

345 Pendleton Lane



DESIGNATION REPORT

April 20, 2022

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

345 Pendleton Lane

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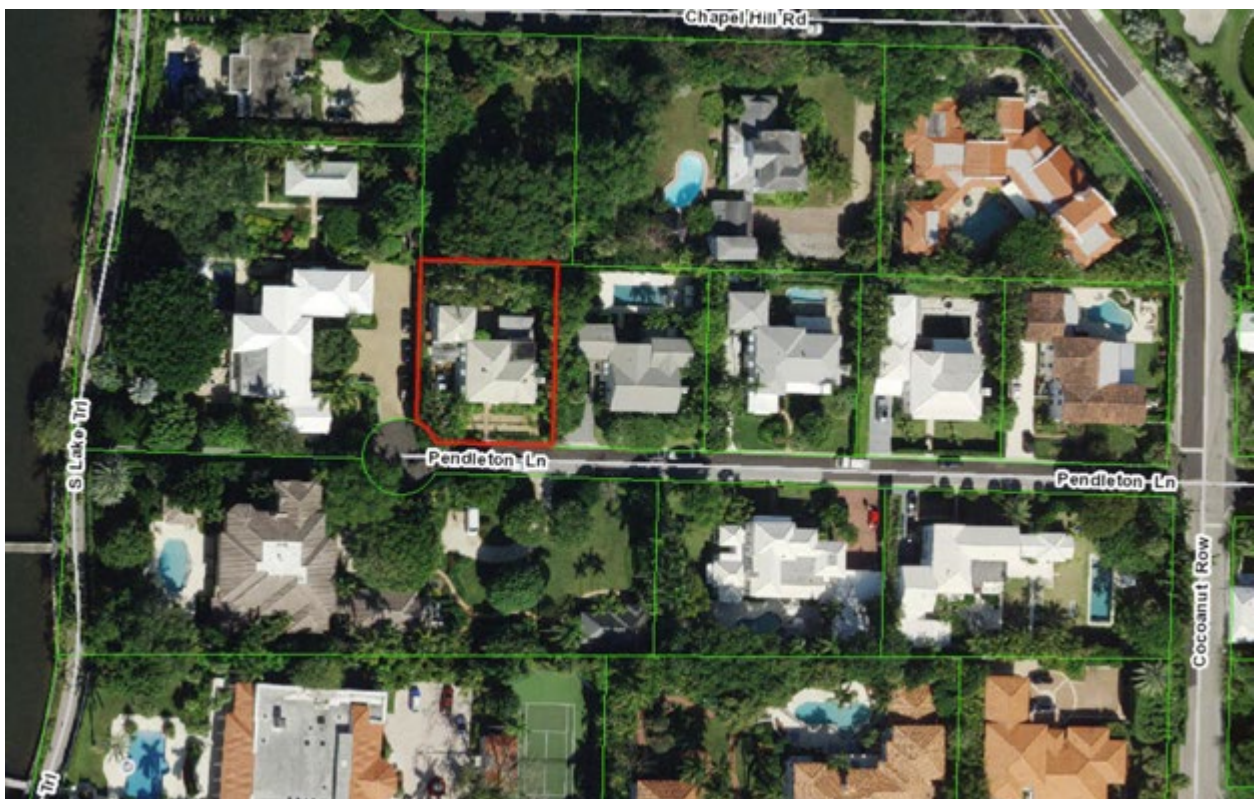
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Report produced by Murphy Stillings, LLC

I. General Information

Location:	345 Pendleton Avenue Palm Beach, Florida
Date of Construction:	1940
Original Owner:	Milton Alvah Fuller
Architect:	John L. Volk
Builder/Contractor:	Arnold Construction Company
Current Owner:	Ridgely & Leta Austin Foster
Present Use:	Single Family Residence
Present Zoning	R-B
PBC Tax Folio Number:	50-43-43-22-02-000-0061
Current Legal Description:	Cocoanut Grove W 90 Feet of Lot 6

II. Location Map



III. Architectural Information

The residence at 345 Pendleton Lane was designed in the Georgian Revival style by distinguished Palm Beach architect John L. Volk and constructed by noted builders Arnold Construction Company in 1940. It is located on the north side of Pendleton Lane west of Cocoanut Row and adjacent on the east to the property at 4 South Lake Trail.



