LANDMARKS PRESERVATION COMMISSION MEETING

TOWN OF PALM BEACH

MARCH 18, 2026

9:30 AM

TOWN HALL COUNCIL CHAMBERS, 2ND FLOOR | 360 SOUTH COUNTY RD | PALM BEACH, FL 33480

Brittain Damgard, Chair
Kim Coleman, Vice Chair
Catherine Brooker, Member
Julie Herzig Desnick, Member
Alexander Ives, Member
Kristin Kellogg, Member
Patrick Segraves, Member
Katherine Bryan, Alternate Member
Henry Ittleson, Alternate Member
Jane Lindsay-Scott, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the February 18, 2026, Landmarks Preservation Commission Meeting

CONSENT AGENDA

2. ZON-26-0014 995 ADAM RD. The applicant, Christopher Messon with Renewal by Andersen LLC, has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure at a finished floor elevation below the current FEMA requirement for the property containing a Historic Significant Building.

3. ZON-26-0017 335 SEASPRAY AVE. The applicant, Scott Nelson with Blueline Construction Group, has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure at a finished floor elevation below the current FEMA requirement for the property containing a Historic Significant Building.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

4. OFFICIALS

5. STAFF

5.1 6-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article XI, Signs, Division 1, Generally, At Section 134-2373, General Regulations And Definitions Applicable To Permitted Signs, Related To The Prohibition Of Signage On Awnings To Allow Signage On The Valance Of Awnings Subject To Certain Conditions; Division 3, Commercial Districts, Adding Section 134-2451, Signs On The Valance Of An Awning, Creating Standards For Signage On Awnings; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing ForCodification; And Providing An Effective Date.

6. PUBLIC - 3 MINUTE LIMIT

For those unable to attend in person: Submit a written comment Register to comment virtually

NEW BUSINESS

7. ITEMS PULLED FROM CONSENT

8. COA-26-0002 (ZON-26-0006) 1100 SOUTH OCEAN BLVD – MAR-A-LAGO. The applicant, Mar-a-Lago Club, LLC. (Harvey E. Oyer, III, Authorized Representative), has filed an application requesting a Certificate of Appropriateness review and approval for a new generator building housing two new 400KW generators for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

9. COA-26-0003 14 GOLFVIEW RD. The applicant, Jonathan Vergin with Sandbar Builders, LLC, has filed an application requesting Landmarks Preservation Commission review and approval to enclose an existing opening at the Landmarked property.

ANY OTHER BUSINESS

10. 151 ROOT TRAIL - REQUEST TO BE PLACED UNDER CONSIDERATION

11. 1127 N LAKE WAY DESIGNATION HEARING
Owner: Virginia S. Burke

12. 409 SEABREEZE AVENUE DESIGNATION HEARING
Owner: William E. Betts, III and Nicole K. Betts

13. 113 CLARKE AVE DESIGNATION HEARING
Owner: Edwin Lin and Vivian Chiu

14. 321 BARTON AVE DESIGNATION HEARING
Owner: Samuel A. Ramirez and Diane M. Ramirez

15. 250 PENDLETON AVE DESIGNATION HEARING
Owner: David J. Wermuth and Jennifer Kroman

16. 750 SOUTH COUNTY ROAD DESIGNATION HEARING
Owner: 750 S COUNTY LLC

17. 209 BANYAN RD DESIGNATION HEARING
Owners: John J. McAtee, Jr., Trustee of the John J. McAtee, Jr. 1996 Revocable Trust u/a/d September 10,1996, and Roslynn Glenn McAtee, Trustee of the Roslynn Glenn McAtee Revocable Trust u/a/d October 24, 2002

18. 225 BARTON AVE DESIGNATION HEARING

Owner: Kim S. Fennebresque, Trustee of the Kim S. Fennebresque Revocable Trust
This item has been deferred to the November 18, 2026, Landmarks Preservation Commission meeting.

MEETING SCHEDULE

19. The next meeting is scheduled for April 22, 2026.

ADJOURNMENT

Access this meeting video on the 'Public Meetings' page at www.townofpalmbeach.com.

If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need to ensure that a verbatim record of the proceedings is made for such purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Disabled persons needing accommodations to participate in this meeting should contact the Town Clerk's Office at (561) 838-5416 at least one day prior to the meeting.

TOWN OF PALM BEACH

Minutes of the Landmarks Preservation Commission Meeting
Held on February 18, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:30 AM in the Town Council Chambers.

Members Present: Julie Herzig Desnick, Henry Ittleson, Catherine Brooker, Brittain Damgard, Jane Lindsay-Scott, Kim Coleman, Alexander Ives (9:32 AM), Patrick Segraves, Jacqueline Albarran, and Alexander Griswold

Staff Present: Friederike Mittner, Abraham Fogel, Kelly Churney, and Town Attorney Lainey Francisco

PLEDGE OF ALLEGIANCE

Chair Damgard led the Pledge of Allegiance.

MINUTES

1. Minutes of the January 21, 2026, Landmarks Preservation Commission Meeting

A motion was made by Ms. Coleman and seconded by Mr. Griswold to approve the minutes of the January 21, 2026, meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF AGENDA

A motion was made by Ms. Coleman and seconded by Ms. Albarran to approve the agenda as presented. The motion was carried unanimously, 7-0.

ADMINISTRATION OF THE OATH

Town Clerk Churney swore in all those intending to speak and continued to do so throughout the meeting, as necessary.

COMMENTS

2. OFFICIALS

Ms. Damgard stated she was sad that Jackie Albarran and Alex Griswold would be leaving the commission.

Ms. Coleman noted a longstanding concern about an alleyway on South County Road, near where Buccan's valet stand is stored at night. The alley currently contains garbage cans and other items, and for years, it has been suggested that a gate be installed to improve appearance and security. Ms. Coleman recommended that this issue be addressed at a future time.

3. STAFF

Ms. Mittner indicated that 17 administrative approvals have been completed over the last month.

3.1 LPC Annual Report Discussion

Ms. Mittner stated that Ms. Damgard would be presenting the commission's annual report at the March Town Council meeting. She stated that if any of the commissioners had anything to add, they should contact her.

4. PUBLIC - 3 MINUTE LIMIT

Mayor Moore expressed appreciation for the service of Jackie Albarran and Alex Griswold.

Ted Cooney, Town Council Member, also expressed appreciation for the service of Jackie Albarran and Alex Griswold.

Rick Smith, 130 Sunrise Avenue, thanked both Ms. Albarran and Mr. Griswold for their service on the commission. He requested additional time during the public comment period to present photographs related to the project he was addressing.

Ellen Howe, 2295 S. Ocean Blvd., stated that her co-op was interested in landmarking their building but was unsure of the process. Ms. Damgard stated that Ms. Mittner and Mr. Fogel would provide their information to get the process started.

UNFINISHED BUSINESS

5. COA-23-003 (ZON-23-020) 139 N COUNTY RD—THE PARAMOUNT THEATER (COMBO). The applicant, WEG Paramount LLC, has refiled an application requesting a Certificate of Appropriateness for the review and approval of the renovation, including window and door replacement, roof replacement, installation of awnings, railing replacement, selective demolition, reconstruction of original features, as well as landscape and hardscape improvements, and adaptive re-use of an existing Landmarked theater structure. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. The consideration of which is part of a facilitated resolution by the magistrate under Florida's Land Use and Environmental Dispute Resolution Act.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Rick Gonzalez of Reg Architects presented the architectural changes proposed for the landmarked building. Cory Meyer of Nievera Williams Design presented the landscape and hardscape plans for the site.

Ms. Damgard asked whether there was an image of the mechanical equipment screening. Mr. Gonzalez showed a picture on the overhead projector that showed a straight beam across, rather than a screen punctuated with columns.

Ms. Herzig-Desnick asked about the screen height and the light fixture height. Mr. Gonzalez responded.

Mr. Ives asked about the doors on the east and south sides, and whether they were approved, to which the answer was yes. Mr. Ives asked about the number of parking spaces.

Attorney Jamie Crowley stated that four additional parking spaces would be added. Mr. Ives asked if the traffic flow would be changed. Mr. Crowley stated that he did not believe there would be any change.

Ms. Coleman asked about the mechanical equipment and wondered if a screening could be placed on top of the structure. Mr. Gonzalez stated that the next building was 300 feet away from the structure and that the neighboring building has unscreened equipment on its roof. Mr. Gonzalez said the 10-foot screen would conceal the equipment and reduce noise.

Mr. Segraves asked about the existing height of the mechanical screening wall. Mr. Gonzalez stated it was about the same height as the existing screening.

Mr. Griswold thought the screening of the mechanical equipment was a vast improvement over what exists. He also appreciated the staff advocating for wood windows; he thought this would be a huge win for preservation. Mr. Gonzalez stated that they hoped to return at a later date with a request for a tax abatement.

Ms. Mittner stated that any ad valorem application would need to be presented to the commission for approval.

Ms. Damgard called for public comment.

Rick Smith, 130 Sunrise Avenue, provided a graphic on the overhead projector showing the sight line from the Sun and Surf. He expressed concerns regarding the proposed modifications to the Paramount Building. He stated that the proposed rooftop screening wall and additional vertical elements would increase the building's mass and height, altering the historic roofline, architectural silhouette, and overall character of the 90-year-old structure. Mr. Smith indicated that the changes would be visible from surrounding buildings and public viewpoints, including Sunrise Avenue and nearby properties. He argued that the proposal does not meet the landmark preservation criteria related to scale, massing, roofline, and compatibility, and suggested that the Commission consider deferring the item so members could visit the site in person to better

evaluate the potential impacts.

Anita Seltzer, 44 Cocoanut Row, spoke about the historic and symbolic significance of the Paramount Building's architectural elements, particularly the capitals. She urged the Board to ensure that historic features are preserved and raised questions about several elements shown in the plans, including a proposed courtyard gate, a water feature, outdoor seating, and the treatment of existing architectural details such as the tragedy and comedy capitals.

Mr. Gonzalez stated that he was a preservation expert and assured that his work would be completed to meet the Secretary of the Interior's Standards. Mr. Gonzalez stated he was unsure of the gate referenced by Ms. Seltzer; he said he was working with the landscape architect to differentiate the space with pots and plants.

Ms. Herzig-Desnick asked about the small water feature on the north side. Mr. Meyer reviewed the plans and explained the proposed feature.

Mr. Ives stated that many items had been removed from the building's interior. Mr. Ives cautioned against reintroducing tax abatement into the discussion, noting that the current application does not include it, although it was part of a previous proposal. He emphasized that the Board should evaluate the application as presented.

Attorney Lainey Francisco cautioned the commissioners about speaking about a potential tax abatement in case there is an application that comes before the Commission in the future.

Ms. Damgard thought the architect had returned to the commission with the requested changes. She favored wood windows, the inverted gate, the matching gates, landscaping improvements, and screening the mechanical equipment.

Ms. Lindsay Scott agreed with Ms. Damgard's comments on the mechanical screening. She did not believe it would obscure the dome, which she believed was important.

Ms. Coleman stated that the applicant team, including the architects and landscape architects, worked diligently to address the Board's requests. She commended their efforts and expressed that the proposal represents a good preservation of an important building.

Mr. Griswold agreed. He thought the wooden windows and the restoration of the chimney demonstrated a dedication to preservation.

A motion was made by Mr. Griswold and seconded by Ms. Coleman to approve the project as presented, with the change to the mechanical screening, as presented by staff, that removes columns throughout the screening wall. The motion was carried 6-1, with Mr. Ives dissenting.

6. COA-25-0030 (ZON-25-0067) 801 S COUNTY RD (COMBO). The applicant, LaBerge & Menard Inc., has filed an application requesting a Certificate of Appropriateness for the review and approval of modifications to the existing garage to add a second-story guest house, as well as landscape and hardscape modifications, including a variance to allow an additional guest house for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning

relief/approval.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Grace Walton of Green Concepts, Inc., presented the landscape and hardscape plans for the site.

Ms. Damgard asked about removing one of the trees in the allée. Ms. Walton responded.

Mr. Segraves asked about the Seagrape arch over the driveway and the width of the opening. Ms. Walton responded.

Mr. Griswold recommended adding more material on the east side to screen the new building from the street. Ms. Walton responded. Mr. Griswold asked about the height of the Coconut Palms; Ms. Walton responded. Mr. Griswold still believed much of the façade would still be seen from the street.

Ms. Damgard called for public comment. No one indicated a desire to speak.

A motion was made by Mr. Segraves and seconded by Mr. Ives to approve the project with the condition that the south elevation opening at the garage is 12 feet, and that the Seagrape material is moved closer so that it screens both sides. The motion was carried 6-1, with Mr. Griswold dissenting.

NEW BUSINESS

7. LPCS-25-0330 455 N COUNTY RD. The property owner, Sundown LLC (Chris Aivazoglou, Authorized Representative) has filed an application requesting a Certificate of Appropriateness for the review and approval of replacement of two (2) fountains for the landmarked property.

Mr. Fogel provided staff comments on the project.

Several members disclosed ex parte communications.

John Lang of Lang Design Group presented the plans for the two fountains for the landmarked property.

Mr. Ives asked about any reference points for the proposed fountains. Mr. Lang stated that the inspiration for the new fountain was a classic 3-tiered Italian fountain. Mr. Ives clarified and asked if the new fountains were designed to the taste of the applicant, to which Mr. Lang answered yes.

Mr. Griswold asked if the west fountain would be seen from the street. Mr. Lang stated that a small portion would be seen when the gates were open.

Ms. Coleman thought the fountains seemed tall and asked about the height.

Ms. Damgard wondered whether the owners would be willing to consider other fountains that were more in line with Mizner. Mr. Lang stated that they would, but he thought the fountains were appropriate for their home. Ms. Damgard thought the fountain was too ornate and asked Mr. Lang to research other historic fountains. Mr. Lang stated that the owner loved the fountains.

Mr. Griswold thought the home was a simple style and that the fountain was overly fancy. Mr. Lang stated that he could ask the owner to simplify the fountain. Ms. Damgard asked Mr. Lang to return to the commission with other alternatives.

Ms. Albarran suggested removing one of the basins.

Mr. Segraves suggested simplifying the fountain. He stated that the home was more ornate at one time and suggested returning with pictures of the home so the commissioners could see the design.

Ms. Herzig-Desnick recommended looking at a more Spanish Mediterranean fountain.

Ms. Damgard called for public comment. No one indicated a desire to speak.

Mr. Ittleson thought the fountains were too busy. He favored Ms. Albarran's suggestion.

Mr. Ives agreed with Mr. Segraves. He noted that the fountains are not original historic features. He stated that the proposed fountains appear to be an improvement and emphasized that the Commission should focus on preserving the property's integrity while avoiding excessive redesign of the proposal. He reminded the commission that the fountains did not exist, and he thought the fountains improved the condition.

Ms. Brooker stated that the proposed fountain appears to be an improvement over the existing feature and that the bowl form is generally appropriate for the property. She suggested that, if revisions are made, the design be refined to better reflect the surrounding context and that additional images of the surrounding architecture be provided to assist the Commission in evaluating the proposal.

Ms. Lindsay Scott agreed with the prior comments that the proposed fountain is an improvement over the existing octagonal basin, which she felt does not fit the home's architectural style. She suggested simplifying the design slightly and emphasized the importance of providing clear guidance to the applicant to avoid unnecessary delays.

Ms. Coleman asked about the proposed fountain's diameter. Mr. Lang responded.

A motion was made by Mr. Segraves and seconded by Mr. Ives to approve the project, with the fountains' basins to be revised to more closely resemble the photographs shown, reduce the height of each fountain by 2 feet, and return the changes for staff review in coordination with the Chair. The motion was carried 6-1, with Ms. Coleman dissenting.

8. LPCS-25-0390 200 PHIPPS PLAZA A-4. The applicant, Jeffrey Tollison with All-American Shutter & Glass, has filed an application requesting a Certificate of

Appropriateness for the review and approval of window replacement for apartment A-4 within the landmarked property.

Several members disclosed ex parte communications.

Mr. Fogel provided staff comments on the project.

Pablo Alvarez & Eric Barreca of All American Shutters presented the modifications to the landmarked building.

Mr. Ives asked about the third floor and wondered whether there were similar windows there. Mr. Alvarez responded.

Vesna Oelsner, the apartment's owner, explained that there were 2 apartments on the third floor, with hers facing the street. She thought the changes would be a big improvement.

Mr. Ives wondered whether there were any aluminum windows elsewhere on the property. Mr. Alvarez stated no.

Mr. Segraves thanked the applicant for removing the shutters. He did not believe the aluminum windows would be noticeable on the third floor. He asked if the other windows would still have rolled shutters. Ms. Oelsner stated that the second-floor windows are protected with a fabric material. Mr. Segraves asked for further clarification regarding the proposed glass.

Ms. Oelsner discussed ongoing legal issues in the building and believed that is why other owners are not replacing their windows.

Ms. Herzig-Desnick acknowledged the financial concerns raised but emphasized that the building, a landmark located on a main thoroughfare, should maintain appropriate architectural features, including muntins in the windows. Mr. Barreca stated they would remain. She noted she was less concerned about the aluminum material on the top floor, although it could set a precedent.

Ms. Albarran asked about the window sample. Mr. Barreca said the interior portion was screened. He showed the commissioner the window sample.

Ms. Coleman stated that wood windows would be preferred for a historic building. She expressed concern about the windows not matching the others in the building. Ms. Oelsner stated that they would match the windows' existing appearance.

Mr. Griswold noted that while the Commission generally prefers wood windows for historic buildings, the Board should consider the practical challenges of coordinating improvements among multiple owners. He observed that portions of the building are currently in poor condition and expressed concern that requiring wood windows may discourage needed upgrades. He stated that the proposal represents an improvement but acknowledged the difficulty in achieving consistent materials across the entire building.

Mr. Barreca thought it would be difficult to see the difference between the windows.

Ms. Albarran asked if the window would be mahogany. Mr. Alvarez stated that one option would be mahogany. She stated she preferred mahogany and confirmed that the mullions would have the same profile, to which Mr. Barraca also confirmed.

Ms. Damgard called for public comment. No one indicated a desire to speak.

Mr. Ives complimented Commissioner Griswold's comments and perspective, noting the importance of considering the practical challenges associated with mixed-use buildings and multiple property owners. He stated that the Commission should keep these considerations in mind while evaluating the proposal and the broader preservation goals for the area.

Ms. Brooker expressed sympathy for the homeowner but emphasized the importance of consistency in requiring in-kind wood window replacements for landmark properties. She stated that allowing aluminum-clad windows could lead to inconsistent window styles and noted that maintaining the Commission's position on wood windows helped achieve the outcome at the Paramount.

Mr. Segraves stated that while he prefers wood windows, the Commission has previously approved aluminum-clad windows. He noted his familiarity with the building and its owners and commented that removing the existing roller shutters and tracks would significantly improve the building's appearance.

Ms. Damgard noted that allowing aluminum-clad windows in part of the building could set a precedent for future replacements. She stated that the Commission's decision could influence whether the building ultimately transitions to aluminum-clad windows or maintains wood windows for consistency.

Mr. Segraves acknowledged the concern about setting a precedent but noted that the proposed high-quality product, matching muntins, and removal of the existing shutters would improve the appearance of the building.

A motion was made by Mr. Segraves and seconded by Mr. Ives to approve the aluminum-clad windows with clear glass, muntins that match the existing size and dimensions, and to remove all roller shades from the doors and windows. The motion was carried 5-2, with Ms. Damgard and Ms. Coleman dissenting.

9. LPCS-25-0445 401 PERUVIAN AVE. The applicant, Joshua Katz with Suncoast Painting and Professional Services, Inc., has filed an application requesting Landmarks Preservation Commission review and approval for exterior railing replacement for the apartment balconies of the landmarked property.

Mr. Fogel provided staff comments on the project.

Several members disclosed ex parte communications.

Ms. Mittner stated that no representatives were present for the application.

A motion was made by Mr. Ives and seconded by Mr. Segraves to defer the project to the end of the meeting to allow a representative to attend. The motion was carried unanimously, 7-0.

ANY OTHER BUSINESS

10. 130 COCOANUT ROW DESIGNATION HEARING
Owner: Cocoanut Row LP

Several members disclosed ex parte communications.

Emily Stillings, MurphyStillings, LLC, testified about the architecture and history of the Monterey-style residence. Ms. Stillings pointed out the residence's design features and testified that the residence met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town; and,
Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction, or use of Indigenous materials or craftsmanship,
Sec. 54-161 (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.

Ms. Mittner provided confirmation of proof of publication.

A motion was made by Mr. Ives and seconded by Ms. Coleman to make the designation report for 130 Cocoanut Row part of the record. The motion was carried unanimously, 7-0.

Ms. Damgard called for public comment.

Liana Kozlowski of Shubin Law Group, on behalf of the owners, explained that the family purchased the home two years ago for its exceptional architecture and that, while initially surprised by the landmarking process, they have grown more comfortable thanks to staff support. She expressed appreciation to Mr. Fogel and Ms. Mittner for their guidance and transparency. The homeowners plan a future addition over the garage and have begun preliminary discussions with staff, anticipating that any application will proceed through the certificate of appropriateness process. Ms. Kozlowski concluded by thanking staff and noting the family looks forward to working with the Commission.

Mr. Segraves commented on the property's architectural significance, noting it as an excellent example of Monterey style. He highlighted its classic proportions and unique railing design, which distinguishes it from other Monterey homes. Mr. Segraves emphasized that the house includes character-defining elements not commonly seen, adding to its architectural value.

Ms. Albarran expressed strong support for the property’s designation, describing it as an obvious and beautiful example of its style. She noted that the home is a gorgeous representation of John Volk’s architectural work and conveyed enthusiasm about the possibility of landmarking it.

Mr. Ives praised the Commission and staff for their success in preserving Monterey-style architecture. He noted that a few years ago, the town was at risk of losing respect for this style, but through landmarking efforts, Monterey-style homes are now recognized as historically significant. Mr. Ives emphasized that this achievement reflects strong policy and collaboration, turning initial homeowner concerns into support. He commended everyone involved for ensuring

the style's protection and recognition.

Ms. Lindsay Scott agreed that it was a great representation of a Monterey-style, the architect was notable, and the home is very visible in its location on Cocoanut Row.

Mr. Griswold remarked on the property's originality, noting that despite some upgrades, it has remained essentially unchanged from its original design. He emphasized that the home has been meticulously maintained, with no significant alterations, preserving its historic character.

Ms. Brooker agreed with Mr. Griswold's observation, noting that the property remains virtually unchanged from its original design. Aside from the color and a slight modification to the second-floor middle window, the home retains its original character. She highlighted the balcony as a unique feature that distinguishes it from other Monterey-style homes.

A motion was made by Ms. Coleman and was seconded by Mr. Ives to recommend 130 Cocoanut Row to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1, 3, and 4 in Section 54-161, and with the acknowledgment that the owner did not oppose the designation. The motion was carried unanimously, 7-0.

11. 400 SEASPRAY AVE DESIGNATION HEARING
Owner: John Jordan O'Neill, III, Trustee of Dumbarton Investments Revocable Trust dated December 16, 2019

Several members disclosed ex parte communications.

Janet Murphy, MurphyStillings, LLC, testified about the architecture and history of the Craftsman-style residence. Ms. Murphy pointed out the residence's design features and testified that the residence met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town; and,
Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction, or use of Indigenous materials or craftsmanship.

Ms. Mittner provided confirmation of proof of publication.

A motion was made by Mr. Ives and seconded by Ms. Coleman to make the designation report for 400 Seaspray Avenue part of the record. The motion was carried unanimously, 7-0.

Ms. Damgard called for public comment. No one indicated a desire to speak.

Ms. Herzig-Desnick described the property as charming, though it appeared somewhat rundown during her visit, and questioned whether it is currently occupied. She favored landmarking the home.

Mr. Ives emphasized the importance of recognizing that the property meets multiple criteria under Section 54-161. He noted that beyond architectural significance, the home reflects the broad cultural, political, economic, or social history of the town, representing a particular way of

living and building during its era. Mr. Ives also highlighted that the property possesses distinguishing characteristics of an architectural type or specimen, making it inherently valuable.

Ms. Lindsay Scott thought the home was amazingly intact in design and was worth preserving. Ms. Murphy thought it was evident from the picture in 1920; she noted some alterations.

Ms. Damgard thought the roof detail was original.

A motion was made by Ms. Coleman and was seconded by Mr. Ives to recommend 400 Seaspray Avenue to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1 and 3 in Section 54-161. The motion was carried unanimously, 7-0.

12. 230 SEASPRAY AVE DESIGNATION HEARING
Owners: Ronald L. Fick and Marcia C. Fick

Several members disclosed ex parte communications.

Janet Murphy, MurphyStillings, LLC, testified about the architecture and history of the Georgian Revival-style residence. Ms. Murphy pointed out the residence's design features and testified that the residence met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town; and,
Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction, or use of Indigenous materials or craftsmanship.

Ms. Mittner provided confirmation of proof of publication.

A motion was made by Ms. Herzig-Desnick and was seconded by Ms. Coleman to make the designation report for 230 Seaspray Avenue part of the record. The motion was carried unanimously, 7-0.

Ms. Damgard called for public comment.

Marcia Fick, owner at 230 Seaspray Avenue, stated that she does not consent to the landmarking of her home as it was in a flood zone, a special flood hazard area, and below the base FEMA elevation.

Ms. Coleman stated that being in a flood zone does not preclude the home from being landmarked.

Ms. Lindsay Scott observed that, while the house's basic structure remains intact, there have been substantial changes over time. These include removing the Porte cochère and enclosing what was once an open patio. She also questioned whether the defining eyebrow window on the east side is still present. Ms. Fick stated that the eyebrow window had not been in the home since they had owned it.

Ms. Herzig-Desnick expressed concern about alterations that impact the building’s landmark

eligibility. She noted that the front porch had been enclosed with sliding glass doors and single-pane windows, now obscured by landscaping and hedges. The property has also lost its trellis over the front door and its Porte cochère. While the core structure remains intact and charming, Ms. Herzig-Desnick stated that the building's original character and visibility have been significantly diminished.

Ms. Brooker offered a different perspective, acknowledging that some original features have been altered but emphasizing that the main structure and outline remain intact. She noted that enclosed porches have not prevented landmarking in past cases and referenced a recent example. Regarding Criterion 1, Ms. Brooker highlighted the historical significance of the property's development by the same company as another recently landmarked home, while maintaining architectural distinctiveness.

Mr. Segraves referenced similar City Builders homes, noting that the property shares distinctive features such as the jerkinhead roof. He suggested that restoring the trellis, which was previously removed, would be a valuable enhancement. Mr. Segraves agreed that the main structure is well maintained and stated that enclosing the porch with glass does not, in his view, diminish the property's significance.

Ms. Albarran highlighted the benefits of landmark designation under FEMA elevation rules. She explained that without landmark status, renovations are limited to 50% of the home's value, restricting improvements to minor updates, such as a kitchen remodel. Landmarking removes this limitation, allowing full renovations without cost restrictions, which she described as a significant advantage.

Ms. Lindsay Scott added that if a property is below FEMA elevation, landmark status does not prevent demolition under state law and federal FEMA rules. She noted that even if the current owner sells the home, a future owner could tear it down despite its landmark designation.

A motion was made by Ms. Albarran and was seconded by Ms. Herzig-Desnick to recommend 230 Seaspray Avenue to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1 and 3 in Section 54-161, and with the acknowledgment that the owner opposed the designation. The motion was carried unanimously, 7-0.

13. 140 SEAVIEW AVE DESIGNATION HEARING
Owner: Nancy Ann Beach and John Bloomfield Beach

Several members disclosed ex parte communications.

Emily Stillings, MurphyStillings, LLC, testified about the architecture and history of the Georgian Revival-style residence. Ms. Stillings pointed out the residence's design features and testified that the residence met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town; and,
Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction, or use of Indigenous materials or craftsmanship,
Sec. 54-161 (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.

Ms. Mittner provided confirmation of proof of publication.

A motion was made by Mr. Ives and seconded by Ms. Coleman to make the designation report for 140 Seaview Avenue part of the record. The motion was carried unanimously, 7-0.

Ms. Damgard called for public comment. No one indicated a desire to speak.

Ms. Lindsay Scott noted that the house appears largely unaltered externally and is highly recognizable on its block of Seaview Avenue. She emphasized its prominence, sitting elevated on the left side as one approaches from the ocean, and stated that it is the defining home that comes to mind for that street.

Ms. Brooker expressed appreciation for seeing multiple homes that retain their original design. She noted that this house clearly meets all three criteria for designation and described it as beautiful. While not historically significant, she added that she loves its distinctive pink color.

Ms. Coleman thought it was impressive that the home had been in the family since it was built. She thought the home stood out on the street.

Ms. Albarran expressed strong support for landmarking the property, noting her long-standing admiration for the house and its distinctive pink color. She praised its architectural details, such as the low arches, and remarked that it was surprising the home had not been landmarked earlier. Ms. Albarran stated she is very much in favor of the designation.

A motion was made by Ms. Coleman and seconded by Ms. Albarran to recommend 140 Seaview Avenue to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1, 3, and 4 in Section 54-161, and with the acknowledgment that the owner opposed the designation. The motion was carried unanimously, 7-0.

14. 425 SEASPRAY AVE DESIGNATION HEARING
Owner: Percival P. Steinhart, III
[This item has been deferred to the November 18, 2026, Landmarks Preservation Commission meeting.]

Please note: This item was deferred to November 18, 2026, at the Approval of the Agenda.

Ms. Churney announced that Jacqueline Albarran declared a conflict of interest for COA-25-0035, 860 S. Ocean Blvd., at the January 21, 2026, meeting and had correctly completed the 8B form in accordance with State Law.

Mr. Ives noted that there were no representatives for LPCS-25-0445, 401 Peruvian Avenue, and suggested a deferral to March. Ms. Mittner stated that the representative reached out to her during the meeting and indicated that they would like to withdraw the application.

A motion was made by Ms. Coleman and seconded by Mr. Ives to accept the withdrawal of LPCS-25-0445, 401 Peruvian Avenue. The motion was carried unanimously, 7-0.

MEETING SCHEDULE

15. The next meeting is scheduled for March 18, 2026

ADJOURNMENT

A motion was made by Mr. Ives and seconded by Mr. Segraves to adjourn the meeting at 12:23 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

_____

Brittain Damgard, Chair

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: March 18, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: ZON-26-0014 995 ADAM RD. The applicant, Christopher Messon with Renewal by Andersen LLC, has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure at a finished floor elevation below the current FEMA requirement for the property containing a Historic Significant Building.

Date: 3/11/2026

ATTACHMENTS

- Staff Report
- Letter of Intent
- Property Survey
- HSB Form

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Fiscal Impact

ZON-26-0014 995 ADAM RD. The applicant, Christopher Messon with Renewal by Andersen LLC, has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure at a finished floor elevation below the current FEMA requirement for the property containing a Historic Significant Building.

Property Owner: Glorvina Schwartz,
Trustee of the Glorvina Schwartz Revocable Trust dated June 8, 2011
Applicant: Christopher Messon, Renewal by Andersen LLC

HISTORY:
The Town's Historic Conservation Districts and the Historically Significant Building (HSB) program were adopted through Ordinance No. 02-2020 in August 2020. The HSB designation of 995 Adam Road was completed in November 2025. The residence was constructed in 1950. The property is located within the Garden Conservation District. As indicated in the designation form: *"In 1950, architect Paul E. Kohler, Jr. designed the residence at 995 Adam Road for Mrs. George Petinot. It is representative of the development that characterized the north end of Palm Beach during the post-WWII era."*



In 2025, an administrative application was approved for replacement of sliding glass doors (ARCS-25-1293).

THE PROJECT:
The following is the scope of work for the Project:

- A variance from the floodplain requirement from Chapter 50, Floods.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size (SF)	14,398 SF	**Existing Finished Floor Elevation**	5.65' NAVD
Flood Zone	AE 6	**Required Finished Floor Elevation**	7.00' NAVD

Surrounding Properties / Zoning	
North	240 Garden Road / R-B
South	246 Eden Road / R-B
East	235 Eden Road / R-B
West	990 Adam Road / R-B

STAFF ANALYSIS:

The previously approved scope of work for the replacement of sliding glass doors will not preclude the building's continued designation as a historic building. Due to a substantial improvement, a variance from the floodplain requirement in Chapter 50, Floods, is needed to avoid raising the residence.

Per Section 50-114: *A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings,* ***upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building****. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.*

The property is located within Flood Zone AE 6, which requires a base flood elevation of 6' (plus 1' freeboard) = 7' NAVD. The floodplain variance would allow the existing structure to be maintained at the current finished floor elevation of 5.65' NAVD.

CONCLUSION:

Approval of the project will require one (1) motion to be made by the Commission:

(1) that the implementation of the proposed work and flood plain variance **will not** preclude the buildings' continued designation as a historic building.

WRB:JGM:FHM:ALF

WRB

RENEWAL by ANDERSEN
FULL-SERVICE WINDOW & DOOR REPLACEMENT

February 19, 2026

Property: 995 Adam Road, Palm Beach, FL 33480
Flood Zone: AE

Dear Members of the Landmarks Preservation Commission:

On behalf of the property owner, I respectfully submit this Letter of Intent requesting a variance pursuant to Section 50-114 of the Town Code to permit the replacement of an existing patio door with a Eurowall impact-rated patio door system (Product Approval FL34003.1) at the above-referenced historic property located at 995 Adam Road, Palm Beach, Florida 33480.

The structure is a designated historic building and is eligible for the exception to the flood-resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 – Historic Buildings. The property is located within Flood Zone AE. The proposed scope of work consists solely of the removal and replacement of an existing patio door assembly. No structural alterations, changes to the building footprint, or modifications to character-defining architectural features are proposed.

Existing Conditions

The existing finished floor elevation is 5.65 feet. See attached survey. **The required finished floor elevation is 7.00 feet**.

Proposed Work

The proposed Eurowall impact-rated patio door (FL34003.1) will:

- Meet current Florida Building Code impact and wind-load requirements.
- Be installed within the existing opening without modification to the original masonry or structural framing.
- Maintain the existing dimensions, configuration, and visual proportions of the historic opening.
- Preserve the architectural character and design intent of the building.

Compliance with Section 50-114

This request satisfies the criteria outlined in Section 50-114 for the following reasons:

1. Eligibility Under Historic Exception
   The building qualifies under Chapter 12 of the Florida Building Code, Existing Building –

Historic Buildings. The proposed improvement is limited to a door replacement and does not constitute substantial rehabilitation that would trigger full compliance with flood-resistant construction requirements beyond what is necessary.

2. Preservation of Historic Designation
   The replacement will not preclude the building's continued designation as a historic structure. The work does not remove or alter character-defining elements, nor does it modify the building's massing, scale, fenestration pattern, or architectural detailing.
3. Minimum Variance Necessary
   The requested variance is the minimum necessary to preserve the historic character and design of the building. Requiring additional elevation modifications or structural alterations to exceed the existing compliant finished floor elevation of 7.15 feet would result in unnecessary alteration to historic fabric and architectural integrity.
4. Consistency with the Intent of the Code
   Section 50-114 is intended to provide reasonable flexibility when strict application of flood-resistant construction requirements would adversely impact historic buildings. The proposed door replacement enhances life safety and storm resilience while maintaining the building's historic integrity.

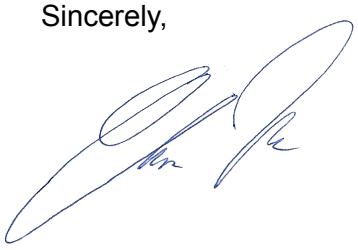
Conclusion

The project represents a sensitive and appropriate improvement that strengthens the building's resilience within Flood Zone AE without compromising its historic character. The variance request is limited in scope, fully aligned with the purpose and intent of Section 50-114, and constitutes the minimum necessary relief.

We respectfully request the Commission's approval of this variance to allow the installation of the Eurowall impact patio door system (FL34003.1) at 995 Adam Road.

Please do not hesitate to contact me should additional documentation or clarification be required.

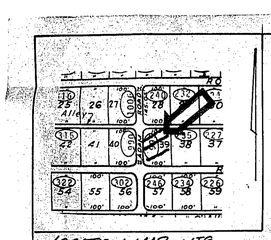
Sincerely,



Christopher Messon
Qualifier of Record
Renewal By Andersen LLC

SURVEYS

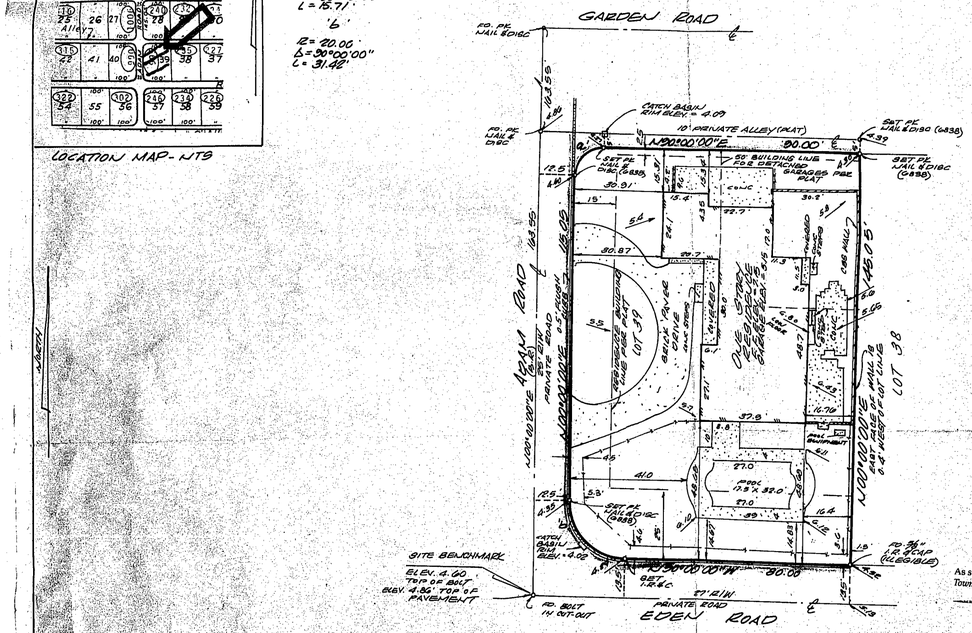
ADDRESS: 395 Adam

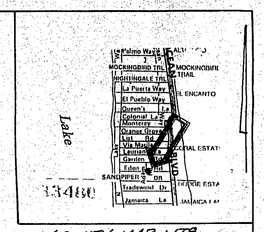


CURVE DATA

'Q'
R= 10.00'
Δ= 90°00'00"
L= 15.71'

'b'
R= 20.00'
Δ= 90°00'00"
L= 31.42'





VICINITY MAP - NTS

995 ADAM

REVIEWED
As submitted this date 2/22/02
Town of Palm Beach, Building Department
Building Plans Examiner

OFFICE COPY

SURVEY NOTES:

1.) Lands shown hereon were not abstracted by this office for easements and/or rights-of-way of record.
2.) Elevations shown hereon are based on N.G.V.D. 1929.
3.) Originating bench mark = centerline intersection of Adam Road and Eden Road, elevation = 4.60'.
4.) Subject lot area (excluding private road rights of way) = 0.331 acres (14,398 square feet).
5.) No underground improvements located unless shown.
6.) All bearings and distances shown hereon are plat and measured unless otherwise noted.
7.) Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
8.) This firms "Certificate of Authorization" number is "LB 6838".
9.) The survey depicted here is not covered by Professional Liability Insurance.

Certified To : Alexander C. Schwartz, Jr.
Property Address : 995 Adam Road, Palm Beach, FL
Flood Zone : A7 (7) FIRM 120221 0001C 9-30-82
Description:
Lot 39, EDEN PROPERTIES, according to the Plat thereof as recorded in Plat Book 18, Page 49 of the Public Records of Palm Beach County, Florida.

I HEREBY CERTIFY this survey meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
This survey is invalid without embossed surveyor's seal.

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER 4074

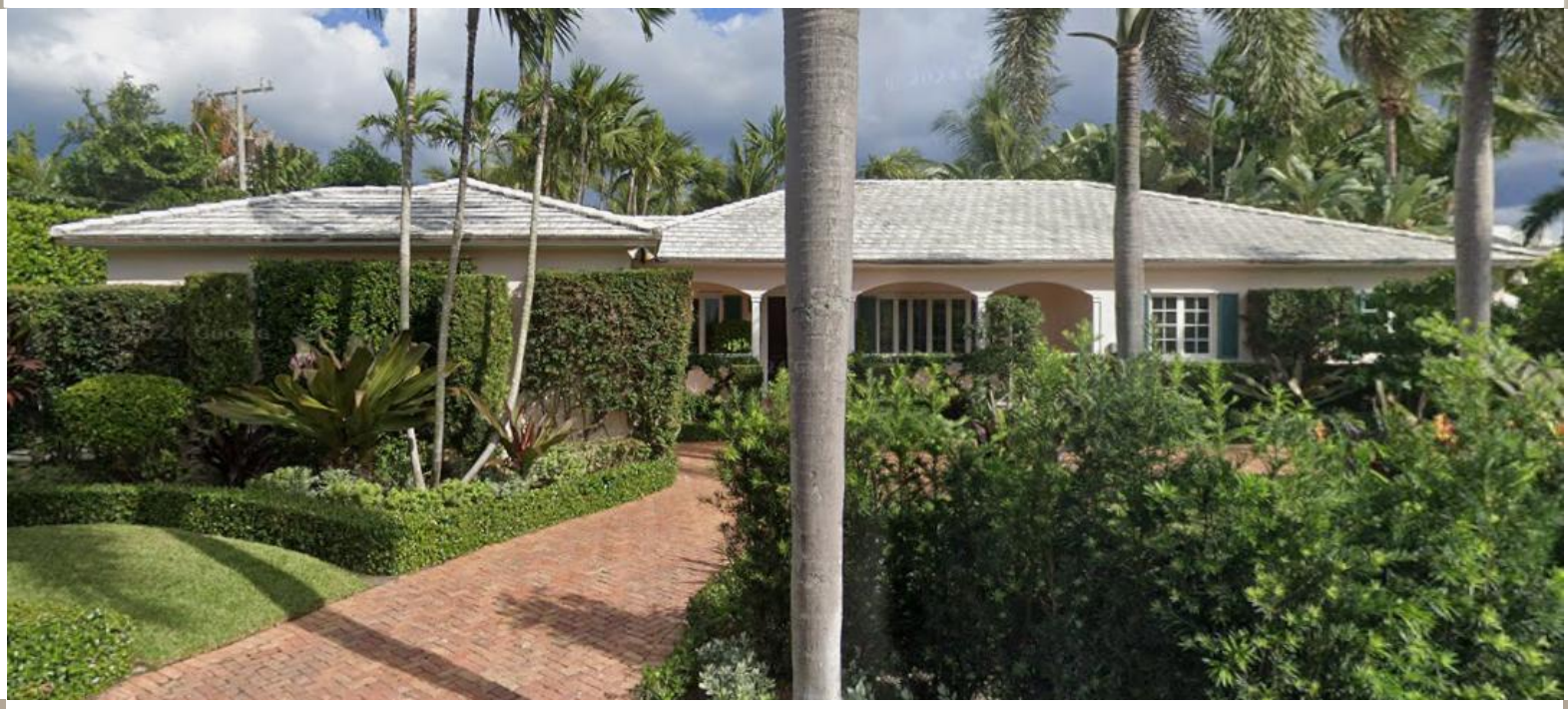
BOUNDARY SURVEY

LEGEND

CALC = CALCULATED	F.F. = FINISHED FLOOR	B.R. = BEARING REFERENCE	P.I. = POINT OF INTERSECTION
C.B.S. = CONCRETE BLOCK STRUCTURE	I.P. = IRON PIPE	B.R.M. = VERTICAL BENCH MARK	P.O.B. = POINT OF BEGINNING
C.M. = CONCRETE MONUMENT	I.R. = IRON ROD	P.B. = PLAT BOOK	P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE	I.R.C. = IRON ROD W/ PLASTIC CAP LABELED "MLS INC - LB 6838"	P.C. = POINT OF CURVATURE	P.T. = POINT OF TANGENCY
D.E. = DRAINAGE EASE.	L = ARC LENGTH	P.C.C. = POINT OF COMPOUND CURVATURE	P.C.P. = PERMANENT CONTROL POINT
GR. = GRADE (TYP.)	MEAS. = MEASURED	P.O.C. = POINT OF COMMENCING	P.O.T. = POINT OF TERMINUS
O.H.U. = OVERHEAD UTILITY WIRES	N.A.D. = NORTH AMERICAN DATUM	P.O.E. = POINT OF ENDING EASEMENT	Q = CENTRAL ANGLE
R&R. = EASEMENT	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	P.O.C. = POINT OF CURVATURE CORRECTURE	R = RADIUS
ELEV. = ELEVATION		P.R.M. = PERMANENT REFERENCE MONUMENT	R/W = RIGHT-OF-WAY

⊙ = FOUND 5/8" IRON ROD W/ CAP LABELED "MLS INC - LB 6838"	⊙ = FOUND 4" CONCRETE MONUMENT	⊙ = FOUND 1/2" IRON PIPE	⊙ = FOUND 1/2" IRON ROD
⊙ = SET 5/8" IRON ROD W/ PLASTIC CAP LABELED "MLS INC - LB 6838"	⊙ = SET 4" CONCRETE MONUMENT	⊙ = SET 1/2" IRON PIPE	⊙ = SET 1/2" IRON ROD
⊙ = FOUND 1/2" IRON ROD W/ PLASTIC CAP LABELED "LB 4074"	⊙ = FOUND 1/2" IRON ROD W/ PLASTIC CAP LABELED "LB 4074"	⊙ = FOUND 1/2" IRON ROD W/ PLASTIC CAP LABELED "LB 4074"	⊙ = FOUND 1/2" IRON ROD W/ PLASTIC CAP LABELED "LB 4074"
⊙ = FOUND 1/2" IRON ROD W/ PLASTIC CAP LABELED "LB 4074"	⊙ = FOUND 1/2" IRON ROD W/ PLASTIC CAP LABELED "LB 4074"	⊙ = FOUND 1/2" IRON ROD W/ PLASTIC CAP LABELED "LB 4074"	⊙ = FOUND 1/2" IRON ROD W/ PLASTIC CAP LABELED "LB 4074"

SCALE 1" = 20'	MILLER LAND SURVEYING	REFERENCES P2910/26	
DR R.D.J.	1121 LAKE AVE. 561-586-2000	JOB NO. 1-02-07-31	
FIELD M.M.	LAKE WORTH, FLORIDA 33460	M-2293	
DATE 4/11/2002			



Historically Significant Building (HSB) Designation Form
995 Adam Road

Form Produced by Town of Palm Beach Staff
November 2025

Historic Conservation District:	Garden Conservation District
Address:	995 Adam Road, Palm Beach, Florida
Date of Construction:	1950
Current Owner:	Glorvina Schwartz, Glorvina Schwartz Revocable Trust
Architect/Builder	Paul E. Kohler, Jr.
Present Use:	Residential
Present Zoning:	R-B
Palm Beach County Tax Folio Number:	50-43-43-03-20-000-0390
Current Legal Description:	Lot 39, EDEN PROPERTIES

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 is the criterion that relates 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."

The single-family residence at 995 Adam Road was constructed in 1950 during Palm Beach's second major building boom, which followed the end of World War II. When the war ended and wartime restrictions were lifted, Palm Beach experienced significant economic and demographic growth, with much of the single-family residential development occurring in the north end of the island.

The Garden Conservation District was originally part of the famed early Palm Beach scenic attraction, the Garden of Eden, a botanical garden on the 250-acre estate of early Palm Beach pioneers Charles and Francis Cragin. By 1925, the estate had been sold and the property subdivided. While some development occurred during the 1920s and 1930s, the most substantial residential growth took place during the post–World War II era.

In 1950, architect Paul E. Kohler, Jr. designed the residence at 995 Adam Road for Mrs. George Petinot. It is representative of the development that characterized the north end of Palm Beach during the post-WWII era. Some alterations have occurred over time such as fenestration changes and arched details on the front porch. However, the location, setting, feeling and association remain.

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: March 18, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: ZON-26-0017 335 SEASPRAY AVE. The applicant, Scott Nelson with Blueline Construction Group, has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure at a finished floor elevation below the current FEMA requirement for the property containing a Historic Significant Building.

Date: 3/11/2026

ATTACHMENTS

- Staff Report
- Letter of Intent
- Property Survey
- HSB Form

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

ZON-26-0017 335 SEASPRAY AVE. The applicant, Scott Nelson with Blueline Construction Group, has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure at a finished floor elevation below the current FEMA requirement for the property containing a Historic Significant Building.

Property Owner: George Bitting
Applicant: Scott Nelson, Blueline Construction Group

HISTORY:

The Town's Historic Conservation Districts and the Historically Significant Building (HSB) program were adopted through Ordinance No. 02-2020 in August 2020. The HSB designation of 335 Seaspray Avenue was completed in June 2021. The residence was constructed in 1947. The property is located within the Mid-Town Conservation District. As indicated in the designation form: *"335 Seaspray, Avenue, designed by American Plan Services of Miami and constructed by McClaren Brothers in 1947 during Palm Beach's second building boom, reflects the broad economic and social history of the Town of Palm Beach."*





In 2025, administrative applications were approved for in-kind replacement of the roof tiles and siding (LPCS-26-0042 and LPCS-26-0026).

THE PROJECT:

The following is the scope of work for the Project:

- A variance from the floodplain requirement from Chapter 50, Floods.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size (SF)	14,398 SF	**Existing Finished Floor Elevation**	5.60' NAVD
Flood Zone	AE 7	**Required Finished Floor Elevation**	8.00' NAVD

Surrounding Properties / Zoning	
North	326 Seabreeze Avenue / R-B
South	356 Seaspray Avenue / R-B
East	333 Seaspray Avenue / R-B
West	339 Seaspray Avenue / R-B

STAFF ANALYSIS:

The previously approved scope of work for roof and siding replacement will not preclude the building's continued designation as a historic building. Due to a substantial improvement, a variance from the floodplain requirement in Chapter 50, Floods, is needed to avoid raising the residence.

Per Section 50-114: *A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings,* ***upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building****. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.*

The property is located within Flood Zone AE 7, which requires a base flood elevation of 7' (plus 1' freeboard) = 8' NAVD. The floodplain variance would allow the existing structure to be maintained at the current finished floor elevation of 5.60' NAVD.

CONCLUSION:

Approval of the project will require one (1) motion to be made by the Commission:

(1) that the implementation of the proposed work and flood plain variance **will not** preclude the buildings' continued designation as a historic building.

WRB:JGM:FHM:ALF
WRB

February 27, 2026

Town of Palm Beach

Re: Bitting Residence
335 Seaspray Ave
Palm Beach, Florida 33480

Roofing and Exterior Siding

To whom it may concern,

Mr. Bitting, the owner of 335 Seaspray, is looking to receive a variance so that he may repair the wood siding and replace the old leaking roof. The new siding and roof materials will be consistent with the existing materials to match what was originally on the building to keep the historic character and design. I have provided examples below.

The existing floor elevation is 5.60', which is below current elevation requirements. This is why we are requesting a variance.

Scope of Work:
Blueline Construction Group will be repairing the rotten and damaged wood siding and replacing the removed areas with a smooth sawn cedar tapered wood siding to match the existing wood siding as close as possible. This includes the area where a previous repair was completed with Hardi Board siding that does not match the existing siding. This area is on the south elevation approximately 3.5' off the ground, see photos below. All wood siding, new and existing, will be repainted to match the existing pink paint color.

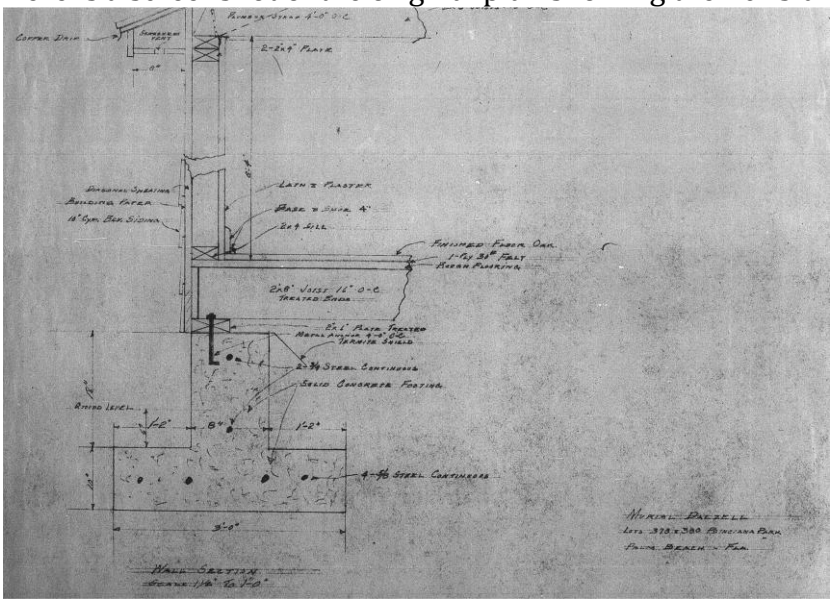
We will be removing the existing cement tiles. In order to maintain consistency in appearance and quality, we will replace them with the closest available match: Saxony 900 Slate in Westlake White Color Coat.

ADDRESS
1400 Forsythe Road Unit C
West Palm Beach, FL 33405

EMAIL
Scott@bluelineconstructiongroup.com

PHONE
561-281-8714

Here is a screenshot of the original plan showing the 10” siding.



