose from. Later owners of this dwelling included Winston Ayres, Barnes Donnelley, Jan Terrana, Charles Edwards and Colonel David & Audrey Colflesh. The current owner, Susan C. Lee, purchased the property from the Colflesh's in 1999 and has since been a good steward of the property.

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

287 Pendleton Avenue is significant as a very good example of the Monterey style of architecture designed by prominent Palm Beach architect John Volk. The size and scale of the dwelling is appropriate for Pendleton Avenue, and it shows Volk's ability to adapt to the 1930's era in size and scale, 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."**

287 Pendleton Avenue reflects the broad economic and social history of the Town of Palm Beach as it was developed in the late Depression/New Deal era when many were recovering from the Great Depression and new development in Palm Beach was starting to rebound. The end of the Boom Time Era in Palm Beach had signaled

a change in development and construction of residences with many owners seeking mid-size residences but still with stylish architectural designs. In addition, most houses on Pendleton Avenue, like this residence, were built and developed by Arnold Construction Company and designed by many of the best Palm Beach architects practicing at the time including John Volk, Howard Major, Maurice Fatio, Gustav Maass, Marion Sims Wyeth, Howard Chilton and Belford Shoumate.

(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 287 Pendleton Avenue is a very good example of the Monterey style of architecture with French and Spanish Colonial influence. The symmetrical front façade with focus on the full-width two-story porch with the Monterey style second story balcony, full-height brick piers, large eight-over-twelve light windows on the first story and the principal roof extending over the second story balcony are distinctive features of the dwelling. These features and the overall design reflect Volk’s notable interpretation of the Monterey 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.”

287 Pendleton Avenue is a very 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. Volk understood and perfected many varying architectural styles from Mediterranean Revival to contemporary designs. This house is a very good example of his Monterey style designs.

VIII. Selected Bibliography

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Town of Palm Beach. Building Permits and Microfiche Records 1936– 2021.

West Palm Beach City Directories, including Town of Palm Beach Directory: 1916-1999.

IX. Florida Master Site File Form

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Clear Form Values

Site# **PB04302**
Field Date 12-10-2019
Form Date 9-16-2020
Recorder # MAS

Site Name(s) (address if none) 287 Pendleton AVE Multiple Listing (DHR only) _____
 Survey Project Name Palm Beach Historical Site Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING Clear Location Values

Address: 287 Pendleton Avenue
Street Number Direction Street Name Street Type Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name PALM BEACH USGS Date 1986 Plat or Other Map _____
 City / Town (within 3 miles) Palm Beach In City Limits? ☒ yes ☐ no ☐ unknown County Palm Beach
 Township 43S Range 43E Section 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 50434322010010200 Landgrant _____
 Subdivision Name REVERIE IN Block 001 Lot 0200
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY Clear History Values

Construction Year: 1936 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Ca From (year): 1936 To (year): 2020
 Current Use Private Residence (House/Cottage/Ca From (year): 1936 To (year): 2020
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature rear addn
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)
LEE SUSAN C
 Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION Clear Description Values

Style Monterey Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Brick 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Concrete tile 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Shed extension 2. _____
 Windows (types, materials, etc.)
wood 4/4 and 8/12 sash, divided doors at balcony, brick sills, paneled shutters, diamond security bars
 Distinguishing Architectural Features (exterior or interior ornaments)
two story porch under shed ext, shutters, brick sills, 2 story brick piers
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed)
corner lot, paved semi circular driveway, mature screening vegetation

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO - Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init _____	
<input type="checkbox"/> Owner Objection	KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no <small>Clear Check Box</small> Date _____	
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see National Register Bulletin 15, p. 2)	

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Masonry - General 2. _____ 3. _____
 Foundation Type(s): 1. Slab 2. _____
 Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the text box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

centered on main bay, recessed paneled door with half paneled sidelights and transom, cut glass

Porch Descriptions (types, locations, roof types, etc.)

two story full width on full height brick piers, decorative metal rail on 2nd story

Condition (overall resource condition): ☒ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource

This 1936 Monterey style building is in excellent condition.

Archaeological Remains

☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- | | | | |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys) | <input type="checkbox"/> library research | <input type="checkbox"/> building permits | <input checked="" type="checkbox"/> Sanborn maps |
| <input type="checkbox"/> FL State Archives/photo collection | <input type="checkbox"/> city directory | <input type="checkbox"/> occupant/owner interview | <input checked="" type="checkbox"/> plat maps |
| <input checked="" type="checkbox"/> property appraiser / tax records | <input type="checkbox"/> newspaper files | <input type="checkbox"/> neighbor interview | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input checked="" type="checkbox"/> cultural resource survey (CRAS) | <input type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection | <input type="checkbox"/> HABS/HAER record search |
| <input checked="" type="checkbox"/> other methods (describe) <u>Town Staff</u> | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐ yes ☐ no ☒ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

This building may meet criteria for individual listing, but more research regarding any alterations would be needed to determine individual eligibility. It meets district criteria based on its architectural features and association within the Town of Pal

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____
 2. Architecture 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #s _____
- 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
 Recorder Contact Information 7220 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/pdavenport@
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.