345 Pendleton Avenue is a very good example of John L. Volk's interpretation of the Georgian Revival style of architecture. The Georgian Revival style, a sub-type of the Colonial Revival style, has the classic symmetrical Colonial shape and is one of the long-lived architectural styles in the United States. Originating in the 18th century, the Georgian style dominated the English colonies and then beginning in the late 19th century there was a return to period style designs with the Georgian Revival style popular throughout the country until the mid-twentieth century. Based on Georgian and Adam prototypes from the northeastern states, variations on the style were popular in the Caribbean and were adapted in revival form in South Florida during the 1930s through the 1950s. Stylistic features include symmetry in building mass as well as window and door fenestration, accentuated front entries

typically with classical details, a cornice with dentils or other details, quoins, and multi-light sash and bay windows often flanked by shutters.



The dwelling at 345 Pendleton Avenue features the Georgian Revival form and a number of the style's elements. Constructed of brick covered with smooth stucco, the three-bay wide symmetrical dwelling consists of a front façade with equal fenestration of six-over-six double hung sash windows on the second story and longer six-over-nine double-hung sash windows on the first story, all flanked by louvered shutters. In keeping with the Georgian Revival style, the focal point of the main façade is the center entry. This decorative entry features a distinctive screen door with slanted wood elements in front of the wood paneled door which is topped by a charming transom. Above this door is a classical triangular pediment and to the sides are molded door surrounds and pilasters with arched brackets and a floral detail at their base.¹ The dwelling's low hipped roof is covered with flat cement tiles, has a simple molded cornice below and a chimney with an arched top and banding on the east elevation. Classical quoins on the buildings east and west corners complete

¹ John Volk's Job 330 for this residence has an exclusive detailed drawing of the front entry transom and also a detailed drawing of the entire front entryway.

the Georgian Revival design.² An original two-story attached garage apartment is located at the northwest section of the dwelling and there is a white picket gate at the entry to the front terrace which features a brick walkway flanked by delightful lily ponds.



Entrance



Garage

During the dwelling's eighty-two-year history, the house has had some additions and alterations. In 1960, a porch and bay window were added to the rear of the house and a carport was added in front of the garage, all designed by architect Belford Shoumate. Also in 1960, central air conditioning was added and in 1981 a swimming pool was constructed. Despite these modest additions and alterations, the original historic architectural integrity of the dwelling remains intact.

IV. Historical Information

Pendleton Lane 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 located between the hotel company (Breakers) cottages and the Clarke estate" from

² The interior of the dwelling is a traditional John Volk design with an entry foyer leading to a spiral staircase and comprising a separate living room, dining room, library, kitchen, butler's pantry, powder room bath and loggia on the first floor with bedrooms and additional bathrooms on the second floor. Ellen Fuller Kaufmann, daughter of Milton and Ellen Fuller, provided a fun remembrance about the history of the dwelling; "One personal feature was that we had a cedar closet in my brother's bedroom. It was in the middle of the upstairs bedroom arrangement. My mother marked our heights as we grew on the wall of the cedar closet. When the house was sold in 1966 to the Collier family, the tradition of marking the heights of the children was continued. I believe Mrs. Foster, the current owner did this as well." This is special as the 82-year-old house has only had three owners who kept up a tradition.