Stock photo of 10” Smooth Wood Siding



ADDRESS
1400 Forsythe Road Unit C
West Palm Beach, FL 33405

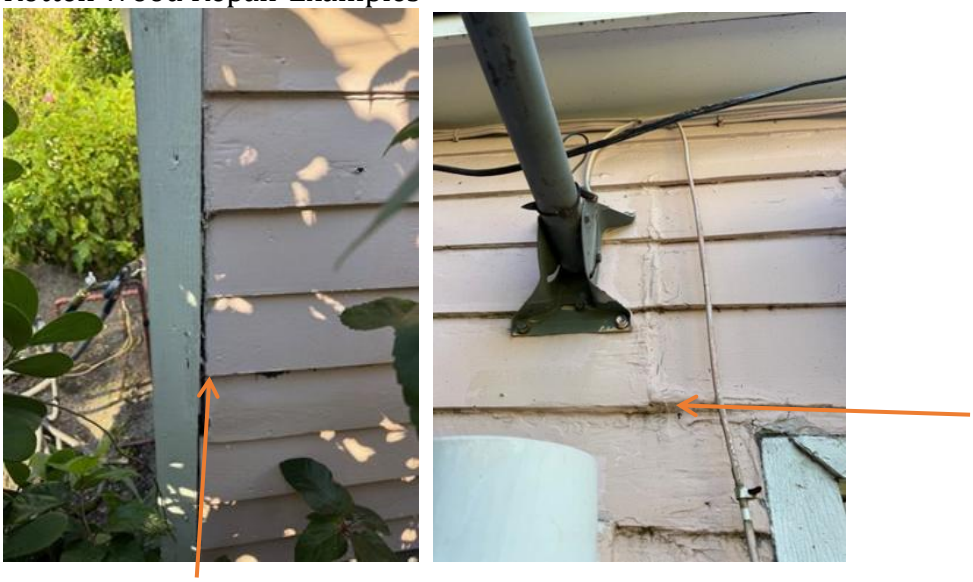
EMAIL
Scott@bluelineconstructiongroup.com

PHONE
561-281-8714

BCG will remove the siding that does not match the original material.



Rotten Wood Repair Examples



ADDRESS
1400 Forsythe Road Unit C
West Palm Beach, FL 33405

EMAIL
Scott@bluelineconstructiongroup.com

PHONE
561-281-8714





Roofing

Saxony 900 White: [Saxony® 900 Slate | Timeless European-Inspired Roof Tile]



Existing Roof:



ADDRESS
1400 Forsythe Road Unit C
West Palm Beach, FL 33405

EMAIL
Scott@bluelineconstructiongroup.com

PHONE
561-281-8714

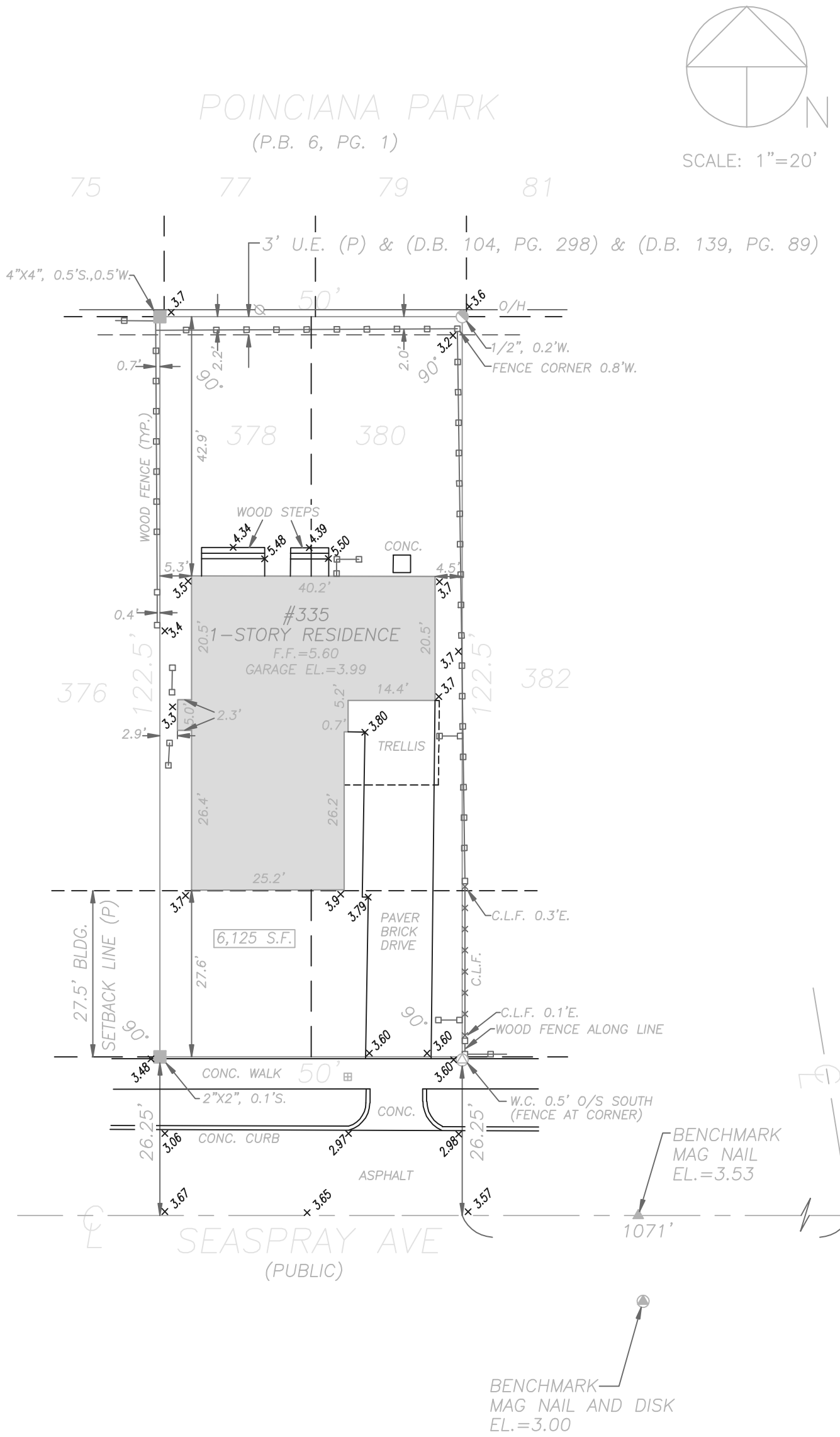
Respectfully submitted,

Scott Nelson
Blueline Construction Group
CGC#1527899

ADDRESS
1400 Forsythe Road Unit C
West Palm Beach, FL 33405

EMAIL
Scott@bluelineconstructiongroup.com

PHONE
561-281-8714



WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB NO.: 12-1110	F.B. PB137 PG. 45
OFFICE: M.B.	DATE: 4/27/12	DWG. NO. 12-1110
C'K'D: C.W.	REF: 12-1110.DWG	SHEET 2 OF 2

Historically Significant Building Designation Form
335 Seaspray Avenue





Historic Conservation District:	Mid-Town Conservation District
Address:	335 Seaspray Avenue, Palm Beach, Florida
Date of Construction:	1947
Original Owner:	Muriel Dalzell
Current Owner:	George C. Bitting
Architect:	American Plan Service, Miami
Builder	McClaren Brothers
Present Use:	Residential
Present Zoning:	RB
Palm Beach County Tax Folio #:	50-43-43-22-07-000-3780
Current Legal Description:	Poinciana Park 2nd Addition Lots 378 & 380

The 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."

335 Seaspray, Avenue, designed by American Plan Services of Miami and constructed by McClaren Brothers in 1947 during Palm Beach's second building boom, reflects the broad economic and social history of the Town of Palm Beach. Following World War II, Florida had explosive economic and demographic growth and the lifting of wartime restrictions coupled with an increasing supply of materials accelerated Florida's post-World War II economy with new construction.

Poinciana Park, where 335 Seaspray Avenue is located, was platted by Oscar Jose and his City Builders Realty Company. Jose created Poinciana Park by purchasing tracts of land south of the Breakers and the Royal Poinciana Hotel from Lake Worth to the Atlantic Ocean. This area became the "Sea" streets with Sea Breeze platted in 1914 followed by Sea Spray in 1917 and the north side of Sea View in 1923. Much of Poinciana Park was developed during Palm Beach's first land and building boom of the 1920s with many of the houses built on speculation. The area continued to be developed during the 1930s and again in the post-war building boom of the late 1940s. 335 Seaspray Avenue was developed on

speculation by Muriel Dalzell who developed speculation houses herself and larger projects as part of the Brown-Dal Corporation. In November of 1947, Dalzell received a variance to build the one-story single-family frame residence at 335 Seaspray Avenue on a 6,100 square foot lot instead of the required 10,000 square feet. The residence was built facing east to take advantage of the narrow lot and remains largely intact from its original design.

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: March 18, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: 6-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article XI, Signs, Division 1, Generally, At Section 134-2373, General Regulations And Definitions Applicable To Permitted Signs, Related To The Prohibition Of Signage On Awnings To Allow Signage On The Valance Of Awnings Subject To Certain Conditions; Division 3, Commercial Districts, Adding Section 134-2451, Signs On The Valance Of An Awning, Creating Standards For Signage On Awnings; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing ForCodification; And Providing An Effective Date.

Date: 3/11/2026

ATTACHMENTS

- Staff Report
- Draft Ordinance No. 006-2026

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

STAFF DIRECTIVE:

The Town's zoning code (Chapter 134) currently prohibits signage on awnings. At the January 14, 2026, Town Council Development Review meeting, staff was directed to amend the zoning code to create provisions for signage on the valance of awnings.

At the March 4, 2026, Town Council Development Review meeting, staff was directed to present the draft ordinance to ARCOM and LPC for review and recommendations.

DISCUSSION:

The proposed amendments are summarized below:

- All valance signs on awnings shall be subject to review by ARCOM or LPC (as applicable).
    - Which may further condition the size, disposition, and appearance of the lettering (discussion item).
- Signage is limited to:
    - Valance of an awning.
    - One line of text identifying the individual business.
    - The total allowable signage area for an individual business identification.
    - A length no more than 20%/25% (discussion item) of the length of an awning.
    - Lettering not to exceed seven (7) inches in height.
    - A maximum of one (1) sign per business street frontage.
    - First floor of the building (discussion item).

Ordinance No. 006-2026 is ready for approval on First Reading.

WRB/JGM/AF/FHM

ORDINANCE NO. 006-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, ARTICLE XI, SIGNS, DIVISION 1, GENERALLY, AT SECTION 134-2373, GENERAL REGULATIONS AND DEFINITIONS APPLICABLE TO PERMITTED SIGNS, RELATED TO THE PROHIBITION OF SIGNAGE ON AWNINGS TO ALLOW SIGNAGE ON THE VALANCE OF AWNINGS SUBJECT TO CERTAIN CONDITIONS; DIVISION 3, COMMERCIAL DISTRICTS, ADDING SECTION 134-2451, SIGNS ON THE VALANCE OF AN AWNING, CREATING STANDARDS FOR SIGNAGE ON AWNINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Council of the Town of Palm Beach, pursuant to the authority granted to it in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, at the January 14, 2026, Town Council Development Review meeting, staff was directed to amend the zoning code to create provisions for signage on the valance of awnings.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2. Chapter 134, Zoning, Article XI, Signs, Division 1, Generally, Section 134-2373, is hereby amended as follows:

Sec. 134-2373. General regulations and definitions applicable to permitted signs.

DRAFT

Under this article, the following shall apply to all signs:

***

(10) No sign, including numerals, lettering, illustrations, logos or characters, shall be painted or installed on any awning visible from public or private streets with the exception of lettering on the valance as provided in Sec. 134-2451.

***

Section 3. Chapter 134, Zoning, Article XI, Signs, Division 3, Commercial Districts, adding Section 134-2451, as follows:

Sec. 134-2451. Signs on the valance of an awning.

For purposes of this section, a valance means the vertical portion of the awning that extends down from the front edge of the awning and hangs down past the structural brace. Signage on the valance of an awning shall be permitted subject to the following restrictions:

(1) Signage shall be permitted only on the front of a valance. Signs on any other surface area of an awning are prohibited.

(2) Such signage shall be limited to one line of text identifying the name of the individual business.

(3) The sign area on a valance shall count towards the allowable total sign area for an individual business identification sign in a building, as calculated under section 134-2438.

(4) The length of the sign on a valance shall not exceed 25 percent of the length of a single awning, and letters shall not exceed seven (7) inches in height.

(5) A maximum of one (1) valance sign per business street frontage is permitted.

(6) All signs shall be subject to review by the architectural commission or landmarks commission (as applicable).

Section 4. Severability. If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 5. Repeal of Ordinances in Conflict. All other ordinances of the Town of Palm Beach, Florida, or parts thereof, which conflict with this, or any part of this Ordinance are hereby repealed.

Section 6. Codification. This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach, Florida.

DRAFT

Section 7. Effective Date. This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach, Florida, on the First Reading this _____ day of _____, 2026; and for the Second and Final Reading on this _____ day of _____, 2026.

_____
Danielle H. Moore, Mayor

_____
Bobbie Lindsay, Town Council President

_____
Lewis S.W. Crampton, President Pro Tem

_____
Julie Araskog, Town Council Member

_____
Bridget Moran, Town Council Member

ATTEST:

_____
Kelly Churney, CMC, Town Clerk

_____
Edward Cooney, Town Council Member

DRAFT

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: March 18, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: COA-26-0002 (ZON-26-0006) 1100 SOUTH OCEAN BLVD – MAR-A-LAGO. The applicant, Mar-a-Lago Club, LLC. (Harvey E. Oyer, III, Authorized Representative), has filed an application requesting a Certificate of Appropriateness review and approval for a new generator building housing two new 400KW generators for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Date: 3/11/2026

ATTACHMENTS

- Staff Report
- Letter of Intent
- Architectural Plans
- Landscape Plans
- Florida Master Site File

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

COA-26-0002 (ZON-26-0006) 1100 SOUTH OCEAN BLVD – MAR-A-LAGO. The applicant, Mar-a-Lago Club, LLC. (Harvey E. Oyer, III, Authorized Representative), has filed an application requesting a Certificate of Appropriateness review and approval for a new generator building housing two new 400KW generators for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-26-0006 (COA-26-0002) 1100 SOUTH OCEAN BLVD – MAR-A-LAGO – SPECIAL EXCEPTION AND SITE PLAN REVIEW. The applicant, Mar-a-Lago Club, LLC. (Harvey E. Oyer, III, Authorized Representative), has filed an application requesting Town Council review and approval for Site Plan Review to install two new 400KW generators enclosed in a new building, and a modification to an existing Special Exception for a private club use. The Landmarks Preservation Commission shall perform design review of the application.

Applicant: Mar-a-Lago Club, LLC
Professional: Rick Gonzalez, AIA | REG Architects
Environment Design Group
Representative: Harvey E. Oyer, III

HISTORY:
The subject property was designed by Wyeth, Marion Sims & Urban and constructed in 1923. The property was designated as a Landmark on July 11, 1979, and was listed on the National Register of Historic Places in 1980.

THE PROJECT:
The applicant has submitted plans, entitled "MAR-A-LAGO/GENERATOR ENCLOSURE" as prepared by **REG Architects** and **Environment Design Group**, uploaded to the Town February 17, 2026.

The following scope of work is proposed:
- Construction of a new generator building housing two new 400 KW generators.
- Minor landscape and hardscape improvements.

The following Special Exception and Site Plan Review were approved by the Town Council at the March 4, 2026, meeting, subject to LPC approval and The National Trust for Historic Preservation (NTHP) approval letter:
- **SPECIAL EXCEPTION:** Modification to an existing Special Exception use (private club).
- **SITE PLAN REVIEW:** Install two new 400KW generators enclosed in a new building.

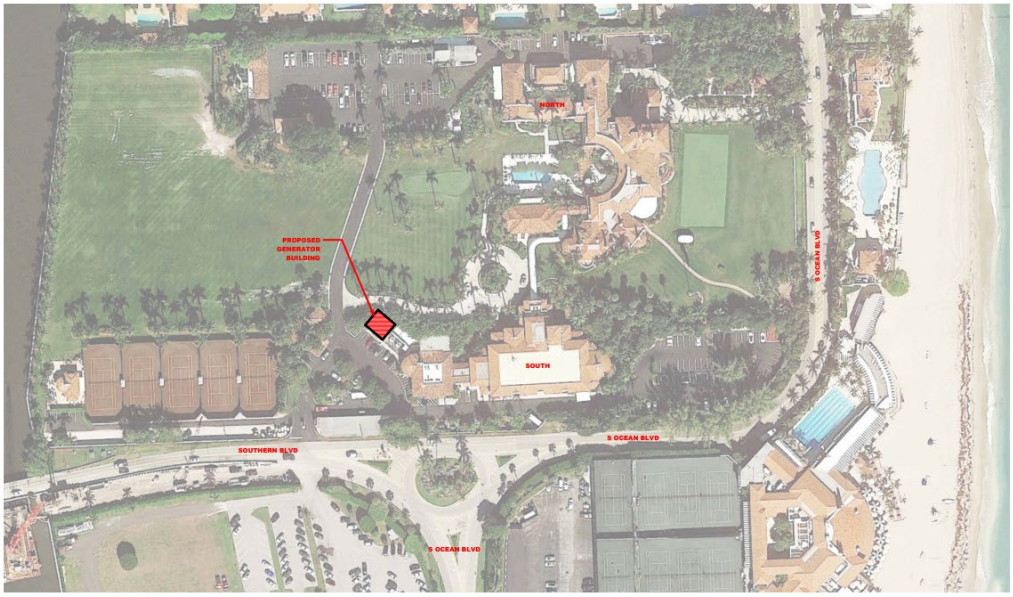
Site Data			
Zoning District	R-AA	**Future Land Use**	PRIVATE GROUP USE
Designated	07/11/1979	**Architect**	Wyeth, Marion Sims & Urban

Year Built	1923	**Use**	Club
Lot Size	714,492 SF	**FEMA Zone**	AE 7
Finished Floor Elevation	8'-0" NAVD Generator Building	**Lot Coverage**	Maximum: 25.0% (178,623 SF) Existing: 10.8% (76,821 SF) Proposed: 10.9% (77,584 SF)
Total SF	Approx. 763 SF Generator Building	**Landscape Open Space (LOS)**	Minimum: 55.0% (392,971 SF) Existing: 60.4% (431,940 SF) Proposed: 60.3% (430,922 SF)
Neighboring Properties / Zoning			
North	1094 South Ocean Boulevard, 124, 136, 150, 160, and 185 Woodbridge Road / R-A		
South	1170 South Ocean Boulevard - Bath & Tennis Club / R-AA		
East	1100 South Ocean Boulevard - Mar-A-Lago (Beach Parcel) / R-A		
West	Lake Worth Lagoon		

HISTORIC PRESERVATION ANALYSIS

The application seeks a Certificate of Appropriateness (COA) review and approval for a new building housing two generators. The new building will be located near the south entrance and draws inspiration from existing structures on the property.

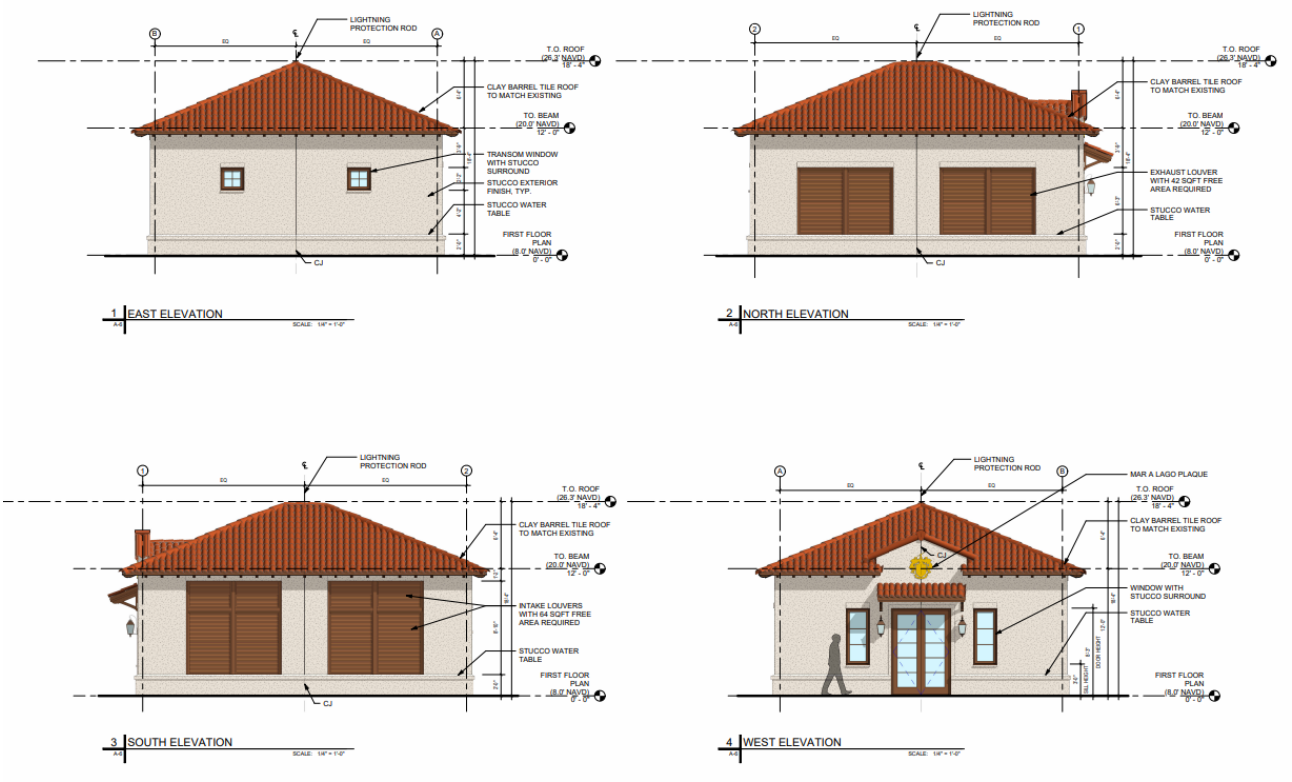
The exterior will feature a clay barrel tile roof, a stucco exterior with water table, sill, and header detailing, and a Mar-a-Lago cartouche. Additional detailing includes a bracketed overhang at the entrance, aluminum impact windows and doors with divided-light patterns, exterior light fixtures, as well as louvers required for the functionality of the generators inside.



1 SITE AERIAL / GENERATOR ENCLOSURE LOCATION

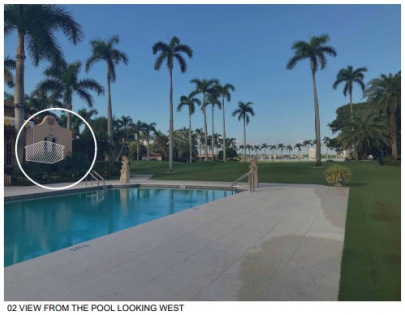
NORTH

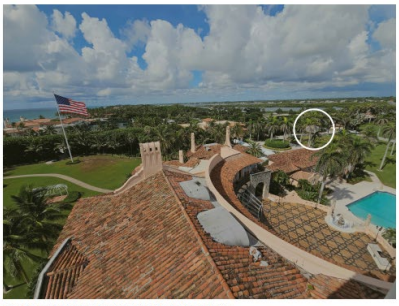
ARCHITECTURAL SITE PLAN FOR INFORMATIONAL PURPOSES ONLY.

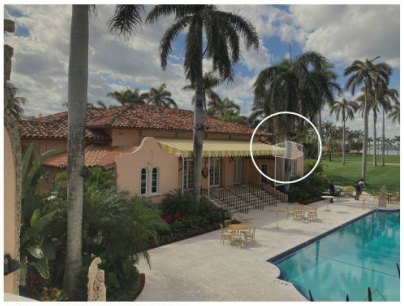


The plans include open vista diagrams demonstrating that the new building will be minimality visible from several vantage points on the property.

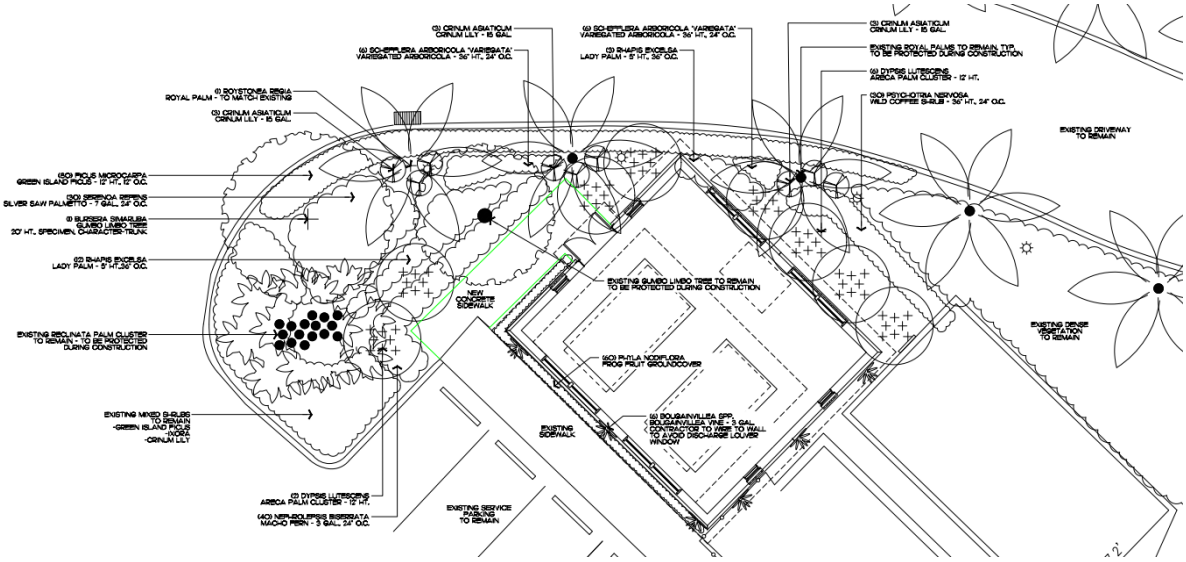

01 VIEW FROM THE LAWN LOOKING SOUTHWEST


02 VIEW FROM THE POOL LOOKING WEST


03 AERIAL VIEW FROM ABOVE LOOKING SOUTH WEST


04 VIEW FROM THE POOL LOOKING WEST

Minor landscape and hardscape improvements are proposed. A new concrete sidewalk extension is proposed to access the building. Additional landscaping will include a Gumbo Limbo Tree, Royal Palm Tree, and a variety of shrubs and vines outlined on sheet L3.1 of the landscape plan set.



The National Trust for Historic Preservation (NTHP) holds a protective easement on the property, requiring all improvements to be reviewed and approved to ensure they do not impair the site's historic character. Any proposed improvements must be reviewed and approved by the NTHP. Since the formal approval letter is still pending, staff recommends securing this document to confirm compliance before the Landmark Preservation Commission (LPC) hearing and should the applicant fail to produce the letter in time, the project should be continued to a future hearing date.



CONCLUSION

The application is presented to the Landmarks Preservation Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require one (1) motion to be made by the Landmarks Preservation Commission:

1. for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions.

WRB:JGM: FHM: ALF
WRB

L E T T E R O F I N T E N T

F I N A L S U B M I T

DATE: February 17, 2026

TO: Town of Palm Beach, Planning, Zoning & Building Dept.

RE: Mar-a-Lago Generator Building [ZON-26-0006 (COA-26-0002)]

REQUEST

On behalf of Mar-a-Lago Club, L.L.C. (**"Applicant"**), Shutts & Bowen LLP (**"Agent"**) submits this combo project for a Certificate of Appropriateness (**"COA"**), Special Exception (**"SE"**), and Site Plan Review (**"SPR"**) for the Mar-a-Lago Club (**"Club"**) located at 1100 S. Ocean Boulevard (**"Site"**).



FIGURE 1 – Location map

Location:	1100 S. Ocean Blvd. *(see Figure 1)*
Property Control Number(s)	50434335000020390
Zoning District:	R-AA Large Estate Residential
Acreage:	16.372 acres

REQUEST

SE with SPR, and COA for the following:

1. Modification to the existing SE for a club to add a generator enclosure building (**"Building"**) to the Site.
2. SPR for multiple generators that exceed 120 KW in output capacity.
3. COA for an enclosed building with landscaping for generator equipment that exceed 100 KW in output capacity.

Specifically, the request includes:

- Construction of a one-story 763 square foot (**"sq. ft."**) Building for the installation of two 400KW generators ("**Generators**"), to be located adjacent to the Southern Boulevard entrance to the Site.
- As shown in the plans/renderings, the Building is architecturally consistent with the existing historic architecture of the other structures on the Site. It utilizes architectural components from the existing landmarked building and related outbuildings.
- The Building is proposed to be located just north of the entrance to the Site on Southern Boulevard and outside of the historic vista.
- New planting beds and landscaping materials are proposed adjacent to the Building.

BACKGROUND

- The purpose of the Building is solely to house the Generators and all the associated equipment.
- Florida is prone to severe weather events, including hurricanes, thunderstorms, heat waves, tropical storms, and even tornadoes. These natural events can lead to power outages, which can last for weeks, can be dangerous and disrupt daily life. The Generators will provide a reliable backup power source during such outages, ensuring essential systems like lights, air-conditioning, refrigeration, life-sustaining medical devices and equipment, and in the case of this Site, security systems and security of the premises. The Generators will ensure that the premises remain protected, even if the power grid fails. This is a critical factor that must be considered since the Site is the primary residence of President Donald J. Trump. That said, the Generators are a necessity on the Site to ensure there is no disruption in power to the Site.

NATIONAL TRUST FOR HISTORIC PRESERVATION

The Site is encumbered by a Deed of Conservation and Preservation Easement ("**Easement**") held by the National Trust for Historic Preservation ("**NTHP**"). Per the Easement, the NTHP must review and approve any proposed improvements on the Site to ensure compliance with the requirements of the Easement. On (*PENDING RECEIPT FROM NTHP*), the NTHP issued the approval for the construction of the Building on the Site, a copy of which is attached hereto as **Exhibit G**.

PARKING STATEMENT

There are no changes proposed to the on-site parking.

SUPPLEMENTAL APPLICATION REQUIREMENTS

- As required, attached are the responses to the review standards/guidelines for the SE with SPR, and COA requests:
  - **Exhibit A:** Special Exception in accordance with Section 134-229.
  - **Exhibit B:** Site Plan Review in accordance with Section 134-329.
  - **Exhibit C:** Issuance of a Certificate of Appropriateness in accordance with Section 54-122.
- **Exhibit D:** Detailed history in chronological order of all zoning-related requests processed on or after January 1, 1970 specific to the Site.
- **Exhibit E:** Property Info sheet with the Location Map.
- **Exhibit F:** Legal Description.
- **Exhibit G:** NTHP approval letter.

EXHIBIT A

Sec. 134-229. Requirements for granting a Special Exception.

The requirements for granting a special exception use under this chapter are as follows:

(1) The use is a permitted special exception use as set forth in article VI of this chapter.

RESPONSE: *The Club use is permitted by Special Exception which has been in existence since 1993, and the use is not proposed to change. The request is to add a 763 sq. ft. Building solely to house the Generators in excess of 120 KW of output power and associated equipment.*

(2) The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

RESPONSE: *The request for the Building will have no adverse effect on public health, safety, welfare or morals. As noted in this LOI, the intent is to ensure there is no disruption in electrical power to the Site and the functionality of the onsite security for the protection of the President. It should be noted that the Building is internal to the Site, and not visible from the street right-of-way or the adjacent properties.*

(3) The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

RESPONSE: *The proposed Building will not cause substantial injury to the value of other properties in the neighborhood where it is to be located. In fact, the proposed Building is located internal to the Site not adjacent to any residential property.*

(4) The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.

RESPONSE: *The proposed Building is and continues to be compatible with the adjoining development and the intended purpose of the district in which it is located.*

(5) The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.

RESPONSE: *The proposed Building will have no impact on yard and de minimis impact on other open space, and complies with any special requirements set out in Article VI for the particular use involved. With the addition, the Site remains in compliance by providing 60.32% (430,922 sq. ft.) of open space.*

(6) The use will comply with all elements of the comprehensive plan.

RESPONSE: *The proposed Building will be in compliance with all the elements of the comprehensive plan.*

(7) The use not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

RESPONSE: *The proposed Building has been designed and situated in such a manner to have no impact on adjoining properties and will not result in substantial economic, noise, glare, or odor impacts on adjoining properties or properties generally in the district. As noted above, it is*

actually located internal to the Site with no visibility from the street right-of-way or from the adjacent properties.

(8) Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

RESPONSE: *No changes are proposed to the ingress and egress to the Site. As such, there are no impacts on automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.*

(9) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible and in harmony with properties in the district.

RESPONSE: *The proposed Building does not include any changes to signage or exterior lighting.*

(10) Location, availability and compatibility of utility service for the use shall be satisfactory to ensure health and safety.

RESPONSE: *The current request does not affect the location, availability or compatibility of utility services.*

(11) Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

RESPONSE: *The current request does not affect the refuse and service areas.*

(12) In all districts except the C-OPI district, and also with the exception of hotel, motel and timeshare uses, the proposed special exception use will not attract the principal portion of its customers/clients from off-island locations. The applicant shall submit evidence satisfactory to the town council that not less than 50 percent of the customers of the proposed use will be town persons. Evidence submitted in support of this contention shall include credible data or information suitable for review by the town to determine the credibility and the appropriateness of the applicant's conclusion. The submittal shall include a description of the types of information used and the methodology employed to arrive at the conclusion. Information used shall include, but shall not be limited to, lists of customer/client addresses or certification thereof by an independent certified public accountant approved by the town, market studies prepared by independent professional firms, or data from similar operations under the control of the applicant. The town may in the future require the applicant to demonstrate to the satisfaction of the town council that the special exception use is continuing to be town-serving.

RESPONSE: *The Club use is permitted by Special Exception, has been in existence since 1993 and does not affect or alter the existing Town-serving status. The Special Exception use is not proposed to change and neither is the intensity of the use.*

(13) If historic/specimen trees are located on the subject property, the location of said historic/specimen trees shall be identified on a signed and sealed survey. In addition,

adequate landscaping, screening and barricade protection of historic/specimen trees shall be demonstrated to be provided as required in this chapter.

RESPONSE: *All existing landscape will remain. There will be new planting beds with shrubs and groundcover added around the proposed Building.*

(14) The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

RESPONSE: *Neither the existing use nor the proposed Building will place an additional burden on Town Police or Fire Rescue Services.*

EXHIBIT B

Sec. 134-329. Review by town council for Special Review.

Within 30 days of receipt of the application for site plan review, the town council shall review and consider the application. Before any site plan shall be approved, approved with changes, or denied, the town council shall make a finding that the approval of the site plan will or will not adversely affect the public interest and certify that the specific zoning requirements governing the individual use have or have not been met and that, further, satisfactory provision and an arrangement has or has not been made concerning the following matters, where applicable:

(1) Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the town.

RESPONSE: *Applicant is the fee simple owner and in control and possession of the entire parcel which is subject of this application. The Applicant is responsible for the care and upkeep of the entire site. No maintenance responsibility will become the obligation of the Town.*

(2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the town council the authority to reduce residential densities below that permitted by the use regulations in article VI of this chapter.

RESPONSE: *There are no new land uses, programming or intensities of use proposed for the Site. With the exception of the proposed Building and the associated landscaping, no other physical changes are proposed. As noted above, the Building is also located internal to the Site, and not visible from the street right-of-way or the adjacent properties.*

(3) Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.

RESPONSE: *There are no changes proposed to the ingress and egress to the Site. Automobile and pedestrian safety will be maintained to comply with all applicable standards. Separation of automotive traffic, traffic control and flow, service for utilities and refuse collection and access in case of fire or emergency will not be affected.*

(4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

RESPONSE: *There are no changes proposed to the off-street parking.*

(5) Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.

RESPONSE: *There are no changes proposed to any perimeter screening or buffers. All existing landscape will remain. There will be new planting beds with shrubs and groundcover added around the proposed Building.*

(6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacities.

RESPONSE: *There are no changes proposed that will affect the manner of drainage on the Site onto adjacent and nearby properties or on the Town's overall drainage capacities. The Building is only 763 sq. ft., internal to the Site, and the drainage associated with the Building can be considered de minimis compared to the overall Site which is over 16 acres.*

(7) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

RESPONSE: *There are no changes proposed that will impact hook-in locations, availability or capacity of utilities.*

(8) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the property, and relationship to communitywide open spaces and recreation facilities.

RESPONSE: *There are no changes proposed that impact recreation facilities. As it relates to open space, the Building is only 763 sq. ft., internal to the Site, and can be considered de minimis compared to the overall Site which is over 16 acres.*

(9) Such other standards as may be imposed by this chapter for the particular use or activity involved.

RESPONSE: *There are no other standards that may be imposed by the Code for the Building use.*

(10) Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low profile scale of commercial architecture.

RESPONSE: *The Building is not considered a commercial structure. Although not considered a commercial structure, it is proposed to be 14 ft. in height which is in compliance with the Code requirements and retains a low profile scale and architecture when compared to the existing structures on the Site.*

(11) Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, with the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

RESPONSE: *The massing of the Building compliments the existing buildings on the Site in composition. It also utilizes similar architectural design elements used throughout the Site. The materials used, texture in the façade, colors, patterns and trim used in the façade; and the design*

of the roof will be consistent with the design of the existing structures on the Site. Additionally, the proposed Building is located internal to the Site, and not visible from the street right-of-way or the adjacent properties.

EXHIBIT C

Sec. 54-122. New construction.

(a) The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related:

(1) The height, the gross volume, and the proportion between width and height of the facade;
(2) The proportions and relationships between doors and windows;
(3) The rhythm of solids to voids created by openings in the facade;
(4) The materials used in the facade;
(5) The texture inherent in the facade;
(6) The colors, pattern and trim used in the facade; and
(7) The design of the roof.

RESPONSE: *The massing of the Building compliments the existing structures on the Site. The materials used, texture in the façade, colors, patterns and trim used in the façade; and the design of the roof is proposed to be consistent with the design of the existing buildings on the Site.*

(b) Existing rhythm created by existing building masses and space between them should be preserved.

RESPONSE: *The architectural design of the Building is consistent and complimentary with the existing building masses and rhythm.*

(c) The landscape plan should be sensitive to the individual building and its occupants and needs and should be visually compatible with the buildings and environment with which it is visually related.

RESPONSE: *There are no changes proposed to any perimeter screening or buffers. All existing landscape will remain. There will be new planting beds with shrubs and groundcover added around the proposed Building.*

(d) A new street facade should blend directionally with other buildings with which it is visually related; which is to say, when adjacent buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

RESPONSE: *The Building is visually related to the existing buildings on the Site. It is designed to be consistent and preserve the style with the surrounding buildings architecture.*

(e) Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

RESPONSE: *The Building utilizes the same details, finishes, colors and materials as the other structures on the Site; clay tile roofing, stucco walls, cast stone cladding, and aluminum windows and doors, are utilized throughout consistent with the other structures on the Site.*

EXHIBIT D

SITE HISTORY

Please provide a detailed history of all zoning-related requests applicable to this property processed on or after January 1, 1970, in chronological order, including but not limited to variances, special exceptions, site plan reviews, and existing agreements.

1. Request for Subdivision approval by Standford Florida Fund, Inc. (Cerf Ross) November 1, 1984. Request approved and Agreement with Town entered into March 12, 1985.

2. Application for Certificate of Appropriateness Number 15-91 in connection with subdivision.

3. Zoning Variance 38-91 dated May 31, 1991.

4. Application for PUD, December 20, 1991, approved by Resolution 27-92 on May 12, 1992.

5. Special Exception 11-93, filed March 12, 1993, to establish a private club. Approved. June 1, 1993.

6. Declaration of Use Agreement dated August 10, 1993 recorded in Official Record Book 7933, Page 22 of the Public Records of Palm Beach County, Florida.

7. Variance 8-94 filed March 8, 1994, approved with conditions construction of service gates and wing walls providing access from Southern Boulevard.

8. Certificate of Appropriateness 5-94, filed April 4, 1994, approval of restoration of statutes at main gate and approval of new service gates off Southern Boulevard.

9. Certificate of Appropriateness 19-94, filed July 20, 1994, approval of railings, stair rails and guardrails.

10. Certificate of Appropriateness 34-94, filed August 17, 1994, approval to replace existing pea gravel at porte cochere with interlocking pavers.

11. Certificate of Appropriateness 67-94, filed December 21, 1994, approval of Alternate "A" lighting of Southern Boulevard gate with respect to location of fixtures only.

12. January 18, 1995, approval of light style "A" for cart path and walkway to beach with proviso that shields be used to direct lighting only onto paths; approval of light style "B" for northern boundary wall; approval of light style "C" for north parking area, with a 3' hedge planted around parking area to focus light on parking area only.

13. February 15, 1995 voted to retain existing northern gate design; approval of light style "D" for northern drive off South Ocean Boulevard, on statutes at main entrance, in courtyard parking area, on

lake wall and at the Southern Boulevard entrance, with proviso that one of the fixtures in each double light be removed (with suggestions regarding wattage of style "D" fixtures).

14. Certificate of Appropriateness 12-95, filed December 15, 1995, approval to install coquina stone or faux coquina paver blocks in natural color at main entrance (replaces paving approved August 1994).

15. Certificate of Appropriateness 23-95, filed July 21, 1995, approvals for exterior alterations to garage, former staff area and courtyard landscaping.

16. Certificate of Appropriateness 32-95, filed August 16, 1995, approved Moorish star design for courtyard fountain; approval of location of plunge pool in southwest corner of courtyard with proviso that if railing and gate are required for pool, matter must return to LPC for review; also noted deletion of previously approved windows at east and west ends of garage at 2nd floor and deletion of previously approved whirlpools (2) on north side of garage/spa deck.

17. Certificate of Appropriateness 33-95, filed September 20, 1995, approval of temporary tent at pool for 2 month period and denial of tent in front yard/driveway area.

18. October 18, 1995, approval of 3 tile samples to be used at fountain and whirlpool; approval of Moorish style tent with spears to be placed at southwest corner of pool.

19. Special Exception 24-95, filed November 14, 1995, approved request to add a 5-tennis court facility with cabana, approved request to remove existing tennis court.

20. February 13, 1996, approved request to construct parking lot for additional valet parking spaces.

21. Certificate of Appropriateness 56-95, January 1, 1996, approved to establish 5 tennis courts and related tennis cabana with patio, one entry trellis and 4 open awning shelters; approval of landscape plan for tennis court project.

22. Certificate of Appropriateness 19-96, filed March 20, 1996, approval of landscaping and details relating to the establishment of approved parking area at north end; approval to resurface small courtyard at west end of former staff area.

23. Certificate of Appropriateness 24-96, filed May 17, 1996, approval to raze damaged north slat house with proviso that buffering landscape be added on west side and that additional parking be reserved for Town Council with clarification that of Town Council does not approve additional parking use, land will have to be fully landscaped with review by LPC.

24. Special Exception 19-96, filed November 20, 1996, approved three (3) changes to Declaration of Use Agreement with stipulations.

25. Certificate of Appropriateness 44-96, filed December 18, 1996, approval of construction of free-standing roof over existing L-shaped utility pad; also noted withdrawal of portion of request for lighting of landscape islands of northern parking area.

26. Certificate of Appropriateness 51-96, filed December 18, 1996, approval of landscaping plans for utility areas in north parking area; also noted withdrawal portion of request for construction of 42" wall surrounding pool equipment.

27. Certificate of Appropriateness 1-97, filed January 15, 1997, approval of facade changes to accessory structure known as Watchman's house as well as interior changes.

28. Special Exception 20-97, filed June 10, 1997, approval with conditions request to construct tennis court light system in 5 existing courts.

29. May 12, 1993, granted request for 1 year extension.

30. Certificate of Appropriateness 17-97, filed September 17, 1997, approval of restoration of 3 buildings known as "Jim's Cottages"; also, approval of revised landscape plan for areas on either side of main gate.

31. Certificate of Appropriateness 46-98, filed October 21, 1998, approval to relocate existing pump house to serve as an entry feature and guardhouse for Southern Boulevard gate, to include restoration of building.

32., October 20, 1999, one year extension of COA 46-98.

33. July 19, 2000, extension of COA 46-98 until October 20, 2001, under current approval COA 22-00.

34. Special Exception 9-99, filed April 20, 1999, approved with conditions cabanas, pool, deck area, snack bar, changing rooms, including condition to modify existing Declaration of Use Agreement; approved request to exclude from Club property a parcel fronting on Woodbridge conditioned upon its being joined by Unity of Title with the property to its immediate east; denied removal or modification of existing limitation to 500 club memberships; approved removal of 313 daily on-site trips, approved removal of present dining room limitation of 75 seats and imposed limit of 150 seats for dining throughout Club, except for special events.

35. July 13, 1999, accepted request to withdraw portion of application to construct a partial underground parking structure east of the proposed Pavilion and accepted request to withdraw portions of application requesting approval for proposed Pavilion and increased special event capacity to 740 persons.

36. Certificate of Appropriateness 16-99, filed July 21, 1999, approval of re-paving/changes of main driveways, circle and motor court.

37. Special Exception 24-99, filed October 13, 1999, approved with conditions events that do not exceed 600 guest while temporary tent is used with possibility cap may be raised to 700 when Pavilion

Ballroom is completed; approved December 31, 1999 event over 600 guest capacity but not to exceed 940; approval to maintain temporary tent for 7 months and each subsequent season for 6 months until Pavilion Ballroom is open at which time tent shall be removed; approved with conditions request to construct a 17,124 square feet Pavilion Ballroom.

38. November 11, 1999, Amendment of Declaration of Use 'Agreement dated November 30, 1999, recorded in Official Records Book 11492, Page 1762 of the Public Records of Palm Beach County, Florida.

39. Certificate of Appropriateness 32-99, filed February 16, 2000, approval of redevelopment of beach area, according to approved Special Exception, to include two 2-story cabanas, pool, pool deck, spa pool, fountains, stairs and ramp to lower beach.

40. Variance 1-00, filed January 11, 2000, approved with conditions request to construct a wall on north property line that is 10' high in front yard setback in lieu of 6' maximum, and 7' to 10' high in side yard and rear yard in lieu of 7' maximum allowed.
41. Certificate of Appropriateness 22-00, filed October 20, 2000, approved extension of original approval of COA 46-98.

42. Certificate of Appropriateness 11-01, filed June 20, 2001, approval to change driveway material to asphalt on north service drive and parking area and to coquina in main entry drive, as well as circular area at guest house and Porte cochere area.

43. Special Exception 3-02 regarding construction date of pavilion.

44. Second Amendment of the Declaration of Use Agreement dated September 30, 2002, recorded in Official Records Book 14327, Page 23 of the Public Records of Palm Beach County, Florida.

45. Special Exception No. 11-2004 with Site Plan Review for a kitchen to serve the Ballroom, increasing the size of the entry loggia, relocating the chiller and other matters approved April 13, 2004.

46. Special Exception 22-2004 with Site Plan Review approving driveway at ballroom.

47. Third Amendment of Declaration of Use Agree & tent dated December 13, 2004, recorded in Official Records Book 17886, Page 1415 of the Public. Records of Palm Beach County, Florida.

48. Certificate of Appropriateness 005-2017, filed January 11, 2017, approval to add a 50-foot (1,964 sq. ft.) helicopter pad including all associated site work.

49. Certificate of Appropriateness 048-2018, filed September 21, 2018, approval to add an accessory dock. The application was withdrawn on February 20, 2019.

50. Certificate of Appropriateness 009-2020 and Special Exception with Site Plan Review 20-00248 to modify a private club use by allowing the construction of a boat dock that would extend 29 feet

from the existing seawall. The proposed dock would be located on the southwest corner of the property and is intended for private family use restricted to only the Trump family. The application was withdrawn on May 13, 2020.

51. Certificate of Appropriateness COA-21-012 and Special Exception request with Site Plan Review ZON-21-021 for modifications including new landscaping and a restroom addition to the existing private club approved on December 15, 2021.

52. Certificate of Appropriateness COA-23-001 and Special Exception request with Site Plan Review ZON-23-017 Certificate of Appropriateness COA-21-012 and Special Exception request with Site Plan Review ZON-21-021 for modifications including the construction of a new security guardhouse with associated landscaping along S. Ocean Boulevard approved on May 10, 2023.

53. Certificate of Appropriateness COA-24-0007 for final review and approval of the revised landscape plan for the new security guardhouse.

54. Certificate of Appropriateness COA-25-0029 for final review and approval of a helicopter pad within the western lawn on the site.

EXHIBIT E

P R O P E R T Y I N F O R M A T I O N

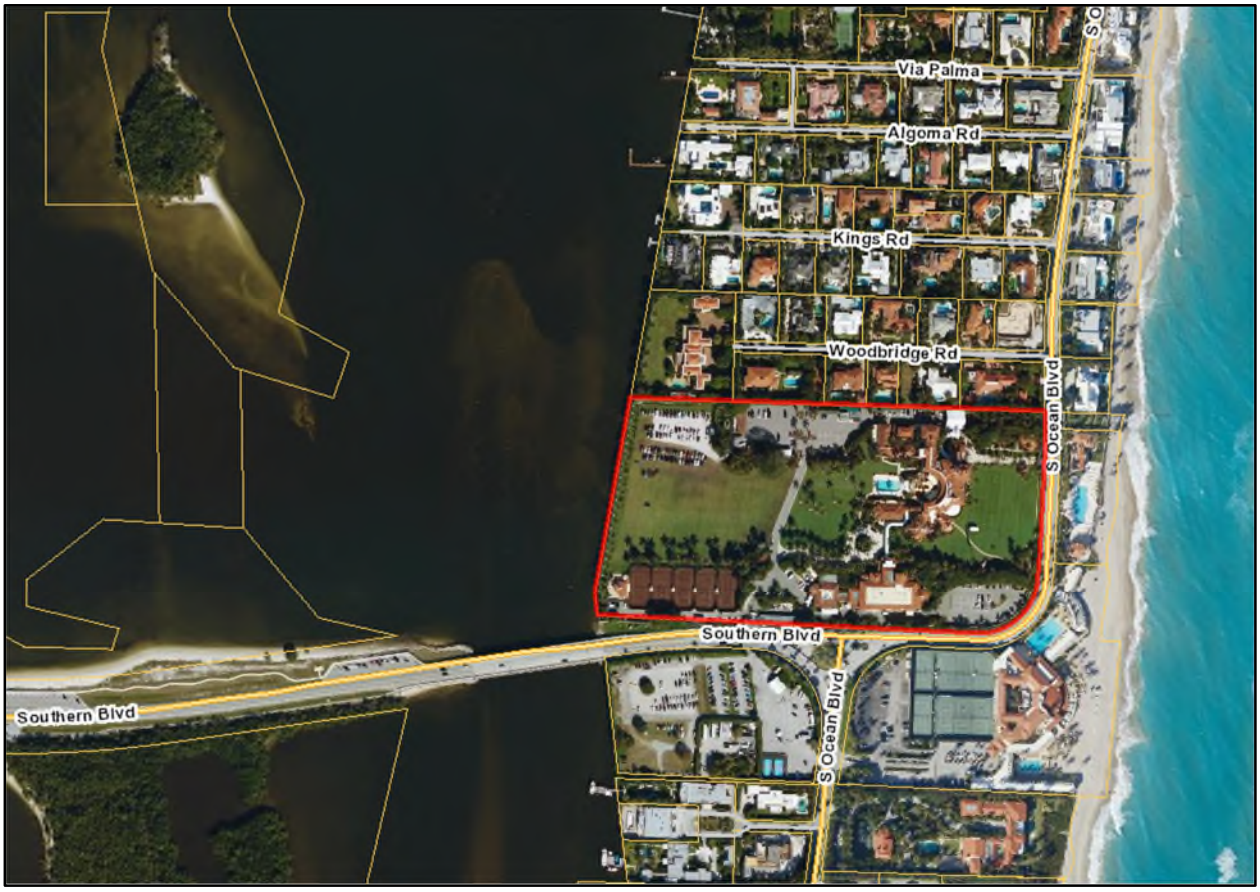


FIGURE 1 – Location map

Location:	1100 S. Ocean Blvd. *(Figure 1)*
Property Control Number(s)	50434335000020390
Zoning District:	R-AA Large Estate Residential
Acreage:	16.372 acres

EXHIBIT F

LEGAL DESCRIPTION

BEING ALL THAT PART OF THE NORTH 610.00 FEET OF THE SOUTH 1170.00 FEET OF GOVERNMENT LOT 2 OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, LYING WEST OF OCEAN BOULEVARD (STATE ROAD A1A) RIGHT OF WAY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT OF THE WEST FACE OF AN EXISTING SEAWALL ON EAST SHORE OF LAKE WORTH, WHICH POINT IS 560.00 FEET NORTH OF, MEASURED AT RIGHT ANGLES, TO THE SOUTH LINE OF GOVERNMENT LOT 2 OF SAID SECTION 35; THENCE NORTH 6°09'22" WEST ALONG THE WEST FACE OF SAID SEAWALL FOR A DISTANCE OF 77.32 FEET; THENCE NORTH 10°23'23" EAST ALONG THE WEST FACE OF SAID SEAWALL FOR A DISTANCE OF 539.50 FEET TO A POINT IN THE SOUTH LINE OF BINGHAM-COPP TRACT, A SUBDIVISION RECORDED IN PLAT BOOK 18, PAGE 6, PALM BEACH COUNTY PUBLIC RECORDS; THENCE RUN SOUTH 88°12'07" EAST ALONG THE SOUTH LINE OF SAID BINGHAM-COPP TRACT FOR A DISTANCE OF 1134.10 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF OCEAN BOULEVARD (STATE ROAD A1A); THENCE RUN SOUTH 0°09'07" EAST FOR A DISTANCE OF 82.59 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1412.69 FEET AND A CENTRAL ANGLE OF 3°03'00" FOR A DISTANCE OF 75.20 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 2°53'53" WEST FOR A DISTANCE OF 176.28 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2968.36 FEET AND A CENTRAL ANGLE OF 2°27'30" FOR A DISTANCE OF 127.36 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 158.68 FEET AND A CENTRAL ANGLE OF 86°26' 30" FOR A DISTANCE OF 239.40 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 88°12'07" WEST ALONG THE NORTH LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) FOR A DISTANCE OF 1040.43 FEET TO THE POINT OF BEGINNING, CONTAINING 16.3760 ACRES, OR LESS;

AND

TOGETHER WITH AN EASEMENT FOR THE USE OF THE TUNNEL UNDER SOUTH OCEAN BOULEVARD (STATE ROAD A1A) AS DESCRIBED IN THAT CERTAIN QUIT CLAIM EASEMENT DEED RECORDED IN OFFICIAL RECORD BOOK 2327, PAGE 1970 OF THE PALM BEACH COUNTY PUBLIC RECORDS;

AND

BEING THE SOUTH 358.00 FEET OF THE NORTH 403.00 FEET OF THE SOUTH 1170.00 FEET OF GOVERNMENT LOT 2, SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING EAST OF OCEAN BOULEVARD (STATE ROAD A1A) AS NOW LAID OUT AND IN USE; TOGETHER WITH ALL RIPARIAN AND LITTORAL RIGHTS, IF ANY, THEREUNTO APPERTAINING.

