

TOWN OF PALM BEACH



**Historically Significant Building Designation Form
311 Pendleton Lane**

Historic Conservation District:	Mid-Town Conservation District
Address:	311 Pendleton Avenue, Palm Beach, Florida
Date of Construction:	1938
Current Owner:	Cory Cohen Pendleton Lane Trust
Architect:	John L. Volk
Builder:	Arnold Construction Company
Present Use:	Residential
Present Zoning:	RB
Palm Beach County Tax Folio Number:	50-43-43-22-02-000-0081
Current Legal Description:	Cocoanut Grove E 10 FT of LT 8 & W 85 FT of LT 9

Town of Palm Beach Historic Conservation District Ordinance No. 02-2020 outlines the criteria for designation of a historically significant building and states that the building must be at least 50 years old and meet at least one criterion to justify the designation. Listed below are criteria that relate to this property and the justification for designation:

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

311 Pendleton Lane reflects the broad cultural, economic, and social history of the Town of Palm Beach. The dwelling was constructed in 1938 during 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. Development of Pendleton Lane began in the mid-1930s when Arnold Construction Company hired John Volk to design houses along the street. The houses reflected the architectural changes occurring in Palm Beach during the 1930s with mostly Georgian and Colonial Revival and Monterey style dwellings built along the lane. And although the dwellings 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.

311 Pendleton Lane is a very good example of John Volk’s interpretation of the Monterey style of architecture. The Monterey style originated in California and was especially popular in the United States between 1930 and 1950. It was a fusion of revival styles including Spanish Colonial, British Colonial and French Creole. The result was designs that were mostly two-story residences with the main identifying feature being a second floor, cantilevered, open-air balcony covered by the principal roof. Decorative detailing of Monterey residences is often confined to the balcony railing, which are typically styled in wood or iron. 311 Pendleton Avenue is a two-story, three-bay wide painted brick dwelling with 6-over-6 and 8-over-8 double-hung wood sash windows flanked by louvered shutters. The first story features the center entry with a wood and glazed door topped by a sunburst transom and above this on the second story are two multi-light doors all flanked by

louvered shutters. A two car garage apartment is attached on the west offset to the north. The most striking and character defining feature of this dwelling is the French Creole ornate metal balcony rail and piers that wraps the second story cantilevered porch.

(4) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or has influence his age.

311 Pendleton Lane is a notable work of architect John L. Volk who has been recognized as one of the most important architects to practice in the Town of Palm Beach. John Volk understood and perfected many varying architectural styles from Mediterranean Revival to contemporary designs, including the Monterey. Arnold Construction Company hired Volk to design the dwellings along Pendleton Lane and he did a superb job creating a beautiful enclave in mid-town Palm Beach.