The original owner of 345 Pendleton Lane, Milton A. Fuller, commissioned John Volk and Arnold Construction Company to design the house in 1940. Milton A. Fuller moved to Palm Beach for the winter seasons in the early 1920s where he had a controlling interest in Greenleaf & Crosby jewelry stores in the Royal Poinciana and Breakers hotels. After the 1929 financial crash, he left the hotels and opened his own shop at 236 Worth Avenue and re-named the store Milton A. Fuller, Inc. Milton Fuller also had a New York jewelry shop and he was affiliated for many years with Greenleaf & Crosby, as was his father before him.⁶ In Palm Beach Milton Fuller was a civic leader as a trustee of the Royal Poinciana Chapel and president of the Worth Avenue Merchants' Association.⁷ Milton's wife, Ellen Cooper Fulton, was active in the Garden Club of Palm Beach, and served on the boards of the Rehabilitation Center for Children and Adults and the Palm Beach Day School.⁸ During World War II, she joined with many other Palm Beach women to make bandages and supplies to be sent to American soldiers serving the country overseas.

Milton Fuller passed away in 1965 and within a year the house was purchased by Richard Collier, grandson of the pioneer south Florida developer Barron G. Collier who accumulated and later developed over a million acres of southwest Florida land and was the namesake of Collier County, Florida created in 1923.⁹ Beginning in 1970 and while living at 345 Pendleton Lane, Richard Collier partnered with Harry Gonzalez to form Land Logistics Company that offered consulting and development services in real estate throughout the United States and the Caribbean.

After owning the dwelling for ten years, Richard Collier sold the property to the current owners Ridgely and Leta Austin Foster in 1975. Ridgely Foster is a Palm Beach Realtor with longtime strong ties to Palm Beach. His wife, Leta Austin Foster, is an acclaimed interior designer who has been a town resident for over 50 years and also has an iconic shop and interior design business in a via off Worth Avenue. Among her many professional honors, Leta Austin Foster received an Addison Mizner Medal from the Florida chapter of the Institute of Classical

⁶ Damon Greenleaf and J.H Crosby were partners in a tourist-oriented jewelry store established in Jacksonville, Florida in 1867 that also sold flamingo plumes, seashells, alligator heads, live birds, and small animals. They later branched out to shops in St. Augustine, Palm Beach, and Miami. Milton A. Fuller owned and operated the stores in the Palm Beach hotel until moving the store to 236 Worth Avenue after the 1929 stock market crash and renaming it Milton A. Fuller, Inc. After Milton Fuller's retirement in 1956, the Palm Beach store was purchased by Scott Jenson and the store was named J. Scott Jenson, Inc. In 1977, Paul Henry bought the store, and it became Greenleaf & Crosby again. Today the store is owned by Win Betteridge and his wife and named Greenleaf & Crosby by W. Betteridge.

⁷ Milton A. Fuller retired in 1956 and passed away at the age of 70 at his home on Pendleton Lane in 1965.

⁸ The Palm Beach Day School is now the Palm Beach Day Academy.

⁹ Barron G. Collier's Consolidated Street Railway Advertising Company led the market in mass transit advertising and by the 1920s his multiple business interests included shipping, motor freight, hotels and spas, utilities, and newspapers. When he passed away in 1939 at the age of 66 he was Florida's largest landowner.

Architecture & Art and an honorary doctorate from the New York School of Interior Design to recognize her contributions to the design field. The interior design of 345 Pendleton Lane has benefitted from Leta's design background, exposure to great shopping across the world and a fine collection of family heirlooms. The Foster's affection for their house and the Pendleton Lane neighborhood is clear in a 1993 Palm Beach Life article where Leta describes how she fell in love with the street and her charming house. The Fosters have been excellent stewards of the dwelling and their desire to landmark their house shows the affinity for both their attractive neighborhood and lovely classic house, as well as their expressed desire to promote the preservation of historic houses in order to retain the charm of Palm Beach.

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

345 Pendleton Lane is significant as a very good example of the Georgian Revival style of architecture as interpreted by prominent Palm Beach architect John Volk. The size, scale and design of the dwelling adds to the cohesive architectural character of the charming and distinctive Pendleton Lane neighborhood. In addition, the dwelling has had three notable owners who have all been excellent stewards of the property.

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.”

345 Pendleton Avenue reflects the broad economic and social history of the Town of Palm Beach as it was built in the late Depression/New Deal era when many were enthused about new development in Palm Beach. The end of the 1920s 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, although the dwellings along Pendleton Lane vary in style, their size, scale, and settings are compatible resulting in a harmonious neighborhood.