EXHIBIT G

National Trust for Historic Preservation Approval

UNDER NTHP REVIEW
APPROVAL LETTER FORTHCOMING

MAR-A-LAGO / GENERATOR ENCLOSURE

1100 S OCEAN BLVD, PALM BEACH, FL, 33480



ARTIST RENDERING / SUBJECT TO CHANGE

SHEET LIST - CONCEPTUAL / PRE-DESIGN	
Sheet Number	Sheet Name
ARCHITECTURAL	
A-1	COVER SHEET
A-2	SITE PLAN AERIAL
A-3	SITE PLAN
A-4	SURVEY BY OTHERS
A-5	FIRST FLOOR PLAN, ROOF PLAN & RCP
A-6	BUILDING ELEVATIONS
A-7	BUILDING SECTIONS
A-8	WINDOW & DOOR SCHEDULES
A-9.1	RENDER-01
A-9.2	RENDER-02
A-9.3	RENDER-03
A-10	MATERIALS SHEET
A-11	SITE PLAN - ROOF STUDY
A-12	OPEN VISTA DIAGRAM - SITE PLAN
A-13	OPEN VISTA DIAGRAM - IMAGES

SHEET LIST - CONCEPTUAL / PRE-DESIGN	
Sheet Number	Sheet Name
LANDSCAPE	
L1.0	EXISTING CONDITIONS
L1.1	EXISTING CONDITIONS - VIEW FROM STREET
L1.2	VEGETATION ACTION / TREE PROTECTION PLAN
L2.0	SITE PLAN
L2.1	SETBACKS / LANDSCAPE OPEN SPACE
L3.0	LANDSCAPE PLAN
L3.1	LANDSCAPE IMAGES & SCHEDULE
L4.0	CONSTRUCTION SCREENING & STAGING PLAN
L4.1	TRUCK LOGISTICS PLAN
L5.0	RENDERED LANSCAPE ELEVATIONS
L5.1	RENDERED LANSCAPE ELEVATIONS
L5.2	PLAN VIEW RENDERING

OWNER

TRUMP FLORIDA PROPERTIES
MR. SHAWN MCCABE,
SENIOR VICE PRESIDENT OF OPERATIONS
1100 SOUTH OCEAN BLVD,
PALM BEACH, FL, 33480
SHAWN.MCCABE@MARALAGOCLUB.COM

ARCHITECT

REG ARCHITECTS, INC.
RICK GONZALEZ, AIA, PRESIDENT
BRIAN LAURA, D. ARCH, SENIOR PROJECT MANAGER
120 SOUTH OLIVE AVE, STE. 210,
WEST PALM BEACH, FL 33401
PHONE: (561) 659-2383

CONSTRUCTION MANAGER

TBD

CIVIL ENGINEER

SIMMONS & WHITE
J. KYLE DUNCAN, V.P.
2581 METROCENTRE BOULEVARD, SUITE 3
WEST PALM BEACH, FL 33407
PHONE: 561-659-2383
FAX: 561-659-5546

LANDSCAPE ARCHITECT

ENVIRONMENT DESIGN GROUP
DUSTIN M. MIZELL, MLA, RLA
DUSTIN@ENVIRONMENTDESIGNGROUP.COM

STRUCTURAL ENGINEER

ONM&J
DWAYNE JACKSON, PE, PRESIDENT
1655 PALM BEACH LAKES BLVD. SUITE 204
WEST PALM BEACH, FL 33401
PHONE: 561-835-9994 / FAX: 561-835-8255
DJACKSON@ONMJ.NET

MEP,FIRE PROTECTION & PHOTOMETRICS

FORMICA & ASSOCIATES, INC.
STEVE HENDERSON, P.E. , PRINCIPAL
980 N FEDERAL HIGHWAY, #110
BOCA RATON, FL 33460
PHONE: 561-368-3611 EXT. 103

SCOPE OF WORK

PROPOSED GENERATOR ENCLOSURE.
(2 X 400 KW GENERATOR SYSTEM)

GENERATOR ENCLOSURE: 763 GSF

LOCATION MAP



REG ARCHITECTS
since 1988

Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave. Ste. 210,
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MAR-A-LAGO / GENERATOR ENCLOSURE

1100 S OCEAN BLVD,
PALM BEACH, FL, 33480

COA-26-0002
ZON-26-0006
FIRST SUBMITTAL 1-15-2026
SECOND SUBMITTAL 1-26-2026
FINAL SUBMIT 2-17-2026

NO.	DATE	DESCRIPTION
1	Date 1	Revision 1

DATE	02/12/2026
MODELED	DB, BL
CHECKED	REG
PROJECT #	25031

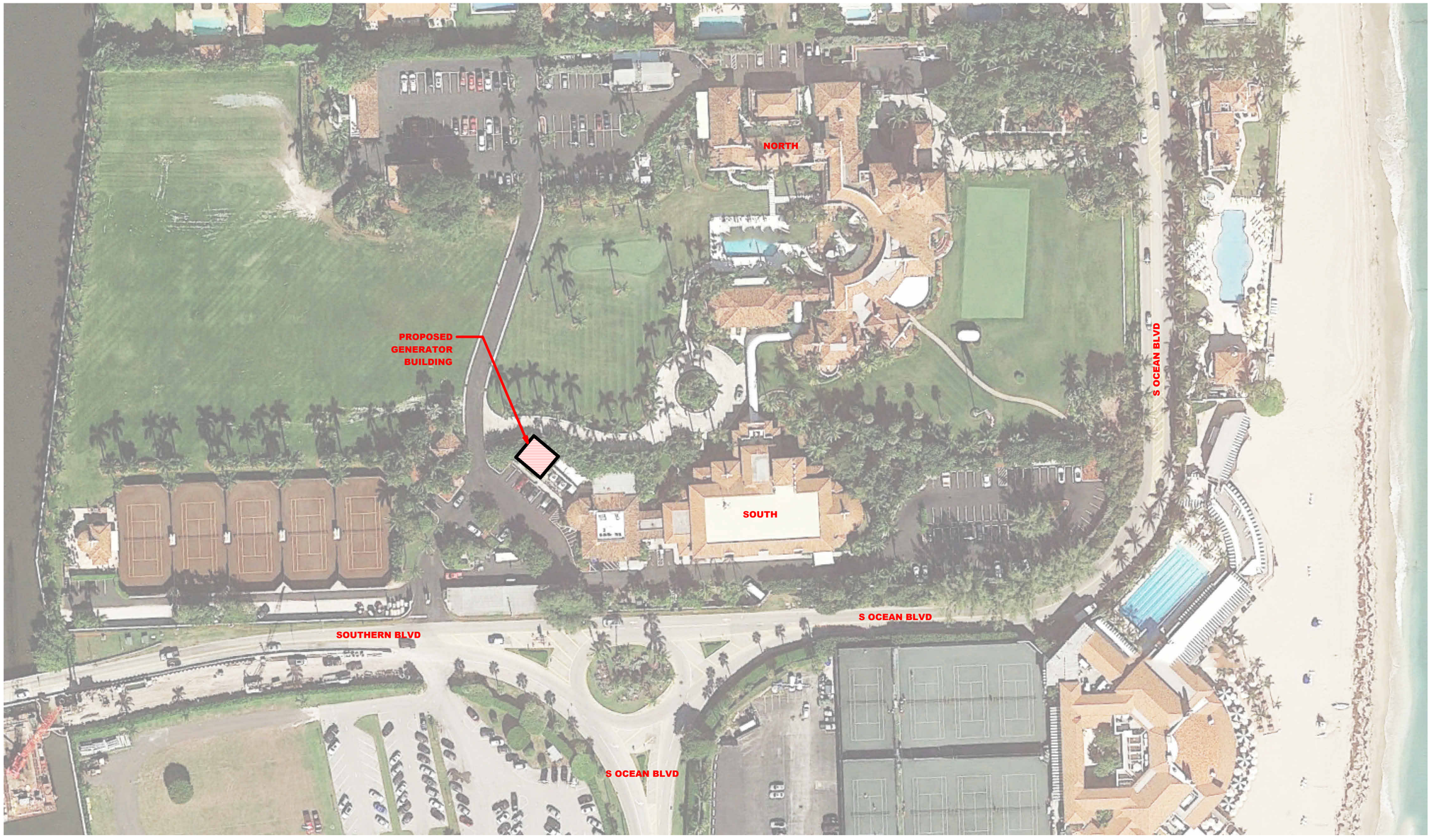
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COVER SHEET

PRE-DESIGN SET - CONCEPTUAL PRE-DESIGN

A-1



1 A-2 SITE AERIAL / GENERATOR ENCLOSURE LOCATION

SCALE: 1" = 50'-0"

NORTH

ARCHITECTURAL SITE PLAN FOR INFORMATIONAL PURPOSES ONLY.

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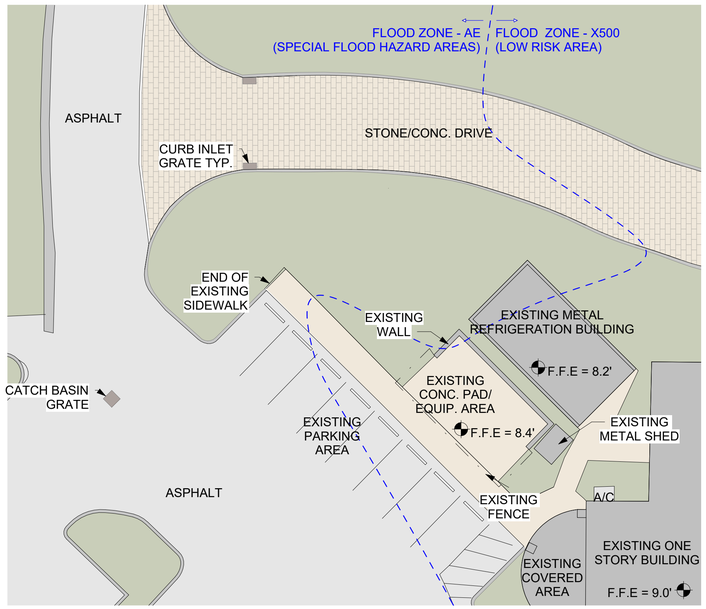
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SITE PLAN AERIAL

PRE-DESIGN SET - CONCEPTUAL PRE-DESIGN

A-2



2 EXISTING SITE PLAN
A-3
SCALE: 1/16" = 1'-0"

NORTH

Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	**Property Address:**	1100 S Ocean Blvd, Palm Beach, FL 33480		
2	**Zoning District:**	PALM BEACH		
3	**Lot Area (sq. ft.):**	714,492 SF.		
4	**Lot Width (W) & Depth (D) (ft.):**	Lot Width (550 FT) x Lot Depth (1050 FT)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	CLUB		
6	**FEMA Flood Zone Designation:**	AE		
7	**Zero Datum for point of meas. (NAVD)**	8'-0" NAVD		
8	**Crown of Road (COR) (NAVD)**	N/C		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	178,623 SF. (25%)	76,821 SF. (10%)	77,584 SF. (11%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	763 SF.
12	*Front Yard Setback (Ft.)	35'-0"	35'-0"	N/C
13	* Side Yard Setback (1st Story) (Ft.)	30'-0"	30'-0"	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
15	*Rear Yard Setback (Ft.)	15'-0"	15-0"	N/C
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	30'-0" / 2 STORIES	N/A	18-'4" / 1 STORY
18	Overall Building Height (Ft.)	N/A	N/A	N/A
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	8'-0" NAVD	N/A	8'-0" NAVD
22	Base Flood Elevation (BFE)(NAVD)	8'-0" NAVD	7'-0" NAVD	8'-0" NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	357,246 SF. (50%)	431,940 SF. (60.45%)	430,922 SF. (60.31%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	8,340 SF. (45%)	15,999 SF. (86.32%)	N/C
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

** Indicate each yard area with cardinal direction (N,S,E,W)*

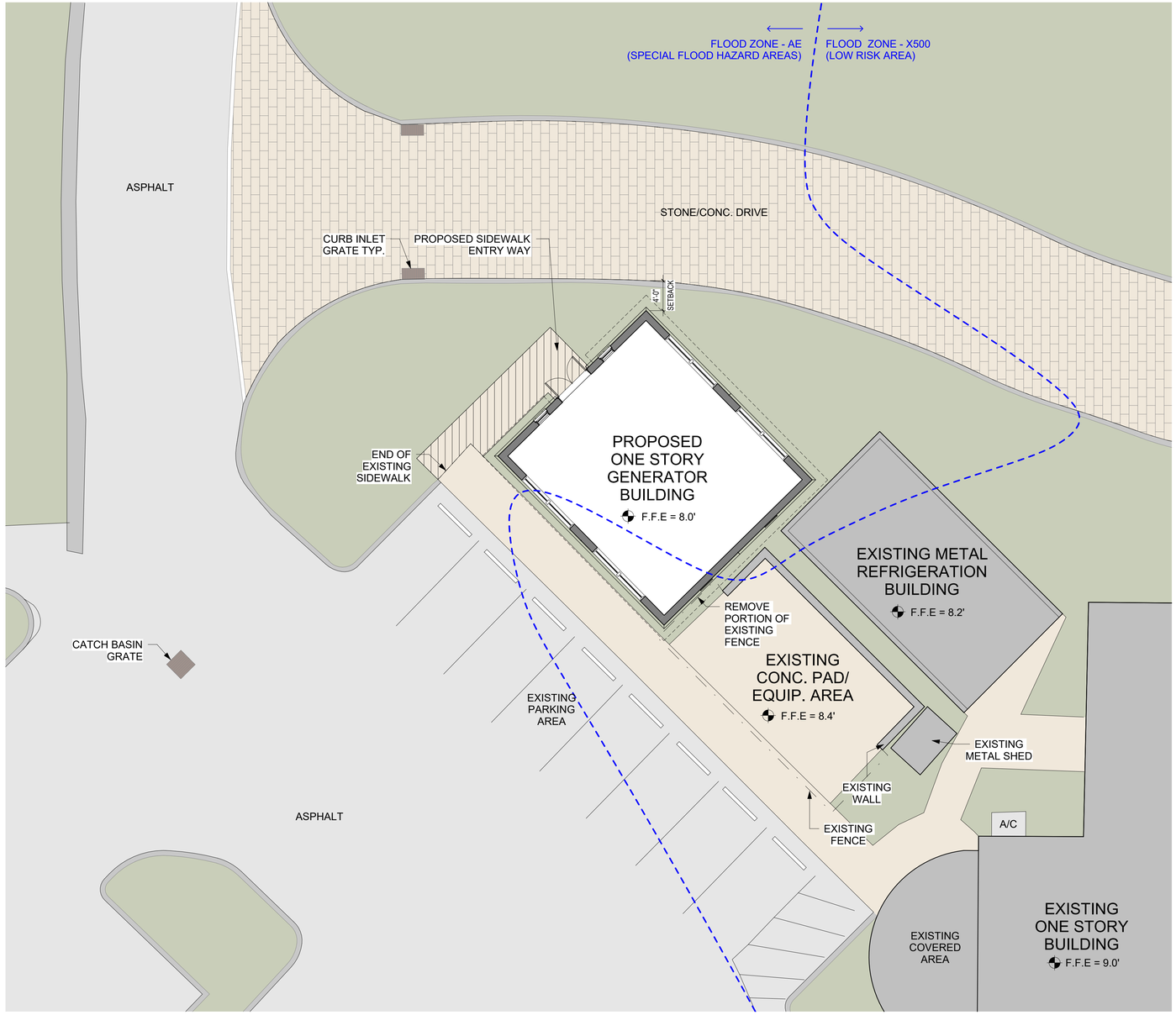
*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill [Sec. 134-1600]*

**** Provide Native plant species info per category as requited by [Ord. 003-2023] on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

3 P&Z - ZONING LEGEND
A-3
NOT TO SCALE



1 SITE PLAN
A-3
SCALE: 1/8" = 1'-0"

NORTH

SEE LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING.

ARCHITECTURAL SITE PLAN FOR INFORMATIONAL PURPOSES ONLY.

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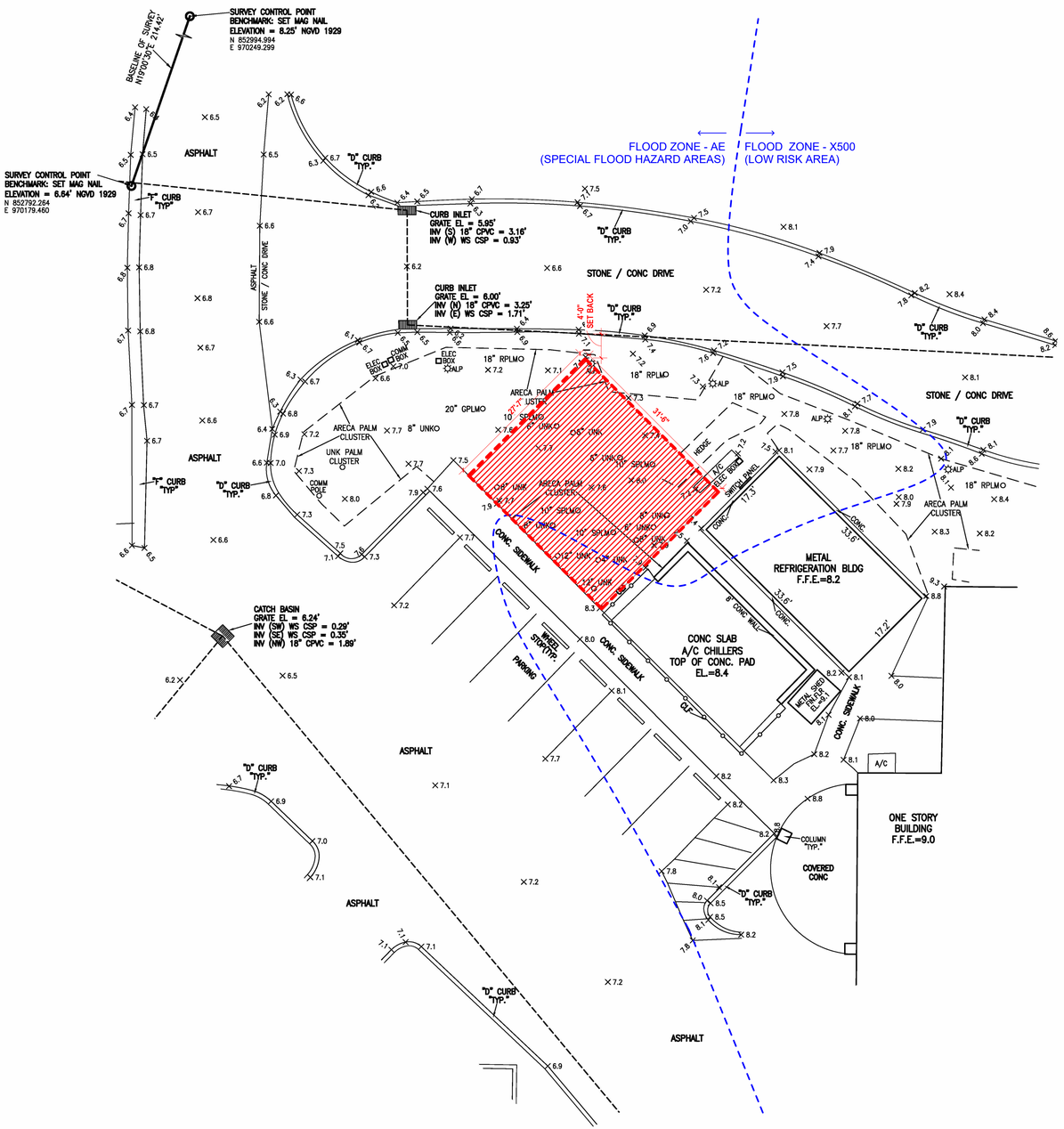
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SITE PLAN

PRE-DESIGN SET - CONCEPTUAL PRE-DESIGN

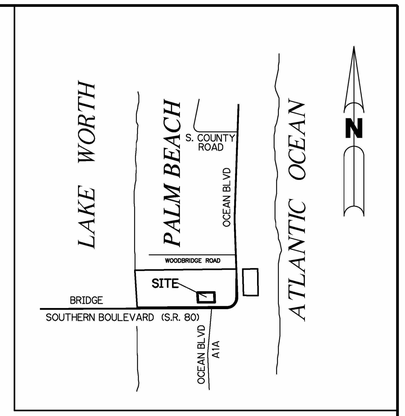
A-3





LEGEND

ALP – ALUMINUM LIGHT POLE
CALC. – CALCULATED
CLF – CHAIN LINK FENCE
CM – CONCRETE MONUMENT
CONC – CONCRETE
D.B. – DEED BOOK
FND. – FOUND
IRC – IRON ROD AND CAP
L.B. – LICENSED BUSINESS
MAG/N – MAGNETIC NAIL
MEAS. – MEASURED
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
PG. – PAGE
PK – PARKER KALON NAIL
PK/W – PK AND WASHER
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
R/W – RIGHT-OF-WAY
U.E. – UTILITY EASEMENT
Ø – EXISTING UTILITY POLE
LP – LIGHT POLE
COV – COVERED
COMM – COMMUNICATION
ELEC – ELECTRIC
ESMT – EASEMENT
CB – CATCH BASIN
CPLM – COCONUT PALM TREE
GLPLM – GUMBO LIMBO PALM TREE
RPLM – ROYAL PALM TREE
SPLM – SABAL PALM TREE
UNK – TYPE OF TREE UNKNOWN
L.L. – LANDSCAPE LIGHT
Ⓢ SANITARY MANHOLE
⋈ GATE VALVE
X19.7 EXISTING ELEVATION
CP – CLAY PIPE
CSP – CORRUGATED STEEL PIPE
CPVC – CORRUGATED PVC PIPE
WS CSP – WEIR/BAFFLE STRUCTURE



LOCATION MAP
NOT TO SCALE

SURVEYOR'S REPORT:

1. THIS SURVEY IS PREPARED FOR TRUMP FLORIDA PROPERTIES AND IS NOT ASSIGNABLE.
2. DESCRIPTION SHOWN HEREON WAS FURNISHED BY CLIENT.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. THIS SKETCH IS THE PROPERTY OF SAND & HILLS SURVEYING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE PERMISSION OF SAND & HILLS SURVEYING, INC. IN WRITING.
5. BEARINGS SHOWN HEREON ARE ASSUMED, THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A HAVING A BEARING OF SOUTH 00°09'07" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ALL RECORD INFORMATION SHOWN HEREON IS LOCATED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. THIS SURVEY MAP AND REPORT OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR ELECTRONIC SIGNATURE/SEAL IN DIGITAL FORMAT OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. THE PURPOSE OF THIS SPECIFIC PURPOSE SURVEY IS OBTAIN ELEVATIONS AND IMPROVEMENT LOCATIONS FOR THE ENGINEERING DESIGN OF A FUTURE GENERATOR ENCLOSURE.
9. THE SCOPE OF THIS SPECIFIC PURPOSE SURVEY DID NOT INCLUDE THE LOCATION OF UNDERGROUND IMPROVEMENTS.
10. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR RESTRICTIONS OF RECORD. ONLY EASEMENTS SUPPLIED TO THIS SURVEYOR HAVE BEEN SHOWN.
11. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD) ADJUSTMENT OF 1929.
12. BASE BENCHMARK: FOUND PALM BEACH COUNTY MONUMENT STAMPED "9.61 SRD". PUBLISHED ELEVATION = 9.655 FEET.

DESCRIPTION: (FOR GENERAL LOCATION PURPOSES ONLY)

BEING A PORTION THAT PART OF THE NORTH 610.00 FEET OF THE SOUTH 1170.00 FEET OF GOVERNMENT LOT 2 OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, LYING WEST OF OCEAN BOULEVARD (STATE ROAD A1A) RIGHT OF WAY.

REV.	ISSUED DATE	DESCRIPTION
1.		
2.		
3.		
4.		

SKETCH OF SPECIFIC PURPOSE SURVEY

CLIENT: TRUMP FLORIDA PROPERTIES

PROJECT: MAR-A-LAGO CLUB
FUTURE GENERATOR BUILDING SITE

Sand & Hills Surveying, Inc.

CONTACT INFORMATION

8461 LAKE WORTH RD., #410
LAKE WORTH, FLORIDA 33467
Tel: (561) 209-6048

white@sand-hills.com
www.sand-hills.com

LICENSE BUSINESS NO. 7741

SEAL

CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES.

Perry White
Digitally signed by Perry White
DN: c=US, st=Florida, l=Lake Worth, serialNumber=AATL20240117331954, o=Sand & Hills Surveying, Inc., cn=Perry White, email=white@sand-hills.com
Date: 2025.08.05 09:47:27 -04'00'

DATE OF SURVEY: 8/03/2025

PERRY C. WHITE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4213

SCALE: 1" = 10'	**FIELD BOOK / PAGE** 13 / 76
DATE: 8/03/2025	**PROJECT NUMBER:** SH0117
CHECKED BY: PCW	**DRAWING NUMBER:** D0117TO06
DRAWN BY: BEJ	SHEET 1 OF 1

1 SURVEY BY OTHERS
A-4
SCALE: 3/32" = 1'-0"

NORTH

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MAR-A-LAGO / GENERATOR ENCLOSURE

1100 S OCEAN BLVD,
PALM BEACH, FL, 33480

COA-26-0002
ZON-26-0006
FIRST SUBMITTAL 1-15-2026
SECOND SUBMITTAL 1-26-2026
FINAL SUBMIT 2-17-2026

NO.	DATE	DESCRIPTION

DATE	02/12/2026
MODELED	BL
CHECKED	REG
PROJECT #	25031

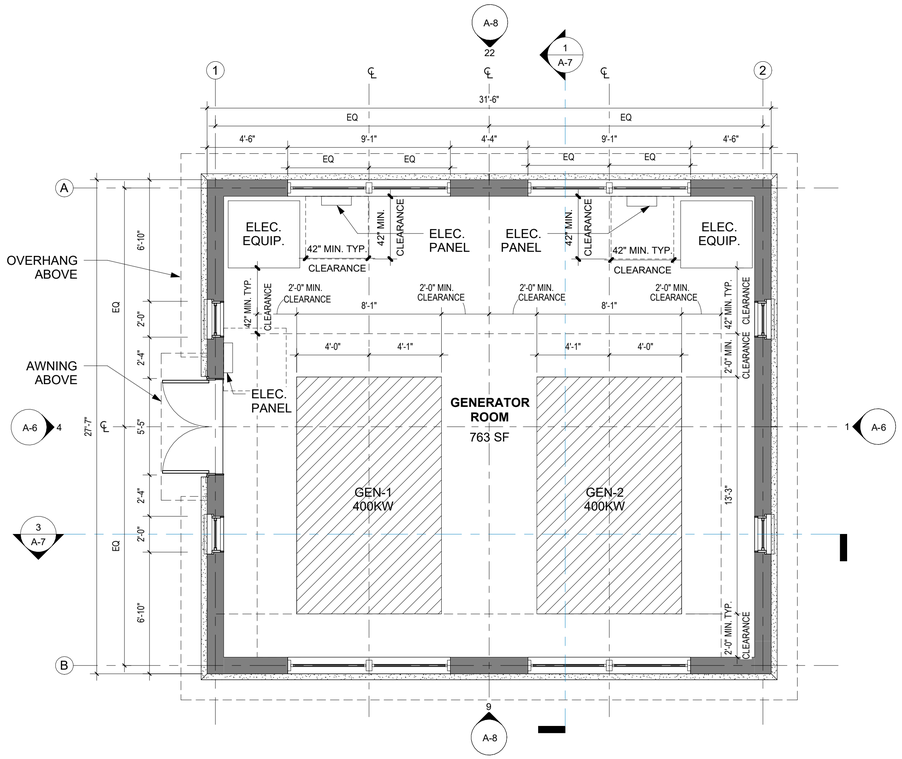
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SURVEY BY OTHERS

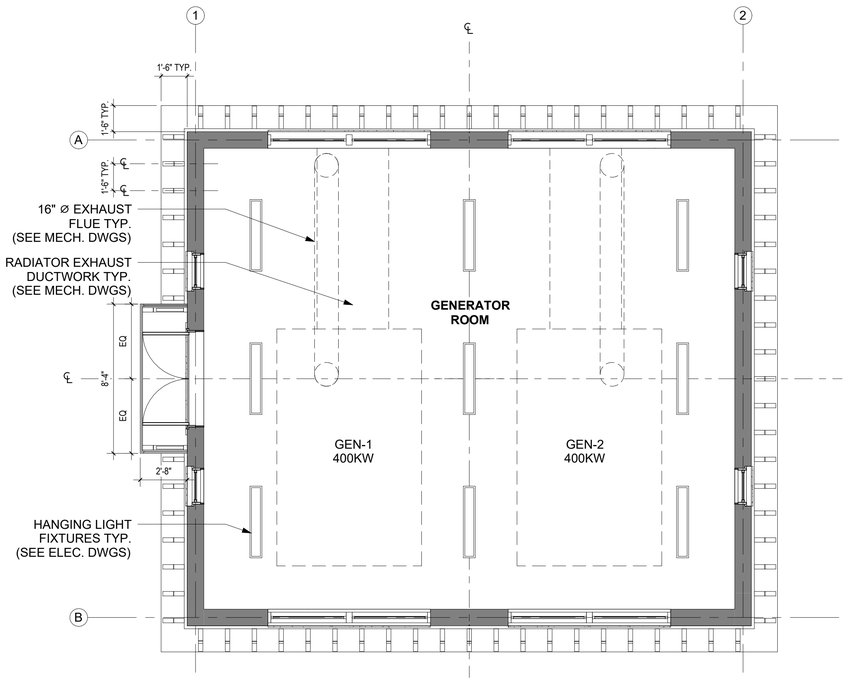
PRE-DESIGN SET - CONCEPTUAL PRE-DESIGN

A-4



1 FIRST FLOOR PLAN
A-5
SCALE: 1/4" = 1'-0"

NORTH

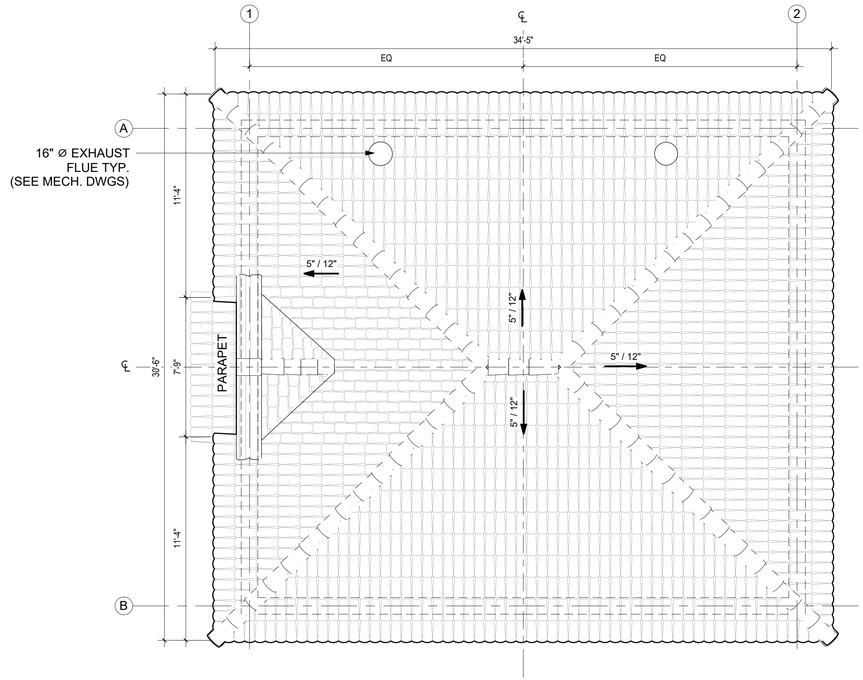


2 REFLECTED CEILING PLAN
A-5
SCALE: 1/4" = 1'-0"

NORTH

REFER TO MEP DRAWINGS FOR ALL GENERATOR AND ELEC. EQUIP. SPECIFICATIONS & DIMENSIONS.

ALL CLEARANCES REQUIRED FOR GENERATOR MAINTENANCE, INSTALLATION & REMOVAL



3 ROOF PLAN
A-5
SCALE: 1/4" = 1'-0"

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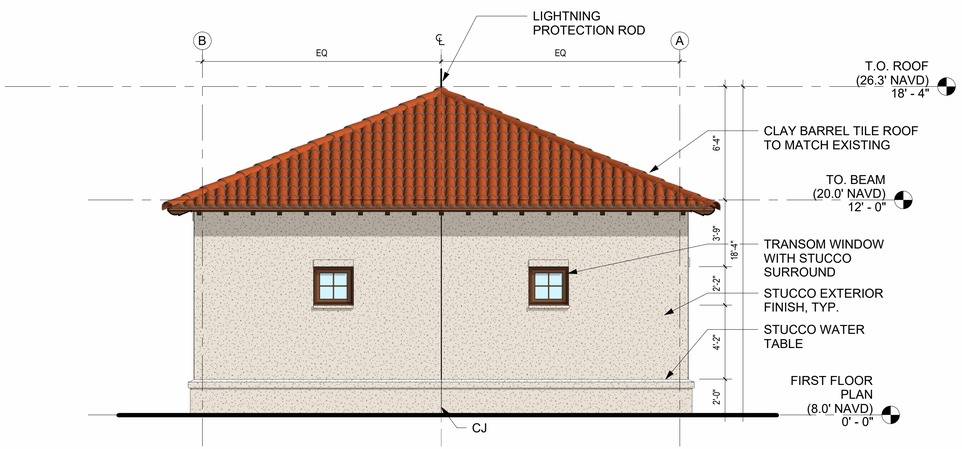
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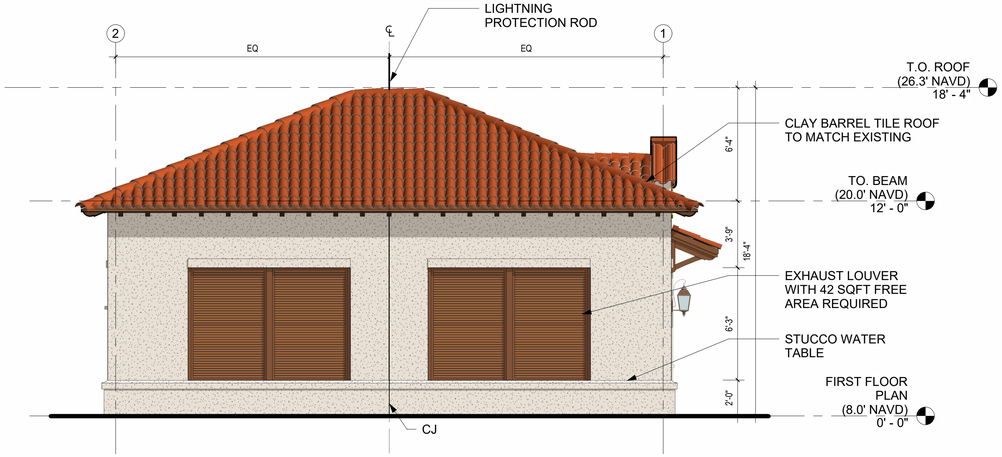
FIRST FLOOR PLAN,
ROOF PLAN & RCP

PRE-DESIGN SET - CONCEPTUAL PRE-DESIGN

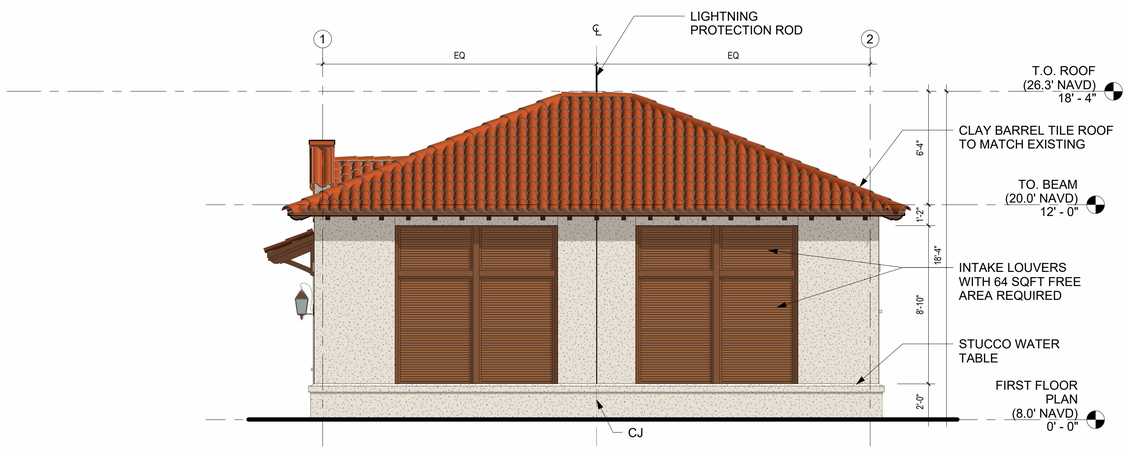
A-5



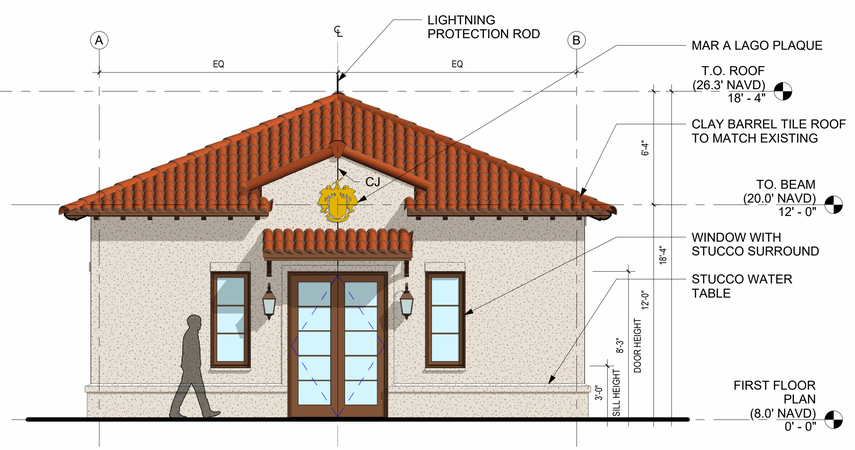
1 EAST ELEVATION
A-6
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
A-6
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
A-6
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
A-6
SCALE: 1/4" = 1'-0"

*REQUIRED FFE. = 8.0' NAVD

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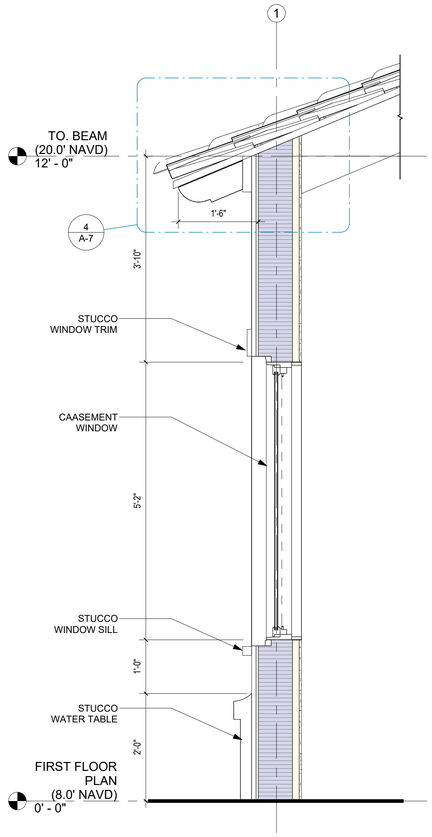
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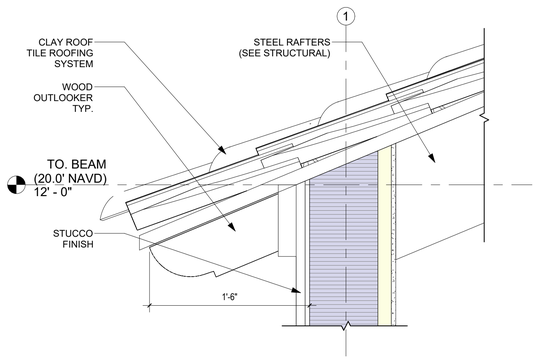
BUILDING ELEVATIONS

PRE-DESIGN SET - CONCEPTUAL PRE-DESIGN

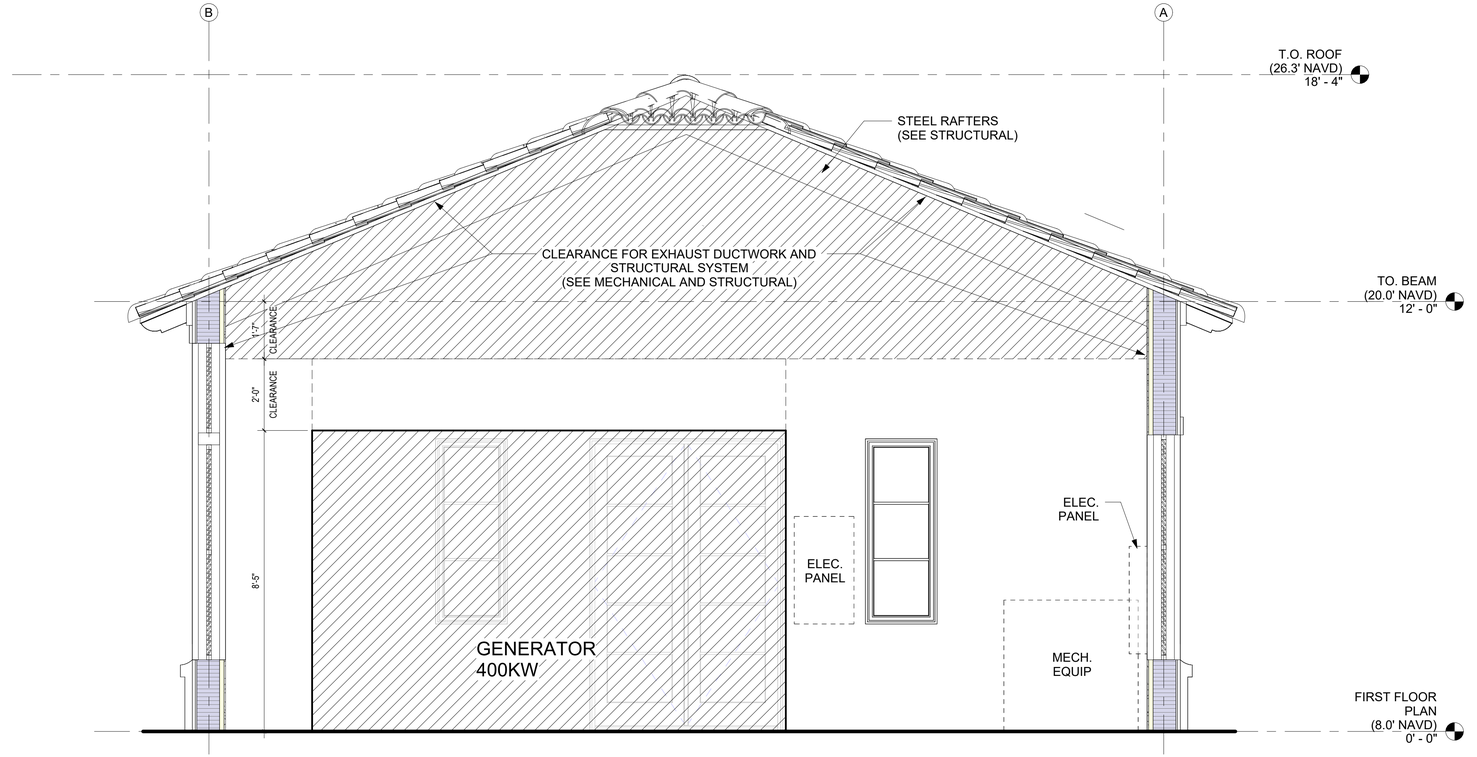
A-6



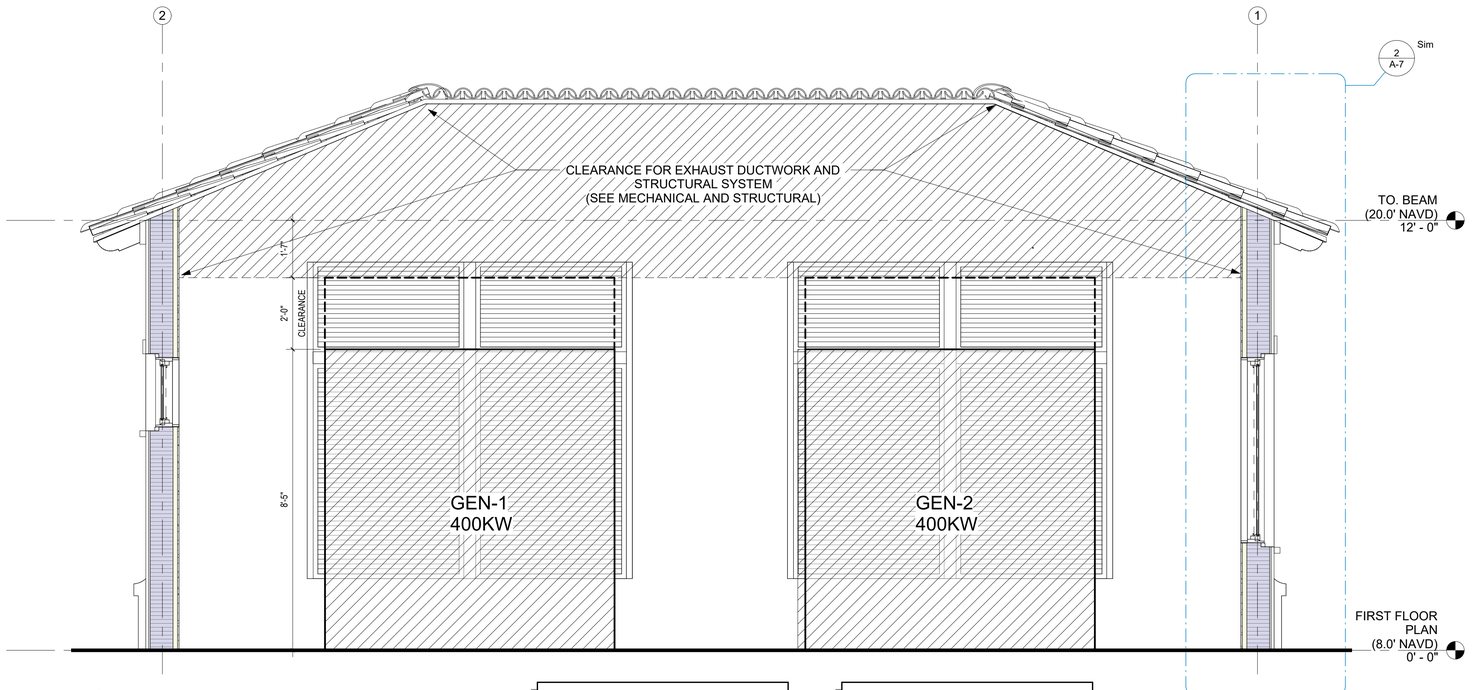
2 TTYP. WALL SECTION
A-7
SCALE: 3/4" = 1'-0"



4 TYP. EAVE DETAIL
A-7
SCALE:1 1/2" = 1'-0"



1 LONGITUDINAL SECTION
A-7
SCALE: 1/2" = 1'-0"



3 CROSS SECTION 1
A-7
SCALE: 1/2" = 1'-0"

REFER TO MEP DRAWINGS FOR ALL GENERATOR AND ELEC. EQUIP. SPECIFICATIONS & DIMENSIONS.

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BUILDING SECTIONS

PRE-DESIGN SET - CONCEPTUAL PRE-DESIGN

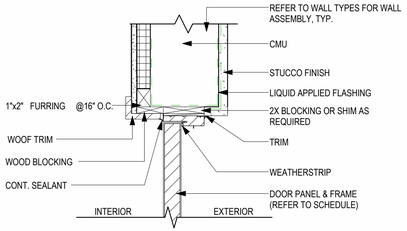
A-7

WINDOW SCHEDULE

MARK	QUANTITY	WIDTH	HEIGHT	EXTERIOR FINISH	GLAZING MATERIAL	FRAME MATERIAL	WINDOW TYPE	COMMENTS
L1	1	9' - 1"	8' - 10"	PAINT - MUDSKIN		AL		RUSKIN - ELF6375DXD -HURRICANE RATED LOUVER
L2	1	9' - 1"	6' - 3 1/4"	PAINT - MUDSKIN		AL		RUSKIN - ELF6375DXD -HURRICANE RATED LOUVER
W1	2	2' - 0"	5' - 2"	PAINT - MUDSKIN	LOW-E GLAZING	AL	CASEMENT	KOLBE ULTRA SERIES FIXED CASEMENT WINDOW, DOUBLE PANE
W2	2	2' - 0"	1' - 11 1/8"	PAINT - MUDSKIN	LOW-E GLAZING	AL	CASEMENT	KOLBE ULTRA SERIES FIXED CASEMENT WINDOW, DOUBLE PANE

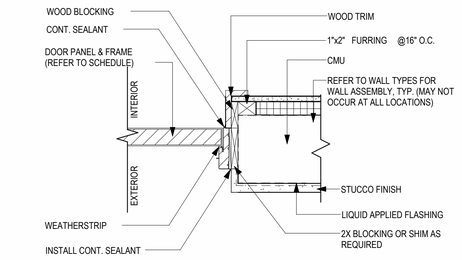
DOOR SCHEDULE

MARK	QUANTITY	HEIGHT	WIDTH	EXTERIOR FINISH	GLAZING MATERIAL	DOOR MATERIAL	DOOR TYPE	COMMENTS
D1	1	8' - 2"	5' - 4 5/8"	PAINT - MUDSKIN	LOW-E GLAZING	AL	FRENCH DOOR OUTSWING	KOLBE ULTRA SERIES SWINGING DOUBLE DOORS, DOUBLE PANE



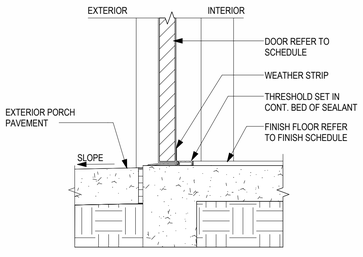
1 A-8 TYP. EXT. DOOR HEAD DETAIL

SCALE:1 1/2" = 1'-0"



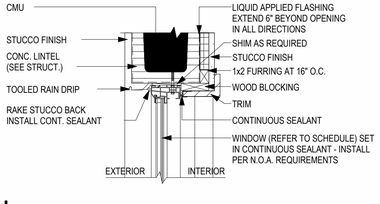
2 A-8 TYP. EXT. DOOR JAMB DETAIL

SCALE:1 1/2" = 1'-0"



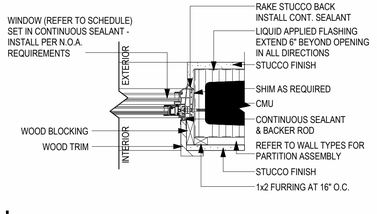
3 A-8 TYP. EXT. DOOR THRESHOLD DETAIL

SCALE:1 1/2" = 1'-0"



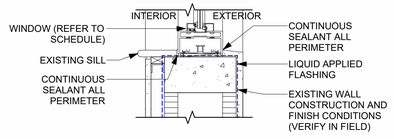
4 A-8 TYP. WINDOW HEAD DETAIL

SCALE:1 1/2" = 1'-0"



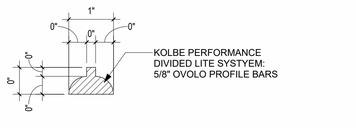
5 A-8 TYP. WINDOW JAMB DETAIL

SCALE:1 1/2" = 1'-0"



6 A-8 TYP. WINDOW SILL DETAIL

SCALE:1 1/2" = 1'-0"

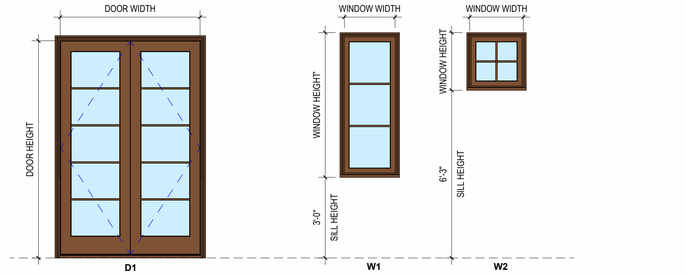


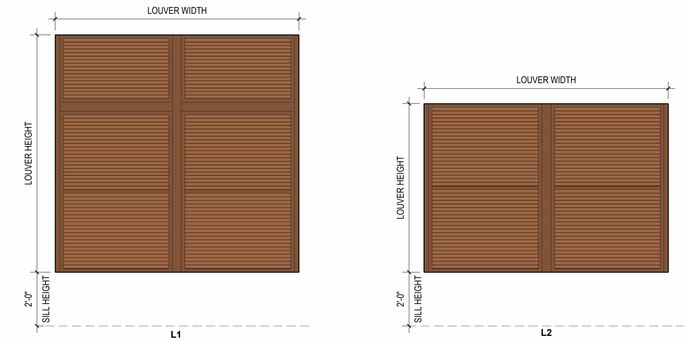
7 A-8 TYP. MUNTIN PROFILE

SCALE: 12" = 1'-0"

WINDOW, DOOR, & LOUVER TYPES

NOTE: SEE SCHEDULE FOR DOOR AND WINDOW WIDTH & HEIGHT, TYP.





NOTE: CONTRACTOR TO VERIFY SILL HEIGHTS INFIELD WITH OWNER PRIOR TO INSTALLATION

NOTE: SEE SCHEDULE FOR DOOR AND WINDOW WIDTH & HEIGHT, TYP.

NOTE: FILED VERIFY ALL DIMENSIONS & SITE CONDITIONS PRIOR TO ANY FABRICATION & CONSTRUCTION

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since 1988

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MODELED	Author
CHECKED	Checker
PROJECT #	25031

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WINDOW & DOOR SCHEDULES

PRE-DESIGN SET - CONCEPTUAL PRE-DESIGN

A-8





ARTIST RENDERING / SUBJECT TO CHANGE

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RENDER-01

PRE-DESIGN SET - CONCEPTUAL PRE-DESIGN

A-9.1





ARTIST RENDERING / SUBJECT TO CHANGE

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CHECKED	REG
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RENDER-02

PRE-DESIGN SET - CONCEPTUAL PRE-DESIGN

A-9.2





ARTIST RENDERING / SUBJECT TO CHANGE

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since 1988

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120 South Olive Ave. Ste. 210,
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P (561) 659-2383
www.regarchitects.com

MAR-A-LAGO / GENERATOR ENCLOSURE

1100 S OCEAN BLVD,
PALM BEACH, FL, 33480

COA-26-0002
ZON-26-0006
FIRST SUBMITTAL 1-15-2026
SECOND SUBMITTAL 1-26-2026
FINAL SUBMIT 2-17-2026

NO.	DATE	DESCRIPTION

DATE	02/12/2026
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PROJECT #	25031

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RENDER-03

PRE-DESIGN SET - CONCEPTUAL PRE-DESIGN

A-9.3



EXTERIOR WALL FINISH:
CEMENT STUCCO FINISH
(MATCH EXISTING HISTORIC MAR-A-LAGO STUCCO FINISH)



ROOF TILE:
VEREA CLAY ROOF TILE
TOP "CAP" BARREL TILES:
1) VEREA BARREL OHIO RED 20% MIX
2) VEREA BARREL BROWN 20% MIX
3) VEREA BARREL VINTAGE 60% MIX
BOTTOM "PAN" BARREL TILE:
1) VEREA BARREL BROWN PAN 50% MIX
2) VEREA BARREL OHIO RED PAN 50% MIX



WINDOW, DOORS & LOUVER COLOR:
KOLBE EXTERIOR COLOR OPTIONS - MUDPIE



EXTERIOR WALL SCONCES:
THE GREAT OUTDOORS COLLECTION BY MINKA-LAVERY - HARRISON - 2 LIGHT OUTDOOR WALL MOUNT



LOUVERS:
RUSKIN - STATIONARY LOUVERS - ELF6375DXD

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MATERIALS SHEET

PRE-DESIGN SET - CONCEPTUAL PRE-DESIGN

A-10



DRONE VIEW 1



DRONE VIEW 2



1 A-9 ZOOMED SITE AERIAL - ROOF STUDY

SCALE: 1" = 20'-0"

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1	Date 1	Revision 1

DATE	02/12/2026
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CHECKED	BR, RG
PROJECT #	25031

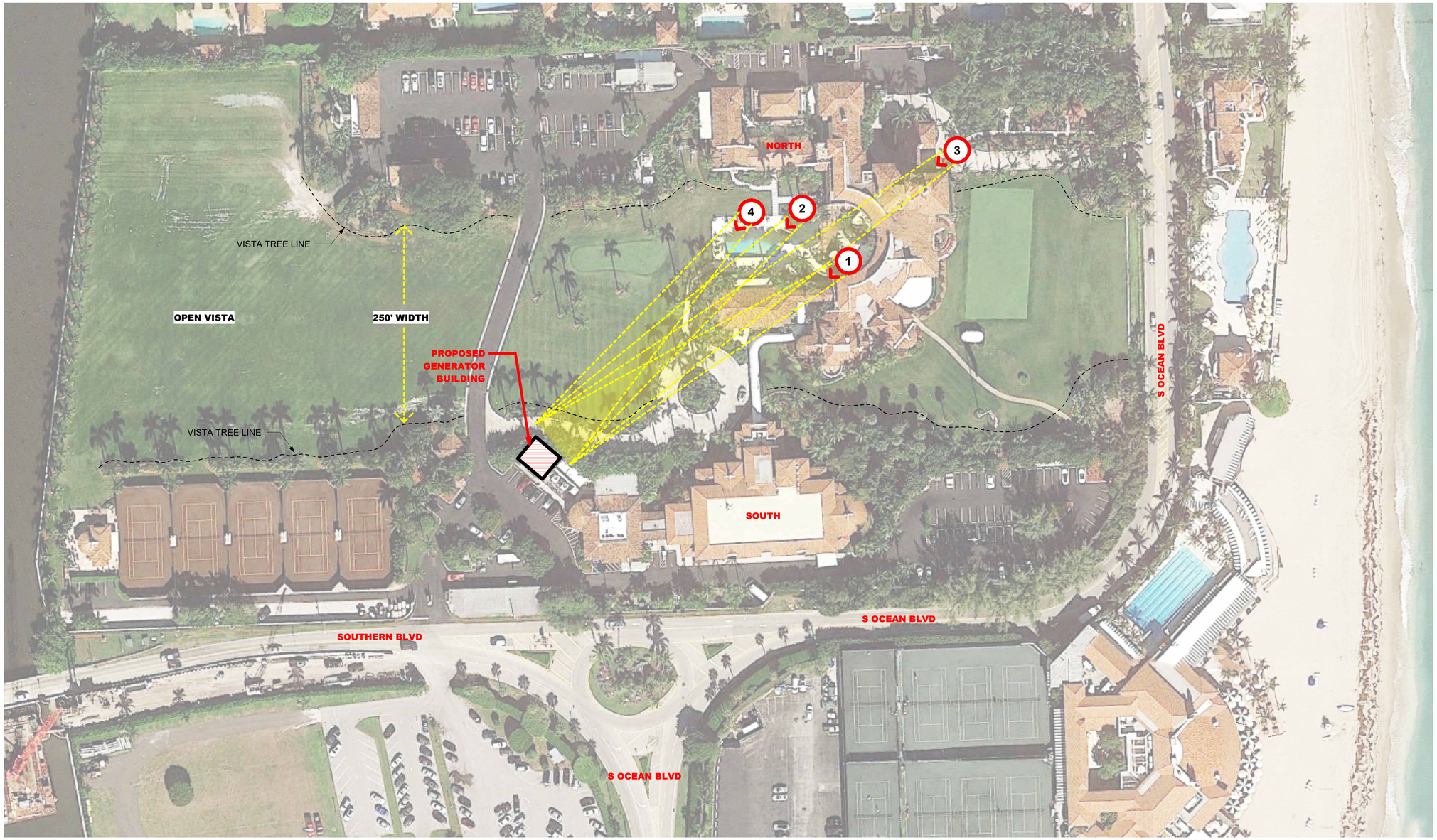
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SITE PLAN - ROOF STUDY

PRE-DESIGN SET - CONCEPTUAL PRE-DESIGN

A-11



1 OPEN VISTAS DIAGRAM - SITE PLAN
A-10
SCALE: 1" = 50'-0"

NORTH

7. OPEN VISTAS: AN OPEN VISTA TO THE EAST OVERLOOKS THE PROPERTY TO OCEAN BOULEVARD FROM THE MANSION. AN OPEN VISTA TO THE WEST EXTENDS FROM THE MANSION DOWN AND ACROSS A GRASSED AREA OF APPROXIMATELY 250 FEET IN WIDTH TO VIEW LAKE WORTH.

ARCHITECTURAL SITE PLAN FOR INFORMATIONAL PURPOSES ONLY.

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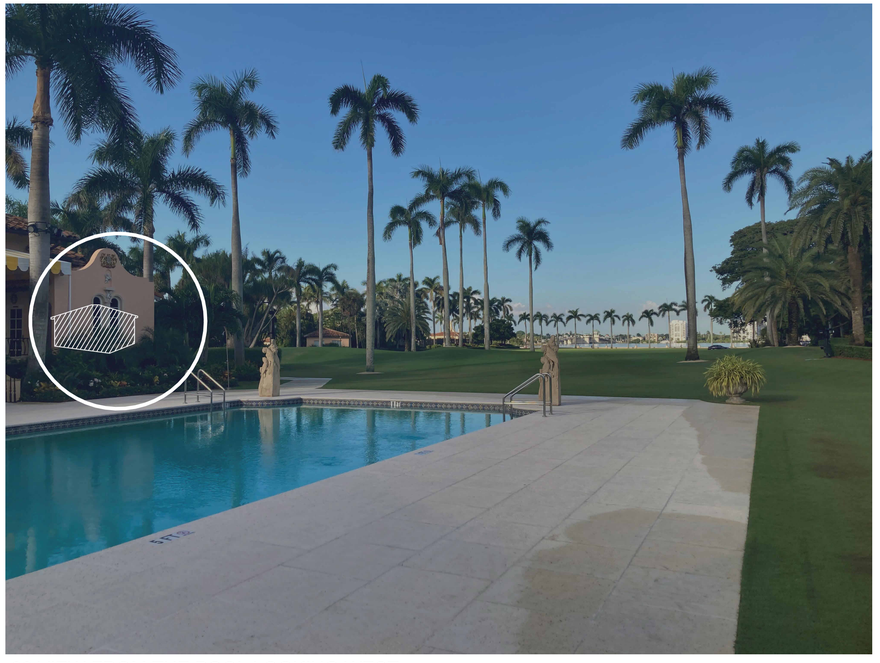
OPEN VISTA DIAGRAM - SITE PLAN

PRE-DESIGN SET - CONCEPTUAL PRE-DESIGN

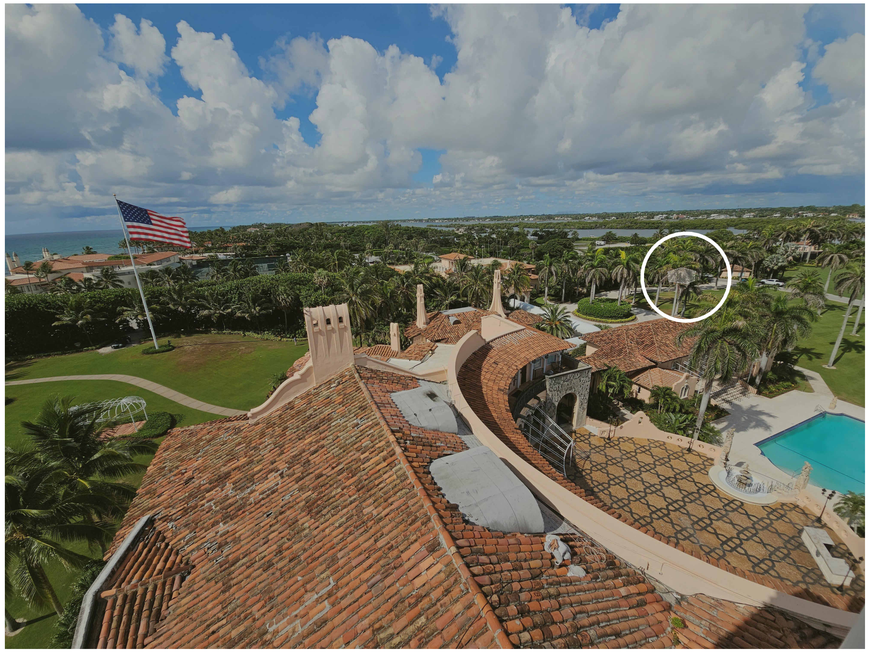
A-12



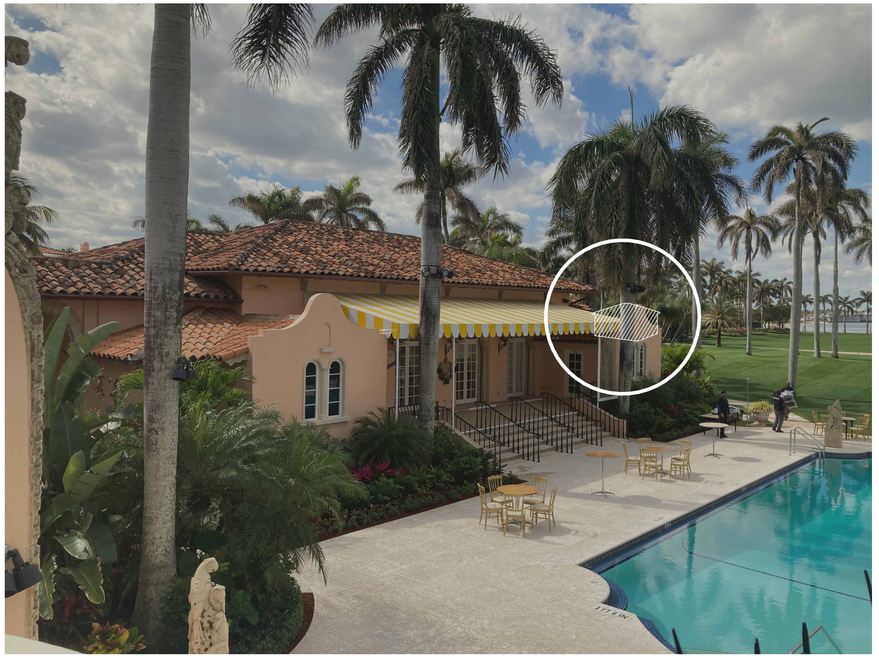
01 VIEW FROM THE LAWN LOOKING SOUTHWEST



02 VIEW FROM THE POOL LOOKING WEST



03 AERIAL VIEW FROM ABOVE LOOKING SOUTH WEST



04 VIEW FROM THE POOL LOOKING WEST

7. OPEN VISTAS: AN OPEN VISTA TO THE EAST OVERLOOKS THE PROPERTY TO OCEAN BOULEVARD FROM THE MANSION. AN OPEN VISTA TO THE WEST EXTENDS FROM THE MANSION DOWN AND ACROSS A GRASSED AREA OF APPROXIMATELY 250 FEET IN WIDTH TO VIEW LAKE WORTH.

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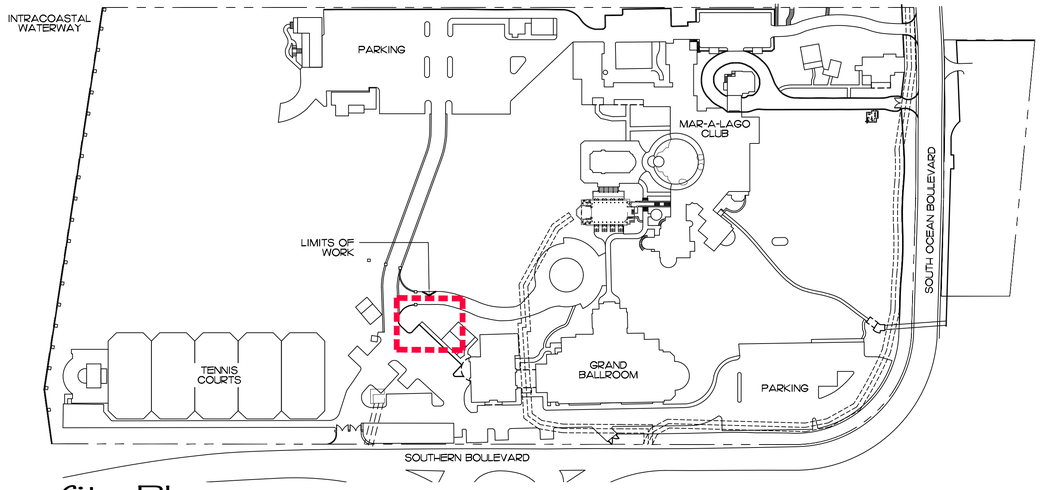
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OPEN VISTA DIAGRAM - IMAGES

PRE-DESIGN SET - CONCEPTUAL PRE-DESIGN

A-13

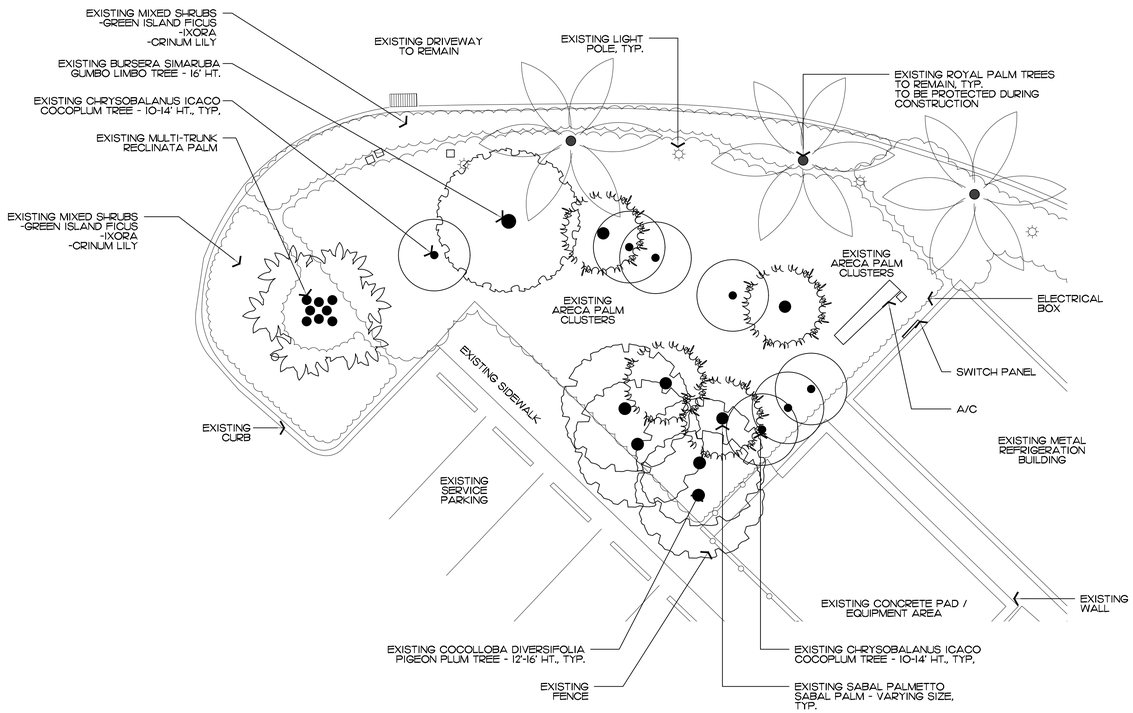


Site Plan

SCALE: 1" = 100'



Aerial View / Key Map



Existing Conditions - Vegetation Action Plan

SCALE: 1/8"= 1'-0"

NOTE:
AREA OF IMPROVEMENT IS NOT VISIBLE FROM THE STREET, INTRACOASTAL WATERWAY, OR NEIGHBORING PROPERTIES

Existing Conditions - Reference Photos



A



B



C



D



E

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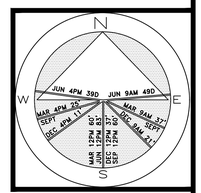
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Final Submit
ZOA-26-0006
(COA-26-0002)

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone: 561.832.4600 Mobile 561.313.4424
Landscape Architecture
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Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

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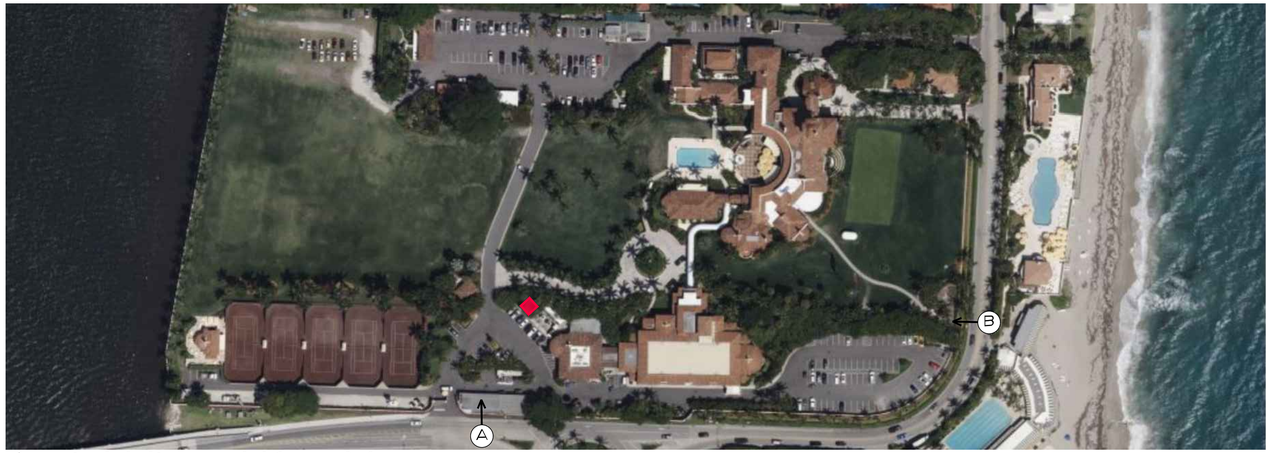


JOB NUMBER: # 21178.00 LA
DRAWN BY: Jean Twomey
DATE: 02.17.2026

SHEET L1.0

Existing Conditions

AREA IN SQ.FT.



Aerial View / Key Map

LIMITS OF WORK



A

View From Southern Blvd



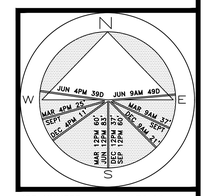
B

View From South Ocean Blvd

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DRAWN BY: Jean Twomey
DATE: 02.17.2026

SHEET L1.1

AREA IN SQ.FT.

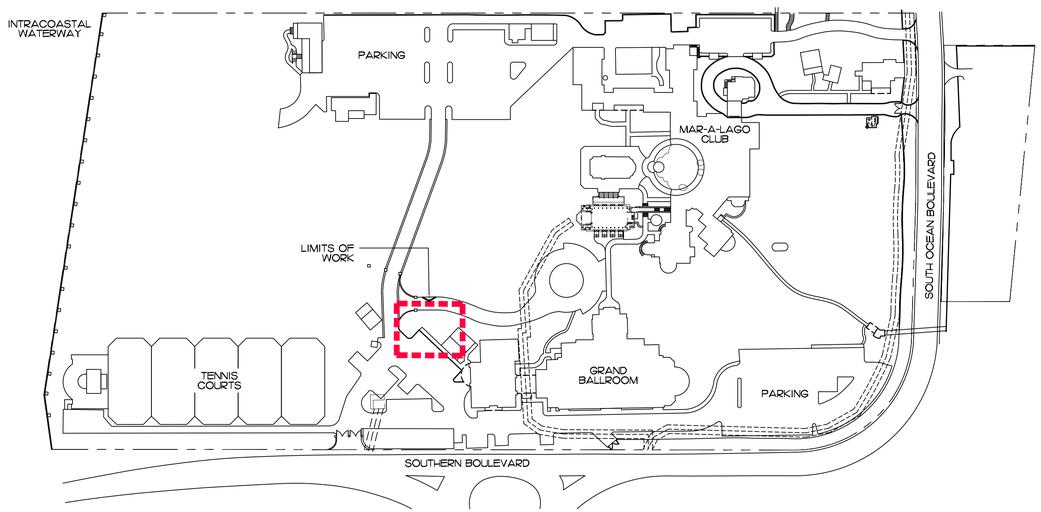
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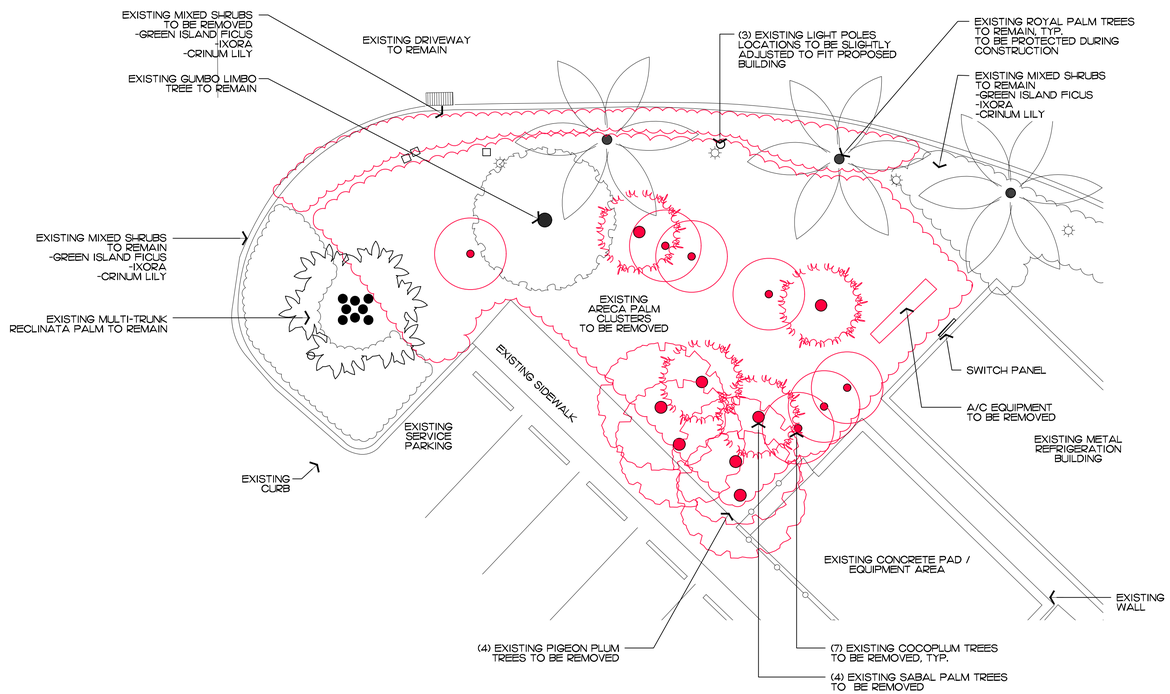
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(COA-26-0002)

Existing Conditions - View From Street



Site Plan

SCALE: 1" = 100'



Demolition / Vegetation Action Plan

SCALE: 1/8"= 1'-0"

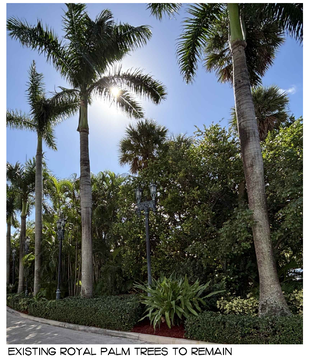
Existing Trees to be Protected During Construction



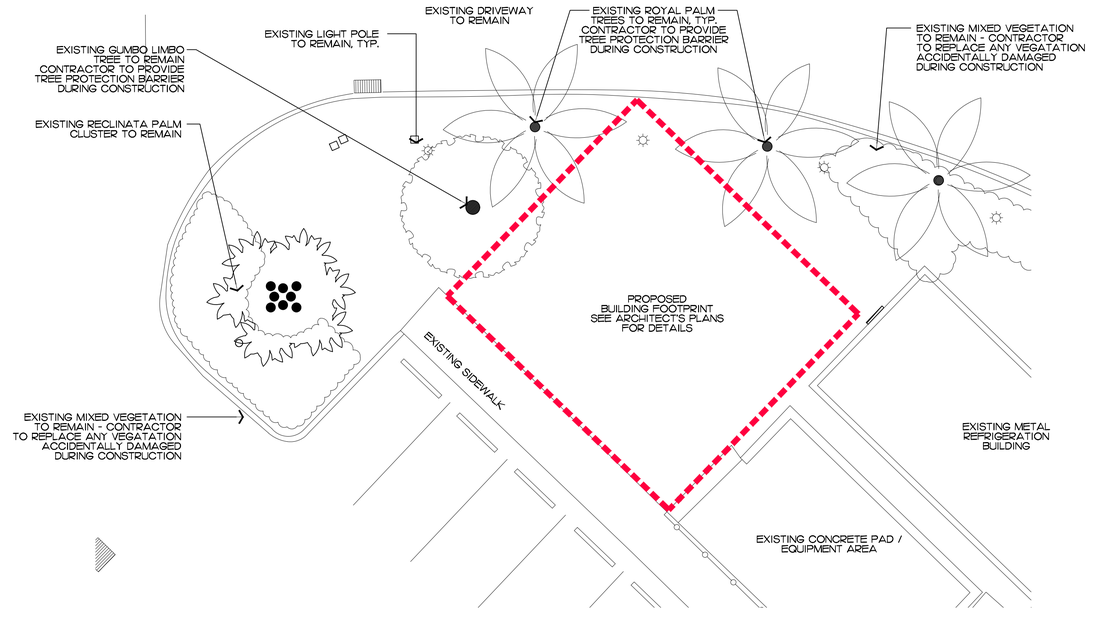
EXISTING RECLINATA PALM CLUSTER AND SURROUNDING SHRUBS TO REMAIN



EXISTING GUMBO LIMBO TREE TO REMAIN



EXISTING ROYAL PALM TREES TO REMAIN



Existing Trees to be Protected During Construction

SCALE: 1/8"= 1'-0"

Vegetation Action / Tree Protection Plan

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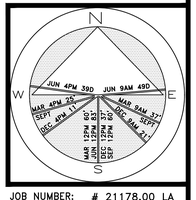
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CONTRACTOR TO REPLACE ANY VEGETATION ACCIDENTALLY DAMAGED DURING CONSTRUCTION

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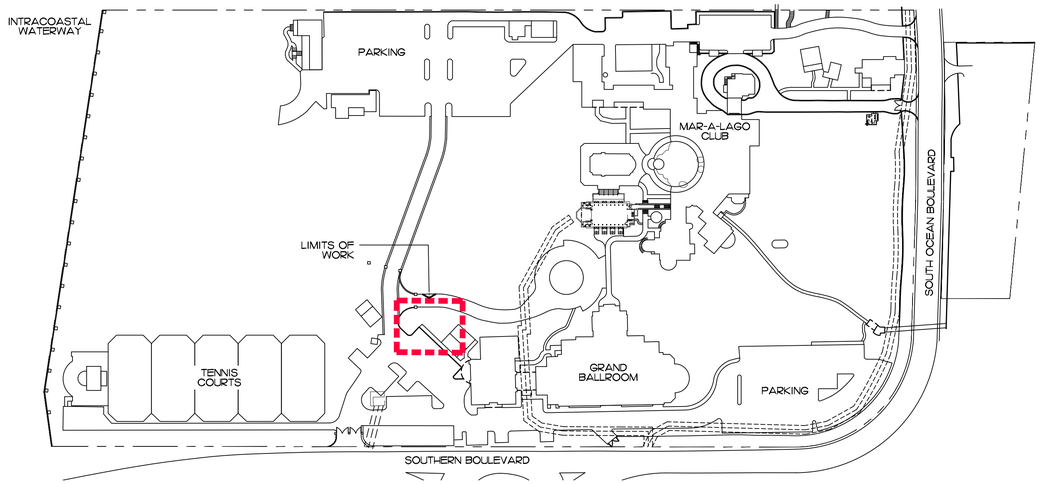
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FLORIDA



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DRAWN BY: Sean Twomey
DATE: 02.17.2026

SHEET L1.2

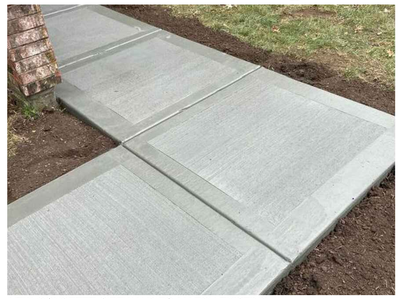
AREA IN SQ.FT.



Site Plan

SCALE: 1" = 100'

Hardscape Images



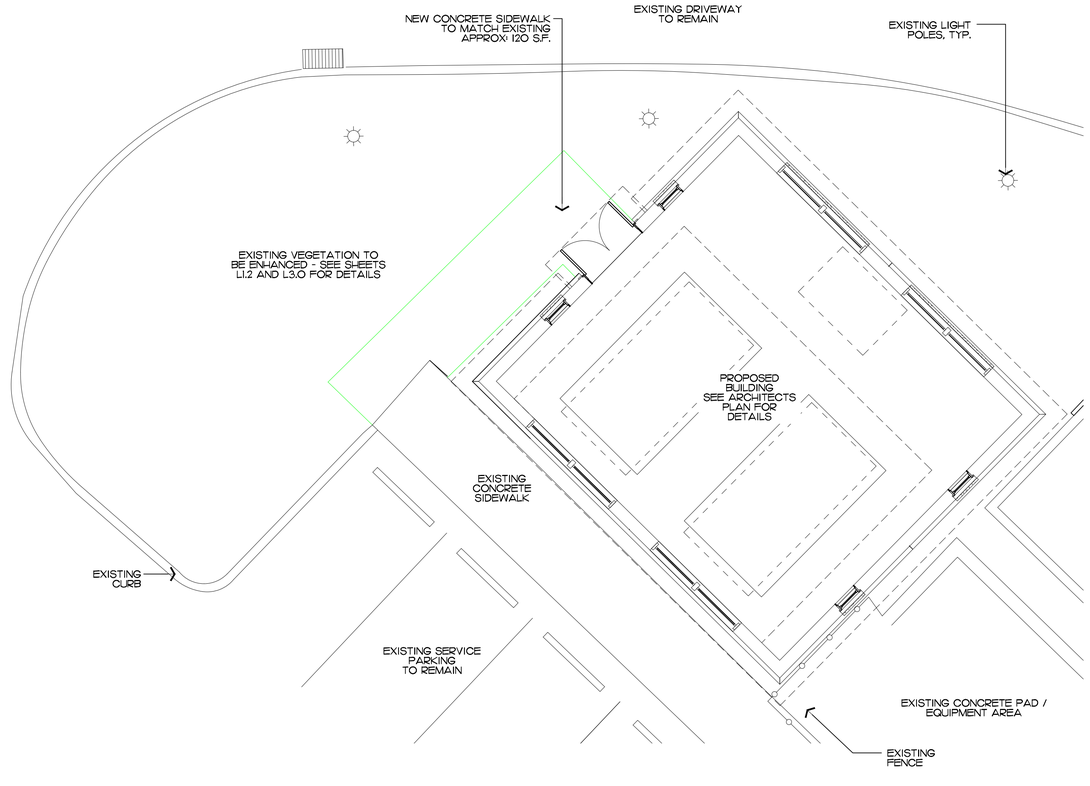
NEW CONCRETE SIDEWALK TO MATCH EXISTING



EXISTING LIGHT POLE



Existing Conditions / Aerial View

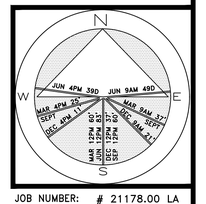


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SEE SHEET L2.1 FOR SETBACK AND OPEN SPACE CALCULATIONS / DIAGRAM

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SHEET L2.0

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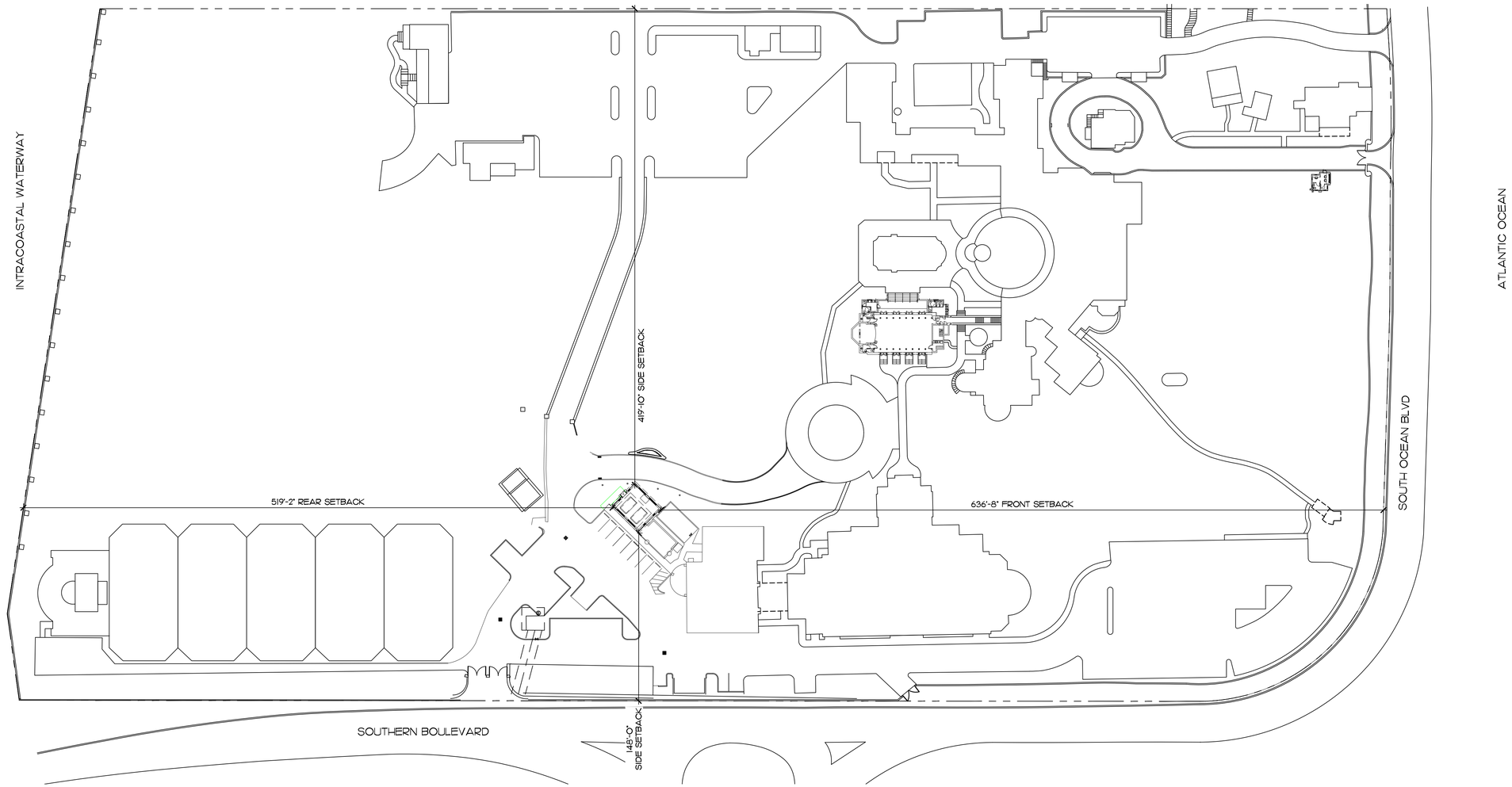
Site Plan

SCALE: 3/16" = 1'-0"

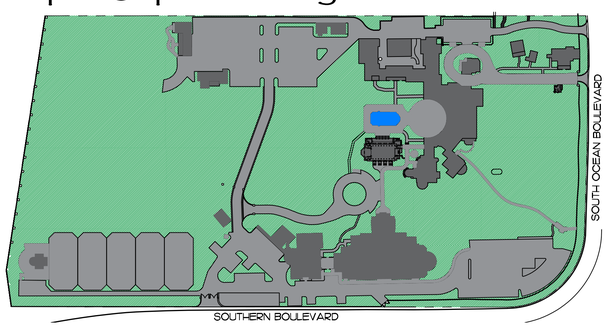
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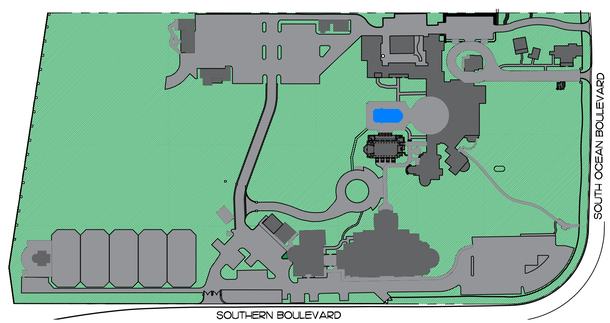
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Open Space Diagram



Existing



Proposed

Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA (OPEN SPACE)

Open Space Calculations

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	R-AA LARGE ESTATE RESIDENTIAL		R-AA LARGE ESTATE RESIDENTIAL		R-AA LARGE ESTATE RESIDENTIAL	
LOT AREA	714492.00 S.F.		714,492 S.F.		714,492 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	357,246 S.F.	60.45%	431,940.00 S.F.	60.31%	430,922.00 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	8,340.0 S.F.	86.32%	15,999 S.F.	86.32%	15,999 S.F.

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Final Submit
ZON-26-0006
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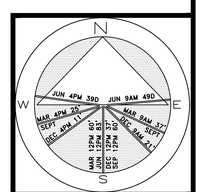
SCALE: 1" = 150'

Setbacks / Landscape Open Space

SCALE: 1"= 50'-0"

ENVIRONMENT DESIGN GROUP
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Dustin@environmentdesigngroup.com

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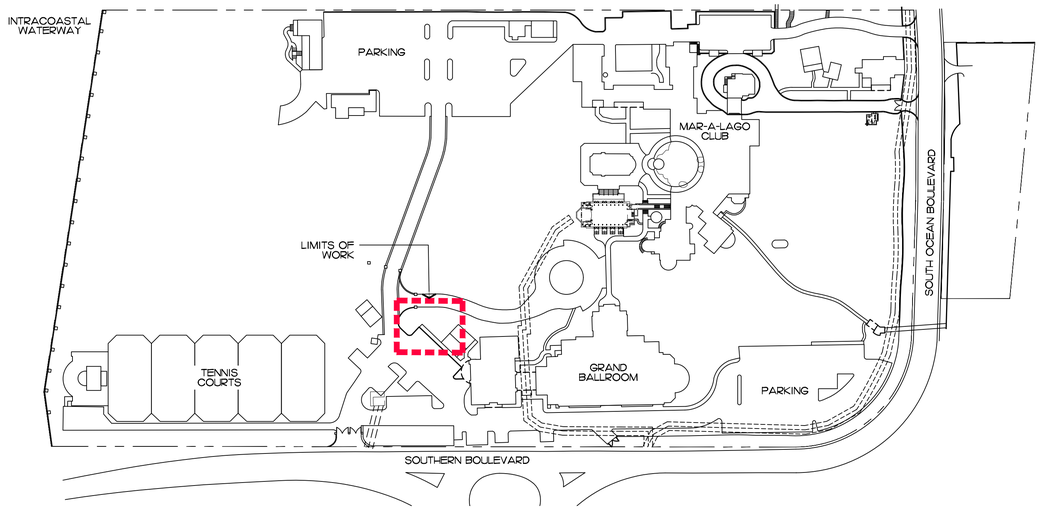


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DATE: 02.17.2026

SHEET L2.1

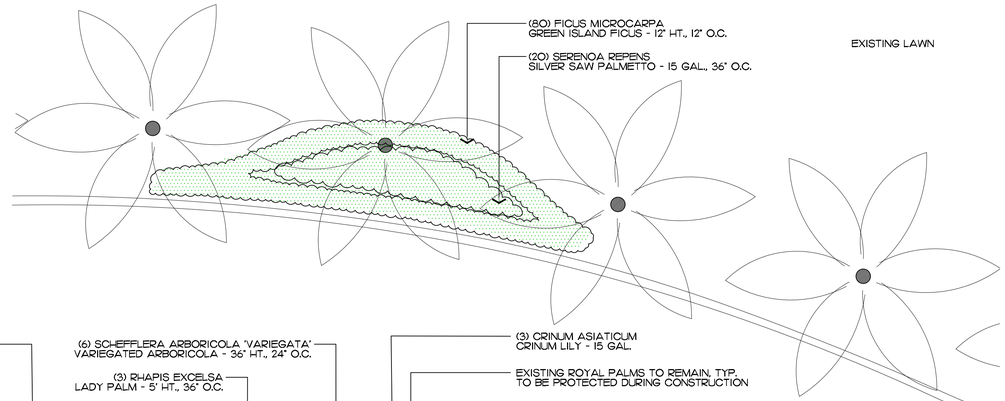
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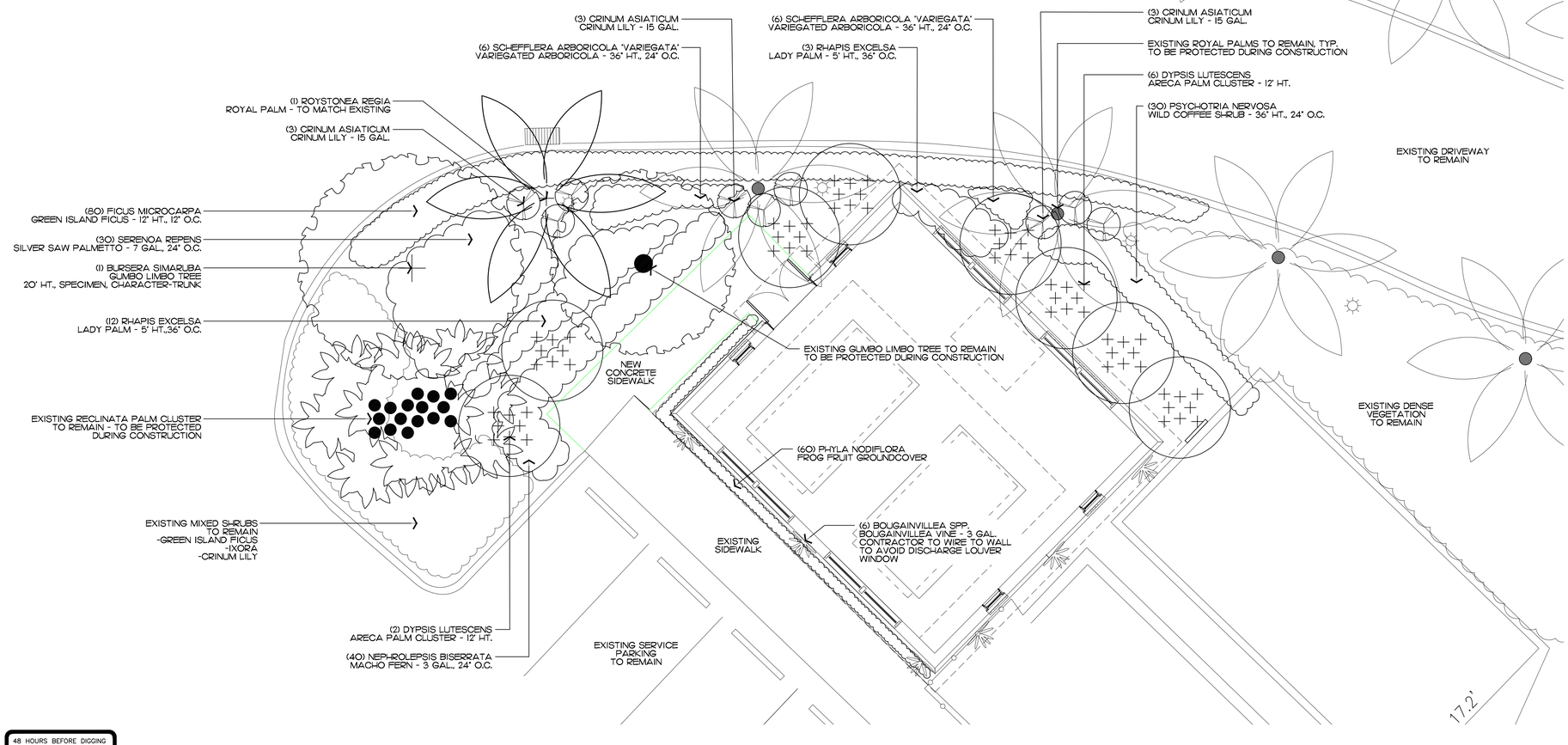


Site Plan

SCALE: 1" = 100'

ADDITIONAL 140 S.F. OF PLANTING TO REPLACE 120 S.F. REMOVED FOR NEW CONCRETE SIDEWALK





Landscape Plan

SCALE: 3/16" = 1'-0"

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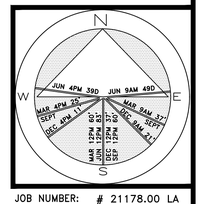
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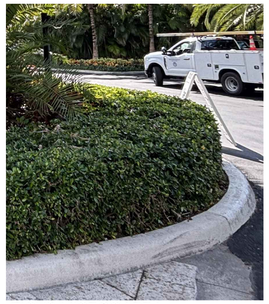
SHEET L3.0

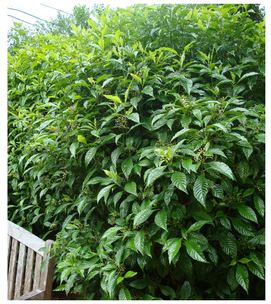
AREA IN SQ.FT.

Planting Images


BURSERA SIMARUBA
GUMBO LIMBO TREE

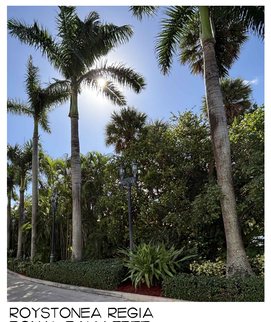

CRINUM ASIATICUM
CRINUM LILY


FICUS MICROCARPA
GREEN ISLAND FICUS


PSYCHOTRIA NERVOSA
WILD COFFEE


SERENOA REPENS
SILVER SAW PALMETTO


BOUGAINVILLEA SPP.
BOUGAINVILLEA VINE


ROYSTONEA REGIA
ROYAL PALM TREE


DYPSIS LUTESCENS
ARECA PALM CLUSTER


NEPHROLEPSIS BISERRATA
MACHO FERN


RHAPIS EXCELSA
LADY PALM


SCHEFFLERA 'VARIEGATA'
VARIEGATED ARBORICOLA


PHYLA NODIFLORA
FROG FRUIT GROUNDCOVER

Trees & Palms

SYMBOL	SPECIES	QTY.	DESCRIPTION	NATIVE
+	BURSERA SIMARUBA GUMBO LIMBO TREE	1	20' HT., SPECIMEN CHARACTER-TRUNK TO BE APPROVED BY LANDSCAPE ARCHITECT	YES
	ROYSTONEA REGIA ROYAL PALM TREE	1	TO MATCH EXISTING TO BE APPROVED BY LANDSCAPE ARCHITECT	YES
	TOTAL TREES	1		
	NATIVE TREES	1 (100%)		

Shrubs & Vines

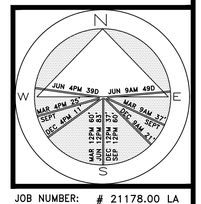
SYMBOL	SPECIES	QTY.	DESCRIPTION	NATIVE
	BOUGAINVILLEA SPP. BOUGAINVILLEA VINE	6	3 GAL. - CONTRACTOR TO WIRE TO WALL TO AVOID DISCHARGE LOUVER WINDOW	NO
	CRINUM ASIATICUM CRINUM LILY	9	15 GAL.	NO
	DYPSIS LUTESCENS ARECA PALM CLUSTER	10	12' HT.,	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	180	12" HT., 12" O.C.	NO
	NEPHROLEPSIS BISERRATA MACHO FERN	40	3 GAL., 24" O.C.	YES
	PSYCHOTRIA NERVOSA WILD COFFEE	30	36" HT., 18" O.C.	YES
	RHAPIS EXCELSA LADY PALM	15	5' HT., 36" O.C.	NO
	SERENOA REPENS SILVER SAW PALMETTO	50	7 GAL., 24" O.C.	YES
	SCHEFFLERA ARBORICOLA VARIEGATED ARBORICOLA	9	36" HT., 24" O.C.	NO
	TOTAL SHRUBS	349		
	NATIVE SHRUBS	120 (34.3%)		

Groundcover

SYMBOL	SPECIES	QTY.	DESCRIPTION	NATIVE
	PHYLA NODIFLORA FROG FRUIT	60	1 GAL., 8" O.C.	YES
	TOTAL GROUNDCOVER	60		
	NATIVE GROUNDCOVER	60 (100%)		

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SHEET L3.1

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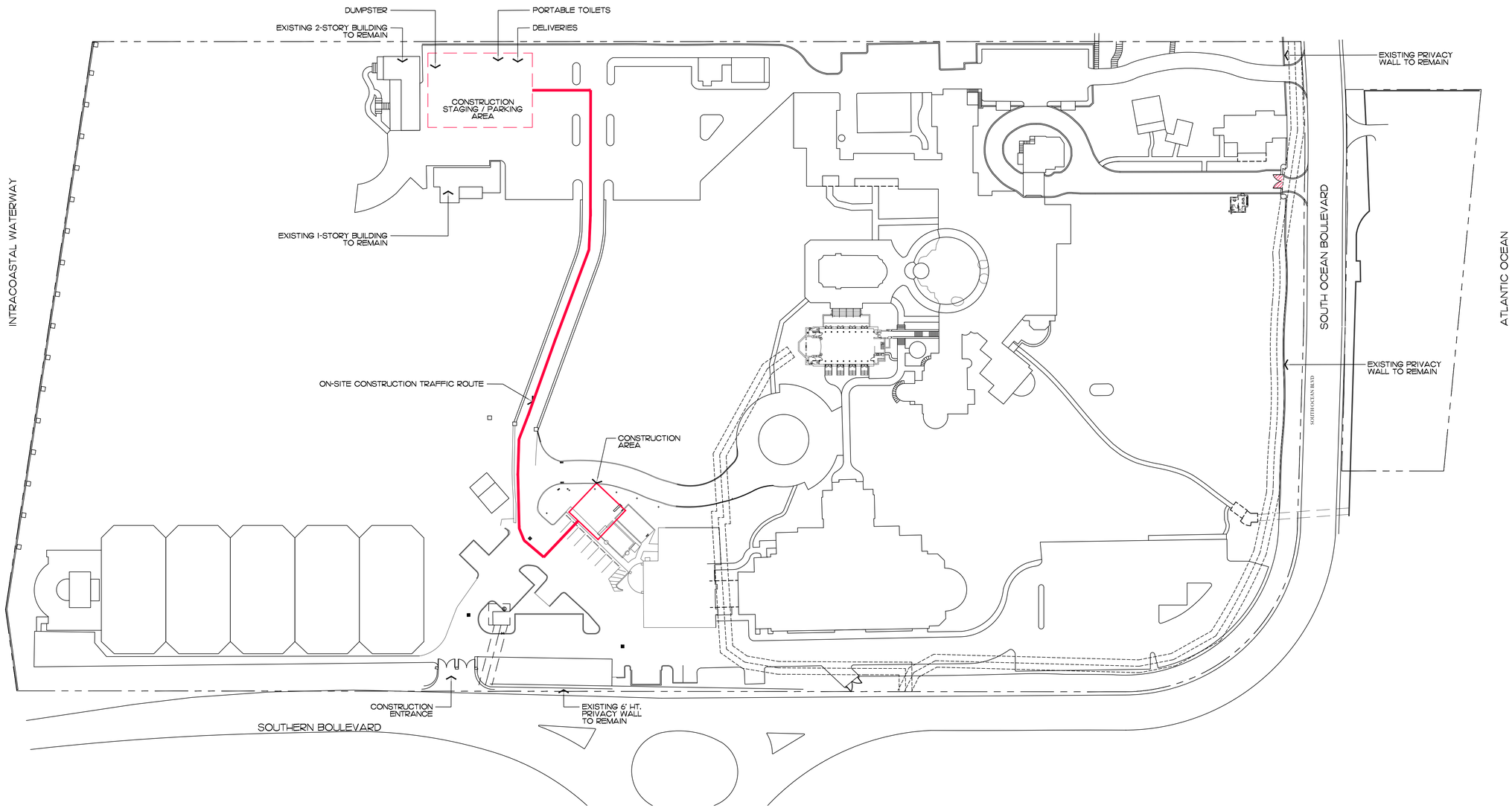
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Landscape Images & Schedule

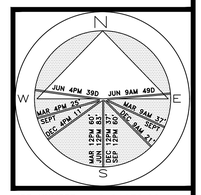
AREA IN SQ.FT.