(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 345 Pendleton Lane is a very good example of the Georgian Revival style of architecture. The symmetrical front façade with the focus on the classical front entry with a splendid transom topped with a triangular pediment, original wood double-hung sash windows, quoins at the dwelling’s corners, a low-pitched hipped

roof with a simple molded cornice below and a chimney with an arched top and banding complete the notable Georgian Revival design.

- (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.”**

345 Pendleton Lane 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 and this house is a very good example of his interpretation of the Georgian Revival style. It is also important to note that John Volk designed all of the dwellings along Pendleton Lane in various architectural styles though in similar size and scale that blended to create a cohesive, charming, and coveted neighborhood.¹⁰

¹⁰ The John Volk designed dwelling at 5 Lake Way at the end of Pendleton Lane was demolished and a new much larger house was constructed on the property in 2004. Despite the change, this house is at the end of the cul-de-sac and set back far from the lane so the houses along the lane maintain a cohesive neighborhood.

VIII. Selected Bibliography

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

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Kaufmann, Ellen Fuller. Correspondence with Ellen Fuller Kaufmann, Daughter of Milton and Ellen Fuller.

McAlester, Virginia Savage. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. Alfred K. Knopf Publisher, 2015.

Palm Beach Daily News and Palm Beach Post. Archived Articles 1940 – 2022.

Preservation Foundation of Palm Beach. 345 Pendleton Avenue File

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Scott, Donna Parish. "Chateau Lane," Palm Beach Life. October 1993.


Town of Palm Beach. Building Permits and Microfiche Records 1940– 2022.

West Palm Beach City Directories, including Town of Palm Beach Directory: 1940 -1975.

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# **PB04309**
Field Date 12-10-2019
Form Date 9-16-2020
Recorder # MAS

Site Name(s) (address if none) 345 Pendleton LN 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: 345 Pendleton Lane

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 # 5043432202000061 Landgrant _____

Subdivision Name COCONUT GROVE Block 000 Lot 0061

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: 1940 ☐ approximately ☐ year listed or earlier ☐ year listed or later

Original Use Private Residence (House/Cottage/Ca From (year): 1940 To (year): 2020

Current Use Private Residence (House/Cottage/Ca From (year): 1940 To (year): 2020

Other Use _____ From (year): _____ To (year): _____

Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____

Alterations: ☐ yes ☐ no ☒ unknown Date: _____ Nature maybe siding

Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature side garage

Architect (last name first): _____ Builder (last name first): _____

Ownership History (especially original owner, dates, profession, etc.)
POSTER RIDGELY M TRUST &

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION
[Clear Description Values](#)

Style Colonial Revival Exterior Plan Rectangular Number of Stories 2

Exterior Fabric(s) 1. Stucco 2. _____ 3. _____

Roof Type(s) 1. Hip 2. _____ 3. _____

Roof Material(s) 1. Concrete tile 2. _____ 3. _____

Roof secondary strucs. (domers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)
wood 6/6, operable shutters, shallow stucco sills

Distinguishing Architectural Features (exterior or interior ornaments)
symmetric facade, hip roof w/o overhang, entry surround, quoining, chimney cap

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
picket fence, brick walk, pebble drive, gate

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

☐ Owner Objection

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

KEEPER - Determined eligible: ☐ yes ☐ no [Clear Check Boxes](#)

NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

Date _____ Init. _____

Date _____

HISTORICAL STRUCTURE FORM

Site # **PB04309**

DESCRIPTION (continued)

Clear Description Values

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

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

Main Entrance (stylistic details)

multi panel, obscured by decorative screen door, transom w metal, centered on facade

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

partial recess, large wood surround w pediment, brick & masonry steps

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

Narrative Description of Resource

This 1940 Georgian Revival style building is in good 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 structure does not appear to meet criteria for individual listing, but it does meet district criteria based on its architectural features and association within the Town of Palm Beach.

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. _____ 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.