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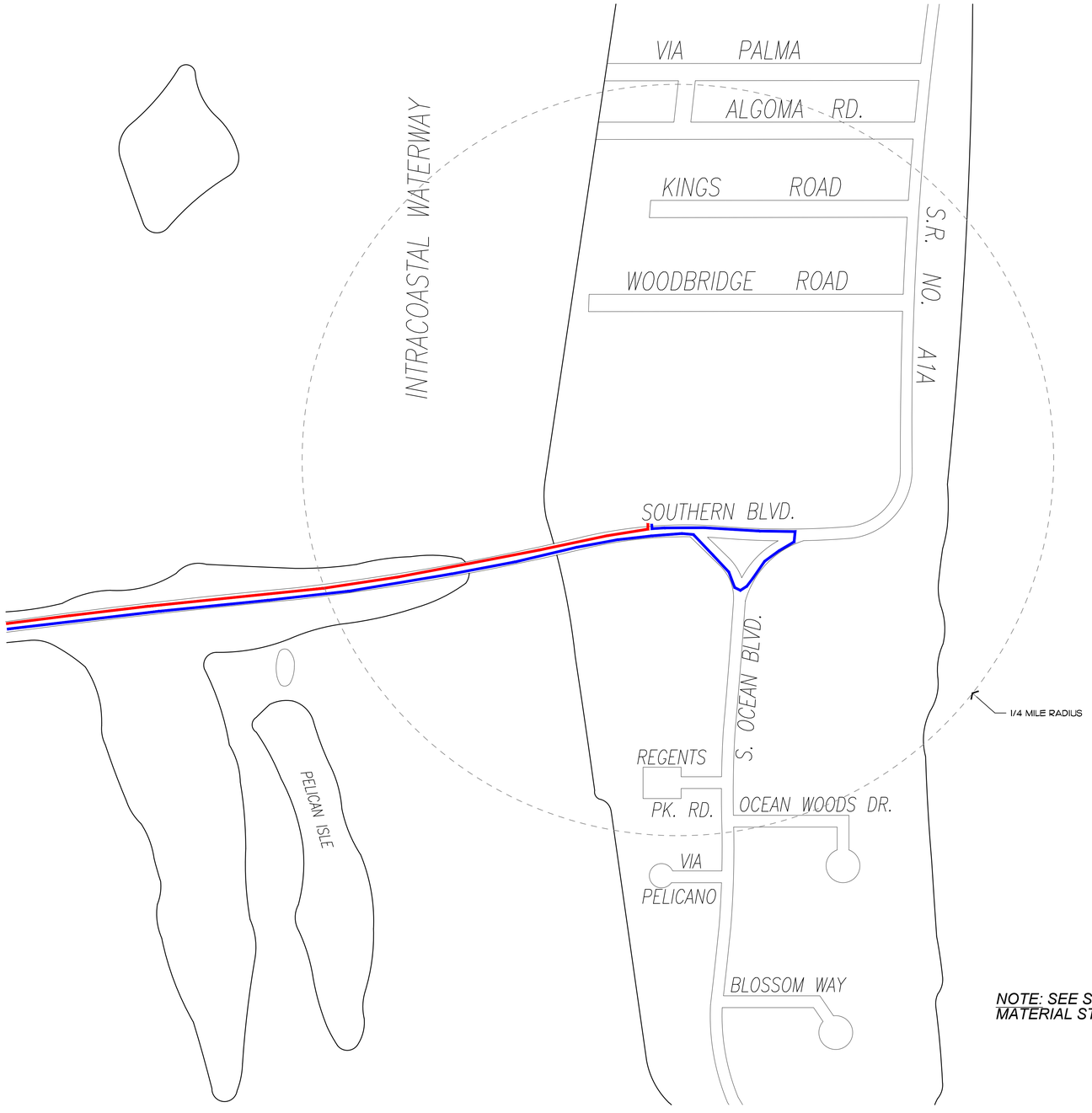
SHEET L4.0

Construction Screening & Staging Plan
SCALE: 1"= 50'-0"

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ESTIMATED CONSTRUCTION SCHEDULE:

WEEK (1)	*EXCAVATION TO INCLUDE FILL REMOVAL AND SITE WORK (4-6 DUMP TRUCKS)*
WEEK (2-4)	*PHASE ONE - FOUNDATION FORM WORK AND FOOTER CONCRETE POUR (STANDARD CONSTRUCTION VEHICLES, , AND (1) CONCRETE TRUCK*
WEEK (5-6)	*PHASE TWO - FOUNDATION CMU BLOCK STEM WALL AND CONCRETE CAP / FLOOR JOINST (STANDARD CONSTRUCTION VEHICLES, (1) BLOCK DELIVERY TRUCK & (1) CONCRETE TRUCK*
WEEK (7-10)	*EXTERIOR SHELL BLOCK WALL AND RELATED TIE BEAM (STANDARD CONSTRUCTION VEHICLES, (1) BLOCK DELIVERY TRUCK, AND (1) CONCRETE TRUCK*
WEEK (10-12)	*TRUSS / ROOF / WINDOW / DOOR WORK (STANDARD CONSTRUCTION VEHICLES / NO LARGE TRUCKS IN THIS PHASE)*
WEEK (13-16)	*INTERIOR WORK (STANDARD CONSTRUCTION VEHICLES / NO LARGE TRUCKS IN THIS PHASE)*
WEEK (17-20)	*STANDARD PUNCH OUT ON INTERIOR AND FINAL LANDSCAPING (STANDARD CONSTRUCTION VEHICLES AND MID-SIZE TREE / PLANT DELIVERY TRUCKS.*
TOTAL	*+ / - 20 WEEKS*

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

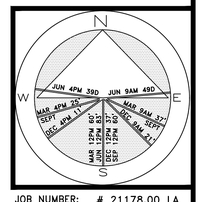
PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

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SHEET L4.1

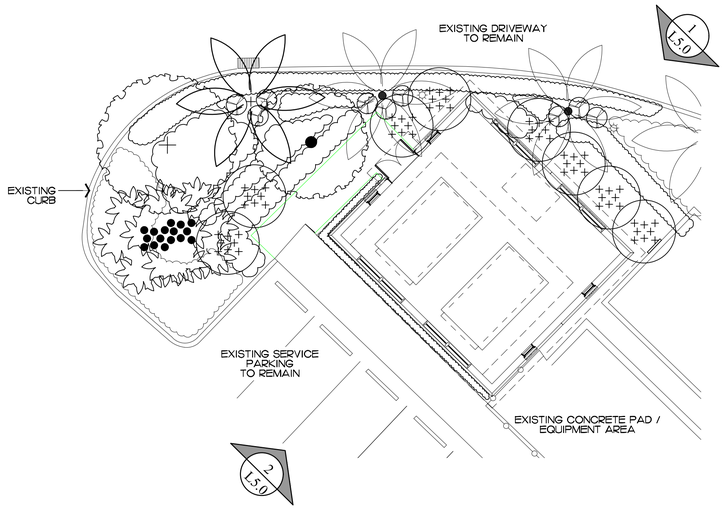
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Truck Logistics Plan

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1 L5.0 Northeast Elevation

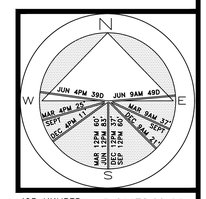


2 L5.0 Southwest Elevation

Rendered Landscape Elevations

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SHEET L5.0

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1 L5.1 Southeast Elevation

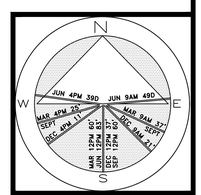


2 L5.1 Northwest Elevation

Rendered Landscape Elevations

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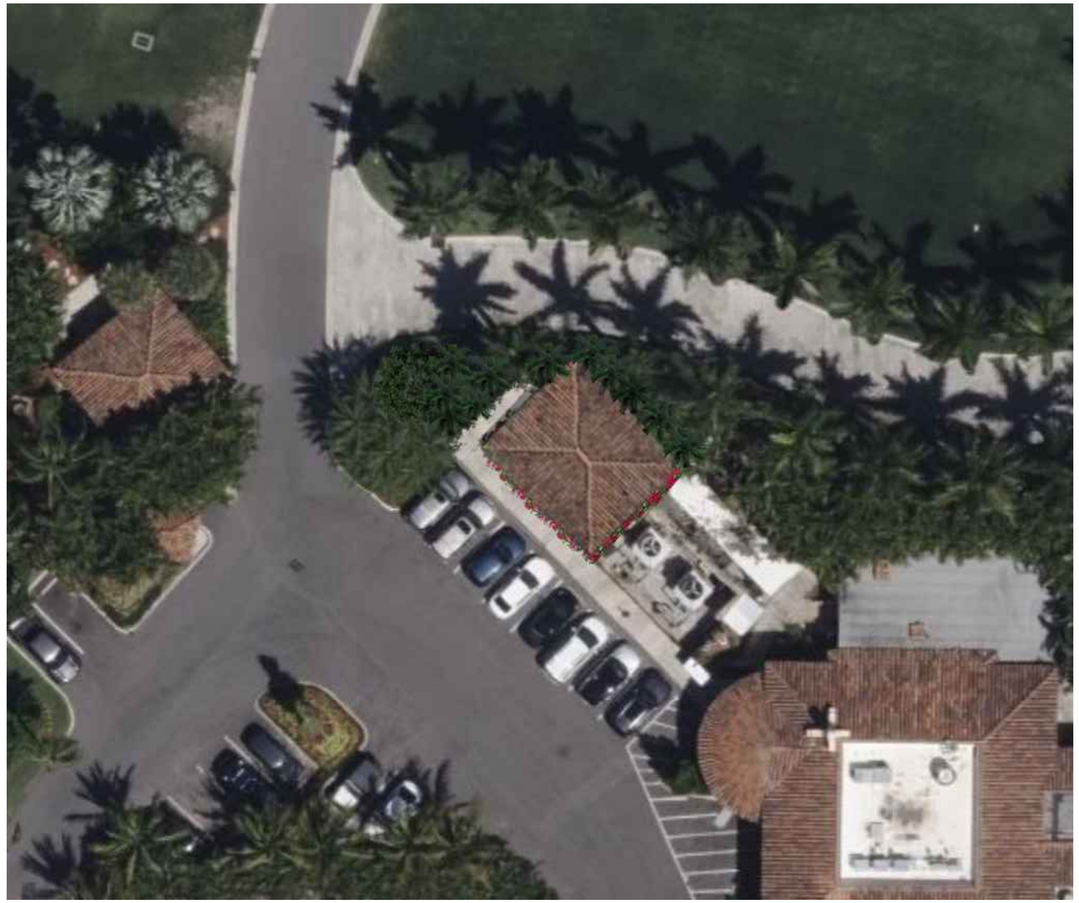
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Existing



Proposed

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SHEET L5.2

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Plan View Rendering

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DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site No. 820= =
Site Name Mar-a-Lago 830= = Survey Date 8011
Address of Site: 1100 S. Ocean Blvd. Palm Beach, FL 33480 905= =
Instruction for locating W of S Ocean Blvd and N of Southern Blvd 813= =
Location: none 868= =
subdivision name block no. lot no.
County: Palm Beach 808= =
Owner of Site: Name:
Address: 902= =
Type of Ownership 848= = Recording Date 832= =
Recorder:
Name & Title: Kidney, Walter C. (Architectural Historian)
Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818= =
Condition of Site: Integrity of Site: Original Use private residence 838= =

Check One		Check One or More	
☐ Excellent	863= =	☒ Altered	858= =
☒ Good	863= =	☐ Unaltered	858= =
☐ Fair	863= =	☒ Original Site	858= =
☐ Deteriorated	863= =	☐ Restored( )(Date: X)	858= =
		☐ Moved( )(Date: X)	858= =

Present Use 850= =
Dates: Beginning +1923 844= =
Culture/Phase American 840= =
Period 20th Century 845= =

NR Classification Category: Building 916= =

Threats to Site:

Check One or More			
☐ Zoning(X)	X)878= =	☐ Transportation(X)	X)878= =
☒ Development(X)	X)878= =	☐ Fill(X)	X)878= =
☐ Deterioration(X)	X)878= =	☐ Dredge(X)	X)878= =
☐ Borrowing(X)	X)878= =		
☐ Other (See Remarks Below):	878= =		

Areas of Significance: Architecture 910= =

Significance:

This is probably the most extraordinary house ever built in Palm Beach, and certainly one of the largest. It was the home of Marjorie Merriweather Post. Begun by Wyeth, King, and Johnson, it was completed by Joseph Urban in a fantastic style with Mediterranean allusions. Urban, a New York architect, is remembered there for the Ziegfeld Theatre. In Palm Beach he also designed the Paramount commercial complex and the Bath and Tennis Club. Mar-a-Lago shows his immense gift for decorative design in its lavish relief ornament and tile work. It has been fully documented by the Historic American Buildings Survey and is listed on the National Register.

Grade: A

LAPB

911= =

CONTINUATION SHEET

Mar-a-Lago
1100 S Ocean Blvd

Porches: N/open wooden stair, turned spindle screen to 2nd fl; 1-bay corner porch, round arches, stone column; porte-cochere, broad stone segmental arches w/bridge, decorative wooden rlgs above # E/2 corner balconies, bombe iron rlgs on stone corbels # SE/6 ventanas, iron # S/ semicircular terrace, parapet w/Gothic rondels; corner main-fl balcony, decorative metal balustrade # W/helical stair w/wrought-iron guard; cloister extending W, descending pairs of round arches; semicircular cloister, 17 bays, round arches on piers and columns w/wooden gallery above and behind on terrace w/Gothic rlg; cloister contains Gothic stair rising ½ story; 3-bay round-arch gallery on main fl toward N end, facing W; machicolated parapet above w/continuation of cloister gallery above; facing S a 3-bay entrance arcade to the W wing, and a 7-bay arcade along this wing; also 2 decorative iron ventanas facing S, and a wooden balcony over the entrance arcade; to the rear, N facing W, a wooden colonnade of 5 bays. 942 = =

Chimney Location: S/end: interior # SE/lateral slope offset (4) # S/ 2 end: interior # N/ offset, lateral slope









ARCHITECT Wyeth, King, and Johnson # Joseph Urban 872 = =

BUILDER 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE irregular; irregular 966 = =

EXTERIOR FABRIC(S) stucco; roughcast 854 = =

STRUCTURAL SYSTEM(S) tile 856 = =

PORCHES see continuation sheet

942 = =

FOUNDATION: 942 = =

ROOF TYPE: hip 942 = =

SECONDARY ROOF STRUCTURE(S): dormers, shed roof # eyebrow ventilator 942 = =

CHIMNEY LOCATION: N/End:exterior # ctr:lateral slope #(continued) 942 = =

WINDOW TYPE: casement, 16, wood # various # casement, 2, metal 942 = =

CHIMNEY: masonry, stuccoed, free-form hoods 882 = =

ROOF SURFACING: tile: barrel 882 = =

ORNAMENT EXTERIOR: stone: coral # tile: polychrome # stone: cast 882 = =

NO. OF CHIMNEYS 11 952 = = NO. OF STORIES 950 = =

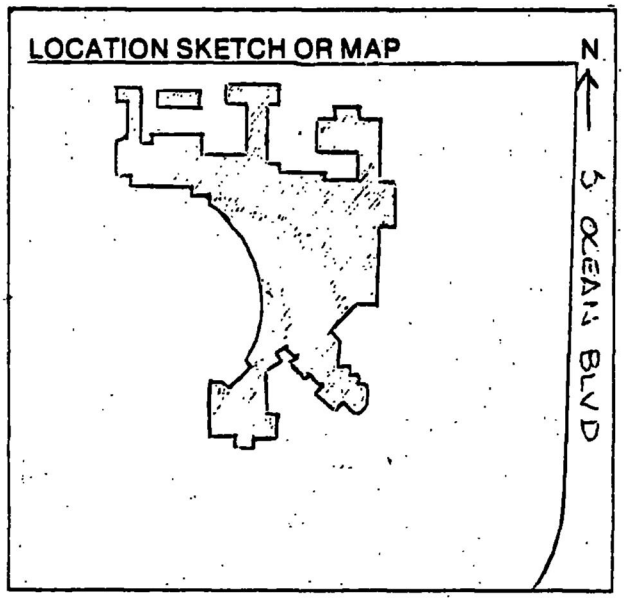
NO. OF DORMERS 7 954 = =

Map Reference (incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000
1946(photorevised 1967) 809 = =

Latitude and Longitude:
26° 40′ 35″ ° ′ ″ 800 = =

Site Size (Approx. Acreage of Property): 18 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section

812 = =

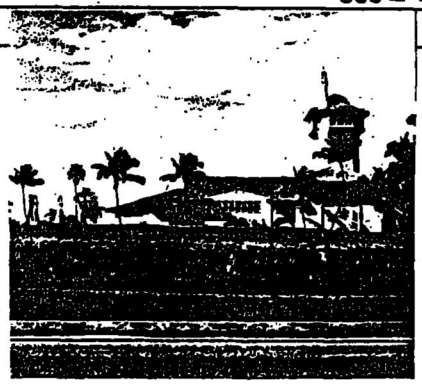
UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers PB-7213-6-F6-8 860 = =

Contact Print



TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: March 18, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: COA-26-0003 14 GOLFVIEW RD. The applicant, Jonathan Vergin with Sandbar Builders, LLC, has filed an application requesting Landmarks Preservation Commission review and approval to enclose an existing opening at the Landmarked property.

Date: 3/11/2026

ATTACHMENTS

- Staff Report
- Letter of Intent
- Plans
- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

COA-26-0003 14 GOLFVIEW RD. The applicant, Jonathan Vergin with Sandbar Builders, LLC, has filed an application requesting Landmarks Preservation Commission review and approval to enclose an existing opening at the Landmarked property.

Applicant: Jonathan Vergin, Sandbar Builders, LLC

HISTORY:

The Mediterranean Revival residence located at 14 Golfview Road was constructed in 1924. The original façade was designed by Marion Sims Wyeth. In 1948, Belford Shoumate designed extensive renovations which included the conversion of the eastern portion of 16 Golfview Road (La Claridad) into a separate residence. As stated in the designation report: *"A view of the property from the rear alley reveals a second story walkway with wood balustrades on an outbuilding. A garage is located within this building which also has a side-facing gabled roof covered with barrel tile."*



Historic photo of the front façade.

THE PROJECT:

The applicant has submitted plans entitled "McWilliams House", as prepared by JSR DESIGN GROUP INC.", uploaded on January 27, 2026.

The following is the scope of work:

- Enclose an existing opening.

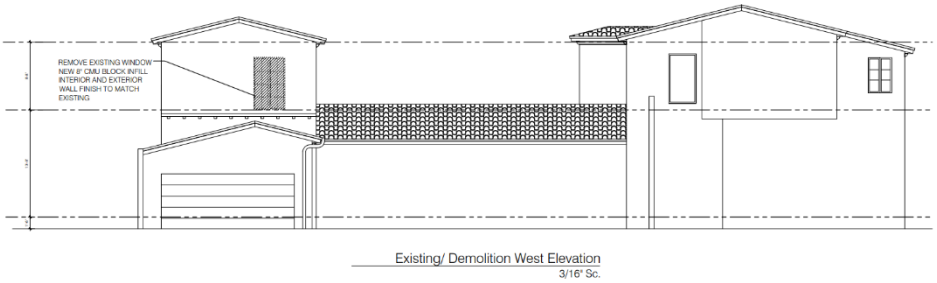
Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE-FAMILY
Designation	1997	**Year of Construction**	1924
Surrounding Properties / Zoning			
North	306 Worth Avenue / C-WA		
South	17 Golfview Road / R-A		
West	16 Golfview Road / R-A		
East	15 Golfview Road / R-A		

STAFF ANALYSIS:

The application seeks a Certificate of Appropriateness (COA) review and approval to enclose an opening. Infill of the existing opening to match the existing exterior wall finish and color is proposed.



Project location: Photos looking east (left) and the existing 2nd floor plan (right).



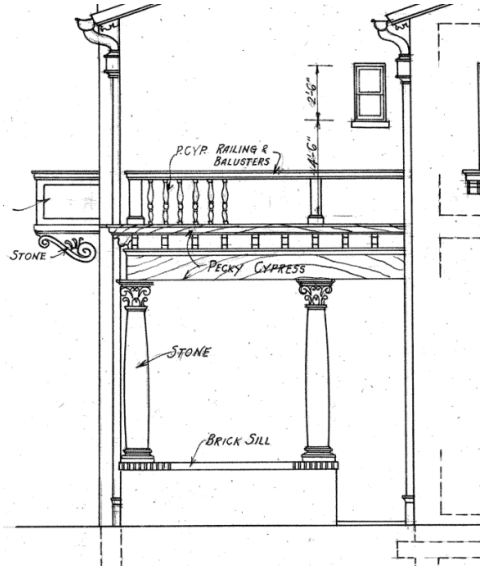
Project location: West elevation demolition plan.

From a historic preservation perspective, original openings should be retained. When enclosing an opening is deemed appropriate, it is common practice to maintain a recess that outlines the original opening location. Additional features, such as closed shutters, can be added to mimic the appearance of a functional opening.



Example of a recessed opening with shutters.

Restoring the original balcony railings that were removed over time could also enhance this area. Historic photographs and drawings document railing designs in other areas of the property that could serve as inspiration.





Rear Alleyway (North)
Note wood balustrades

Original drawing showing wood railing and balustrades in front façade balcony (left), photo of impacted area before the wood balustrades were removed (right).

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require one (1) motion to be made by the Landmarks Preservation Commission:

1. for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions.

WRB: JGM: FHM: ALF
WRB

LETTER OF INTENT

February 2, 2026

To: Town of Palm Beach
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480

Project Name: McWilliams House
Project Address: 14 Golf View Road
Palm Beach, FL
SECOND SUBMITTAL

Project Number : COA-26-0003

To Whom It May Concern:

Drawings and documents have been submitted for the above-mentioned project as required in the development review checklist attached. The existing 2-story house is a landmark preservation home.

The scope of work is a removal of one existing window (level 1 alteration) and infill of the existing opening to match the existing exterior wall finishes/color. (no sf added). The minor proposed improvement comply with Sec 54-123 for Exterior Alterations, not affecting he architectural quality or historical character of the building.

Please feel free to contact us with any questions or concerns.

Respectfully submitted by,

John Sherman Reed, Architect
AR 95171 (FL Registration Number)

Digitally signed by JOHN S REED
Date: 2026.02.02 '11:47:54 -05'00

GENERAL NOTES

1. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR/OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

2. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS.

3. ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT OF BEFORE CONSTRUCTION AND /OR FABRICATION OF THE WORK.

4. CONTRACTOR AND SUBCONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF WORK. DO NOT SCALE DRAWINGS. ARCHITECT SHALL BE NOTIFIED IN WRITING, PRIOR TO COMMENCING ANY WORK, OF ANY ERRORS OR DISCREPANCIES IN DRAWINGS OR BETWEEN PREPARED DRAWINGS AND FIELD CONDITIONS.

5. IT IS THE PURPOSE OF THESE PLANS AND SPECIFICATIONS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "N.I.C." (NOT IN CONTRACT).

6. THE CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

7. ALL WORK IS TO BE DONE UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR, IN ACCORDANCE WITH THE OWNER-CONTRACTOR AGREEMENT.

8. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY OR BELOW FINISHED FLOOR IS TO BE PRESSURE TREATED.

9. INTERIOR PARTITIONS SHALL BE 25 GAUGE STEEL STUDS @ 16" O/C WITH 1/2" GYPSUM BOARD UNLESS NOTED OTHERWISE.

10. ALL MATERIALS AND PRODUCTS USED FOR AND IN CONSTRUCTION ARE REQUIRED TO HAVE APPLICABLE PRODUCTS CONTROL CODE APPROVAL/NOA.

11. CONTRACTOR SHALL CARRY ALL NECESSARY INSURANCE AS REQUIRED BY LAW AND HOLD HARMLESS THE OWNER OR ARCHITECT FROM ANY LOSS, LIABILITY, CLAIM OR DEMAND FOR DAMAGES ARISING OUT OF OR RELATING TO THE PERFORMANCE OF THE WORK AS DESCRIBED BY THESE DRAWINGS.

12. THE OWNER SHALL EFFECT AND MAINTAIN FIRE, EXTENDED COVERAGE AND VANDALISM INSURANCE FOR 100% OF THE INSURABLE VALUE OF ALL CONSTRUCTION ON THE SITE.

13. THE GENERAL CONTRACTOR SHALL GUARANTEE ALL WORK SPECIFIED AND/OR DESCRIBED BY THESE DRAWINGS FREE FROM ANY DEFECTS OR MALFUNCTIONS FOR A PERIOD OF ONE YEAR COMMENCING FROM THE SUBSTANTIAL COMPLETION DATE OR FROM THE TIME OF OCCUPANCY, WHICHEVER OCCURS FIRST. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK EXECUTED BY SUBCONTRACTORS OR OTHER TRADES, PLUMBING EQUIPMENT.

14. THE CONTRACTOR SHALL ACQUIRE ALL PERMITS AND LICENSES AND PAY ALL FEES NECESSARY FOR THE EXECUTION OF THE WORK.

15. ALL STRUCTURAL METAL ITEMS AND FASTENERS AND BOLTS SHALL BE HOT DIPPED GALVANIZED.

16. STRUCTURAL WOOD OTHER THAN HEAVY TIMBER SHALL HAVE A MINIMUM BENDING STRESS OF; FB = 1200 P.S.I.

17. ALL GROUND UNDER CONSTRUCTION SHALL RECEIVE A TERMITE POISONING TREATMENT BY APPROVED EXTERMINATOR WHO WILL FURNISH THE OWNER WITH A 1 YEAR BOND.

18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND COORDINATE ALL DIMENSIONS OF THE FOUNDATION PLAN WITH THE FLOOR PLAN BEFORE BEGINNING CONSTRUCTION. CONTACT ARCHITECT IN THE EVENT OF DISCREPANCIES.

19. THE CONTRACTOR SHALL FURNISH THE ARCHITECT OR OWNER WITH A WRITTEN CERTIFICATION OF THE FINISH FLOOR HEIGHT ABOVE MEAN SEA LEVEL BY A LICENSED SURVEYOR.

20. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT OR OWNER ANY UNDERGROUND WATER, EXCESSIVE ORGANIC MATERIAL OR ANY OTHER UNDESIRABLE CONDITION ENCOUNTERED DURING EXCAVATIONS.

21. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND APPROVE/DISAPPROVE ALL SHOP DRAWINGS OR OTHER SUBMITTALS PRIOR TO THE ARCHITECT'S REVIEW. THE ARCHITECT'S REVIEW WILL BE FOR CONSISTENCY WITH THE DESIGN AND NOT CONSTITUTE AN AUTHORIZATION FOR ORDERING, FABRICATION OR DELIVERY. THE ARCHITECT WILL NOT REVIEW ANY SUBMITTALS UNTIL THEY HAVE BEEN REVIEWED AND ACCEPTED BY THE GENERAL CONTRACTOR. NO EXCEPTIONS.

22. THE CONTRATOR SHALL SECURE SITE IF A HURRICANE WARNING IS ISSUED, REMOVE ALL DUMPSTERS AND SCAFFOLDING, AND REMOVE, OR SAFELY SECURE, ALL BUILDING MATERIALS, AND EQUIPMENT. ALERT SUBS OF THEIR RESPONSIBILITIES TO SECURE OR REMOVE THEIR MATERIALS AND EQUIPMENT. STOP JOB PROCESSES THAT WILL LIKELY BECOME DAMAGED BY THE HURRICANE, SUCH AS WINDOW INSTALLATIONS, HOUSEWRAP, OR LANDSCAPING. COMPLETE THOSE CONSTRUCTION TASKS THAT WILL LIKELY PREVENT DAMAGE, SUCH AS CONCRETE WORK, CLOSING IN A HOUSE, OR FILLING IN FOUNDATION EXCAVATIONS. CLEAN UP ALL CONSTRUCTION DEBRIS.

APPLICABLE CODES

1. FLORIDA BUILDING CODE 2023, 8th EDITION
2. FLORIDA BUILDING CODE 2023 EXISTING, 8th EDITION.
3. FLORIDA BUILDING CODE 2023 RESIDENTIAL, 8TH EDITION
4. TOWN OF PALM BEACH LAND DEVELOPMENT CODE

SCOPE OF WORK

THIS IS A REMOVAL OF ONE EXISTING WINDOW (LEVEL 1 ALTERATION) TO AN EXISTING HISTORIC 2 STORY HOUSE.
NO SF ADDED

McWilliams House

14 Golf View Rd.
PALM BEACH, FLORIDA

PROJECT NUMBER: COA-26-003
THIRD SUBMITTAL (March 2nd 2026)
PROJECT DATE OF HEARING: MARCH 18th, 2026

LOCATION PLAN



PROPERTY DATA

Parcel Control Number
50-43-43-26-02-000-0141

Legal Description
GOLF VIEW LT14 & PTS OF LT 15 IN OR27606P1134 & OR30672P1888

Zoning
R-A ESTATE RESIDENTIAL 950 - PALM BEACH)

EXISTING BUILDING DATA

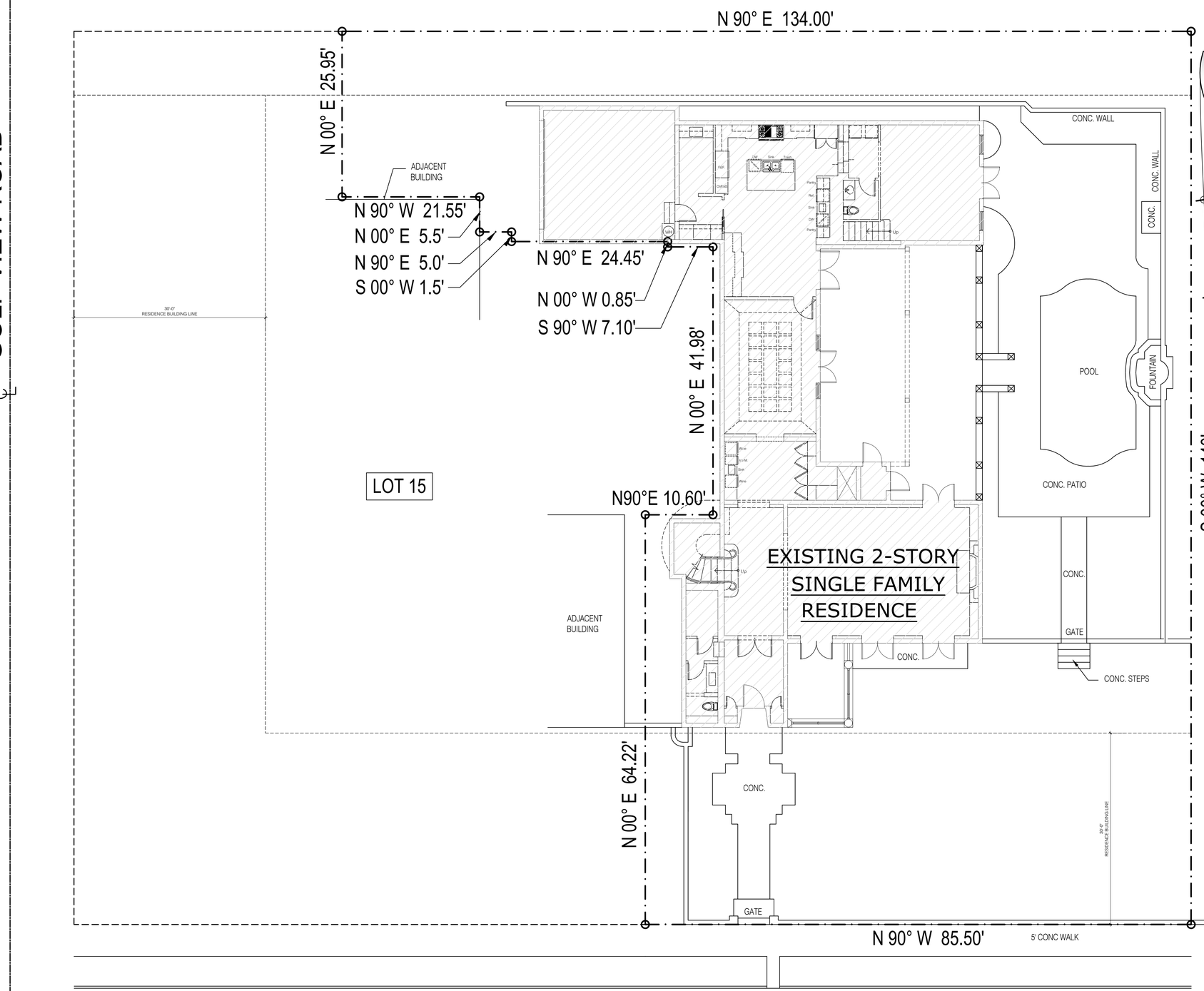
Existing Areas (to remain)
Total AC Area.....5,805 S.F.
Existing Garage.....294 S.F.
Existing Open Porch.....252 S.F.
Total Square Footage.....6,351 S.F.

CONTRACTOR NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ADJACENT STRUCTURES, STREETS, AND SIDEWALKS DURING EXCAVATION AND CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. SHOULD A DISCREPANCY BE FOUND STOP WORK IMMEDIATELY AND NOTIFY ARCHITECT. WORK CANNOT PROCEED UNTIL ARCHITECT GIVES HIS/HERS WRITTEN AUTHORIZATION TO DO SO.
2. CONTRACTOR SHALL SUBMIT 1 BLUELINE AND 1 REPRODUCIBLE SET OF SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO THE FABRICATION OR ERECTION OF ALL REINFORCING AND STRUCTURAL STEEL COMPONENTS.
3. CONTRACTOR SHALL TO LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION, AND REROUTE THE UTILITY, PHONE, & CABLE LINES TO ACCOMMODATE NEW CONSTRUCTION.
4. CONTRACTOR SHALL WORK THE STRUCTURAL PLANS IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
6. EXISTING STRUCTURE: CONTRACTOR SHALL REVIEW THE ORIGINAL CONSTRUCTION DRAWINGS OF THE EXISTING BUILDING PRIOR TO BIDDING AND DURING CONSTRUCTION TO VERIFY THE EXISTING MEMBERS AFFECTED BY THE NEW CONSTRUCTION.
7. THE USE OF SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON THESE PLANS IS STRICTLY FORBIDDEN. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS RESULTING FROM SUCH ACTION.
8. IN CASE OF DISCREPANCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL PLANS SHALL GOVERN UNLESS STRENGTH IS AFFECTED.
9. ALL SPECIFIED MATERIALS AND CONNECTORS CAN BE SUBSTITUTED WITH EQUAL OR BETTER, WITH THE APPROVAL OF ENGINEER OF RECORD.
10. CONTRACTOR SHALL VERIFY THAT STRUCTURE IS CONSTRUCTED WITHIN THE CONFINES OF BUILDING PAD.

VICINITY LOCATION MAP


SITE
Golfview Rd
Cocoanut Row
Australian Ave
Hibiscus Ave
Chilean Ave
Peruvian Ave
Via Mizner
Via Parigi
Via Roma
Via Bice
Via Del Lago
Via Del Mare
Via Del Sol
Via Del Mar
Via Del Lago
Via Del Sol
Via Del Mare
Via Del Lago
Via Del Sol
Via Del Mar
Via Del Lago
Via Del Sol
Via Del Mar
Via Del Lago
Via Del Sol
Via Del Mar



N

EXISTING SITE PLAN (to remain)

SCALE: 1/8" = 1'– 0"

DESIGN GROUP INC

LEVEL 1 ALTERATION FOR:
MCWILLIAMS HOUSE
14 GOLFVIEW R.D.
PALM BEACH, FL

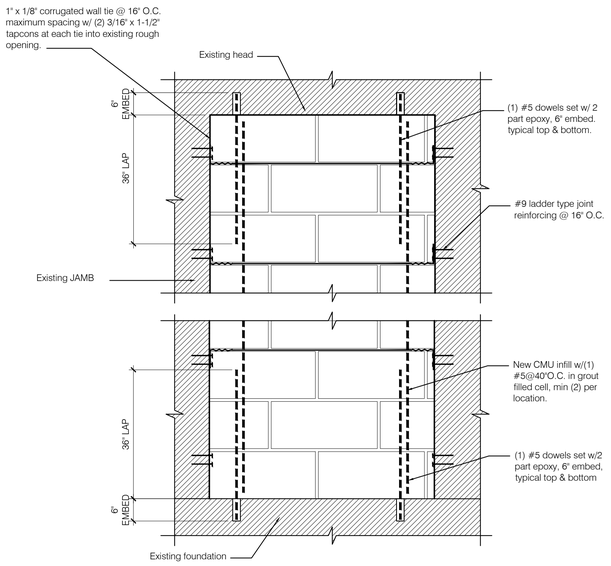
JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR 95171

JSR DESIGN GROUP INC.
1 W. CAMINO REAL, SUITE 1176
BOCA RATON, FL 33432
PH. 561-362-7203
AA26002033

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2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
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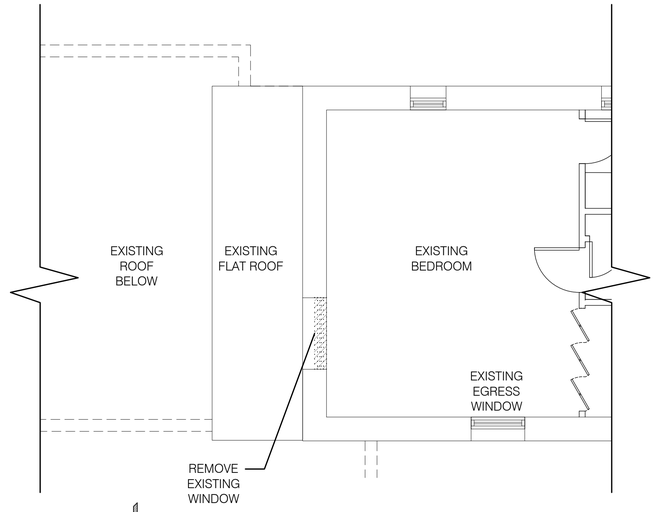
33125

A1



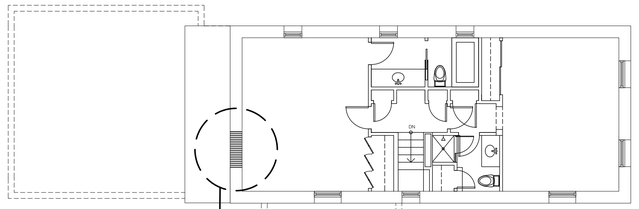
NOTE:
1. USED WITHOUT MODIFICATION OF EXISTING ROUGH OPENING.

A / A2 Block Infill Wall Detail
1/2" Scale



N

ENLARGED DEMOLITION PLAN
SCALE: 1/4" = 1'- 0"



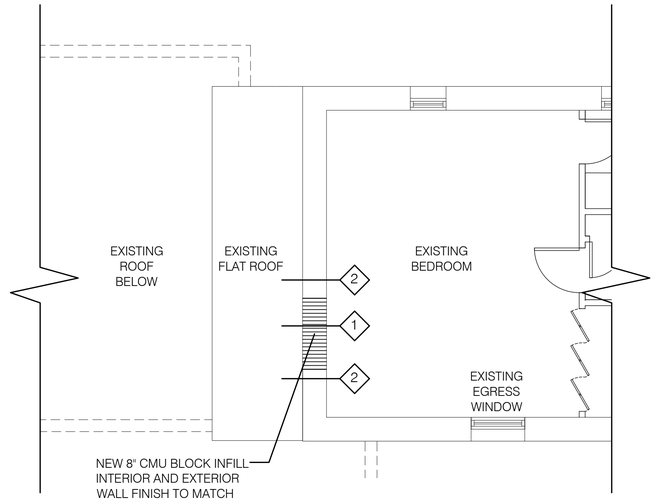
SCOPE OF WORK
Remove existing window and infill wall

WALL LEGEND

1 — New 8" CMU wall infill (see detail A/A2). Stucco finish outside to match existing, with 1/2" Gypsum board over 1" x 2" pressure treated furring @ 16" O.C. and R4.1 fi-foil insulation

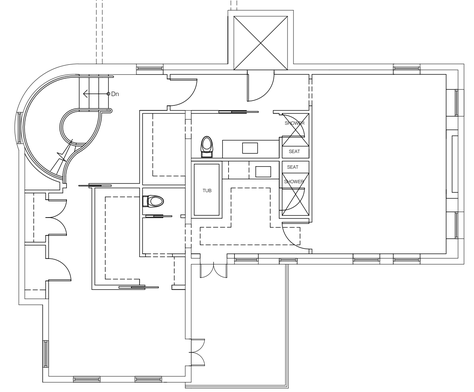
2 — Existing CMU wall to remain. Repair existing stucco finish outside as required, match existing

INSULATION NOTES:
A) EXTERIOR BLOCK WALLS TO HAVE A MIN. R-4.1 VALUE. PROVIDE MIN 3/4" THICK RIGID FOAM BOARD INSULATION OR FI-FOIL INSULATION.



N

ENLARGED PROPOSED PLAN
SCALE: 1/4" = 1'- 0"



N

EXISTING 2ND FLOOR PLAN
SCALE: 1/8" = 1'- 0"

DESIGN JSR GROUP INC

LEVEL 1 ALTERATION
FOR:
MCWILLIAMS HOUSE
14 GOLFVIEW R.D.
PALM BEACH, FL

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR 95171

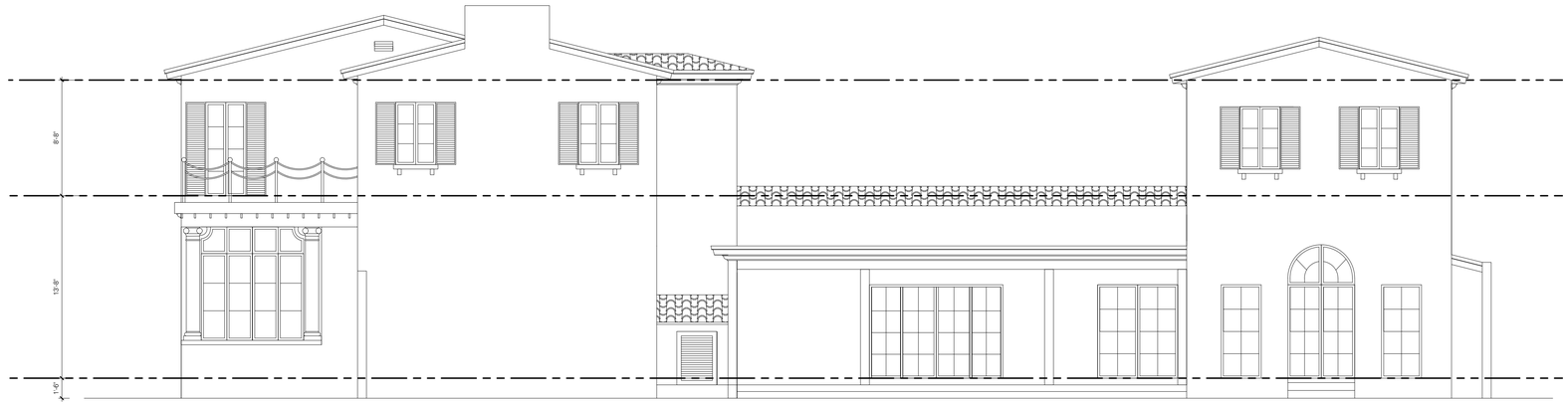
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2/2/2026 9:27:16 AM

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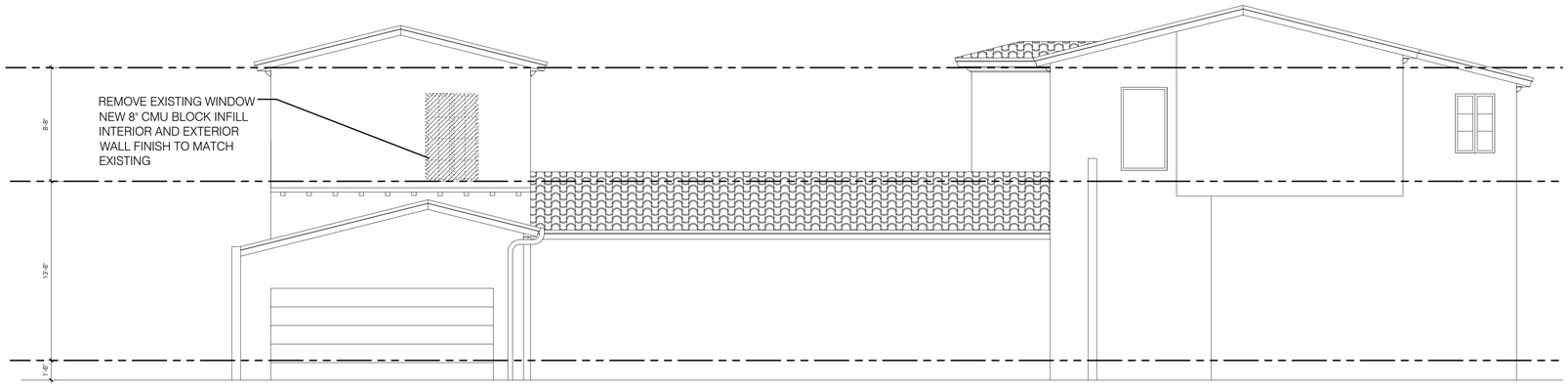
33125

A2



Existing East Elevation (To remain)

3/16" Sc.



Existing/ Demolition West Elevation

3/16" Sc.



Existing North Elevation (To remain)

1/4" Sc.



Existing South Elevation (To remain)

3/16" Sc.

DESIGN GROUP INC

LEVEL 1 ALTERATION

FOR:

MCWILLIAMS HOUSE

14 GOLFVIEW R.D.

PALM BEACH, FL

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR 95171

JSR DESIGN GROUP INC.
1 W. CAMINO REAL, SUITE 107E
BOCA RATON, FL 33432
PH. 561-362-7203
AA26002033

2/2/2026 9:27:26 AM JSRDG

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33125

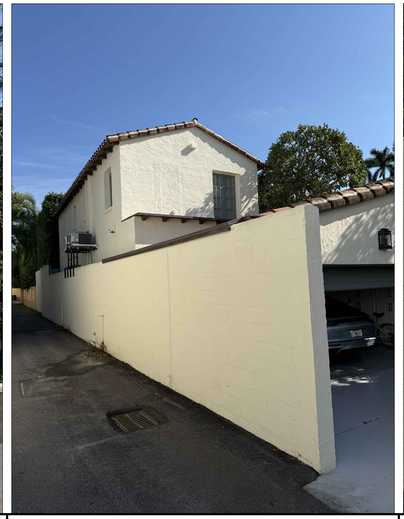
A3



1



2



3



4



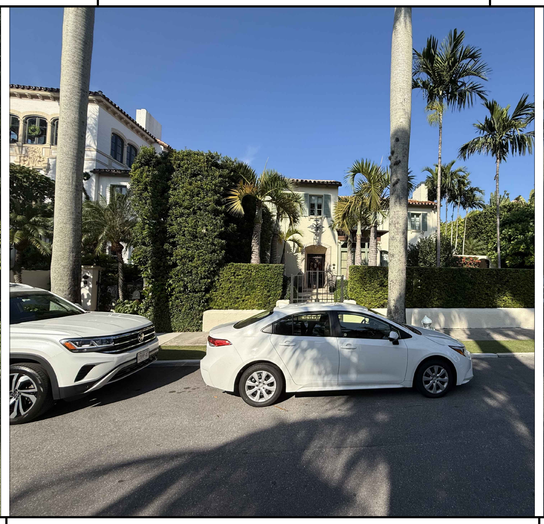
5



6



7



8



9



10



11



KEY PLAN

LEVEL 1 ALTERATION

FOR:

MCWILLIAMS HOUSE

14 GOLFVIEW R.D.

PALM BEACH, FL

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR 95171

JSR DESIGN GROUP INC.
1 W. CAMINO REAL, SUITE 107E
BOCA RATON, FL 33432
PH. 561-362-7203
AA26002033

2/2/2026 9:27:02 AM

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33125

A4

14 GOLF ROAD



DESIGNATION REPORT
WEDNESDAY APRIL 16, 1997

Landmarks Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT

14 GOLF ROAD

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Report produced by Research Atlantica, Inc.

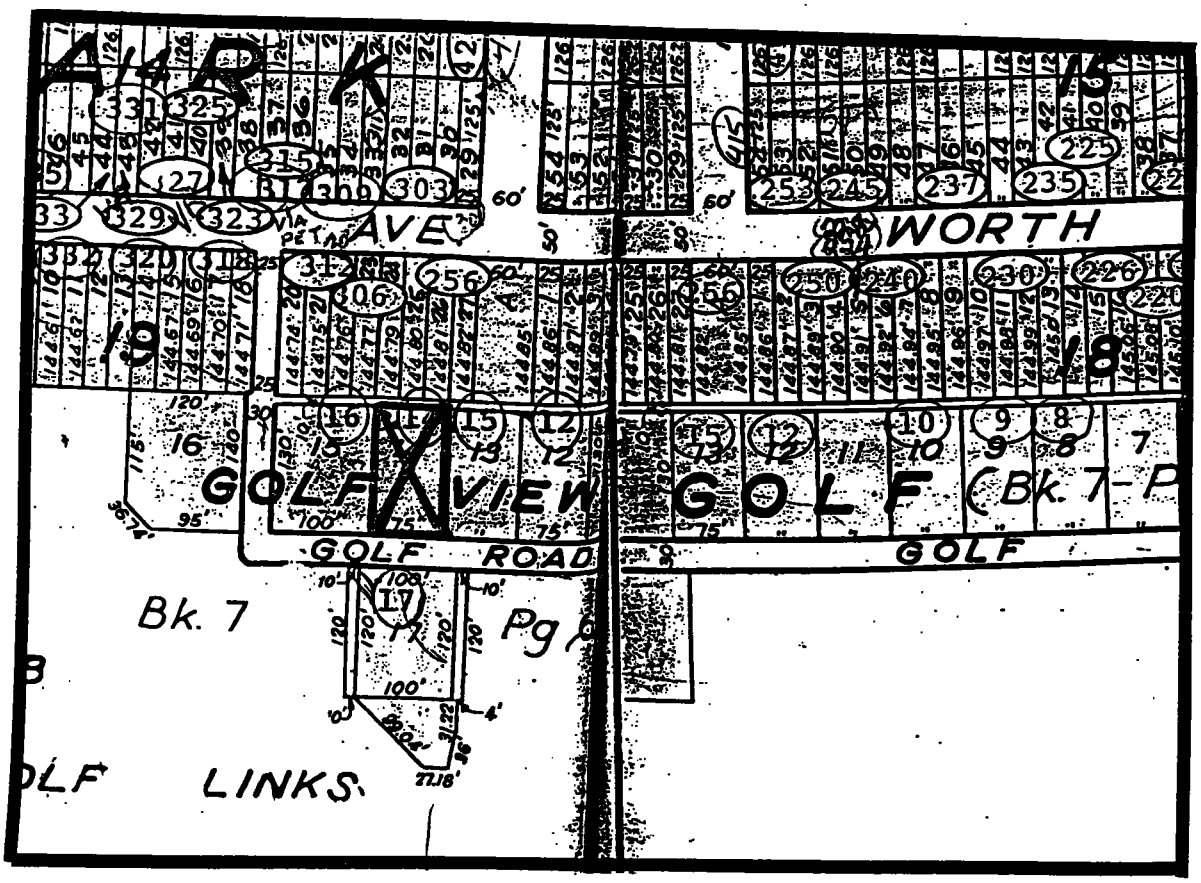
Report edited by Timothy M. Frank, AICP, Planner/Projects Coordinator, Town of Palm Beach.

I. GENERAL INFORMATION

Location:	14 Golf Road Palm Beach, Florida
Date of Construction:	c1924 (Wyeth) 1927 (unknown) 1948 (Shoumate)
Principal Architect:	Marion Sims Wyeth Belford Shoumate
Present Owner:	Clark E. & Patricia M. Graebner
Present Use:	Residential
Present Zoning:	R-A
Palm Beach County Tax Folio Number:	50-43-43-26-02-000-0141-001
Current Legal Description:	GOLF VIEW PT OF LOTS 14 & 15 IN OR3604P1178

Classification in the 1981 "Historic Building Survey of Palm Beach": This is a Mediterranean Revival house, one element of a small, harmonious street.

14 GOLF ROAD



STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site No. _____
Site Name _____ 830= = Survey Date 8011 820= =
Address of Site: 14 Golfview Rd (or Golf), Palm Beach, FL 33480 905= =
Instruction for locating N side of Golfview Rd
813= =
Location: Golf View (subdivision name) 14, 15 (block no.) (lot no.) 868= =
County: Palm Beach 808= =
Owner of Site: Name: _____
Address: _____
902= =
Type of Ownership _____ 848= =. Recording Date _____ 832= =
Recorder:
Name & Title: Kidney, Walter C. (Architectural Historian)
Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818= =

Condition of Site: (Check One)
- ☐ Excellent 863= =
- ☒ Good 863= =
- ☐ Fair 863= =
- ☐ Deteriorated 863= =

Integrity of Site: (Check One or More)
- ☒ Altered 858= =
- ☐ Unaltered 858= =
- ☒ Original Site 858= =
- ☐ Restored ( )(Date:) 858= =
- ☐ Moved ( )(Date:) 858= =

Original Use private residence 838= =
Present Use private residence 850= =
Dates: Beginning c.+1920 844= = NOB?
Culture/Phase American 840= =
Period 20th Century 845= =

NR Classification Category: Building 916= =

Threats to Site: (Check One or More)
- ☐ Zoning ( ) ( ) 878= =
- ☐ Development ( ) ( ) 878= =
- ☐ Deterioration ( ) ( ) 878= =
- ☐ Borrowing ( ) ( ) 878= =
- ☐ Transportation ( ) ( ) 878= =
- ☐ Fill ( ) ( ) 878= =
- ☐ Dredge ( ) ( ) 878= =
- ☐ Other (See Remarks Below): 878= =

Areas of Significance: Architecture 910= =

Significance: This is a Mediterranean Revival house, one element of a small, harmonious street.

Grade: C

pre-1948 (BP) 911= =

ARCHITECT _____ 872 = =

BUILDER _____ 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE irregular; inaccessible 966 = =

EXTERIOR FABRIC(S) stucco: roughcast 854 = =

STRUCTURAL SYSTEM(S) brick 856 = =

PORCHES S/ 1-bay 1-story porch, Roman Ionic

942 = =

FOUNDATION: 942 = =

ROOF TYPE: gable 942 = =

SECONDARY ROOF STRUCTURE(S): none 942 = =

CHIMNEY LOCATION: E/ end: interior 942 = =

WINDOW TYPE: casement, 6, wood # French, 16, 8, wood 942 = =

CHIMNEY: masonry, stuccoed 882 = =

ROOF SURFACING: tile: barrel 882 = =

ORNAMENT EXTERIOR: wood 882 = =

NO. OF CHIMNEYS 1 visible 952 = = NO. OF STORIES 2 950 = =

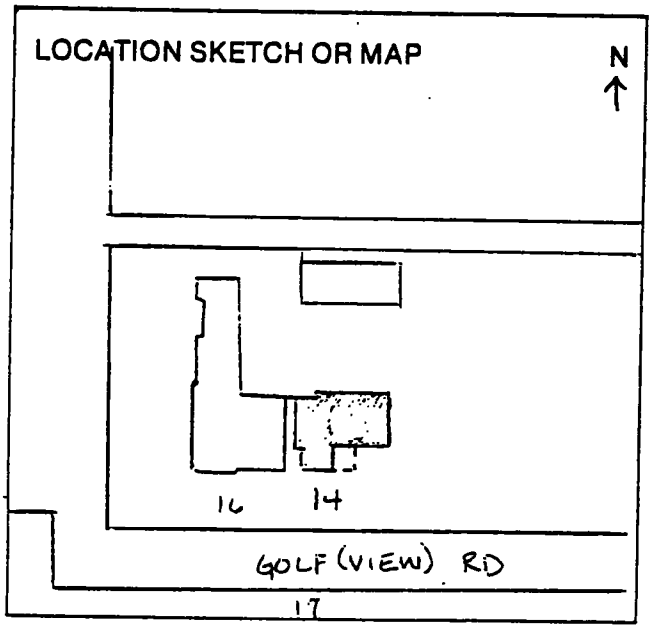
NO. OF DORMERS none 954 = =

Map Reference (incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000
1946(photorevised 1967) 809 = =

Latitude and Longitude:
26° 42′ 0″ ° ′ ″ 800 = =

Site Size (Approx. Acreage of Property): LT 1 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers PB-7902-4-F5A 860 = =

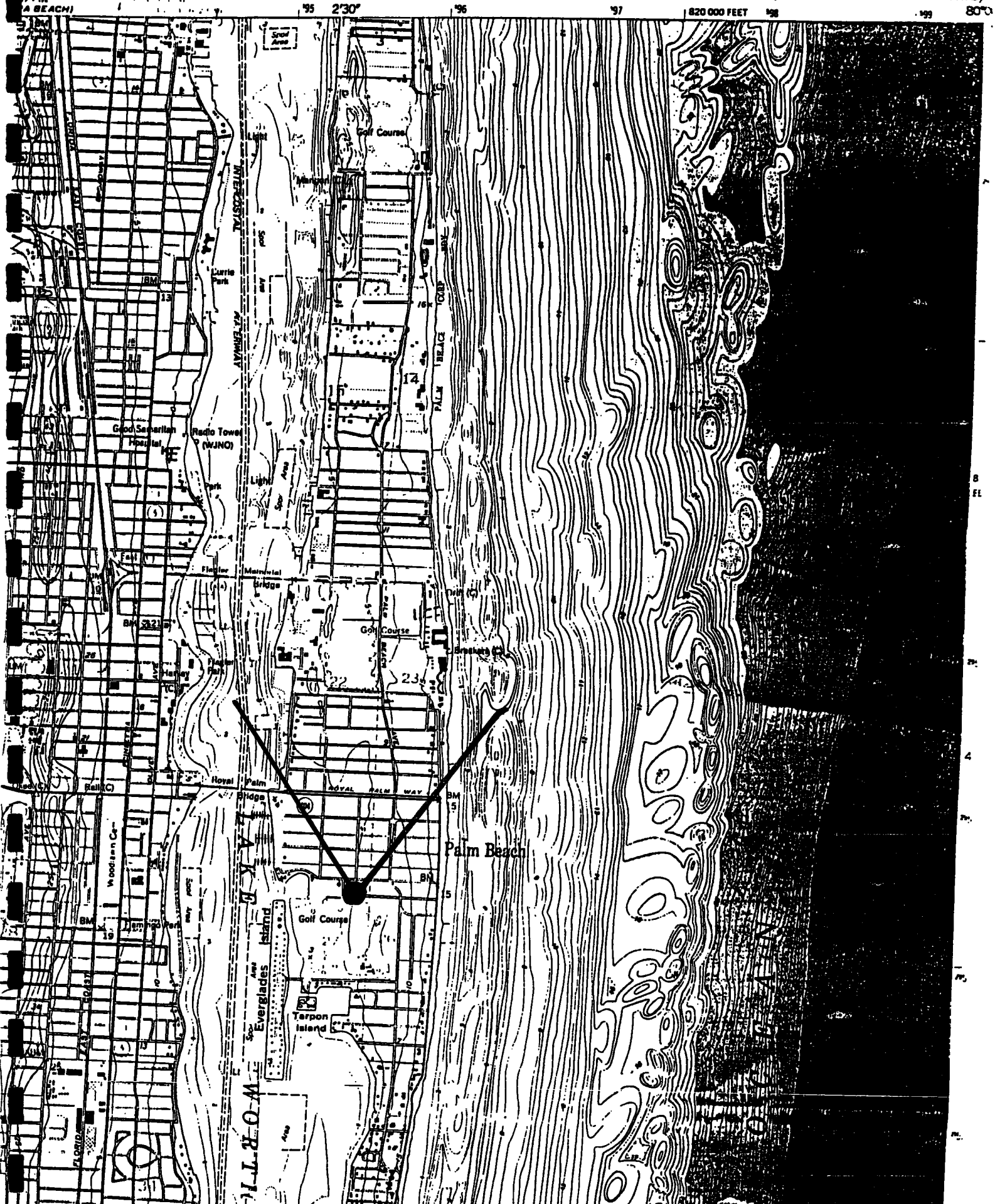
Contact Print



14 GOLF ROAD
PALM BEACH, FLORIDA

D STATES
T OF COMMERCE
ODETIC SURVEY

PALM BEACH QUADRANGLE
FLORIDA–PALM BEACH CO.
7.5 MINUTE SERIES (TOPOGRAPHIC-BATHYMETRIC)



III. ARCHITECTURAL INFORMATION

14 Golf Road is a multi-level Mediterranean Revival Style house whose original facade was designed by Marion Sims Wyeth. Extensive renovations and restructuring, complimentary to the original Mediterranean Revival design, were by Belford Shoumate in 1948. Mediterranean Revival refers to a wide range of architectural features and characteristics commonly found in countries that border on the Mediterranean Sea, primarily Italy, Spain and Moorish Africa. The structural system of 14 Golf Road is hollow clay tile covered with roughcast stucco. The floor plan is irregular.

A prominent feature of the house is the front entrance. Cut coral extends across streetside steps, a pathway and three risers to the front doorway. The recessed entry is framed with unadorned smooth cut stone blocks. Overhead blocks are slightly arched. Wrought iron grillwork adds elaboration to the front door. A wrought iron lantern supported by a sculpted wrought iron eagle is another focal point of the entry.

Extensive tropical landscaping provides considerable privacy to Golf Road houses. Ground floor architectural features cannot be clearly viewed from the street. Two arched windows appear to be located east of the front entry. A review of Marion Sims Wyeth's plans verify two elongated arched windows at this location. A small rectangular open patio is located in a set-in corner on the second story of the front facade. French doors open to this patio which is surrounded by wrought iron railings in an interesting draped pattern.

Second story windows are three light casement and 1/1 double hung sash. Additional features of the windows include louvered shutters and decorative stuccoed sills which rest on small brackets.

The multi-leveled roof has two side-facing gables and is covered with barrel tile. An unadorned chimney is located on the east exterior wall. A low stuccoed wall provides a barrier between the residence and the sidewalk. An additional wall extends east from the front elevation.

A view of the property from the rear alleyway reveals a second story walkway with wood balustrades on an outbuilding. A garage is located within this building which also has a side-facing gabled roof covered with barrel tile. A privacy wall extends along the entire length of the rear of the residence. The close proximity of 14 Golf Road to 16 Golf Road is evident when viewing the properties from the alleyway.

A review of Marion Sims Wyeth's plans for Clarence Geist's residence at 16 Golf Road show that a portion of 14 Golf Road was, at one time, part of the Geist property. An undated sketch attributed to Wilcox Brothers Builders shows a planned alteration adjacent to Geist's patio which added a dance floor and lengthy tiled walkway.

Building permit #674 in 1927 was signed by Geist for a new patio and dance floor constructed by Wilcox Brothers.[1] A review of a 1987 plan for 16 Golf Road does not show the dance floor, original living room or lengthy tiled walkway.[2]

The earliest documentation of 14 Golf Road is building permit #24848 which shows alterations and repairs by owner James Hannah in October 1948.[3] These renovations were under the supervision of architect Belford Shoumate. A review of Shoumate's files at Sea Gull Cottage show numerous sketches of front facades similar to the present facade.[4] The house appears to be in the exact location of Clarence Geist's extended dance floor, living room and lengthy tiled walkway constructed in 1927.

Comparisons and reviews of Geist's plans, Shoumate's plans and various building permits point to the conclusion that the residence at 14 Golf Road was formed from a divided portion of the residence at 16 Golf Road. This division occurred in 1948 by Belford Shoumate for James Hannah. Shoumate converted the eastern portion of 16 Golf Road into a separate residence while maintaining the high degree of architectural integrity of Wyeth's original plans for 16 Golf Road. The house at 14 Golf Road continues to be an important element in the harmonious Golf Road neighborhood.

IV. HISTORICAL INFORMATION

Recently uncovered information details the unusual history of 14 Golf Road and its relationship to 16 Golf Road in the Golf View Road subdivision. Mislabeled plans by Marion Sims Wyeth establish that 14 Golf was at one time part of the Clarence Geist estate, La Claridad, also known as 16 Golf Road. Wyeth designed the Geist house in 1924-1925. Part of Wyeth's overall design for the Golf View Road subdivision were double lots which could accommodate either house additions or extensive landscaping. In 1927 Geist expanded his house by added a dance floor and large, tiled

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[1]Building permit #674 on file with the Planning and Zoning Department, Town of Palm Beach.

[2]Alterations plan dated December 4, 1982 by Smith and Paine Architects for 16 Golf Road on file with the Planning and Zoning Department, Town of Palm Beach.

[3]Building permit #24848 on file with the Building and Zoning Department, Town of Palm Beach.

[4]Belford Shoumate file A11-48, Sea Gull Cottage, Preservation Foundation of Palm Beach.

patio to the east elevation.[5] An undated sketch signed by Wilcox Brothers shows this new addition.

A review of the 1930s Palm Beach telephone directories show both 14 and 16 Golf Road were known as La Claridad. The house was periodically vacant.

In 1948 James A. Hannah acquired ownership of 14 Golf Road. The Hannah family also owned a house on Tarpon Way on the south side of the Everglades golf course. Town records show a permit for alterations to the Hannah residence at 14 Golf Road signed by Belford Shoumate.[6] While the permit specifically states plans were filed no plans could be found under Shoumate's name for Golf Road. A review of Shoumate's file for Tarpon Way uncovered the missing plans and Wyeth's drawing for the front facade of 16 Golf Road, complete with the east addition.[7] Notes to "Jim and Mary" from "Bill" Shoumate are on one of Shoumate's preliminary drawings for a new facade.[8] These preliminary drawings also show 16 Golf Road as an adjoining house.

Reviews of 1987 plans for renovations to 16 Golf Road show exterior walls shared with the eastern neighbor, 14 Golf Road. When these plans are compared to the Wilcox sketches the intertwined history of the two houses becomes apparent.

The present owners of 14 Golf Road have continued the high level of maintenance to one of the neighborhood's most interesting houses.

V. STATEMENT OF SIGNIFICANCE

The house at 14 Golf Road is significant as an example of the Mediterranean Revival style of architecture which originated in the Town of Palm Beach during the Boom Time Era. The house was originally a portion of the Clarence Geist estate at 16 Golf Road which was designed by Marion Sims Wyeth in 1924. Its division by Belford Shoumate in 1948 attests to the lasting impression and versatility of the design. It is an important element in the Golf View subdivision.

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[5]Building Permit #674.

[6]Building Permit #24848.

[7]Belford Shoumate file A11-48 on file at Sea Gull Cottage, Preservation Foundation of Palm Beach.

[8] Ibid.

VI. CRITERIA FOR DESIGNATION

Section 16-38A of the Town of Palm Beach Landmarks Preservation Ordinance #2-84 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 which relate to this property and justification for designation:

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

The residence at 14 Golf Road is part of a small but significant development which was constructed during the early years of the Boom Time Era in the 1920s. Golf Road reflects a period of great economic and social growth for the Town of Palm Beach. The neighborhood was developed for a select group of property owners whose financial status enabled them to purchase luxurious residences situated on double lots which faced the prestigious Everglades Club.

The house continued to reflect the high quality of the neighborhood when, in 1948, the residence was divided from 16 Golf Road.

(c) "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 craftsmen."

Mediterranean Revival style houses were synonymous with the Boom Time Era development of the Town of Palm Beach. 14 Golf Road, which became a separate residence in 1948, was reminiscent of the spirit of the Boom Time Era. The high quality of the distinguishing characteristics such as roughcast stucco, multi-level barrel tile roof and wrought iron ornamentation add to the integrity of the design. This visual consistency coupled with lavish landscaping makes 14 Golf Road a specimen inherently valuable for the study of the period and style therefore fulfilling criteria (C).

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

14 Golf Road was originally a portion of 16 Golf Road which was designed by noted architect Marion Sims Wyeth whose career spanned more than sixty years. Additionally the house was renovated by Belford Shoumate, a Palm Beach architect responsible for the design or restoration of over 1,500 structures during his fifty year career. The lasting design of Wyeth coupled with the additions by Shoumate make the house at 14 Golf Road a fine representation of the works of two noted architects.

VII. ARCHITECT'S BIOGRAPHY

MARION SIMS WYETH

The architect of more than 100 Palm Beach houses sine 1919, Marion Sims Wyeth established himself as one of Palm Beach's foremost architects.

Wyeth was born in New York City where his father was a pioneer in the field of graduate education for physicians. He attended the Lawrenceville School and graduated from Princeton in 1910. From 1910 to 1914, he was a student at the Ecole des Beaux Arts in Paris and then served one year as secretary to the American Ambassador in Rome. Between 1915 and 1917, he was associated first with the office of Bertram Grosvenor Goodhue and then with Carrere and Hastings. He opened his Palm Beach office in 1919.

After completing the original Good Samaritan Hospital in West Palm Beach, he designed a number of houses on Golf Road, including houses for Clarence Geist and Mr. and Mrs. Edward F. Hutton. When the Huttons decided to build Mar-A-Lago, they again asked Wyeth to be their architect. Before he had finished the plans, the Huttons had brought in Joseph Urban to complete the detailed designs. Wyeth later designed some alterations and additions to Mar-A-Lago including the ballroom, scene of Mrs. Post's famous square dances.

In 1920, Wyeth formed a partnership with Frederic Rhinelander King (1887-?) in New York City. King, a Harvard and Columbia Architecture graduate, attended the Ecole des Beaux Arts at the same time as Wyeth. William Royster Johnson joined the firm as a draftsman in 1925. In 1944, he was made a partner with the firm name changed to Wyeth, King and Johnson.

Wyeth's largest Palm Beach house was the residence of James F. Donahue, just north of Mar-A-Lago on Ocean Boulevard. Today, the estate has been subdivided as the house itself, forming five different residences. In a career that spanned over fifty years, Wyeth designed houses that can be found on almost every street in Palm Beach. Among his commissions were the rectory of Bethesda-by-the-Sea, Florida's Governor's Mansion in Tallahassee, and the Norton Gallery of Art.

Wyeth became a Fellow of the American Institute of Architects in 1954 and in 1981, the Palm Beach Chapter of the AIA presented him with an award for architecture "that stood the test of time." He retired from active practice in 1973, and died in Good Samaritan Hospital on February 7, 1982.

BELFORD SHOUMATE

Belford W. Shoumate was born in 1903 in Aberdeen, Ohio into a family of French

decent. He claimed that his ancestors fought in the American Revolution and that he was related to the Shawnee Indian Chief, Tecumseh. He was raised in Mobile, Alabama. Shoumate graduated from Barton Academy and received a degree in architecture from the University of Pennsylvania.

For four years after his graduation, Shoumate worked for Joseph Urban in New York City. Urban was the Palm Beach architect responsible for much of the work at Marjorie Merriweather Post's Mar-A-Lago. But when Shoumate moved to Florida in 1936 he originally settled in Miami and worked for the firm of architect Carlos B. Schoeppl. In 1937 Shoumate married Betsy Owen and moved to Palm Beach.

Upon his arrival in Palm Beach, Shoumate built a home in Phipps Plaza. Over the course of a fifty year career, Shoumate left his imprint on over 1500 structures either by way of design or restoration. In 1939 he won the "House of the Future Award" at the New York's World Fair. Although he designed in many different styles, he is best known for his Art Deco and Art Moderne structures.

Belford Shoumate was listed in **Who's Who in America** and was active in the National Committee for the Preservation of Historical Buildings, representing the local chapter of the A.I.A. Shoumate is quoted as saying, "Our American Heritage is being challenged in many ways. It's time to wake up and realize that we have a wonderful history for such a young country and we should preserve its form of government as well as its representative buildings for posterity!" Shoumate died in 1991 on his 88th birthday.

IX. SELECTED BIBLIOGRAPHY

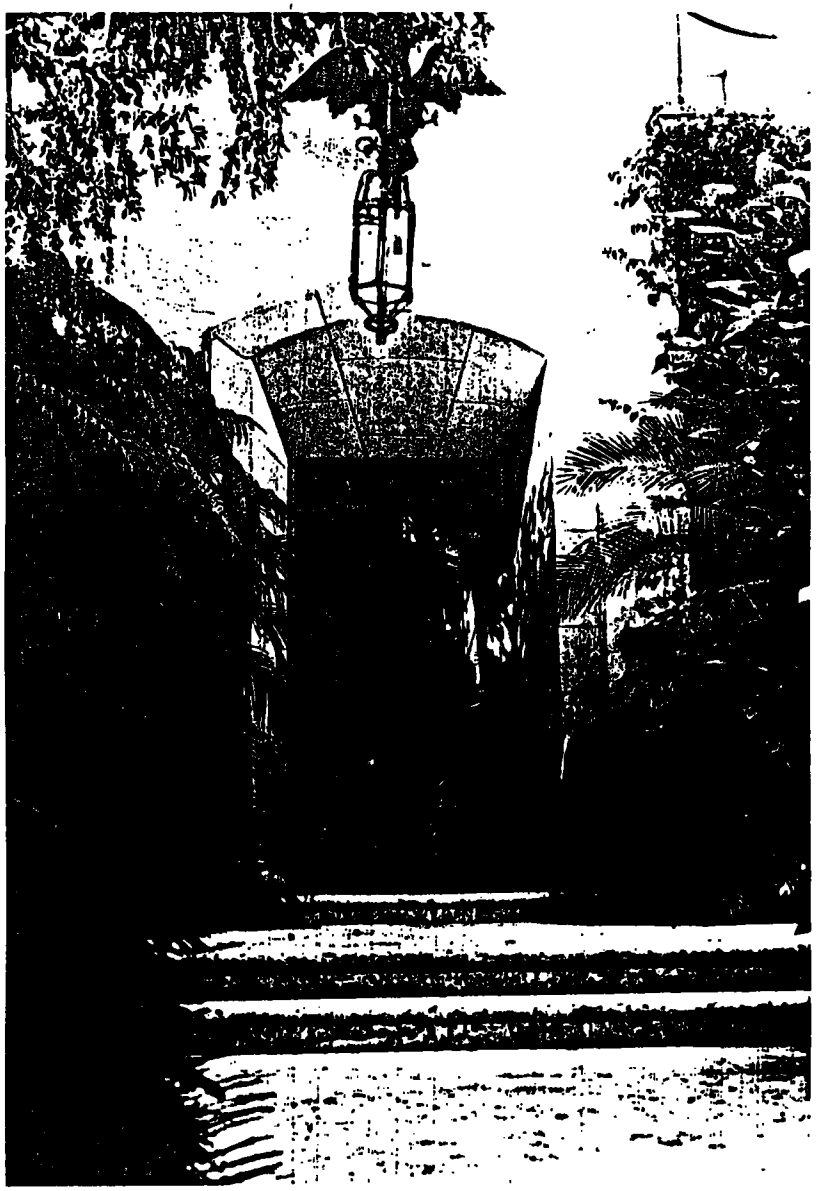
Designation Report for 12-15 Golf Road.

Designation Report for 16 Golf Road.

McAlester, Virginia and Lee McAlester. **A Field Guide to American Houses.** New York: Alfred A. Knopf, 1988.

Belford Shoumate file #A 11-48. Preservation Foundation of Palm Beach.

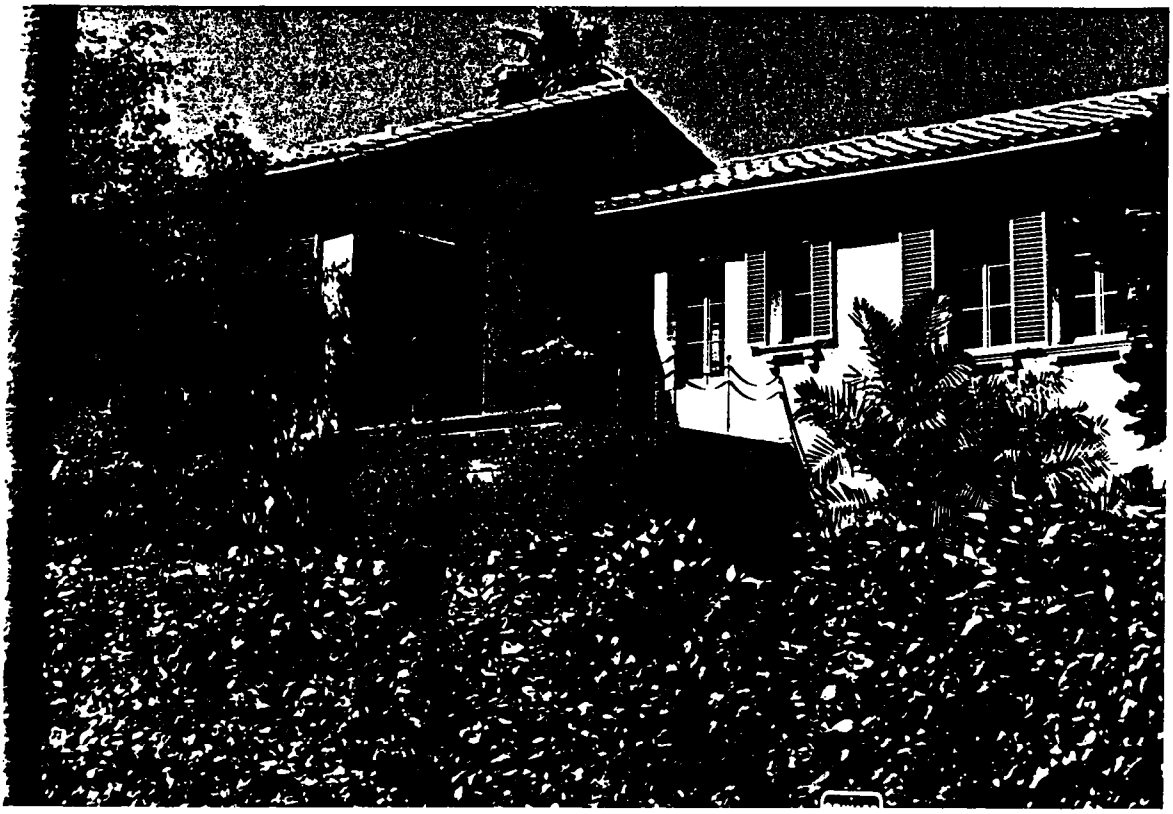
Town of Palm Beach Planning and Zoning Department file on 14 Golf Road and 16 Golf Road.



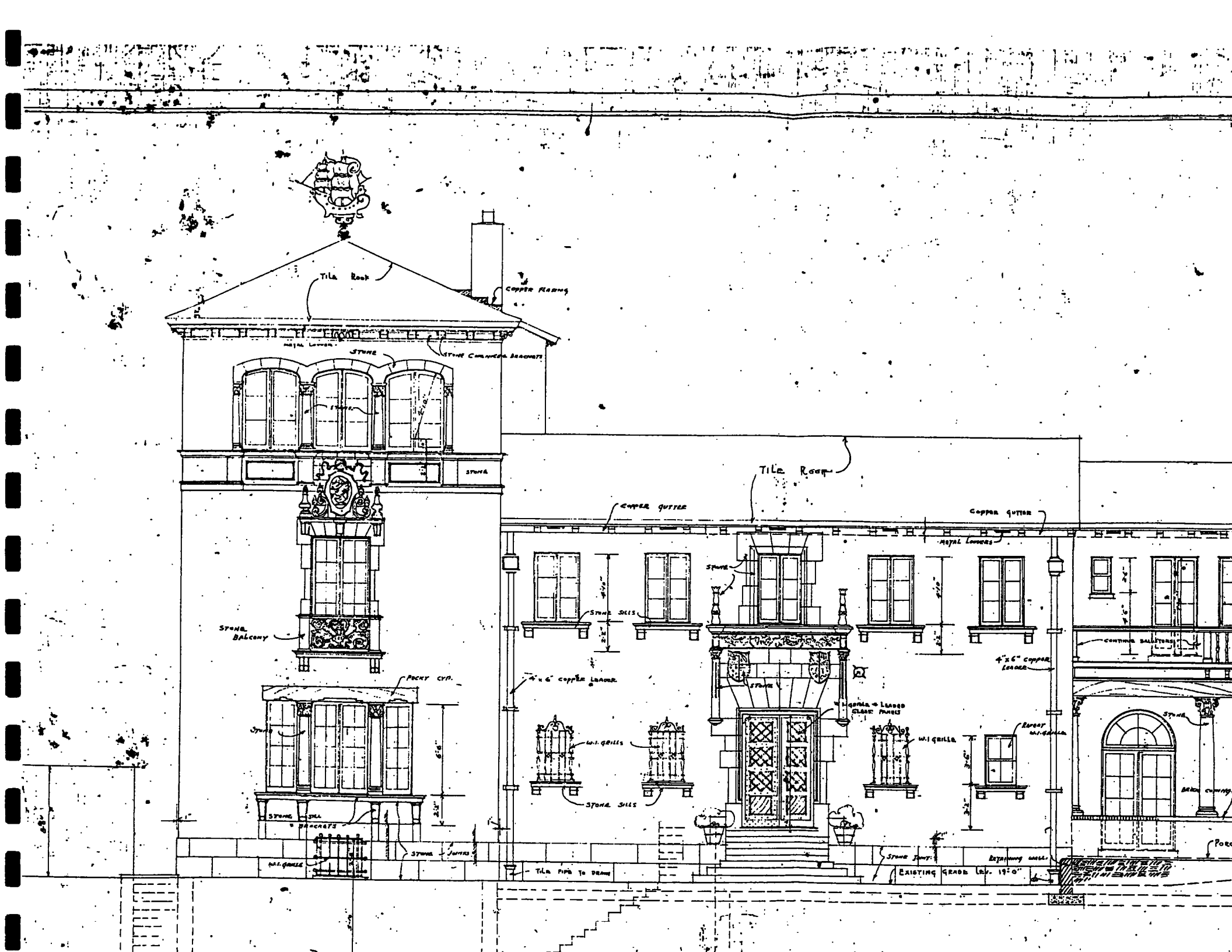
Front Facade (South)
Note recessed entry and wrought iron lantern

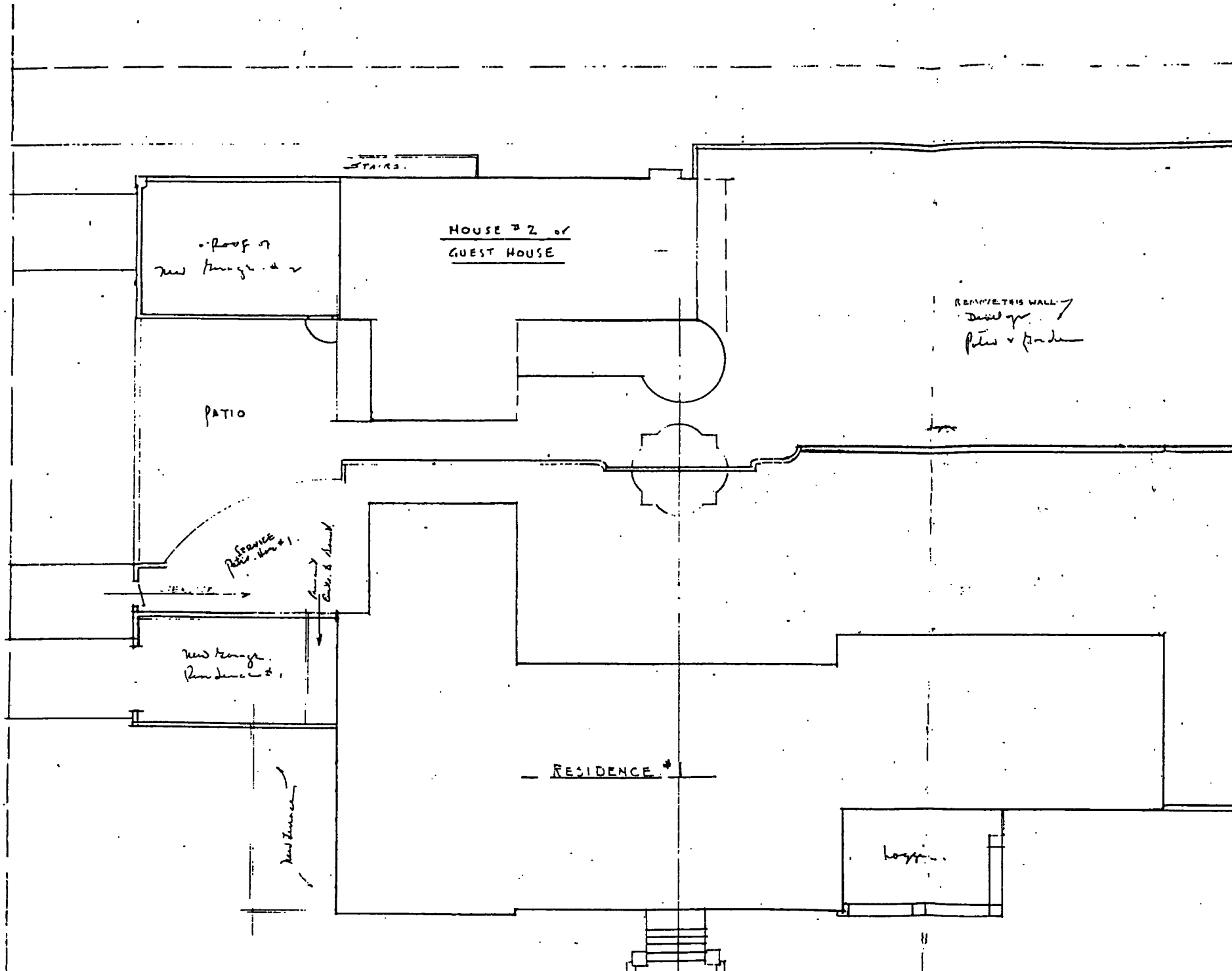


Rear Alleyway (North)
Note wood balustrades



Front Facade
Seond story open patio


Tile Roof
Copper Flashing
Stone
Stone Coursed Brackets
Stone
Stone Balcony
Tile Roof
Copper Gutter
Copper Gutter
Metal Louvers
Stone
Stone Sills
4"x6" copper Leader
Stone
Stone Sills
Stone
Stone
Stone
Stone
Stone
Tile Pipe to Drain
Existing Grade Lev. 19'0"


STAIRS
HOUSE # 2 or
GUEST HOUSE
PATIO
RESIDENCE #1
Loggia

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: March 18, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: 151 ROOT TRAIL - REQUEST TO BE PLACED UNDER CONSIDERATION

Date: 3/11/2026

ATTACHMENT

- Letter from Property Owner

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

151 Root Trail

JP Julie Phillips Yesterday

To Friederike Mittner, +2

Dear Friederike -

I would like to consider my home at 151 Root Trail in Palm Beach to be considered for landmark status. This is contingent with approval to renovate the home with a second floor addition in the back of the house.

Please let me know if you have any questions.

Best,
Julie

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: March 18, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: 1127 N LAKE WAY DESIGNATION HEARING
Owner: Virginia S. Burke

Date: 3/11/2026

ATTACHMENT

- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

1127 North Lake Way



DESIGNATION REPORT

March 18, 2026

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT
1127 North Lake Way

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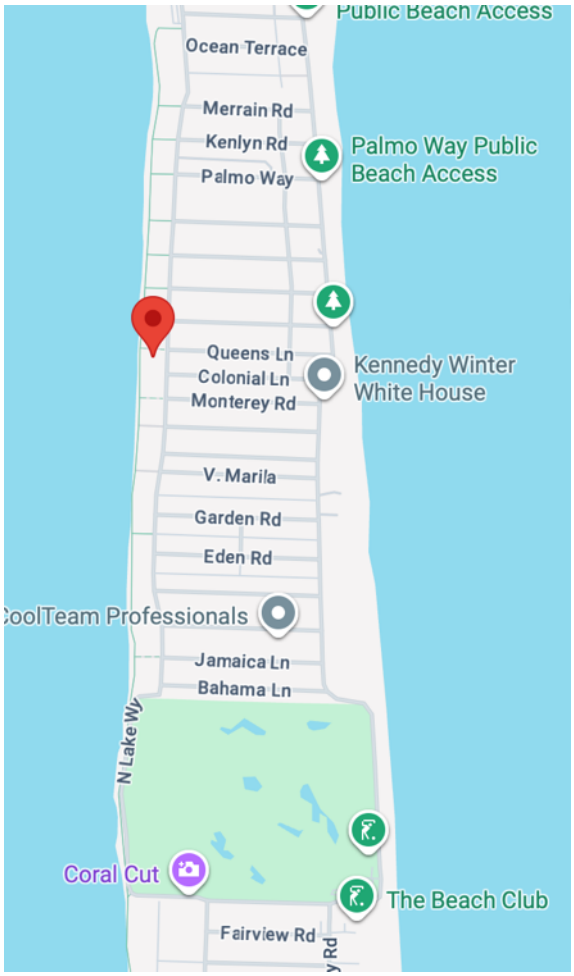
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Report produced by Murphy Stillings, LLC

I. General Information

Location:	1127 North Lake Way Palm Beach, Florida
Date of Construction:	1941
Architect:	Gustav A. Maass
Builder/Contractor:	Arnold Construction Company
Original Owner:	George Nicol, Jr.
Current Owner:	Virginia S. Burke
Present Use:	Single Family Residence
Present Zoning	R-B Low Density Residential
PBC Tax Folio Number:	50-43-43-03-12-000-0550
Current Legal Description:	Palm Beach Shores-Palm Beach Lot 55

II. Location Map





III. Architectural Information

The lakeside dwelling at 1127 North Lake Way was designed in the British Colonial style by distinguished Palm Beach architect Gustav A. Maass and constructed by noted builders Arnold Construction Company in 1941. The dwelling is located along North Lake Way in Palm Beach's north end Palm Beach Shores subdivision between Colonial and Queens Lanes. The property also features a semicircular pebble driveway, a stucco half wall and piers along North Lake Way and a two-car garage and apartment facing north just south and east of the dwelling.[1]



The British Colonial style, a subtype of the Colonial Revival style, was inspired by the traditions of the English colonists' architectural heritage and is an adaptation of Georgian and Adam design motifs for warmer climates and tropical living. Most British Colonial style designs in Palm Beach have influences from the British West Indies, particularly Bermuda, Jamaica and the Bahamas. Howard Major introduced the style to Palm Beach in 1925 with the design of Major Alley as he believed it was well suited to the south Florida climate. The style's popularity grew in Palm Beach during the 1930s when John Volk expanded on the theme and constructed several British Colonial style residences. Common characteristics vary from place to place due to the local environment and available building materials, but the style typically features multiple pitched roofs surfaced with concrete tiles, prominent chimneys, arched openings, sash windows, shutters, and sometimes a scalloped gable parapet.

[1] John L. Volk designed a bedroom addition to the west side of the garage that was designed in 1980 and constructed in 1981.



1127 North Lake Way is a notable example of Gustav Maass's interpretation of the British Colonial style and features a number of the style's elements. The one-story, three-bay wide dwelling is constructed of concrete block covered with stucco and both the east and west facades are symmetrical in form and fenestration. The center entry is located in the recessed center bay and features a further recessed muti-paneled door with a decorative rectangular transom above. Over this doorway is a triangular pediment flanked by classical urns with stucco banding at the cornice. Both of the street-facing east gable-ends feature six-over-six double-hung sash windows flanked by shutters and topped with a fanlight, all typical of the style. Also on these front gabled sections Maass added ornamentation with attic louvers and fluted corner pilasters. Parallel to the two front windows on the east facade are bay windows on the west facade facing Lake Worth. The roof's central section is hipped with intersecting gables facing east and west. The roof is covered with flat concrete tiles, and the roof line is punctuated with a chimney on the northwest section of the hipped roof.



Accessory Garage Structure

During the dwelling's eighty-five-year history, the house has had additions and alterations. Originally the front door was surrounded by sidelights and a small front porch. In 1981 John Volk designed an addition to the dwelling that changed the house's entrance while remaining true to the intent of the original design. This addition consisted of a new entry court with a triangular pediment over the entry door flanked by classical urns above leading to an enclosed room covered by a skylight. Although more formal than the small porch, Volk retained the original British Colonial design entry elements.[2] In 1994, Smith Architectural Group designed an addition to the front facade that extended the existing facade forward to provide additional interior space but kept the existing design and British Colonial appearance intact.[3]

Although 1127 North Lake Way has been altered since its construction, the additions, like the original, were the work of premier architects and despite the changes, the designs kept the best of Maass's original British Colonial style.

IV. Historical Information

The house at 1127 North Lake Way was designed by Gustav Maasss and built by Arnold Construction Company in 1941 on Lot 55 in the Palm Beach Shores Subdivision. Arnold Construction Company was established in Palm Beach in 1925 by brothers James Y. Arnold and William H. Arnold and worked in partnership with Palm Beach Modern Homes, Inc., a land development corporation also headed by the Arnolds. During the 1930s and 1940s, Palm Beach Modern Homes developed two major subdivisions: Pendleton Tract and Palm Beach Shores. Working as parts of a whole, Palm Beach Modern Homes would sell lots, commission prominent local architects for designs and contract Arnold Construction Company as builders.[4]

The second Palm Beach Modern Homes, Inc. subdivision was Palm Beach Shores, encompassing Queens Lane and 1127 North Lake Way in Palm Beach's north end. Initial construction of homes designed by architects including John Volk, Howard Major, Henry Harding, Howard Chilton and Gustav Maass occurred from 1935-1941. Palm Beach Shores became a standard for the new era of design in Palm

[2] In 1983, Volk drew plans for a second story addition to the rear, but these designs were not constructed.
[3] Smith Architectural Group completed the designs in 1994, but it appears that the work was not permitted and completed until 1996. Additional alterations included replacing the garage door in 2009, replacing the roof to match in 2012, replacing mechanical equipment and as previously noted the addition of a bedroom to the garage in 1980-1981.
[4] Preservation Foundation of Palm Beach, Exhibit: *The Third Era of Design: Architectural Trends in Post-Depression Palm Beach*. January 2026.

Beach, emphasizing livable homes in elegant, refined styles, prioritizing distinction of architects and privacy of those who lived within its bounds. Homes in the subdivision were more livable, catering to the trends of longer seasons in Palm Beach and the island slowly shifting from a resort enclave to a genuine community.[5]

A 1936 brochure marketing the Palm Beach Shores development discussed the many advantages of living in the new subdivision:

> "*Palm Beach Shores is now a highly restricted residential section in PALM BEACH. A three minute drive from the Palm Beach Country Club, if a five minute drive from the Breakers or Poinciana Golf Course.*
>
> *On the east, the property borders the Atlantic Ocean where a private bathing beach is available. Palm Beach Shores extends west to the waters of Lake Worth. At the end of Queens Lane a private dock has been constructed for the use of property owners.*
>
> *A community rapidly developing into an architectural "gem"; a haven for those who love fishing, bathing and golf, yet quietude with all of the advantages of being in the midst of Palm Beach to enjoy as you see fit.*
>
> *In owning a home in Palm Beach Shores you have the satisfaction of (a) being surrounded by new and beautiful well designed and substantially constructed homes; (b) knowing that the homes will be constructed by Arnold Construction Company and attractively designed by Palm Beach architects; (c) having the assurance that your neighbor will be congenial for a person must come well recommended by either present home owners in Palm Beach Shores, or considered substantial and highly regarded citizens in the community from which they come; (d) not being crowded – building sites on Queen's Lane have minimum frontage of 80 feet. There are now less than thirty available home sites, including one lake lot and one ocean lot."*[6]

1127 North Lake Way was designed and constructed for George Nicol, Jr. and his wife Jeanie of Providence, Rhode, Island and prominent winter residents of Palm Beach. George Nicol was known as a foremost sports figure being a nationally leading amateur golfer, president of numerous prestigious golf clubs and the secretary and member of the board of governors of the US Senior Golf Association. He was also known for his untiring work on behalf of beach erosion and was a leading engineer serving as a director of the American Shore and Beach Preservation

[5] Ibid.
[6] Palm Beach Modern Homes 1936 Advertising Brochure in the collection of the Preservation Foundation of Palm Beach.

Association and as the beach erosion chairman for the Palm Beach County Resources Development Board.[7] After his passing in 1951, the PBC Resources Development Board made a resolution to George Nicol, Jr expressing "esteem and lasting gratitude to one of Florida's and the nation's outstanding public spirited unselfish citizens."[8]

Following Nicol's ownership, Glen Close, a Canadian businessman and established Palm Beach winter resident purchased the property and lived there with his wife from the mid 1950s to the mid 1960s. Mrs. A. Van Pelt owned the property for a brief time before John B. Gambling and his wife Rita purchased the property in 1967. John Gambling was the host of the #1 New York City radio show "Rambling with Gambling" for over 30 years and was known as a pioneer of early morning broadcasting. John Gambling passed away in 1974, and Rita Gambling sold the property to Robert and Gloria Cuillo in 1978. Robert Cuillo was a successful car dealer, restauranteur and patron of the arts.[9] The current owner, Mrs. Virginia Burke, purchased the property from the Cuillo's in 1980. Virginia Burke is a philanthropist and the daughter of former Palm Beach mayor Earl E.T. Smith and Consuelo Vanderbilt, both families having long ties to Palm Beach.[10] Over the past forty-six years Mrs. Burke has been a wonderful steward of the property protecting its historic and architectural character.

V. Architects Biography

Gustav Adam Maass, Jr.

Gustav Adam Maass, Jr. was born in New Orleans in 1893, the third of eight children of German immigrants. His father was a mechanical engineer. Maass grew up in New Orleans and Birmingham, Alabama. He received a degree in architecture from the University of Pennsylvania in 1917 and worked during World War I in the U.S. Civil Service at League Island Navy Yard in Philadelphia. After the war Maass returned to Birmingham, where he designed a variety of structures, including a Masonic Temple, power plants, schools, churches, and houses. Later Maass worked

[7] George Nicol, Jr. was also president of the Southern States Coastal Erosion Control Association.
[8] George Nicol, Jr Obituary. Palm Beach Post. 17 December 1951.
[9] Robert Cuillo owned and sold car dealerships, owned restaurants, including co-ownership of the old Amici Ristorante in Palm Beach, and owned the old Cuillo Centre for the Arts in downtown West Palm Beach. During the Cuillo's ownership of 1127 North Lake Way they hired Robert Gottfried, Inc. to do mostly interior alterations to the dwelling. The only exterior alteration included changing the double-hung sash windows in the rear bay windows to fixed glass.
[10] Earl E.T. Smith was the ambassador to Cuba from 1957-1959 and the mayor of Palm Beach from 1971-1977. Consuelo Vanderbilt was the daughter of William K. Vanderbilt, II and Virginia Fair. Virginia Burke was married to the late William L. Hutton and the late Edwin M. Burke and is known for her philanthropy and particularly her dedication to the Palm Beach Island Hospice Foundation.

for the firm of Warren, Knight & Davis designing public and commercial buildings. There he met and married Helen Hensley.

In 1921, Maass came to West Palm Beach and became associated with the firm Harvey and Clarke. During this period, Maass contributed to firm-wide designs focused on public and commercial architecture in West Palm Beach and Delray Beach leveraging the Florida land boom of the 1920s to secure numerous commissions. Harvey and Clarke were the architects for the Seaboard Railway and a significant aspect of Maass's work within the partnership involved railroad stations blending his Beaux-Arts training from earlier studies with emerging local stylistic preferences. Notable examples include the Seaboard Railway Stations in Delray Beach (listed on the National Register of Historic Places), Deerfield Beach and Homestead. Maass designed many buildings in Delray Beach in the 1920s and his Art Deco style was reflected in commercial buildings along Atlantic Avenue where geometric motifs and streamlined forms characterized urban developments. In public works, he advanced early Mediterranean Revival elements in institutions such as schools and churches, adapting classical proportions to the region's subtropical climate and promoting a synthesis of academic traditions with Florida's vernacular architecture. This collaborative environment expanded Maass's access to high-profile projects amid the economic expansion and also honed his ability to integrate formal training with adaptive, site-specific innovations.

In 1927, Maass formed a partnership with John L. Volk that lasted from 1927 to 1935 and was headquartered in Phipps Plaza. The collaboration built on Maass's prior experience designing public buildings with Harvey & Clarke, shifting focus to residential projects amid the late Florida land boom and the onset of the Great Depression. Among their notable joint works, the two famous architects designed larger dwellings for Jacob H. Marx, J.H. Behrens, Charles M. Hayes and Charles Hall among others. During the early 1930s, as the Depression impacted larger commissions, Maass and Volk adapted by producing smaller-scale houses prioritizing functionality without sacrificing stylistic integrity.

In 1935, following the end of his partnership with John Volk, Gustav Maass established his own architectural firm in Palm Beach, marking the beginning of his independent practice that continued to his death in 1964. This solo era allowed Maass to diversify his portfolio amid the economic recovery of post-Depression Florida, focusing both on public institutions and private residences that reflected evolving regional demands. During this period, Maass expanded into Neo-Classical, Colonial Revival and Georgian Revival styles for residential commissions, adapting to client preferences for more traditional aesthetics in Palm Beach's growing luxury

market, including several houses on Pendleton Avenue. For public buildings, he designed the American Red Cross building in West Palm Beach and the original Rehabilitation Center for Children and Adults facility in Palm Beach. Also, along with numerous commercial buildings and single-family houses, Maass redesigned a bank building to become the First Presbyterian Church in downtown West Palm Beach. In addition, throughout his career, Maass was very active in the Palm Beach Chapter of the American Institute of Architects.

VI. Statement of Significance

1127 North Lake Way is significant as a very good example of the British Colonial style of architecture as interpreted by foremost Palm Beach architect Gustav Maass. The dwelling anchors the west end of the Palm Beach Shores subdivision that was developed by Palm Beach Modern Homes as a prime neighborhood with leading Palm Beach architect designed houses for select residents.

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."

The house at 1127 North Lake Way reflects the broad cultural, economic and social history of the Town of Palm Beach during the post-Depression/New Deal era when the Town was having a healthy recovery from economic downturns and architectural shifts from ornate architectural styles to more classic designs. The house was constructed on the only lakeside lot in the Palm Beach Modern Home's Palm Beach Shores subdivision, creating an elegant western anchor to the premier neighborhood that had become an "architectural gem" exemplified by refined houses modest in scale but rich in craftsmanship designed by many of the best Palm Beach architects practicing at the time.

(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."

1127 North Lake Way is a very good example of the British Colonial style of architecture featuring a number of the style's elements. The main features of the dwelling include its symmetrical building mass with a center entry topped by hip and gable intersecting roofs covered with flat cement tiles. Additional British Colonial elements include multi-light sash windows flanked by shutters, arched fanlights, fluted corner pilasters and bay windows.

(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."

1127 North Lake Way is a notable work of Gustav A. Maass, an architect who helped to shape the built environment of the Town of Palm Beach. Gustav Maass trained in the Beaux-Arts tradition and played a key role in adapting classical architectural principals to Florida's subtropical climate. He was also astute at adapting his architectural designs to the economic fluctuations of south Florida's 1920s boom and subsequent bust and recovery with designs like this dwelling in the British Colonial style so appropriate for its lakeside location.

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TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: March 18, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: 409 SEABREEZE AVENUE DESIGNATION HEARING
Owner: William E. Betts, III and Nicole K. Betts

Date: 3/11/2026

ATTACHMENT

- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

409 Seabreeze Avenue



DESIGNATION REPORT

December 17, 2025

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

409 Seabreeze Avenue

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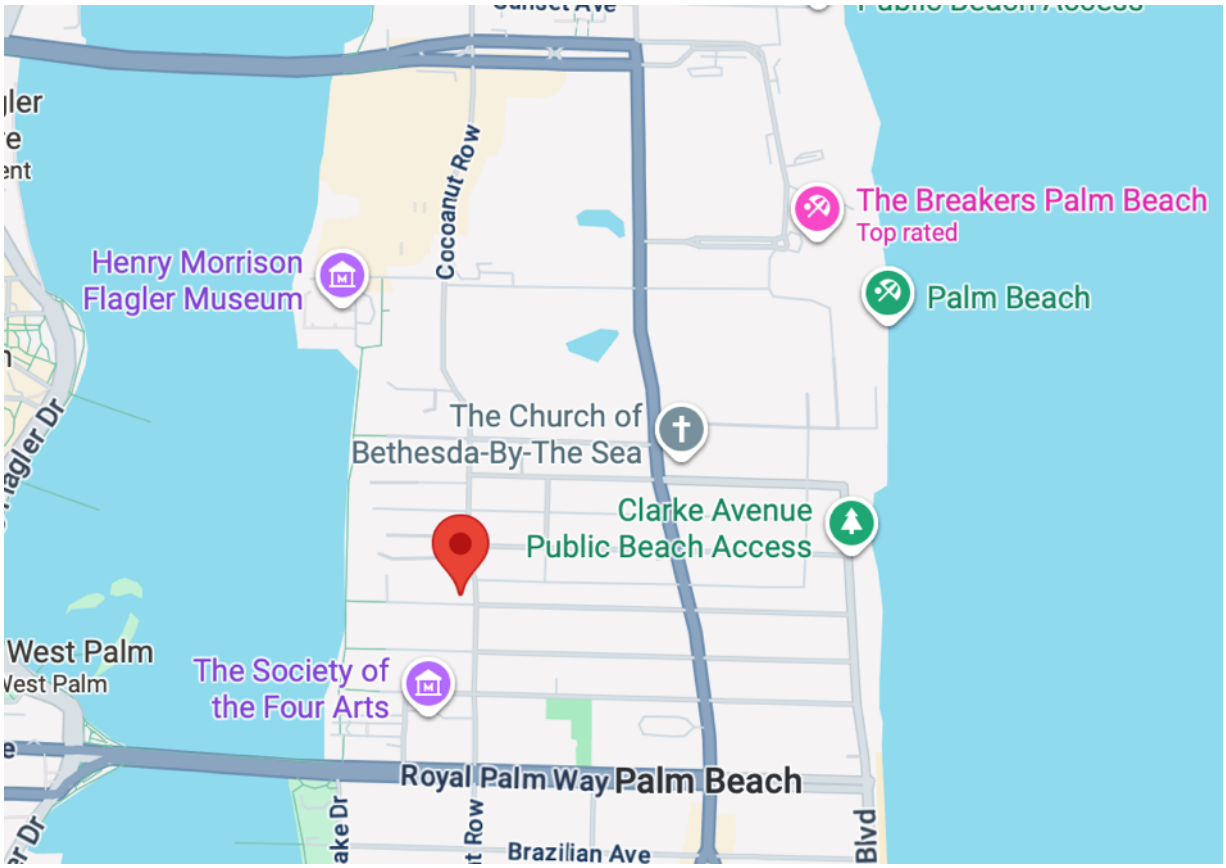
Report produced by Murphy Stillings, LLC

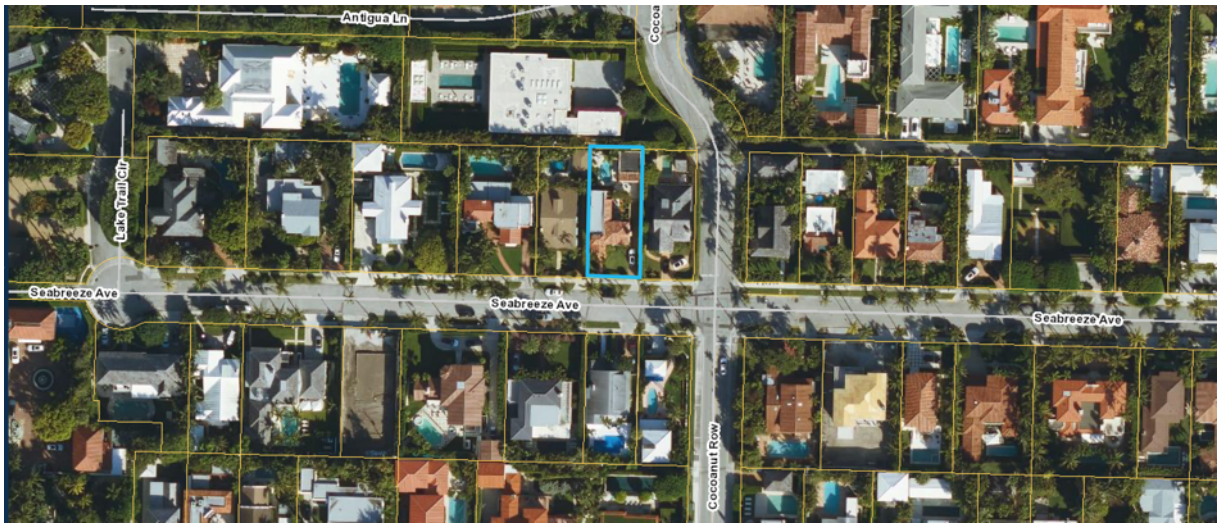
I. General Information

Location:	409 Seabreeze Avenue Palm Beach, Florida
Date of Construction:	1924
First Owner:	Louis D'Esterre
Architect & Builder:	Theodore Eissfeldt
Present Owner:	William E. Betts III & Nicole K. Betts
Present Use:	Single Family Dwelling
Present Zoning:	R-B
Palm Beach County Tax Folio Number:	50-43-43-22-06-000-0440
Current Legal Description:	Poinciana Park Lots 44 & 46

II. Location Map

409 Seabreeze Avenue





III. Architectural Information

The Mediterranean Revival style residence located at 409 Seabreeze Avenue was designed and constructed by Theodore Eissfeldt in 1924 for Louis D'Esterre. Built during Palm Beach's 1920s Boom Time Era, the charming residence and garage apartment sit on the north side of Seabreeze Avenue between Cocoanut Row and Lake Worth in the Poinciana Park Subdivision.[1] Stucco piers, a metal gate and a low hedge run along the sidewalk in front of the property.[2]



[1] Palm Beach Building Permit # 338 October 29, 1924. There is no architect listed on the building permit for 409 Seabreeze Avenue and therefore, like many Palm Beach buildings constructed in the early twentieth century, it was most likely designed and constructed by the listed builder Theodore Eissfeldt. The property also includes a two-story garage apartment behind the dwelling in the northeast corner.

[2] The west pier has a plaque that reads "Casa Para Siempre" which translates to "forever home" or "house forever."

The Mediterranean Revival style is an eclectic style incorporating architectural elements derived from the area around the Mediterranean Sea including Spanish, Italian, Portuguese and Moorish elements. The style is found most frequently in states that have a Spanish Colonial heritage, but its use gained national popularity after the Pan-American Exhibition held in San Diego in 1915. In Palm Beach, the style was first popularized in 1919 by Addison Mizner's design for Paris Singer's Everglades Club. The popularity of the style soared in the 1920s for both commercial and residential buildings and the style remained a pervasive influence on building designs until World War II. Buildings of this style are often decorated with ornate cast-stone, arched openings, clay barrel tile roofs, balconies, irregular floor plans, asymmetrical massing and windows of varying sizes and shapes.



409 Seabreeze Avenue's Mediterranean Revival style design consists of a two-story, asymmetrically massed masonry building covered with rough stucco featuring a prominent front gable entry porch, an interesting tower element and a one-story section on the west. The facade of the entry porch has an arched stucco twisted spiral feature surrounded by staggered quoins and flanked by two lanterns. Deeply recessed within the porch is the main entry to the dwelling which is an arched wood door with a stucco surround and within the porch is a hanging Spanish style metal lantern. Set behind the entry porch is the tower element with a pair of narrow six-

light windows below an ornate medallion and topped by a low-pitched hipped roof with small brackets under the slight overhang.





The first story of the main front facade has a band of four tall eight-light windows with trefoil arches set within a twisted spiral stucco surround with eight small round carved medallions above the window arches. This ensemble is reminiscent of Moroccan architecture. The second story of this section features French doors leading out to a masonry balcony with a railing of distinctive carved balusters and small brackets below. Flanking this balcony are narrow windows encased in decorative metal window grilles with prominent sills and rounded caps. Above this section is a low hip roof with rafter tails below the moderate eave overhang and on the east wall is a brick stucco covered chimney with an interesting tile pyramidal cap. Set back on the west side of the house is a one-story section with a pent roof and a multi-light arched window. All of the gable, hip and pent roofs are covered with red clay barrel tiles.[3]

A two-story frame garage apartment covered with rough stucco and featuring a Mission-shaped roof parapet is located in the northeast corner of the property. The

[3] The rear of this dwelling is not visible from the right of way, however a real estate advertisement from October 25, 2002, provides some information about the rear of the dwelling and the landscaping; "This impeccable renovated in-town Mediterranean 3-bedroom, 2.5-bath home is situated on a lushly landscaped lot. Walls of French doors overlook an elegant and tropical dining courtyard with a fountain; an arched entrance leads to an inviting heated pool with a stunning terrace."

first story of this accessory building consists of two sets of carriage style wood and glazed garage doors while the second story features two sets of paired eight-light casement windows with simple sills below. In addition, just below the Mission-shaped parapet is a pent roof covered with clay barrel tiles and rafter tails below.



Over the property's one hundred plus year history, there have been alterations to the building with the majority of the work being interior renovations and minor alterations to the rear and side elevations. The building has been re-roofed to match the original, some of the windows and doors have been replaced, and in 2009 the rear garage apartment was renovated to its current appearance. 409 Seabreeze Avenue continues to retain the historic architectural integrity of its original and unique 1924 design.

IV. Historical Information

409 Seabreeze Avenue was built in 1924 at the height of Palm Beach's Boom Time Era. The end of World War I allowed for an incredible decade of growth and prosperity throughout the country and especially in Palm Beach. The Island had become the winter resort of America's most influential families, and the building boom was radically changing the face of the small community. By 1920, Railroad construction had increased, and Ocean Boulevard was completed so many people from the north were taking trains or driving south to enjoy the popular winter resort. As Addison Mizner and other prominent Palm Beach architects were designing large estates along the ocean and lake in the Mediterranean Revival style, demand for hotels, apartments and residences in the style grew. Many of these homes were taking their design cues from the larger estates and were being built in the

Mediterranean Revival style as well, increasing the style's popularity. Theodore Eissfeldt was an architect and builder associated with Mizner during the early 1920s, and his designs were likely influenced by the Mediterranean Revival style designs Mizner was creating.

409 Seabreeze Avenue was constructed in the Poinciana Park subdivision. Poinciana Park was platted and largely developed by Oscar A. Jose and his City Builders Realty Company. Oscar Jose was one of the early developers to recognize the potential in Palm Beach for building something other than a grand estate or spending the season at a resort hotel. Jose created Poinciana Park by purchasing tracts of land south of the Breakers and the Royal Poinciana Hotels from Lake Worth to the Atlantic Ocean. This area became the "Sea" streets with Sea Breeze platted in 1914 followed by Sea Spray in 1917 and the north side of Sea View in 1923.[4] A brochure designed and distributed by City Builders Realty Company titled "Poinciana Park, The Preferred Location," goes into great detail about the many advantages of wintering in Palm Beach and the benefits of owning or leasing a house in centrally located Poinciana Park, close to all of the town's amenities but removed from the "rush and bustle of the hotel center."[5] Houses in a variety of styles and sizes could be either purchased or leased for the season and many were fully furnished and staffed. In addition to building, selling and leasing properties, City Builders Realty Company sold many lots in Poinciana Park to individual homeowners as well as other developers. Lot sales came with stipulations regarding the quality of houses to be built so that no "cheap" houses could be built in Poinciana Park.[6] During Palm Beach's early 1920s land and housing boom, developers had difficulty keeping up with the housing demand. Houses were selling quickly and there were not enough rental properties to keep up with all of the seasonal requests. Despite this demand, City Builders did not allow cookie-cutter houses and in order to avoid monotony each house had a unique design.

As previously noted, in addition to City Builders, lots in Poinciana Park could also be purchased by individual builders and developers. Some of these projects were done on speculation while others were commissioned by homeowners looking to

[4] Sea Breeze, Sea Spray and Sea View were the original spellings of the Poinciana Park Avenues. A January 28, 1917, City Builders Realty Company advertisement in the Palm Beach Post stated, "We have platted a new addition to Poinciana Park, and we are advertising for a name for the new street. $10.00 for an acceptable name." The street was named Sea Spray Avenue.

[5] "Poinciana Park, The Preferred Location," Brochure distributed by City Builders Realty. No Date. Located in the Poinciana Park file at the Preservation Foundation of Palm Beach.

[6] Advertisement in the Palm Beach Post.

live in one of Palm Beach's prime midtown locations. The latter was the situation with 409 Seabreeze Avenue. In October of 1924, the owner of the property Louis D'Esterre took out a permit to "erect a two story stucco and tile dwelling" for the approximate cost of $14,000.

During its one hundred plus year history, the property has been owned by a number of interesting residents. Louis D'Esterre, who owned the property from 1924 – 1937, was a well-known Palm Beach Realtor who with his brother Colonel William D'Esterre had been coming to Palm Beach for many winter seasons often staying at the Royal Poinciana Hotel. From 1928 to the mid-1930s Louis D'Esterre served on the Palm Beach Town Council alongside a number of prominent Palm Beach residents. Some of the later owners of the property included Mr. & Mrs. Parnell S. Billings of Chicago (c.1937-1943), Mr. & Mrs. Samuel A. Moody of Brookline, Massachusetts (c.1943-1953), Mr. & Mrs. Paul H. Douglas of New York (c. 1953-1987), the Fason and Brabec Family (c.1987 – 2003), and Mr. & Mrs. Lawrence Lunt/Casa Para Siempre LP (c. 2003 – 2020). The Billings were part of a large contingent from Chicago who spent the winters in Palm Beach, many owning or renting in Poinciana Park. Samuel Moody had been spending the winters in Palm Beach since 1912 and was a member of Palm Beach's Old Guard Society. Paul Douglas was president of Bourjois, Inc. and on the Board of Directors of the Chanel Company. The Brabec's were longtime residents of Palm Beach who owned and operated "Joseph the Tailor" on Worth Avenue for many years. And Lawrence Lunt, a native of Brussels, is the director of the US arm of his family office, Armonia. The current owners, William and Nancy Betts, purchased the property in 2020 and have been excellent stewards of the property maintaining its historic and architectural integrity.

V. Builder's Biography

Theodore Eissfeldt

Theodore Eissfelt was born and educated in Milwaukee, Wisconsin. He was trained in drafting and designing and served an apprenticeship in the woodworking trade. He practiced as an architect in Milwaukee and Chicago before moving to Lake Worth in 1917. In Florida he found success combining his abilities as an architect with the business of contracting. In the early the 1920s he had a hand in the design and construction of a number of Mizner's residences before going out on his own working for many years in Palm Beach, West Palm Beach, and Lake Worth. In the land and housing Boom years of the early to mid 1920s, Eissfeldt designed and

constructed more than fifty houses in the Mediterranean Revival style in West Palm Beach's Northwood neighborhoods, including his own notable house at 3815 Eastview Avenue.[7] In 1926, he is listed in the City Directory as President of Hi-Mound Improvement Company which was developing much of Northwood Hills. By 1932, Eissfeldt was president of Northwood Millworks, Inc. and from 1935-1942 he was president of Builder's Supply Company and working with Cleary Brothers handling millwork for Camp Murphy and projects in Boca Raton. Theordore Eissfeldt passed away in 1943 at the age of 52.

VI. Statement of Significance

409 Seabreeze Avenue is a very good example of the Mediterranean Revival style built during the height of Palm Beach's land and housing boom. The asymmetrical fenestration, various gable and hip masses, irregular plan and interesting Moroccan detailing emphasize the uniqueness of this Mediterranean Revival design. Built in 1924, the residence is representative of the homes being constructed during a time of significant growth in Palm Beach and more specifically the Poinciana Park subdivision.

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 the criteria which 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."

409 Seabreeze Avenue represents the broad cultural, political, economic and social history of the Town of Palm Beach. Built for successful realtor and Town of Palm Beach Town Council member Louis D'Esterre, the dwelling represents the spectrum

[7] Northwood Hills is one of the most unique and interesting neighborhoods in West Palm Beach. Its centerpiece is a figure-eight street layout surrounding the highest natural peaks in South Florida at 44 feet above sea level. A wide variety of architecture exists in Northwood Hills, ranging from the 1920's-1950's. Some of the city's finest and most unique homes were built here because of the topography and walkability of the circular streets. Louis D'Esterre, the first owner of 409 Seabreeze Avenue who commissioned Eissfeldt, was an investor in Eissfeldt's Northwood Hills properties. In Old Northwood, he had the distinction of designing and building the home of David Dunkel at 501 30th Street.

of building activity that was taking place in Palm Beach during the Florida Boom Time Era of the 1920s. Seabreeze Avenue was the first platted street in the Poinciana Park subdivision, a successful subdivision developed by City Builders Realty Company in a prime mid-town location with quality houses and amenities attractive to families. While Palm Beach's reputation rested upon the individual grand estates and fashionable hotels, the residence such as 409 Seabreeze Avenue is symbolic of the rise of cohesive neighborhoods of single family homes in Palm Beach following WWI.

(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 residence located at 409 Seabreeze Avenue, designed and constructed by Theodore Eissfeldt in 1924, is a very good example of the Mediterranean Revival style of architecture popularized in Palm Beach during the Land Boom of the 1920s and still recognized as the "Palm Beach Style." The residence embodies distinctive Mediterranean Revival characteristics including asymmetrical massing, clay barrel tile covered roofs, distinctive entrances, tower features, arches, columns, stucco covered façades and ornate cast stone decoration. The combination of Spanish and Moorish design elements exhibited in the residence is characteristic of the eclectic nature of the Mediterranean Revival style.

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

409 Seabreeze Avenue is a notable design and construction of architect and builder Theodore Eissfeldt. In the early 1920s Eissfeldt was one of the primary builders associated with Addison Mizner, the architect who established and popularized the Mediterranean Revival style of architecture in Palm Beach. During the 1920s Boom Time Era Eissfeldt designed and constructed numerous houses in the Mediterranean Revival style including his impressive design of 409 Seabreeze Avenue in addition to numerous notable houses in Palm Beach, West Palm Beach and Lake Worth. Although Eissfeldt wasn't designing grand estates, his prolific use of Mediterranean Revival style designs helped to attract attention to the advantages of the style and its adaptability to the needs of the south Florida climate.

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TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: March 18, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: 113 CLARKE AVE DESIGNATION HEARING
Owner: Edwin Lin and Vivian Chiu

Date: 3/11/2026

ATTACHMENT

- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

113 Clarke Avenue



DESIGNATION REPORT

March 18, 2026

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

113 Clarke Avenue

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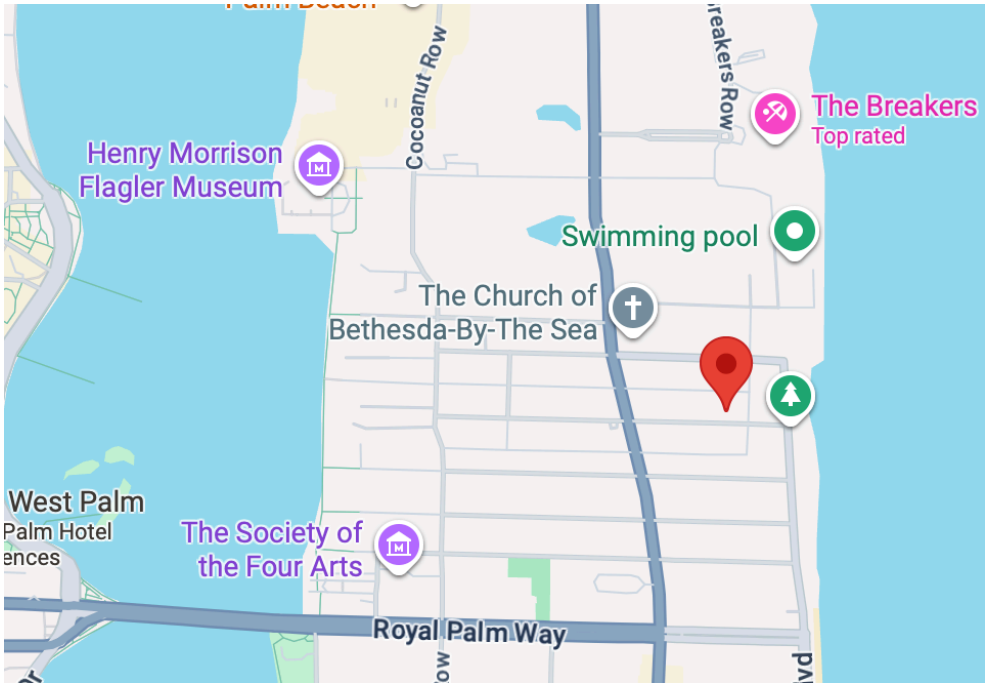
Report produced by Murphy Stillings, LLC

I. General Information

Location:	113 Clarke Avenue Palm Beach, Florida
Date of Construction:	1918
Architect:	Not Listed; Likely Contractor Designed and Built
Builder/Contractor:	Unknown
Original Owner:	Margaret B. Hammond
Present Owner:	Edwin Lin and Vivian Chui
Present Use:	Single Family Dwelling
Present Zoning:	R-B
Palm Beach County Tax Folio Number:	50-43-43-22-05-000-0100
Legal Description:	Lot 10, Primavera Estates (Ocean Section), according to the Plat thereof recorded in Plat Book 6, Page 82, as recorded in the Public Records of Palm Beach County, Florida.

II. Location Map

113 Clarke Avenue





III. Architectural Information

The residence at 113 Clarke Avenue was constructed in 1918, shortly before Palm Beach's 1920s building boom, in the Prairie style of architecture. [1] The dwelling is the third house west of South Ocean Boulevard on the north side of Clarke Avenue in the Ocean Section of the Primavera Estates subdivision.



113 Clarke Avenue is an interesting example of the Prairie style of architecture in Palm Beach. The Prairie style, one of the few indigenous styles of the United States, was originated by a group of architects in Chicago, who became known as the Prairie School, at the turn of the twentieth century and became synonymous with world renowned architect Frank Llyod Wright. The style was inspired by the lines of the American Midwest's prairie terrain through the use of strong horizontal lines and an integration with nature. Prairie style buildings, which were mostly constructed between 1900 – 1920, are generally two stories and feature low-pitched roofs with wide overhanging eaves that are typically boxed, one-story wings or porches, facade detailing that emphasizes horizontal lines often including bands of windows, and the use of natural materials. 113 Clarke Avenue's design features many characteristics of Prairie style architecture, and its form is an example of the hipped roof, symmetrical, no front entry sub-type of the style.[2]

[1] While there is no original building permit on file for 113 Clarke Avenue the dwelling is shown on the 1919 Sanborn Fire Insurance Map and the land was purchased by the home's first resident in 1918. The first building permit on file is from 1951 for roof repairs.

[2] Virginia Savage McAlester. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. Alfred A. Knopf, New York, 2015.

The two-story residence at 113 Clarke Avenue was constructed of wood framing surfaced with stucco. Flat cement tiled hipped roofs with broad overhanging boxed eaves cover the two-story portion of the house and unusual swept back gable roofs cover the one-story projecting bay-like wings located on the east, west and south facades[3].



Southeast Corner



Southwest Corner

The horizontal emphasis of the Prairie style is highlighted in the residence's roof design as well as its fenestration and detailing. The ribbons of wood sash

[3] Swept back gables have peaks that project farther than the lower edges.

windows and vertical trim on the solid walls along with strong horizontal banding at the windowsill and header lines express the horizontality of the design. The first-floor windows have a one-over-one light pattern, and the second-floor windows have a three-over-one configuration.

As noted, the dwelling is an example of the hipped roof, symmetrical, no front entry sub-type of the Prairie style. Pairs of French doors located on the east and west facades between the projecting bay-like wings provide entrance into the residence. The main entrance is on the east façade and is accessed through an entry court to the north of the parking court on the southeast corner of the property. The entrance on the west façade was the location of the original main entrance to the home and now provides access to the side yard amenities.

Since 113 Clarke Avenue's construction over 100 years ago there have been alterations and additions to the residence. The majority of the changes occurred during a 2004-2005 renovation. This renovation included a two-story addition and covered loggia to the rear of the residence, alterations and enlargement of the original front porch, changes to the accessory structures at the rear of the property, replacement of inappropriate S-tiles that were installed in 1961 with flat cement tiles, and installation of new wood windows to match the original window design.[4] These alterations and additions were designed to be in keeping with the residence's original character and design.



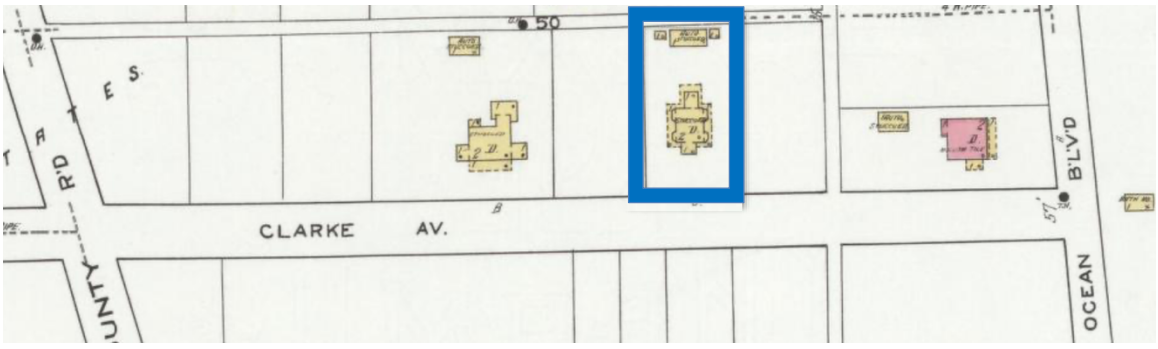
1979 Photograph, Courtesy of the Preservation Foundation of Palm Beach

[4] Building permit records on file with the Town of Palm Beach.

IV. Historical Information

The Prairie style residence at 113 Clarke Avenue was constructed during Palm Beach's early years in the ocean section of the Primavera Estates subdivision. Primavera Estates was developed by Louis S. Clarke, the son of early Palm Beach pioneer Charles J. Clarke. The origins of the Primavera Estates subdivision go back to 1880, when E. N. "Cap" Dimick, Palm Beach's first mayor, built his home on Lake Trail at the west end of what is now Clarke Avenue. The home was named "Cocoanut Grove" and became the first hotel in the area, the Cocoanut Grove House. In 1891, Charles Clarke purchased the Cocoanut Grove House along with sixty acres of property that ran from the ocean to the lake.[5] A fire destroyed the Cocoanut Grove House in 1893, after which Charles Clarke built his home on the site, which he named "Primavera". Other Clarke family members, including Louis Clarke and Thomas Clarke, constructed homes on the surrounding land. Louis Clark developed the Primavera Estates subdivision in three stages, the ocean section in 1917, the lake front section where this residence is located in 1918, and the middle section in 1919. Many of the lots in the subdivision were sold between 1918 through 1923.[6]

Margaret B. Hammond of Buffalo, New York purchased lot 10 in the ocean section of the Primavera Estates subdivision in 1918 and constructed the residence at 113 Clarke Avenue.[7] While there is no building permit on file for the construction of the dwelling, the 1919 Sanborn Fire Insurance Map shows the residence and accessory structures on the property.[8]



1919 Sanborn Fire Insurance Map

[5] "Barton Avenue 2003 Annual Walking Tour." Preservation Foundation of Palm Beach.
[6] "Primavera Estates," *Palm Beach Post* 22 December 1918, and "Primavera, Palm Beach Auction Lot Sale," *Palm Beach Daily News* 18 February 1923.
[7] *Palm Beach Post,* "Courthouse Notes of Palm Beach County" 9 May 1918.
[8] The property's address had been 131 Clarke Avenue until approximately 1957.

The years following the end of World War I began a remarkable decade of growth and prosperity throughout the country and the boom years quickly followed in Palm Beach.[9] The 1920s was a period of tremendous growth in the Town of Palm Beach. The Island had become the winter resort of America's most influential families, and the building boom was radically changing the face of the small community. Clarke Avenue and the Primavera Estates subdivision saw much development during the boom years. The residence at 113 Clarke Avenue, built in 1918, is a very good representation of Palm Beach's early architecture and history prior to the changing times of the 1920s Land Boom Era.

Margaret Hammond owned the residence until 1925 when it was sold to Robert C. Maxwell of Princeton, New Jersey and Allen B. Walsh of New York. Maxwell and Walsh each had fifty percent ownership of the property, and they would rent the residence for the season. In 1938 Maxwell purchased Walsh's shares after which he and his family occupied the home. Robert Maxwell was the owner of a billboard and advertising company in New York who began coming to Palm Beach in 1916. He owned the property until 1955 and since then the property has had several owners including Avis Weaver, James Pringle, William Friedman who renovated the property in 2004-2005, Peter J. Wood and the current owners Edwin Lin and Vivian Chui who purchased the residence in 2020 and have been excellent stewards of this historic dwelling.

V. Architect's Biography

There is no building permit on file for the construction of 113 Clarke Avenue and the original architect for the dwelling could not be determined. Like many of Palm Beach's early houses, it was likely designed and constructed by a local builder.

VI. Statement of Significance

The residence located at 113 Clarke Avenue is a distinctive example of the Prairie style of architecture in Palm Beach. Constructed in 1918, during the Town's early years and prior to the 1920s land and housing boom in the Primavera Estates subdivision, the dwelling is representative of Palm Beach's early architecture and history. There are few pre-1920s single-family houses

[9] Railroad and road construction had significantly increased, and Florida became much more accessible to northerners wishing to spend the winter months in the state.

remaining in Palm Beach, as such those that have endured are particularly important to preserve the historic architectural composition of Palm Beach through the years.

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 the criteria which 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."

The residence at 113 Clarke Avenue represents the broad cultural, economic and social history of the Town of Palm Beach during the Town's early years and prior to the Florida Boom Time Era of the 1920s. Constructed in 1918 for Margaret Hammond in the newly platted ocean section of the Primavera Estates subdivision, the dwelling exemplifies the beginnings of growth in Palm Beach as World War I was ending and prior to the start of the 1920s land boom. The dwelling at 113 Clarke Avenue continues to represent the history and architecture of Palm Beach during its formative years. In addition, the house was recognized by important Palm Beach historic preservation advocate Barbara Hoffstot and featured in her book Landmark Architecture of Palm Beach.[10]

(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."

113 Clarke Avenue is a distinctive example of the Prairie style of architecture built in Palm Beach at the end of World War I before the land boom of the 1920s. It features distinguishing characteristics of the style and is an example that is valuable for study. Prairie characteristics include the wood frame construction, ribbons of sash windows, low-pitched roofs with wide

[10] Hoffstott, Barbara D. Landmark Architecture of Palm Beach (Fourth Edition). Guilford, Connecticut: Lyons Press, 2019.

overhanging eaves that are boxed on the hip roofs and feature swept back gables over bay-like projecting wings, and a horizontality to its design as highlighted in the residence's roof design, fenestration and detailing. In addition, being constructed in 1918 in the Prairie style, the property is inherently valuable for the study of the period as it represents the beginning of the Town's major period of real estate growth following World War I and the architectural styles of the pre-1920s boom time era.

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Environmental Services, Inc. Town of Palm Beach Historic Site Survey. 2020

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McAlester, Virginia Savage. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. NY: Alfred A. Knopf, 2015 (Second Addition Paperback)

Murphy Stillings, LLC. Town of Palm Beach Landmark Designation Reports, 2013-2026.

Palm Beach County Official Records Books, Primavera Estates Plats, Ocean 1917, Lake Front 1918, and Middle 1919.

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Town of Palm Beach. Building Permits, 1918– 2026.

West Palm Beach City Directories. Asheville, NC: Florida-Piedmont Directory Company, 1916-1970.

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: March 18, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: 321 BARTON AVE DESIGNATION HEARING
Owner: Samuel A. Ramirez and Diane M. Ramirez

Date: 3/11/2026

ATTACHMENT

- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

321 Barton Avenue



DESIGNATION REPORT

March 18, 2026

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

321 Barton Avenue

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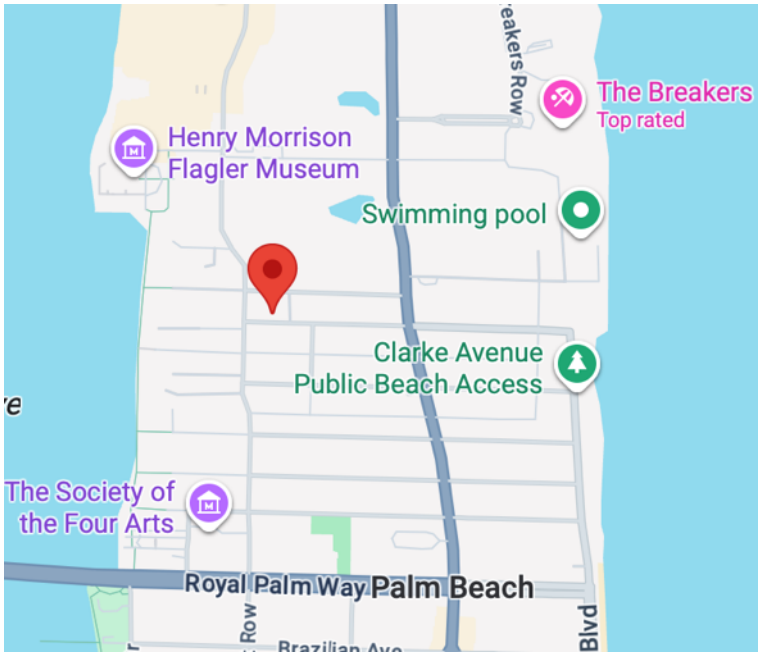
Report produced by Murphy Stillings, LLC

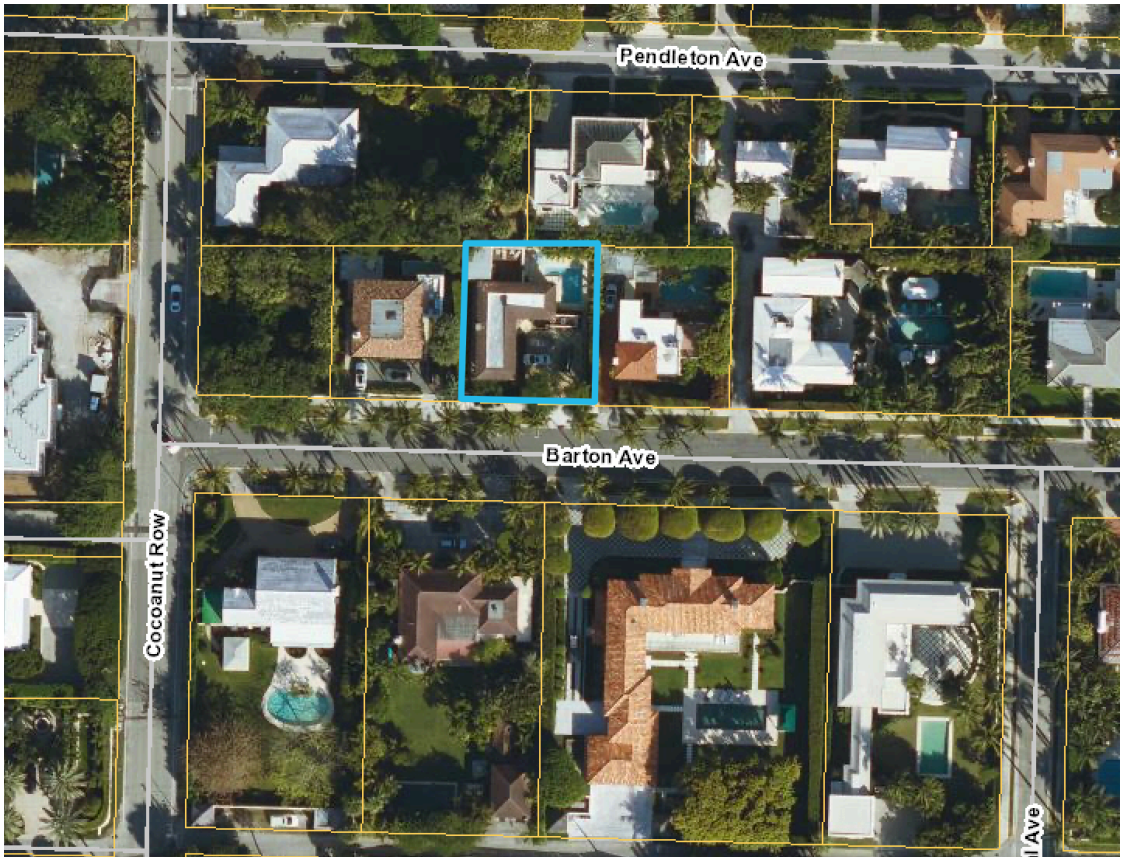
I. General Information

Location:	321 Barton Avenue Palm Beach, Florida
Date of Construction:	1924
Architect:	William B. Eckler
Builder/Contractor:	William B. Eckler
Original Owner:	William Eckler and Gustave Girard
Present Owner:	Samuel A. Ramirez and Diane M. Ramirez
Present Use:	Single Family Dwelling
Present Zoning:	R-B
Palm Beach County Tax Folio Number:	50-43-43-22-04-000-0040
Legal Description:	Lot 4F, Primavera Estates (Middle Section), according to the Plat thereof recorded in Plat Book 7, Page 39, as recorded in the Public Records of Palm Beach County, Florida.

II. Location Map

321 Barton Avenue





III. Architectural Information

The single-family residence at 321 Barton Avenue is located on the north side of Barton Avenue between South County Road and Cocoanut Row in the Primavera Estates subdivision. Constructed in 1924, during the 1920s Land Boom Era in Palm Beach, the dwelling is a very good example of the Mediterranean Revival style of architecture and of the design work of early Palm Beach architect William B. Eckler.[1]



The Mediterranean Revival style of architecture was popular in Palm Beach during the Land Boom of the 1920s and is still considered the signature style of the Island. The Mediterranean Revival style is an eclectic style incorporating architectural elements derived from the area around the Mediterranean Sea, particularly Spain, Italy, France and North Africa. The style is found most frequently in states that have a Spanish Colonial heritage, but its use gained national popularity after the Pan-American Exhibition held in San Diego in 1915. In Palm Beach, the style was first popularized in 1919 by Addison Mizner's design for the Everglades Club. The popularity of the style soared in the 1920s for both commercial and residential buildings. Buildings of this style often have asymmetrical massing and fenestration, balconies, arched openings, ornate cast stone elements, decorative ironwork, stucco facades and clay barrel tile roofs.

[1] Town of Palm Beach Building Permit No. 30424 dated July 7, 1924. Original architectural drawings of the residence are not on file with the Town of Palm Beach and could not be located.

321 Barton Avenue is a notable example of William Eckler's interpretation of the Mediterranean Revival style and features a number of the style's character defining elements. The residence was constructed of wood framing surfaced with rusticated stucco on a continuous block foundation. The two-story dwelling was constructed in an L-shaped plan with an accessory structure located at the northwest corner of the property. The residence has a flat roof with sloped edges that are surfaced with S-tiles.[2] The roof is highlighted with wide overhanging eaves and exposed rafter tails.

The residence is accessed through a motor court accessed from Barton Avenue.[3] The intersection of the house's L-shape features one of the house's significant character defining features, the main entrance. The entrance is placed cattycorner to the lot line as a transitional element between the wings of the L-shape. It features a Romanesque style compound arch entryway that is recessed. This entryway consists of a series of four semi-circular arches set within a receding plane of thin columns with small Corinthian capitals leading from the ground to the base of the arches. The receding compound arches lead to a multi-paneled, arched wood door with an arched door surround. A pent roof surfaced with S-tiles shelters the entrance.



Entrance

[2] The original roofing material listed on the building permit for the sloped roof was barrel tiles. S-tiles were installed in 1982, Building Permit Number B14237 dated September 30, 1982.
[3] The motor court was installed in 2022.

The fenestration of the residence consists of multi-light casement windows and French doors.[4] The windows and French doors on the first floor of the primary facades are arranged in sets of three and are topped with arches incised in the stucco. On the south façade, facing Barton Avenue, both the first and second floor openings are topped with incised stucco arches with the first-floor openings being separated by columns with Corinthian capitals. Balconies with decorative metal railings accessed by sets of three French doors face the motor court and Barton Avenue. The second floor of the wing that runs east-west is cantilevered on the east façade and supported by brackets.



South and East Facades with Entrance

An accessory garage structure was constructed at the same time as the residence at the rear of the property. The one-and-two-story accessory structure was attached to the residence at the first floor and has a terrace on the roof of the one-story portion.[5] This structure is surfaced with stucco and has a flat roof with a S-tile pent roof over French doors on the south façade.[6]

[4] The windows were replaced over the years. The original window type is unknown. A photo from the Preservation Foundation shows sash windows, but it is not clear if these were the original windows.
[5] While a building permit to connect the two structures was not located, a 1981 survey on file with the Town shows an enclosure that attached the structures.
[6] The location of the French doors on the accessory structure's south façade is where a garage door had been located.



South Façade, Closest to Barton Avenue & West Façade
Accessory Structure Located to the Rear

Throughout 321 Barton Avenue's 100-plus year history there have been alterations and additions to the residence. The alterations and additions have included interior renovations, window and door replacement, re-roofing, changes to the accessory structure and connecting it to the residence, and the installation of a swimming pool and motor court.[7] These alterations and additions were designed to be in keeping with the residence's Mediterranean Revival style, and the residence retains the architectural integrity of its original design.



Historic Photograph, unknown date
Courtesy of the Preservation Foundation of Palm Beach

[7] Building permit records on file with the Town of Palm Beach.

IV. Historical Information

The residence at 321 Barton Avenue was constructed in 1924 during the Florida Land Boom in the Primavera Estates subdivision which was developed by Louis S. Clarke, the son of early Palm Beach pioneer Charles J. Clarke. The origins of the Primavera Estates subdivision go back to 1880, when E. N. "Cap" Dimick, Palm Beach's first mayor, built his home on Lake Trail at the west end of what is now Clarke Avenue. The home was named "Cocoanut Grove" and became the first hotel in the area, the Cocoanut Grove House. In 1891, Charles Clarke purchased the Cocoanut Grove House along with sixty acres of property that ran from the ocean to the lake.[8] A fire destroyed the Cocoanut Grove House in 1893, after which Charles Clarke built his home on the site, which he named "Primavera". Other Clarke family members, including Louis Clarke and Thomas Clarke, constructed homes on the surrounding land. Louis Clark developed the Primavera Estates subdivision in three stages, the ocean section in 1917, the lake front section in 1918, and the middle section where this residence is located in 1919. Many of the lots in the subdivision were sold between 1918 through 1923.[9]

The 1920s was a period of tremendous growth in the Town of Palm Beach. The Island had become the winter resort of America's most influential families, and the building boom was radically changing the face of the small community. By 1920, Ocean Boulevard was completed and motorists from the north were driving down to enjoy the popular winter resort town. As Addison Mizner and other prominent Palm Beach architects were designing large estates along the ocean and lake in the Mediterranean Revival style, demand for hotels, apartments and residences grew. Many of these homes were taking their design cues from the larger estates and were being built in the Mediterranean Revival style as well, increasing the style's popularity.

The residence at 321 Barton Avenue was designed and built by William B. Eckler for himself and business partner Gustave Girard in 1924. Eckler was one of Palm Beach's early architects. He moved to the area in 1917, the same year he received his architecture license, and he was associated with Addison Mizner in his work on the Everglades Club. In 1924, with the building boom underway, Eckler and Girard formed an architecture, building and real estate development company, Eckler Girard, Inc. Newspaper articles from the times

[8] "Barton Avenue 2003 Annual Walking Tour." Preservation Foundation of Palm Beach.
[9] "Primavera Estates," *Palm Beach Post* 22 December 1918, and "Primavera, Palm Beach Auction Lot Sale," *Palm Beach Daily News* 18 February 1923.

indicate that William Eckler was the architect and builder of the properties while Gustave Girard served as the financier and real estate developer. This residence may have been their first speculative venture together.

The first residents of 321 Barton Avenue were Ward and Helen Ames. Ward Ames was born in 1873 in Oswego, New York, and moved with his family to Deluth, Minnesota in his youth. An early winter visitor to Palm Beach, beginning in 1901, Ames was a partner in the Barnes Ames Company, grain brokers and exporters.[10] After spending many winter seasons at hotels, in 1926 the Ames purchased the residence at 321 Barton Avenue.

In 1937, the Ames sold the property to Robert A. and Florence Bennett. The Bennett's were from New York and owned the property until 1944 when they sold it H. Lester and Julia Cuddihy. The Cuddihy's, who were also from New York, had spent several seasons at the house as guests of the Bennett's. In 1947, the property was sold to Arthur M. and Leslie Plyer. While Arthur Plyer passed away in 1951 the house continued to be owned by Leslie Plyer until 1982. Following the Plyer's, the property has had several owners. The current owners, Samuel and Diane Ramirez, purchased the residence in 2021 and have been admirable stewards of the dwelling.

V. Architect's Biography

William B. Eckler

William B. Eckler (c. 1878 – 1938) moved to New Smyrna, Florida from Waterbury, Connecticut in 1907. Ten years later he moved to West Palm Beach, and he worked in West Palm Beach, Lake Worth and Palm Beach from 1917 until his death in 1938.[11] Eckler was one of the earliest registered architects in Florida and in Palm Beach he was first associated with Addison Mizner in his work on the Everglades Club.

In 1922, an Architect's Club was formed in Palm Beach with Addison Mizner as Chairman and William B. Eckler as Secretary. Eckler designed significant public buildings, including the Women's Club and the original Lake Worth

[10] "Ward Ames" Obituary, *Palm Beach Post,* 20 January 1962.
[11] Three of his notable West Palm Beach designs include 195 Pershing Way (1926), 2527 South Flagler Drive (1926) and his own home at 333 Murray Road (1928).

Casino, but he was also well known for his Mediterranean Revival residential designs in Palm Beach and West Palm Beach. [12]

William Eckler and Gustave Girard formed an architecture, building and real estate development company, Eckler Girard, Inc., that constructed speculation houses. Newspaper articles from the times indicate that William Eckler was the architect and builder of the properties while Girard served as the financier and real estate developer. This Eckler-Girard partnership appeared to last from approximately 1924-1929, which coincides with the height and decline of the South Florida land boom.

Mrs. William Eckler started the Eckler School in West Palm Beach in 1919. This was a private kindergarten through eighth grade school in downtown West Palm Beach. Mrs. Eckler passed away in 1932, but her daughters continued the school for several more years. In the mid 1930s, William Eckler purchased a farm in Delray Beach and experimented with designing a type of prefabricated concrete house. He passed away at his farm in May 1938.

VI. Statement of Significance

The residence at 321 Barton Avenue is significant as a very good example of the Mediterranean Revival style as constructed at the height of the 1920's Land Boom in Palm Beach. Constructed in 1924 and located in the Primavera Estates subdivision, the dwelling embodies distinctive characteristics of the Mediterranean Revival style and is also representative of the design work of William B. Eckler, one of Palm Beach's early architects during a time of significant growth in Palm Beach.

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 the criteria which relate to this property and justification for designation:

[12] The Women's Club, designed in 1917, was in a West Palm Beach park on land donated by Henry Flagler.

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

321 Barton Avenue reflects the broad cultural and economic history of the Town of Palm Beach. The residence is located in the Primavera Estates subdivision, a successful subdivision created during the Land Boom of the 1920s. While Palm Beach's reputation rested upon the individual grand estates and fashionable hotels, residences such as 321 Barton Avenue are symbolic of the rise of cohesive neighborhoods comprised of single-family homes in Palm Beach during the 1920s. In addition, the residence is noteworthy as an early example of the collaboration of Palm Beach architect and builder William Eckler and developer Gustave Girard. Eckler Girard, Inc. was involved with residential development in Palm Beach and West Palm Beach during the 1920s Land Boom.

(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 residence located at 321 Barton Avenue, designed and constructed in 1924, is a very good example of the Mediterranean Revival style of architecture popularized in Palm Beach during the Land Boom of the 1920s and still recognized as the "Palm Beach Style." The residence embodies distinguishing characteristics of the Mediterranean Revival style including asymmetrical massing, stucco facades, tile covered roofs with overhangs and exposed rafter tails, distinctive entrances, arches, columns, and metalwork. The dwelling's Romanesque style recessed entryway sited at an angle, incised stucco arches and cantilevered east façade add to the Mediterranean Revival character of the 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."

The residence located at 321 Barton Avenue is an excellent representation of William B. Eckler's residential designs. Eckler was one of the early registered architects in the State of Florida, getting his license in 1917. In Palm Beach, he was first associated with Addison Mizner in his work on the Everglades Club as well as joining with Mizner and other early architects in the Palm Beach Architects Club, serving as secretary for many years. During the 1920s

Land Boom Era, Eckler designed Mediterranean Revival style residences in Palm Beach and West Palm Beach as well as the renowned Lake Worth Casino building.

VIII. Selected Bibliography

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Environmental Services, Inc. Town of Palm Beach Historic Site Survey. 2020

Historical Society of Palm Beach County. Archives and PBC History Online. William B. Eckler files.

McAlester, Virginia Savage. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. NY: Alfred A. Knopf, 2015 (Second Addition Paperback)

Murphy Stillings, LLC. Town of Palm Beach Landmark Designation Reports, 2013-2026.

Palm Beach County Official Records Books, Primavera Estates Plats, Ocean 1917, Lake Front 1918, and Middle 1919.

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The Palm Beach Post. Archived Articles Online 1920-2026, and Articles from the files of the Historical Society of Palm Beach County and the Preservation Foundation of Palm Beach.

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Sanborn Insurance Map of Palm Beach. New York: Sanborn Map Co., 1919, Online Library of Congress; and 1926 revised 1952, City of West Palm Beach Public Library, Florida Room.

Town of Palm Beach. Building Permits, 1924– 2026.

West Palm Beach City Directories. Asheville, NC: Florida-Piedmont Directory Company, 1924-1970.

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: March 18, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: 250 PENDLETON AVE DESIGNATION HEARING
Owner: David J. Wermuth and Jennifer Kroman

Date: 3/11/2026

ATTACHMENT

- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

250 Pendleton Avenue



DESIGNATION REPORT
March 18, 2026
Landmark Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT
250 Pendleton Avenue

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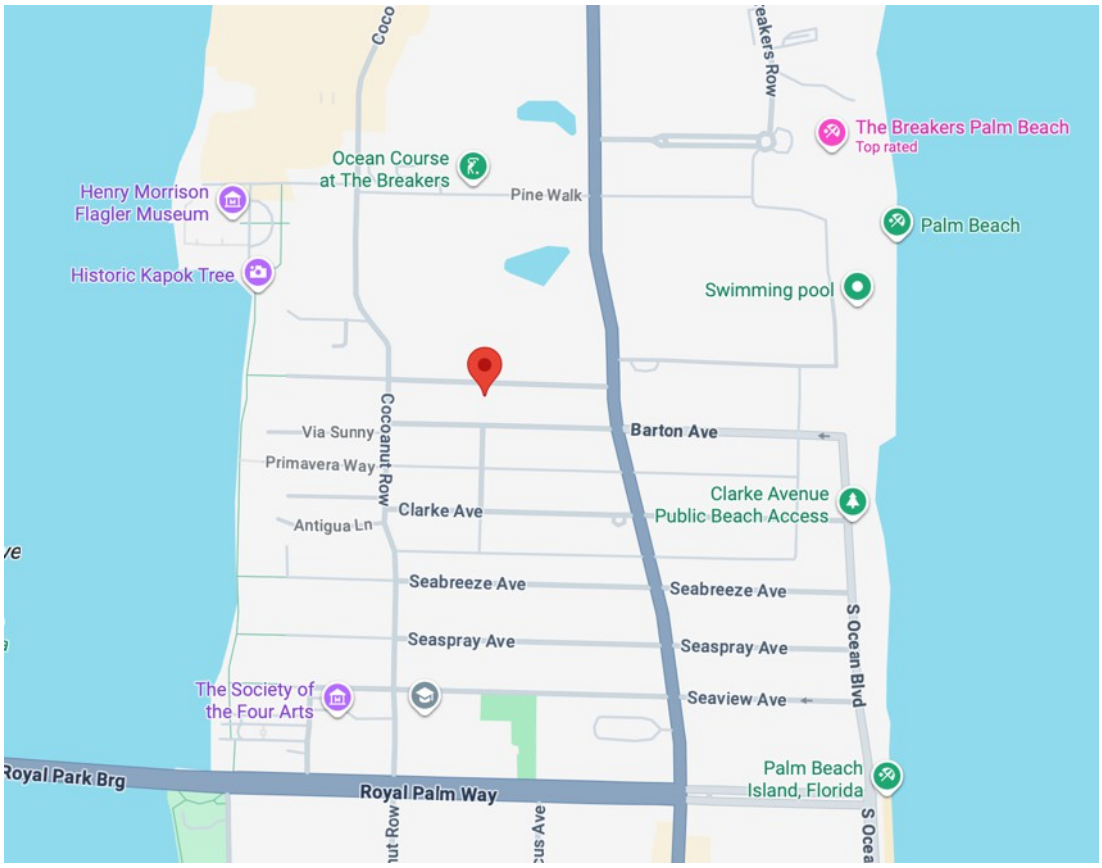
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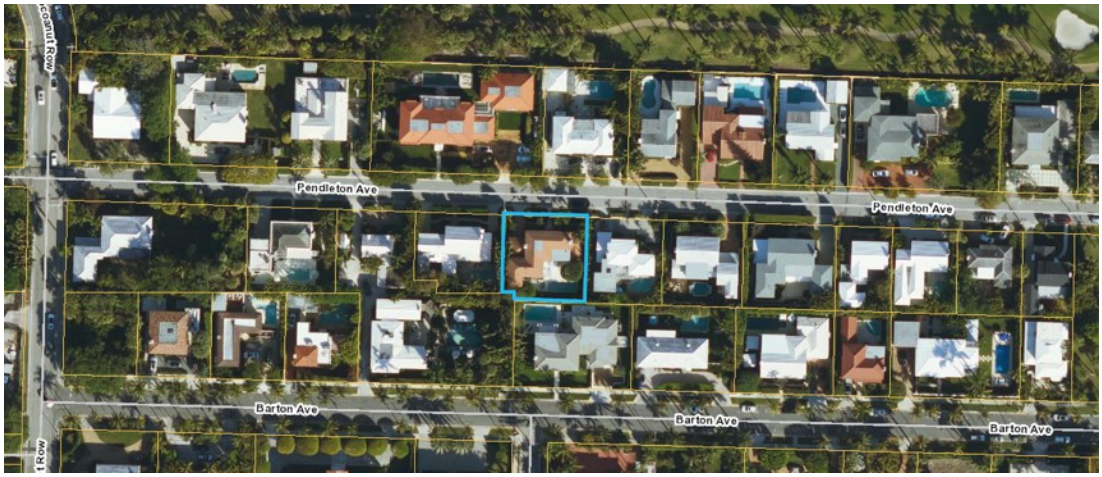
Report produced by Murphy Stillings, LLC

I. General Information

Location:	250 Pendleton Avenue Palm Beach, Florida
Date of Construction:	1938
Architect:	Gustav A. Maass
Builder/Contractor:	Samuel Taylor, Taylor Construction
Current Owner:	David J. Wermuth & Jennifer Kroman
Present Use:	Single Family Residence
Present Zoning	R-B
PBC Tax Folio Number:	50-43-43-22-01-002-0111
Current Legal Description:	REVERIE W 32.08 FT OF LOT 11 BLK 2, E 12.25 FT OF LOT 1 BLK 3 & N 87.06 FT OF LOT C & PRIMA VERA ESTS (MIDDLE SEC) PB7P39 N 7.34 FT OF UNMBRD STRIP 20 FT WIDE LYG E OF & ADJ TO LT 1-F

II. Location Map





III. Architectural Information

The charming residence at 250 Pendleton Avenue was designed in the Georgian Revival style by distinguished Palm Beach architect Gustav A. Maass in 1938 and was constructed by noted builder Samuel Taylor of Taylor Construction Company. The dwelling is located on the south side of Pendleton Avenue about mid-way between Cocoanut Row and South County Road.



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 from 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, and multi-light sash and bay windows often flanked by shutters.

250 Pendleton Avenue is a noteworthy example of Gustav Maass's interpretation of the Georgian Revival style of architecture and features the form and a number of the

style's elements. The two story dwelling is constructed of concrete block covered with stucco, with the interesting exterior treatment of the front facade and portions of the east and west walls being scored stucco made to resemble horizontal wood siding.[1] Like the symmetrical primary mass, the fenestration of the front facade is symmetrically aligned with two pairs of six-over-six sash windows separated by the center entry on the first story and two six-over-six sash windows with a pair of four-over-four sash windows in the center on the second floor. All of these windows are flanked by louvered shutters.



In keeping with the Georgian Revival style, the focal point of the main façade is the center entry which is accessed from Pendleton Avenue by a stone walkway and a set of stairs. The dwelling's ornate entry portico consists of a front gable roof with an arched interior and a large pendant lantern. The front gable roof of this porch is decorated with a molded band, dentils and small brackets and is supported by pairs of narrow round piers set atop square fluted bases along with paired, narrow pilasters set against the facade. The paneled entry door has a glazed storm door in front and is topped by a rectangular transom with decorative tracery. Flanking the door on the sides of the entryway are wood panels with raised molding adding to the formality of the entryway. The dwelling is topped with multiple intersecting hipped roofs

[1] This scored stucco treatment wraps on both the east and west walls of the house's primary mass. The remainder of the house and the garage are covered with smooth stucco.

covered with flat red cement tiles. Beneath the roof with a slight overhang is an appealing detailed cornice matching that of the entry porch with a molded band, dentils and small brackets. Other elements of the dwelling include corner boards, brick chimneys with brick banding on both the east and west walls, a bay window on the rear, a one-story bedroom on the east and an attached one-story garage with a paneled overhead door on the west. Although the garage is recessed slightly further back on west from the bedroom on the east, these two one-story side elements balance the symmetry of the property.



Entrance

During the dwelling's eighty-eight-year history, the house has had some additions and alterations. In 1998 louvered storm shutters were added to most of the windows, some rear windows and doors were replaced, the garage door was replaced, and there were hardscape changes to the driveway, pool deck and walkways.[2] In 2009, new windows and doors were installed to match the existing and a new pool and terrace were constructed. In 2021, the windows and doors were replaced with impact windows and doors to match the existing and in 2023 much of the landscape and hardscape was replaced to the existing very attractive landscape and hardscape.[3]

[2] The hardscape changes were made to accommodate a handicap family member and there were also interior alterations at this time.

[3] Building permits state that the windows were to match the original, but it appears from earlier photos that some of the 8/8 sash windows were replaced with 6/6 sash windows.

Over the years there have been roof repairs and replacements with the latest appearing to be in 2016 with the replacement of the flat concrete roof tiles with similar flat concrete roof tiles.[4] Despite these modest additions and alterations to the property, the original historic architectural integrity of the dwelling remains 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 located between the Breakers hotel company 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. Major Pendleton, a Civil War veteran, died in his Palm Beach house Reverie in 1920. Just prior to his death, In 1919, Emily B. Pendleton platted the "Reverie" subdivision which included all of Pendleton Avenue from present day Cocoanut Row to County Road and the north side of Barton Avenue from Central Avenue to County Road. Most of the "Reverie" lots had 55' frontage and 85'-110' depth. It was not until 1925 that the road was listed as an official street in the local City Directory, but with no addresses, which would indicate that no buildings had yet been constructed.[6]

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 avenue began in the 1930s during the late Depression and New Deal era and continued through the early 1950s. This was the era following Palm Beach's land boom when the ornate Mediterranean Revival style was considered the "Palm Beach" style for both large estates and mid-size houses with architects and contractors trying to keep up with the great demand. Following the land bust of the late 1920s, several destructive hurricanes, the stock market crash and ensuing Great Depression, houses in Palm Beach began to reflect economic changes and the architecture shifted from the Mediterranean Revival to more classic designs including mostly Georgian Revival, Colonial Revival British Colonial and Monterey

[4] The roof is currently covered with Entegra flat red concrete roof tiles.
[5] Pendleton 2005 Preservation Foundation of Palm Beach "Annual Walking Tour" Brochure. February 1, 2005.
[6] Ibid. Mrs. Pendleton continued to own and live at Reverie on the property that stretched from Lake Worth to Cocoanut Row until 1937 when she sold it to Arnold Construction Company.

styles. A November 22, 1936, Palm Beach Post-Times article titled "Nearly Sixty Residences Built Last Summer; Construction Enters Third Era of Design" discusses these changes:

> *"For though a few spasmodic instances of the Colonial motif had been noted over a period of several years, it was not until the summer of 1934 that the definite trend away from the Spanish became an accepted fact. As construction has steadily mounted in 1934, 1935 and 1936, the white of the Colonial and the classic have replaced the pastels of the Spanish; simplicity of line and design has succeeded the elaborate. In brief, Palm Beach houses are becoming homes rather than show palaces. The current cycle of architectural fashion has replaced the Spanish, just as after 1918, Addison Mizner's palatial designs took the place of the early, bleak and barn-like structures of the pioneer era. The million dollar Palm Beach palace is as obsolete as the Gibson Girl."*

In addition to the changing styles, the size of houses along Pendleton Avenue mostly conformed to lot sizes in the Reverie plat, thus ensuring most properties would have mid-size houses in similar size, scale and setback along the Avenue.[7] Many of Palm Beach's most notable architects were hired by the owners or contractors to design the dwellings which created a street of well designed, sought after dwellings of various classic architectural styles.

Started in August of 1938, 250 Pendleton Avenue was the second house on Pendleton Avenue as a collaboration between Gustav Maass and Samuel Taylor of Taylor Construction Company with the first being 230 Pendleton Avenue that was started a few months earlier in May of 1938. Samuel Taylor and his wife were previously living on Seabreeze Avenue but decided to move to 230 Pendleton Avenue when the dwelling was complete, thereby becoming part of the neighborhood they helped develop.

The first owner of the dwelling, Jean Flagler Mathews, was living at 250 Pendleton Avenue by 1941. Jean Flagler Matthews, the granddaughter of Henry Flagler, famously saved his Palm Beach estate, Whitehall, from demolition by establishing the Henry Morrison Flagler Museum, preserving the historic mansion and promoting arts and education. She was a noted philanthropist, horticulturist, and arts supporter who ensured her grandfather's legacy and impact on Florida and particularly Palm

[7] Most of the "Reverie" lots had 55' frontage and 85'-110' depth.

Beach lived on through the museum.[8] Jean Flagler Mathews purchased Vita Serena on the oceanfront a few years later and not long after Manly P. Caldwell and his wife Mary Jo Stewart Caldwell purchased 250 Pendleton Avenue. Manly Caldwell was a prominent attorney and active in state politics. After the Caldwell's sold the property in the early 1980s, there were several owners, including Dr. Horst Niehues-Pass who renovated the property in 1998 and Joel & Carol Jankowsky who renovated the property in 2009.[9] The current owners, David J. Wermuth & Jennifer Kroman, purchased the property in 2023 and have been exceptional stewards of this historic dwelling.

V. Architects Biography

Gustav Adam Maass, Jr.

Gustav Adam Maass, Jr. was born in New Orleans in 1893, the third of eight children of German immigrants. His father was a mechanical engineer. Maass grew up in New Orleans and Birmingham, Alabama. He received a degree in architecture from the University of Pennsylvania in 1917 and worked during World War I in the U.S. Civil Service at League Island Navy Yard in Philadelphia. After the war Maass returned to Birmingham, where he designed a variety of structures, including a Masonic Temple, power plants, schools, churches, and houses. Later Maass worked for the firm of Warren, Knight & Davis designing public and commercial buildings. There he met and married Helen Hensley.

In 1921, Maass came to West Palm Beach and became associated with the firm Harvey and Clarke. During this period, Maass contributed to firm-wide designs focused on public and commercial architecture in West Palm Beach and Delray Beach leveraging the Florida land boom of the 1920s to secure numerous commissions. Harvey and Clarke were the architects for the Seaboard Railway and a significant aspect of Maass's work within the partnership involved railroad stations blending his Beaux-Arts training from earlier studies with emerging local stylistic preferences. Notable examples include the Seaboard Railway Stations in Delray Beach (listed on the National Register of Historic Places), Deerfield Beach and Homestead. Maass designed many buildings in Delray Beach in the 1920s and his Art Deco style was reflected in commercial buildings along Atlantic Avenue where geometric motifs and streamlined forms characterized urban developments. In

[8] Jean Flagler Matthews oversaw the significant restoration of Whitehall beginning in 1959 removing later additions like the hotel tower to return it to its original grandeur. Her efforts ensured that Henry Flagler's innovative spirit and contributions to American history, tourism, and agriculture were not forgotten.

[9] The Jankowsky's sold the house to John & Katherine Halpern in 2015 and moved to 200 Regents Park Road in the newly landmarked Regents Park Historic District.

public works, he advanced early Mediterranean Revival elements in institutions such as schools and churches, adapting classical proportions to the region's subtropical climate and promoting a synthesis of academic traditions with Florida's vernacular architecture. This collaborative environment expanded Maass's access to high-profile projects amid the economic expansion and also honed his ability to integrate formal training with adaptive, site-specific innovations.

In 1927, Maass formed a partnership with John L. Volk that lasted from 1927 to 1935 and was headquartered in Phipps Plaza. The collaboration built on Maass's prior experience designing public buildings with Harvey & Clarke, shifting focus to residential projects amid the late Florida land boom and the onset of the Great Depression. Among their notable joint works, the two famous architects designed larger dwellings for Jacob H. Marx, J.H. Behrens, Charles M. Hayes and Charles Hall among others. During the early 1930s, as the Depression impacted larger commissions, Maass and Volk adapted by producing smaller-scale houses prioritizing functionality without sacrificing stylistic integrity.

In 1935, following the end of is partnership with John Volk, Gustav Maass established his own architectural firm in Palm Beach, marking the beginning of his independent practice that continued to his death in 1964. This solo era allowed Maass to diversify his portfolio focusing both on public institutions and private residences that reflected evolving regional demands. During this period, Maass expanded into Neo-Classical, Colonial Revival and Georgian Revival styles for residential commissions, adapting to client preferences for more traditional aesthetics in Palm Beach's growing luxury market, including several houses on Pendleton Avenue. For public buildings, he designed the American Red Cross building in West Palm Beach and the original Rehabilitation Center for Children and Adults facility in Palm Beach. Also, along with numerous commercial buildings and single-family houses, Maass redesigned a bank building to become the First Presbyterian Church in downtown West Palm Beach. In addition, throughout his career, Maass was very active in the Palm Beach Chapter of the American Institute of Architects.

VI. Statement of Significance

250 Pendleton Avenue is significant as a very good example of the Georgian Revival style of architecture as interpreted by foremost Palm Beach architect Gustav Maass. The size, scale and design of the 1938 dwelling add to the interesting architectural character of Pendleton Avenue where Palm Beach's leading architects were designing houses from mostly the mid-1930s through the 1940s. Maass's stylistic

versatility influenced the development of neighborhoods such as Pendleton Avenue where he contributed to affordable, yet elegant residential designs featuring revival details that presented a sense of prosperity during the economic recovery.

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."

The house at 250 Pendleton Avenue reflects the broad cultural, 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. In the 1930s, as the Great Depression constrained some larger commissions, Maass and other architects shifted toward more modest and varied styles while maintaining focus on functional elegance suited to their client's needs. In Palm Beach, many designs on Pendleton Avenue, including this dwelling, exemplified reserved luxury housing designed by many of the best Palm Beach architects practicing at the time. In addition, the first known owner of the property, Jean Flagler Matthews, was the granddaughter of Henry Flagler and famously saved his Palm Beach estate, Whitehall, from demolition in 1959 by establishing the Henry Morrison Flagler Museum, preserving the historic mansion and promoting arts and education.

(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 charming house at 250 Pendleton Avenue is a very good example of the Georgian Revival style of architecture featuring symmetry in its building mass as well as aligned window fenestration, an accentuated front entry with the entry porch featuring classical details, a transom with decorative tracery, a cornice with dentils and brackets, and multi-light sash windows flanked by shutters. In addition, the symmetrical one-story elements on the east and west 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."

250 Pendleton Avenue is a notable work of Gustav A. Maass, an architect who helped to shape the built environment of the Town of Palm Beach. Gustav Maass trained in the Beaux-Arts tradition and played a key role in adapting classical architectural principals to Florida's subtropical climate and to the economic fluctuations of the 1920s boom and subsequent bust and recovery. His designs skillfully blended Beaux-Arts symmetry and proportion with revival styles in the 1930s including the Georgian Revival to create dwellings such as 250 Pendleton Avenue that emphasized elegant classic designs during the post-1920s boom era.

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TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: March 18, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: 750 SOUTH COUNTY ROAD DESIGNATION HEARING
Owner: 750 S COUNTY LLC

Date: 3/11/2026

ATTACHMENT

- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

750 South County Road



DESIGNATION REPORT

December 18, 2024

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

750 South County Road

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Report produced by Murphy Stillings, LLC

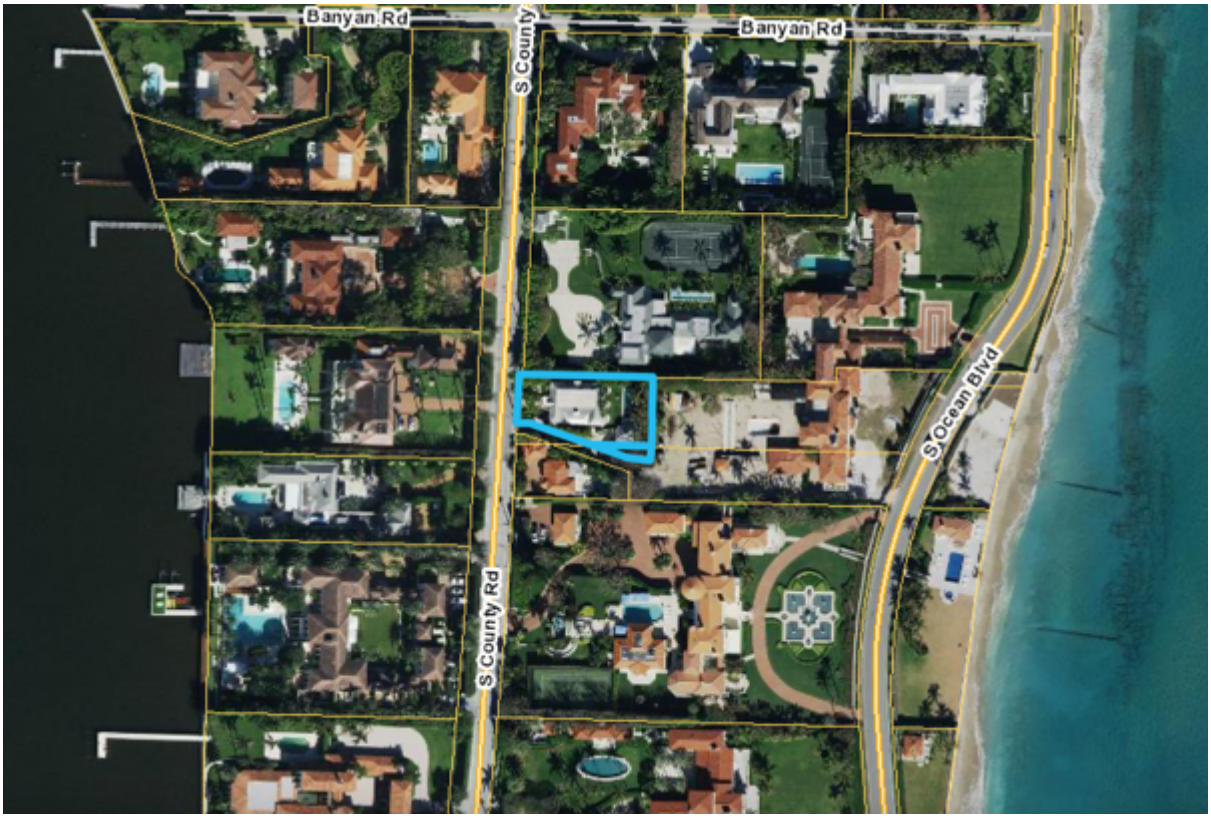
I. General Information

Location:	750 South County Road Palm Beach, Florida
Date of Construction:	1941
First Owner:	Mr. Louis Levy and Mrs. Irma Levy
Current Owner:	750 S. County LLC
Architect:	Belford Shoumate
Present Use:	Residential
Present Zoning:	RA
Palm Beach County Tax Folio Number:	50-43-43-26-00-002-0500
Current Legal Description:	26/35-43-43, PT OF W 163.11 FTOF S 75 FT OF GOV LT 2 E OF CO RD 26-43-43, & PT OF W 163.11 FT OF N75 FT OF GOV LOT 1 E OF CO RD AS IN OR1738 P 918

II. Location Map

750 South County Road





III. Architectural Information

750 South County Road is a unique Georgian Revival style residence by notable Palm Beach architect Belford Shoumate. Located along one of the Town's most traveled roadways in the Estate Section, the home was designed for Louis and Irma Levy who owned El Solano, the Addison Mizner designed estate at 720 South Ocean Boulevard. El Solano's property ran from South Ocean Boulevard to South County Road, and in 1941 the Levy's commissioned Belford Shoumate to design two guest houses for the west side of the property. The residence now known as 750 South County Road was one of these guesthouses and was built on the northwest corner of the property.



750 South County Road is an interesting example of the Georgian Revival style as interpretated by Belford Shoumate during the early 1940s. Georgian Revival is a sub-type of the Colonial Revival style of architecture. The Georgian Revival style has the classic symmetrical colonial shape and is one of the long-lived architectural styles in the United States. It dominated the English colonies of the 18th century and was popular throughout the country from 1880 to 1955. Based on Georgian and Adam prototypes from the northeastern states, variations on the style were popular throughout the Caribbean and were adapted in revival form in South Florida during the 1930s through the 1950s. Stylistic features include symmetry in building mass and fenestration, accentuated front entries often with large stairs, pediments over the main entrance, and often bay windows and decorative shutters.

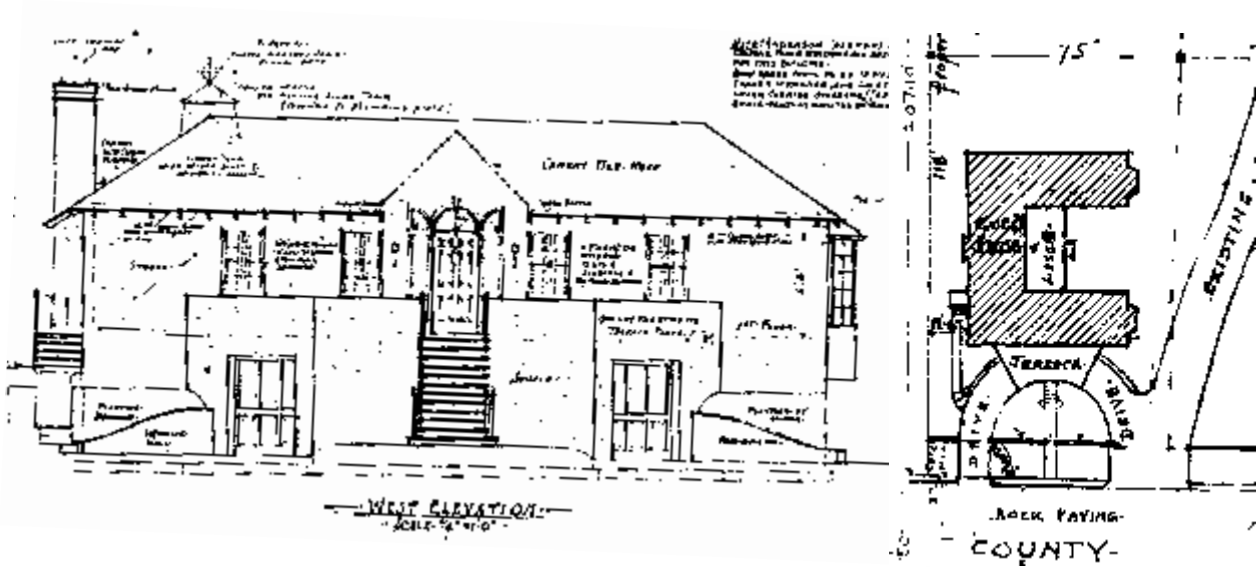
750 South County Road is primarily a one-story structure with a partial lower level on the west side of the building that allows the residence to read as two-stories from South County Road. Constructed of concrete block and surfaced with stucco, the home features concrete tile hipped roofs with exposed rafter tails and a centrally located front facing gable roof highlighting the entrance.



Belford Shoumate's interesting design for 750 South County Road is highlighted by the home's arrival procession. Shoumate designed the home to be accessed by a centrally located welcoming staircase with a metal railing that leads to a second-floor entrance terrace. The entrance terrace leads to a paneled wood front door with a decorative fanlight and arched door surround with a keystone. An arched pedimented portico supported by Doric columns shelters the entrance.

The staircase extends over a porte cochere that features a curved wall on the west façade that follows the curve of the circular driveway at the front of the home and angled walls on the north and south sides. The porte cochere was originally designed as a garage with overhead garage doors in the openings.





Belford Shoumate, 1941
Shoumate Archives, Provided by the Preservation Foundation of Palm Beach

Shoumate designed the residence in a U-shape form with an enclosed loggia and courtyard facing south. The home features two chimneys with pointed arch chimney caps. The original chimney is centrally located on the north façade and an additional chimney was later constructed on the south façade in the courtyard.

Since its construction in 1941, there have been alterations and additions to the home. During a renovation in 2000-2001, earlier alterations that had negatively affected the architectural design were reversed by reintroducing appropriate features and materials based on Shoumate's original design for the residence, such as flat cement roof tiles and multi-light sash windows. During this renovation a portico was constructed to shelter the entrance. The portico was designed to be slightly smaller than the original front-facing central gable that Shoumate designed to highlight the main entrance, which allowed the main façade's original roof design to be preserved. Additional alterations included window and door changes, the construction of three small hip roofs supported by columns on the rear (east) façade, an addition that enlarged the loggia to create a larger living room with an awning structure over the courtyard, and alterations to two bay windows on the south façade.[1]



Historic Photograph, circa early 1980s
Provided by the Preservation Foundation of Palm Beach

Showing architecturally inappropriate barrel tile roofing and awning windows



Photograph, circa 2015
from Realtor.com website

Showing original gable roof at entrance behind entrance portico, architecturally appropriate flat tiles, and multi-light sash windows

[1] Two bay windows had been located on the southern ends of the wings that run north and south, the eastern bay was removed and the windows in the western bay were removed but the form and metal roof remain.

A 2019-2020 renovation included installing hurricane impact resistant windows and doors, removal of the shutters on the west and east facades, alterations to the porte cochere that widened the openings and shortened the length of the covered area, construction of a site wall with a pedestrian gate at the front property line where a site wall had been in the past, and construction of an accessory structure on the southeast corner of the property.[2]



Southern Entrance to the Porte Cochere



Accessory Structure

The alterations and additions to the residence over the years retained many of the important features of Shoumate's original design and returned elements that had previously been removed. These changes modernized the home to meet the needs of later owners, thus allowing the continued usefulness of the historic structure.

[2] The accessory structure is surfaced with stucco and has hipped roofs with flat tiles and exposed rafter tails. A one car garage is located on the lower level and a pool cabana is located above with access to the rear yard and a swimming pool to the north.

IV. Historical Information

The property located at 750 South County Road was originally part of the Addison Mizner designed Mediterranean Revival style estate El Solano, which spanned from the ocean to South County Road. El Solano, located at 720 South Ocean Boulevard, was designed by Mizner in 1919 and was purchased by Harold S. Vanderbilt shortly after its construction. Mr. and Mrs. Alfred Kay, who owned the property just to the north of El Solano, at 710 South Ocean Boulevard, purchased the property from Harold Vanderbilt when he built a new estate, Eastover, in Manalapan.[3] The Kay's owned the property from 1930 until 1934 when they sold the estate to Mr. and Mrs. Louis Levy of Dobbs Ferry, New York.[4] Louis S. Levy and Irma B. Levy had been wintering in Palm Beach for several years before purchasing El Solano for their winter residence.

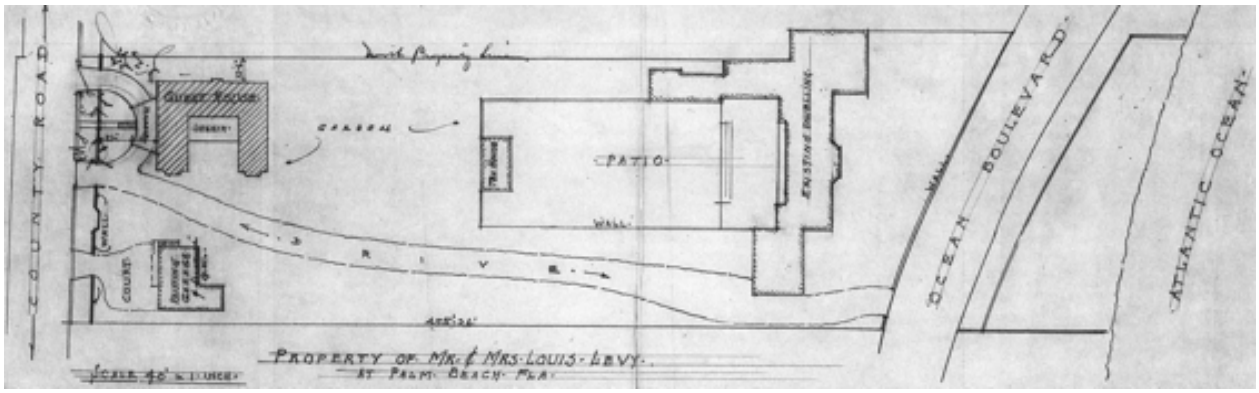
With the onset of World War II in 1939 and continuing through the mid-1940s, new construction slowed and then came to a halt as building materials and much of the labor force was dedicated to fighting the war. For two winter seasons, September 1942 through May 1944, the Breakers became the U.S. Army's Ream General Hospital. A November 23, 1943, Palm Beach Post-Times newspaper article describes how the War caused an unprecedented rise in demand for rental properties in Palm Beach,

> "As the result of the biggest real estate flurry since boom days, dozens of Palm Beach houses are under new ownership this season. With new building out for the duration of the war, rental property is so much in demand desirable leases have been at a premium. Many of those accustomed to going to the Breakers Hotel or abroad have decided to take houses. Consequently, throughout the year and especially this past summer, sales have skyrocketed and about one hundred transfers have been reported. Smaller houses requiring a minimum of servants have been most in demand, though a few of the larger well-known houses have also changed hands this year."

In 1941, just before the United States entered World War II, Irma Levy decided to create two additional residences to be used as guest houses at the western end of the property with a driveway running from South County Road to South Ocean Boulevard between the two new homes. She hired Belford Shoumate to design a

[3] Newspaper articles stated that there were issues between Mrs. Kay and Harold Vanderbilt while he owned the property, and it is believed she wanted to make sure the next owner would be a better neighbor.
[4] Palm Beach Post. "New Yorkers Purchase Palm Beach Residence." 14 March 1934.

new residence at the northwest corner of the property, which would later be known as 750 South County Road, and to transform the existing garage and servants building at the southwest corner into a residence which became 755 South County Road. After the houses were constructed, the Levy's would rent the residences, sometimes including El Solano, for the winter season. If El Solano was rented, the Levy's would reside in one of the other homes on the property.[5]



Belford Shoumate,1941

Showing El Solano at 720 South Ocean Boulevard, the new residence at 750 South County Road, and the original garage and servants building that would become 755 South County Road

Following World War II, Palm Beach flourished and grew exponentially. In 1947, the Town evaluated making zoning changes and two re-zonings were approved that led to dramatic growth in in the Town. While these zoning changes were being considered, Irma Levy requested that her property, and other similar properties, receive a special classification that would allow them to be used as residential clubs. In her request Mrs. Levy wrote that "large estates are not in key with the times, that the trend is away from large places held for one family alone, that the use as a residential club would be in keeping with efforts to meet the housing shortage, that such use would preserve the ocean front tract."[6] During one meeting, Mrs. Levy stated that the property would be used as a "residence club for refined and cultured persons in groups of not more than 25 to 30, who might prefer this to hotels". There were several objections and the request for residential clubs was not granted.[7] Subsequently, by the end of 1950, the property was divided into three parcels and sold as 720 South Ocean Boulevard, 750 South County Road, and 755 South County Road.[8]

[5] Murphy Stillings LLC research on 755 S. County Road.
[6] Palm Beach Post, "Rezoning is Asked by Resort Resident", January 28, 1947, page 5.
[7] Palm Beach Post, "Rezoning Favored in Two Resort Areas, Status Quo for Others", January 30, 1947, page 10.
[8] El Solano, 720 South Ocean Boulevard, which had been purchased by by John Lennon and Yoko Ono shortly before his death, was designated a Town of Palm Beach landmark in 1980.

750 South County Road was sold to Ralph Stevens who started occupying the residence in 1943. In 1950, Henry Bogatin Sr. of Lawrence, New York, purchased the residence from Stevens and lived there for almost twenty years. Henry Bogatin, a well-known builder and real estate broker in Palm Beach County, was a charter member and president of the Home Builders and Contractors Association of Palm Beach County, president of the Florida Home Builders Association, and elected a life director of the National Association of Home Builders. Bogatin was also credited with starting a construction course at the University of Florida in the early 1960s and helping to found Florida Atlantic University. 750 South County Road was sold to Palm Beach lawyer Frederick Hope Jr. in 1969. Hope served in World War II and was a special agent for the FBI from 1951 to 1957 where he received the Outstanding Service Award. Following Hope's death in 1994, his wife Marie Hope Davis owned the property until 1999. Subsequent owners included Clive Stuart Findlay, Gary Lumsden, and 750 South County Road Realty Trust. The current owners, 750 S. County LLC, purchased the property in 2021.

V. Architects Biography

Belford Shoumate

Belford Shoumate was born in Aberdeen, Ohio in 1903, and was raised in Mobile, Alabama. After receiving a degree in architecture from the University of Pennsylvania in 1929, Shoumate worked for four years with architect Joseph Urban in New York City. In 1936, he moved to Miami and worked with architect Carlos B. Schoeppl for a year before coming to Palm Beach.

In 1937, Shoumate married Beatrice Owen, moved to Palm Beach to start his own architectural practice, and received his architectural license. While designed prior to starting his own firm, Shoumate's first Palm Beach commission was the 1937 Art Moderne style "Boat House" on North Lake Way, which was rumored to have won the award for "House of the Future" at the 1939 World's Fair.

In 1940, Shoumate designed a British Colonial style residence with a studio for his architectural firm in Phipps Plaza (known as Architect's Row) where he lived and worked until his death in 1991. From the late 1930s, Belford Shoumate has left his architectural imprint, in either design or restoration, on more than 1,500 buildings of many styles in South Florida. While he designed in many styles, including variations of the Colonial Revival style, he is best known for his Modern designs, especially those in the Art Deco and Art Moderne styles.

Belford Shoumate was listed in *Who's Who in America* and was active in the National Committee for the Preservation of Historical Buildings, representing the local chapter of the A.I.A. Shoumate is quoted as saying, "Our American Heritage is being challenged in many ways. It's time to wake up and realize we have a wonderful history for such a young country and we should preserve its form of government as well as its representative buildings for prosperity!"

VI. Statement of Significance

The residence at 750 South County Road is significant as a unique example of the Georgian Revival style of architecture as interpreted by prominent Palm Beach architect Belford Shoumate. It is also a very good representation of the architectural, cultural, and economic changes occurring during the post-Depression/New Deal Era and the post-World War II Era in Palm Beach.

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."

750 South County Road reflects the broad cultural, economic, and social history of the Town of Palm Beach during the late Depression/New Deal Era as well as the Post WWII Era. The residence was designed in 1941, during the late Depression/New Deal Era, for Louis and Irma Levy as a guest house just as the United States was entering World War II. As seasonal accommodations were limited due to the war, the Levy's used the residence as a seasonal rental to address the demand for lodging while hotel rooms were occupied for the war effort. Following the war's end, during a time of extreme growth in Palm Beach, owners of large estates saw their properties as anachronisms, too large to air-condition, too expensive to maintain, and too hard to staff. El Solano and its two guest houses along South County Road were spared from the wrecking ball that befell many of the Town's other grand estates due to the Levy's dividing the parcel into three smaller properties. The residence at 750 South County Road is a very good example of the changing times in the Town of Palm Beach during the 1940s.

(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 residence at 750 South County Road is a very interesting example of Belford Shoumate's interpretation of the Georgian Revival style for Palm Beach during the early 1940s. The front façade of the house is symmetrical in form and fenestration with an attention-grabbing entrance procession featuring a second-floor entrance terrace that is accessed by a welcoming staircase over a unique curved porte cochere. The residence's steeply pitched, flat tile, hipped roofs with exposed rafter tails and front facing gable at the entrance, front door crowned with a decorative fanlight and sheltered by an arched portico, chimneys with pointed arch chimney caps, and use of multi-light sash windows are additional character-defining features of this distinctive 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."

Belford Shoumate, one of Palm Beach's most influential and noteworthy architects, designed hundreds of architectural projects during his fifty-four-year career. Shoumate is one of the Town's famous architects credited with promoting additional architectural styles in Palm Beach, such as variations on the Colonial Revival style and more modern styles such as Art Deco and Art Moderne. 750 South County Road's Georgian Revival design is a very good example of Belford Shoumate's notable work.

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TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: March 18, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: 209 BANYAN RD DESIGNATION HEARING
Owners: John J. McAtee, Jr., Trustee of the John J. McAtee, Jr. 1996 Revocable Trust u/a/d September 10,1996, and Roslynn Glenn McAtee, Trustee of the Roslynn Glenn McAtee Revocable Trust u/a/d October 24, 2002

Date: 3/11/2026

ATTACHMENT

- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

209 Banyan Road



DESIGNATION REPORT

January 21, 2026

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

209 Banyan Road

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Report produced by Murphy Stillings, LLC

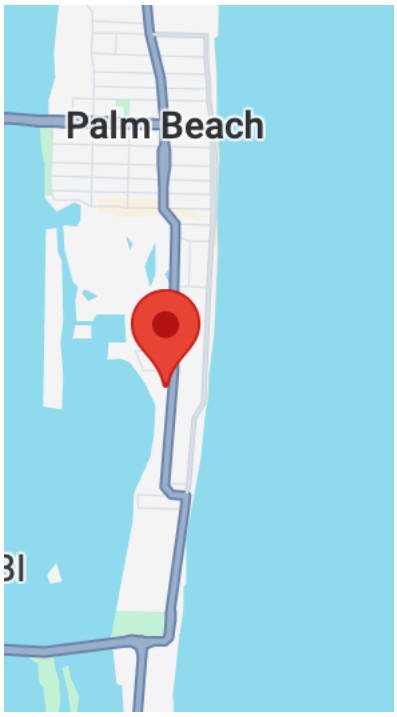
I. General Information

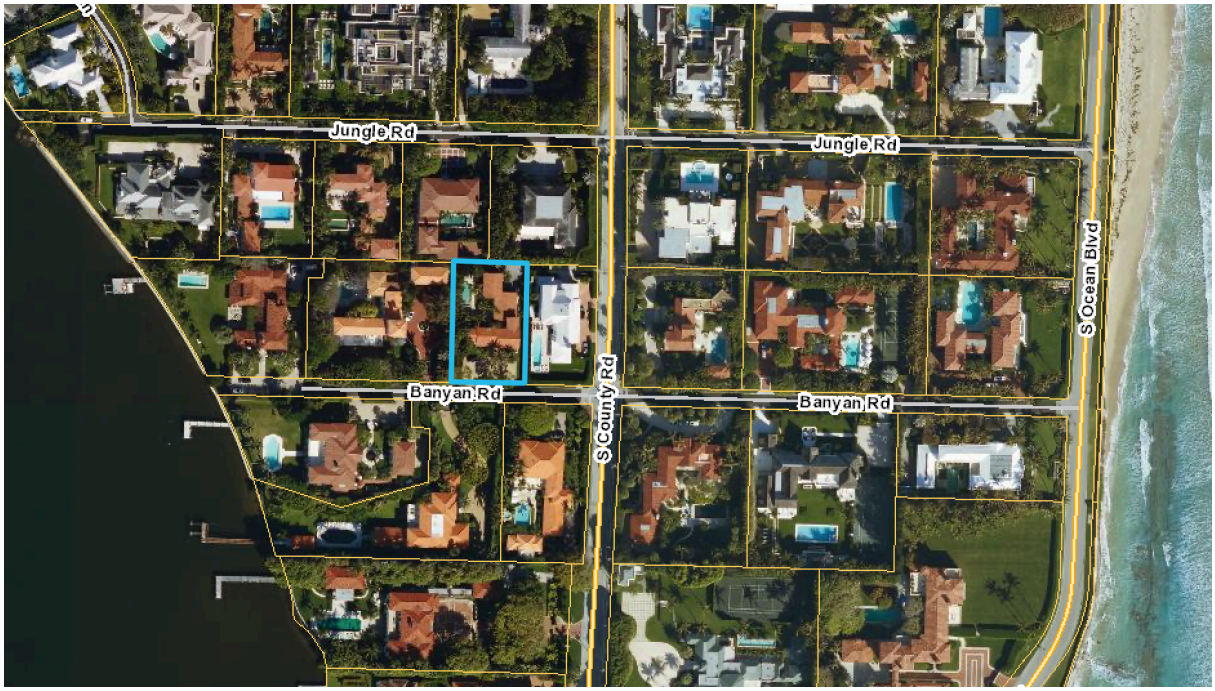
Location:	209 Banyan Road, Palm Beach, Florida
Date of Construction:	1934
Architect:	Maurice Fatio, Treanor & Fatio
Builder/Contractor:	Watt and Sinclair
Original Owner:	Eugene P. Lanfranchi
Present Owners:	John J. McAtee Jr. Revokable Trust, John J. McAtee Jr., Trustee Roslynn Glenn McAtee Revokable Trust, Roslynn Glenn McAtee, Trustee
Present Use:	Single Family Dwelling
Present Zoning:	R-A
Palm Beach County Tax Folio Number:	50-43-43-26-00-002-0390
Legal Description:	A tract of land in Government Lot 2, Section 26, Township 43 South of Range 43 East, Palm Beach County, Florida, and more particularly described as follows:

For a point beginning, commence at a point in the center line of the County Road so called, a Road as now established, laid out and in use within the Town of Palm Beach, Florida, at a distance of 927.5 feet South of measured at right angles to, the South line of El Bravo Park, a subdivision within the Town of Palm Beach, Florida, plat of which is on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 8, Page 9; thence Westerly parallel with the South line of said El Bravo Park, a distance of 112.84 feet to the Point of Beginning, and the Southeast corner of the tract of land herein described; thence continue Westerly on the same course a distance of 100 feet to a point; thence Northerly at right angles to the last described course a distance of 175 feet to a point 752.5 feet South of the South line of said El Bravo Park; thence Easterly, parallel with the South line of said El Bravo Park, a distance of 100 feet to a point; thence Southerly at right angles to the last described course a distance of 175 feet to the point of beginning. Reserving from the foregoing described tract of land the South 15 feet thereof for private road purposes.

II. Location Map

209 Banyan Road





III. Architectural Information

The two-story Monterey style residence at 209 Banyan Road was designed by one of Palm Beach's most prominent architects, Maurice Fatio of the architectural firm Treanor and Fatio. Located in Palm Beach's Estate Section on the north side of Banyan Road between South County Road and Lake Worth, the dwelling was built for Eugene P. and Anne Lanfranchi by the prolific construction company Watt and Sinclair in 1934.[1]



209 Banyan Road is a very good example of Maurice Fatio's interpretation of the Monterey style of architecture which was popular in the United States from 1925-1955. In Palm Beach most of the early architects including Maurice Fatio, Howard Major, Marion Sims Wyeth, John Volk, Gustav Maass and Howard Chilton designed varying styles of Monterey houses. Originating in Monterey, California in the 1830s as an interpretation of the Anglo-influenced Spanish Colonial houses of northern California, the style was revived in northern California in the 1920s as a fusion of revival styles including Spanish, British and French Colonial styles. Monterey style residences are two-stories with the main identifying feature being a second-floor cantilevered open-air balcony covered by the principal roof. The decorative detailing of Monterey residences is often confined to the balcony, which are typically styled in wood or iron. Exterior walls are constructed of brick, stucco or wood and fenestration consists of sash or casement windows often flanked by shutters.[2]

[1] Town of Palm Beach Building Permit # 7334, dated May 31, 1934.
[2] Virginia Savage McAlester. A Field Guide to American Houses. Knopf, Borzoi Books, 2013. Pages 537-540.

The Monterey dwelling at 209 Banyan Road was constructed of wood framing surfaced with brick and covered with multiple low-pitched gable roofs finished with barrel tiles.[3] The house has a U-shape plan that is created with multiple one and two-story masses with varying heights of gable roofs. The roofs feature overhanging eaves with exposed rafter tails and round louvered vents at the gable ends.



The house's main façade faces south to Banyan Road and is comprised of three masses that reduce in scale from east to west. The eastern portion is sited slightly closer to the front property line and is taller. It is composed of two bays with the residence's main entrance located in the western bay. The entrance is highlighted by a brick Romanesque compound arch entryway. This entryway consists of a series of four semi-circular arches set within a receding plane. The arched wood door within the entryway is set behind a decorative arched metal gate.



Entrance

[3] Town of Palm Beach Building Permit # 9334 dated July 2, 1934.

The middle section of the main façade is recessed and has a slightly lower roofline. This area of the house features the main character defining element of the Monterey style residences, a cantilevered second floor balcony. The balcony features a wood railing, wood posts, brackets and beams supporting the roof, and wood beams supporting the balcony. The westernmost portion is setback further and is lower in height. This element was constructed in 1995 and is located where there had been an enclosed one-story porch with a deck above.



Balcony

The residence's fenestration features multi-light sash windows and French doors many of which have brick sills and lintels with louvered shutters. A brick belt course highlights the base of the second-floor windows. A one and two-story wing runs south-to-north and features a bay window on the east façade. This wing is connected to a two-story garage, accessed from an alley at the rear of the property, creating a courtyard within the U-shaped plan.



East Façade



Aerial View Looking North

Since the dwelling's construction in 1934 there have been alterations and additions to the residence, including the replacement of windows, doors and roofing material, the 1995 addition at the western end of the south façade, a six-foot addition to the north façade of the garage designed by John Volk in 1937, a one-story laundry room addition constructed in 1985 at the rear northeast corner of the residence, and the enclosure of the easternmost bay of the front balcony.[4] The designs for these alterations and additions are in keeping with the architectural character of Fatio's original design and read as additions. The enclosure of one bay of the balcony was designed to retain and preserve the original balcony design, thus allowing the balcony to continue being a character defining feature of the residence. Due to the sensitive additions and alterations to the residence, 209 Banyan Road's architectural design and character have been retained and the integrity of Maurice Fatio's 1934 design has been preserved while allowing for modernization to meet the needs of property owners.



Historic Image, circa 1945
Provided by The Historical Society of Palm Beach County & The Preservation Foundation of Palm Beach

[4] Building permit records on file with the Town of Palm Beach. The date of the balcony enclosure was not clear in the building permit records. It had been enclosed either before or concurrent with the 1995 renovation. This renovation, which included the western addition, included the renovation of a bathroom in the area of the enclosed balcony but it was not noted if the bathroom remodel enlarged the interior area or just remodeled the interior.

IV. Historical Information

The dwelling at 209 Banyan Road was designed by prominent Palm Beach architect Maurice Fatio for Eugene P. and Anne Lanfranchi in 1934 during the late Depression/New Deal Era of the mid-1930s. The South Florida land and building boom of the 1920s had reached its height in late 1925, and by 1927, the "Boom Times" were ending for much of South Florida as speculation had pushed prices so high that speculators and developers could no longer find buyers and many banks in the state failed. Fortunately, for Palm Beach, the land bust did not drastically affect many of the seasonal residents and real estate development on the island slowed but did not halt.

The depression years were difficult for architects in Palm Beach. From 1931-1933, Fatio had so few commissions he considered closing the Palm Beach office of Treanor and Fatio. However, by the winter of 1934, business had picked up significantly and he remained very active and highly sought after until the start of the War. Building in Palm Beach was also on the rise and in a letter dated March 19, 1934, Fatio's wife, Eleanor Chase Fatio explains,

> "Looking back on this winter, it hardly seems possible that, in October (1933), Maurice was considering closing the Palm Beach office because there wasn't enough work down here to warrant keeping it going. He has gotten an incredible number of jobs in the last two months. They are none of them mansions, but they are all moderate sized houses and he has, altogether ten contracts signed, with several more good prospects."[5]

While a large amount of the new development in Palm Beach during the post-Depression/New Deal Era was occurring in the north end of the Island, there was also construction of new residences on both vacant lots in more established areas and within new subdivisions.

The end of the Boom Time Era and ensuing Depression in Palm Beach had signaled a change in the construction of residences in Palm Beach. By the mid 1930s, the Town was experiencing a post-Depression building boom and a desire for changes in architectural design styles reflected the shifting economic times. Many owners were requesting mid-size residences in classic designs rather that the ornate Mediterranean Revival style estates built during the 1920s Land Boom.

[5] Alexandra Fatio. Maurice Fatio, Architect. Stuart, Florida: Southeastern Printing, 1992.

A September 1935 article titled "Revolt in Palm Beach" in House Beautiful by Louis Capron described the changing architectural styles on the Island to what Capron called "Tropical Colonial". He explained that the residences have colonial and tropical elements as the common denominator regardless the stylistic detailing such as Spanish, British or French elements. In addition to describing these homes as being designed with the climate in mind and featuring the use of balconies and verandas, he also noted that the homes were built "to live in rather than for their theatrical qualities". Fatio's Monterey style design for 209 Banyan Road is an example of this change in the architectural development of Palm Beach.

Eugene P. and Anne Lanfranchi commissioned Maurice Fatio to design 209 Banyan Road. The Lanfranchi's and their wrought iron company Lanfranchi Inc. came to Palm Beach in 1925 from New York. Eugene Lanfranchi was originally from Venice, Italy and came to the United States after World War I. Lanfranchi Inc. was launched in New York in the early 1920s and in 1925 opened a showroom on Worth Avenue as an extension of the New York office. Shortly after opening the entire plant was moved to Florida with the plant and forge located along Georgia Avenue in West Palm Beach. The Lanfranchi factory created lighting, furniture and exterior grille-work formed of iron, bronze, copper and brass. Eugene Lanfranchi personally designed many of the products, and Anne Lanfranchi was also an active member of the decorating business. The Lanfranchi's and the products of Lanfranchi Inc. were a notable addition to Palm Beach's architectural history with their ironwork gracing many of Palm Beach's grand estates. A 1931 *Palm Beach Post* article stated,

> "The vast colony of Spanish and Italian villas in Palm Beach, stripped of their wrought iron grilles and fixtures fashioned by E. P. Lanfranchi, Inc. would be like cake without its frosting. The roster of homes for which it has furnished the graceful and picturesque wrought iron work reads like a page from the Social Register – E. F. Hutton, E. T. Stotesbury, William J. McAneeny, Otto Kahn, Joseph E. Widener, Mortimer Schiff, Harold S. Vanderbilt, Harrison Williams, the Bath and Tennis Club, and so on, ad infinitum."[6]

[6] *Palm Beach Post,* "Lanfranchi Wrought Iron Plant is Another Palm Beach Industry", October 11, 1931, page 7.

While the Lanfranchi's business continued for over thirty-five years on Worth Avenue, they sold the house at 209 Banyan Road to Edwin M. and Mary Katherine Knowles in 1937. Edwin M. Knowles was the founder of the Knowles China Company which was a major producer of dinnerware in the United States.[7] Edwin Knowles passed away in 1943, and the residence was sold in 1947 shortly after Mary Katherine Knowles death. Frank and Dorothy Bateman purchased the property in 1947 and owned it for thirty-five years until 1982. Subsequent owners included Lowry and Diana Bell (1982-1985), the Halmos Trading and Investment Company (1985-1995), and Thorne Donnelly Jr. and Patricia Donnelly (1995-2002). The current owners, John J. McAtee Jr., Trustee of the John J. McAtee Jr. Revokable Trust and Roslynn Glenn McAtee, Trustee of the Roslynn Glenn McAtee Revokable Trust, purchased the property in 2002 and have been wonderful stewards of the residence.

V. Architect and Builder's Biographies

Architect
Maurice Fatio, Treanor and Fatio

Maurice Fatio was one of Palm Beach's leading architects from the 1920s to the early 1940s. His firm, Treanor & Fatio was one of the largest architectural firms in Palm Beach and Fatio's distinctive designs can be seen throughout the Island.

Fatio was born in 1897 in Geneva, Switzerland. He studied architecture under Karl Moser at the Zurich Polytechnical. After graduation in 1920, Fatio came to America and apprenticed with Harrie T. Lindeberg, a prominent New York architect of Norman and English style country houses.

In 1921, Fatio formed a partnership with William A. Treanor, another architect in Lindeberg's firm. They quickly achieved a great deal of success, constructing numerous houses, primarily Colonial, on Long Island as well as buildings in Manhattan, including Beekman Tower on the East River. Fatio's association with Florida can be traced to his employment with Lindeberg, when he received the commission for eight small houses in New Symrna, Florida. In October 1923, Treanor and Fatio were asked to be the architects

[7] The Knowles China Company was founded in 1900 and was later renamed the Edwin M. Knowles China Company.

for the Olympia Beach development, now Jupiter Island. The next year Fatio opened an office in Palm Beach.

Fatio's many commissions for houses and commercial buildings in Palm Beach were based on his reputation in New York as well as his charm, good looks, and European manner. During his career in Florida, Fatio designed in many diverse styles. Mediterranean Revival, more specifically, Italianate houses incorporating tower blocks, were designed for William McAneeny (195 Via Del Mar), the Coopers (801 South County Road), Mortimer Schiff (920 South Ocean Boulevard), and Daniel McCarthy (550 South Ocean Boulevard). More horizontal, symmetrical, and formal Florentine houses were designed for Otto Kahn (690 North County Road) and Joseph Widner (1500 South Ocean Boulevard). In 1928, he designed a French Normandy style house for his future mother-in-law Mrs. Charles Curry Chase (Via Del Mar). In the mid-30s, Fatio began designing in the Georgian, British Colonial and Monterey styles. Large commissions for Albert Worswick (1860 South Ocean Boulevard), E. F. Hutton (1768 South Ocean Boulevard), and Wolcott Blair (1960 South Ocean Boulevard) with their simple materials and uncluttered lines reflected the sober, economic climate and set the pace for the smaller Colonial and Regency commissions that followed them.

During this time, Fatio also worked in the modern style, producing such modern masterpieces as "The Reef" built for Mr. and Mrs. Vadim Makaroff. The design of this house won Fatio the Gold Medal at the 1936 French Exposition Internationale des Arte et Techniques dans la vie Moderne as the “Best Modern House in America.” Other modern houses were designed for Messmore Kendall, aviator pioneer Grover Loening, and Prince and Princess Zalstem-Zalessky (Evangeline Johnson Merrill).

As World War II brought a halt to construction in Palm Beach, Fatio with his many international connections entered the Office of Strategic Services in Washington, D.C. in June of 1943. He sadly died of cancer later that same year, on December 2, 1943, at the age of 46.

Builder
William Watt, Jr., Watt and Sinclair

William Watt, Jr. was a winter resident of Palm Beach since 1928. Mr. Watt was the founder of Watt & Sinclair of New York, a construction firm that built

many buildings in Manhattan as well as numerous houses in Oyster Bay, New York, Red Bank, New Jersey, and Palm Beach.

William Watt first came to Palm Beach at the request of Jessie Woolworth Donahue in 1927 to supervise the construction of her Palm Beach villa, Cielito Lindo, designed by Marion Sims Wyeth. Watt was the builder for the Woolworth Building in New York City that Jessie's father F.W. Woolworth commissioned in 1913. Cass Gilbert was the architect for the terra-cotta building that was dubbed "The Cathedral of Commerce" and at 792 feet was the tallest building in the world until 1930.

In 1929, the firm of Watt and Sinclair moved to Palm Beach and the Watt family became permanent winter residents of Palm Beach. Their house on Jungle Road was designed by Palm Beach architect William Johnson. Associated with leading architects of the area, Mr. Watt's firm planned and built many residences in Palm Beach. One of Mr. Watt's closest associates was Maurice Fatio, and together they designed and built a number of residential and commercial buildings.

Mr. Watt planned and supervised the building of the Morrison Field to serve as West Palm Beach's Airport. When World War II was declared, he expanded the field to buildings for what was to become the ferrying base for the Air Transport Command. As a military base, Morrison Field became a port of embankments for Army Air Force bomber crews headed for North Africa and England.

Mr. Watt was a very successful builder and developer, and a social member of both the Everglades Club and the Bath and Tennis Club.

VI. Statement of Significance

The residence located at 209 Banyan Road is significant as a very good example of the Monterey style of architecture as interpreted by important Palm Beach architect Maurice Fatio. Constructed in 1934 during the late Depression/New Deal Era the dwelling is representative of the architectural and economic changes occurring during the mid-1930s in Palm Beach. It is also significant as being designed for Eugene and Anne Lanfranchi who were important members of Palm Beach's architectural design community with their Lanfranchi Inc. metalwork adorning many of Palm Beach's architecturally significant properties.

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 the criteria which 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."

The residence at 209 Banyan Road reflects the broad cultural, economic and social history of the Town of Palm Beach. Designed by prominent architect Maurice Fatio and constructed by the renowned construction company Watt and Sinclair for Eugene P. and Anne Lanfranchi in 1934, the residence is a very good example of the changes occurring in the Town. Following the ending of the 1920s building boom, the late Depression/New Deal Era in Palm Beach signaled a change in architecture in Palm Beach with owners seeking mid-size residences with livable designs in classic styles. 209 Banyan Road is representative of Palm Beach during this time. In addition, the dwelling's original owners Eugene and Anne Lanfranchi and their company Lanfranchi Inc. were important to Palm Beach's architectural history as they produced architectural metalwork and furniture that decorated many of Palm Beach's historic estates.

(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."

209 Banyan Road is a very good example of Maurice Fatio's skillful interpretation of the Monterey style of architecture. The residence's second-floor cantilevered balcony featuring wood supports and detailing is the main character defining feature of the style and the recessed Romanesque style entryway, arched metal gate and wood door are distinctive character defining features of the residence. Additional features, including the multiple masses with side facing barrel tile gable roofs at differing heights, brick façade with brick belt course and lintels, multi-light sash windows, bay window, and louvered shutters all contribute to the architectural character of the residence making it an example worthy of study.

(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."

209 Banyan Road is a very good representation of the design work of the architect Maurice Fatio of the architectural firm Treanor and Fatio. Maurice Fatio was one of Palm Beach's foremost and most sought-after architects from the 1920s until his death in the early 1940s. He was an eclectic architect who took pride in his ability to work in different architectural styles. The Monterey style residence at 209 Banyan Road is a very good example of Fatio's ability to adapt to the changes in Palm Beach's economic climate and architectural styles during the mid-1930s.

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