LANDMARKS PRESERVATION COMMISSION MEETING

TOWN OF PALM BEACH

JUNE 18, 2025

9:30 AM

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

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

MINUTES

1. Minutes of the May 21, 2025 Landmarks Preservation Commission Meeting

ADMINISTRATION OF THE OATH

COMMENTS

2. OFFICIALS

3. STAFF

Administrative Review Monthly Update

4. PUBLIC - 3 MINUTE LIMIT

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

NEW BUSINESS

5. COA-25-0009 (ZON-25-0026) 1200 S OCEAN BLVD (COMBO). The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new padel court, requiring a special exception, and associated exterior alterations, landscape, and hardscape modifications for the landmarked property. Town Council shall review the application as it pertains to zoning relief/approval.

6. COA-25-0010 (ZON-25-0025) 440 BRAZILIAN AVE (COMBO). The applicant, Isabella Canalle with MP Design and Architecture, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new approximately 340 SF pool house, requiring side (east) and rear (south) yard setback variances for the landmarked property. Town Council shall review the application as it pertains to zoning relief/approval. [This item has been deferred to the July 16, 2025, Landmark Preservation Commission meeting.]

7. COA-25-0012 100 EL BRAVO WAY. The applicant, Thomas M. Kirchhoff, has filed an application requesting a Certificate of Appropriateness for front door replacement for the landmarked property.

ANY OTHER BUSINESS

MEETING SCHEDULE

8. The next meeting is on Wednesday, July 16, 2025.

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 May 21, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:29 AM in the Town Council Chambers.

Members Present: Alexander Griswold, Jacqueline Albarran, Catherine Brooker, Brittain Damgard, Kim Coleman, Alexander Ives, Jane Lindsay-Scott, and Anne Fairfax (9:31 am)

Members Absent: Julie Herzig Desnick, Henry Ittleson

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 April 16, 2025, Landmarks Preservation Commission Meeting

A motion was made by Commissioner Ives and seconded by Commissioner Coleman to approve the minutes of the April 16, 2025, meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF AGENDA

Ms. Mittner noted that HSB-24-0005, 854 South County Road, was withdrawn from the agenda.

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

ADMINISTRATION OF THE OATH

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

COMMENTS

2. OFFICIALS

There were no comments heard at this time.

3. STAFF

Administrative Review Monthly Update

Ms. Mittner indicated that 22 administrative staff reviews had been conducted in coordination with Chair Damgard.

She also noted that to align with the Town Council's meeting proceedings, staff requested to initiate Robert's Rules of Order for quasi-judicial meetings. She outlined the proposed meeting procedures. When asked if limitations could be set on presentations, Ms. Mittner stated that it was the Chair's prerogative and could be altered if necessary. Town Attorney Francisco concurred as long as the applicant had a reasonable amount of time to make their presentation.

4. PUBLIC - 3 MINUTE LIMIT

There were no comments heard at this time.

UNFINISHED BUSINESS

5. COA-25-0004 (ZON-25-0006) 262 SUNSET AVE (COMBO). The applicant, James M. Crowley, Esq., has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations including a new front porch, new front door, roof replacement, exterior color change as well as landscape and hardscape modifications including a new pool for the property under consideration to be landmarked. The project will change the use of the property, requiring site plan review and additional parking for which a variance is being requested. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Mr. Fogel introduced the project and provided staff comments.

Several members disclosed ex parte communications.

Matt MacEachern from Emeritus provided the architectural presentation for the proposed railings.

Ms. Albarran asked about the code for the railing and wondered if they needed a railing that someone could not fall through. Director Wayne Bergman stated that only a handrail was required.

Ms. Fairfax thought a traditional and more generous landing would be nicer than the proposed one. Mr. MacEachern said they could increase the size of the landing. Ms. Fairfax did not favor the landscaping around the steps on the side. Mr. MacEachern stated he could eliminate the waterfall steps on the side and provide a more generous landing.

Mr. Ives stated that the applicant listened to the comments and responded. He asked which the owner preferred. Mr. MacEachern stated that option one was the owner's preferred railing.

Ms. Coleman asked if the door opened outward or inward, to which Mr. MacEachern stated it would swing outward. Ms. Coleman did not think the situation was ideal and expressed concern about the design.

Mr. Griswold agreed with Mr. Ives and thought the applicant responded to the comments. He recommended a simpler step and a wider and deeper landing.

Ms. Albarran suggested a railing at the top of the landing to prevent anyone from falling. She recommended a wider landing with a step at the door, reducing one riser.

Ms. Fairfax agreed and recommended reducing one riser, which would allow the handrail to terminate in the building. She also recommended removing the waterfall steps on the sides.

A motion was made by Commissioner Fairfax and seconded by Commissioner Griswold to approve the project with Option A, a larger and deeper landing, forward-facing steps, removing one riser, removing the waterfall side steps with the handrail terminating at the building, and all changes to be reviewed by the staff in coordination with the Chair. The motion was carried unanimously, 7-0.

6. HSB-24-0005 (ZON-24-0035) 854 SOUTH COUNTY ROAD (COMBO). The applicant, Dustin Mizell with Environmental Design Group on behalf of 854 SO COUNTY RD LLC, has filed an application requesting review and approval of a guest house, gazebo, driveway, as well as hardscape and landscape modifications, including a variance to allow an additional guest house. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. *This project received a partial approval at the August 21, 2024, Landmarks Preservation Commission meeting. The applicant has withdrawn the remainder of the scope of work related to the guest house and gazebo.*

NEW BUSINESS

7. COA-25-0008 (ZON-25-0014) 1047 S OCEAN BLVD (COMBO). The applicant, Maura Ziska, Trustee of 1047 South Ocean Boulevard Trust, has filed an application requesting a Certificate of Appropriateness for the review and approval of two (2) second-floor additions over existing one-story portions on the north and south sides of the residence, staircase reconstruction on the south side of the residence, removal of two (2) rear cantilevered balconies and reconstruction of the original John Volk designed second-floor curvilinear balcony on the east side of the residence, requiring side yard and lot coverage variances 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.

Mr. Fogel introduced the project and provided staff comments.

Several members disclosed ex parte communications.

Attorney Maura Ziska introduced the project, provided an overview, explained the zoning request, and advocated for a positive recommendation to the Town Council. Roger Janssen of Dailey Janssen Architects presented the architectural plans for the new residence.

Ms. Damgard thought the proposal would look like it was initially designed that way, and she thought the additions were appropriate for the home.

Mr. Ives expressed a concern that the addition of the second story changed the asymmetry of the property. He was not on the commission when the residence was initially approved, but if he were, he stated he would have expressed a concern at that time. He thought that properties should be able to evolve. However, he thought the additions removed the uniqueness of the property.

A motion was made by Commissioner Griswold and seconded by Commissioner Coleman to approve the project as presented. The motion was carried 6-1, with Commissioner Ives dissenting.

A motion was made by Commissioner Griswold and seconded by Commissioner Brooker that the implementation of the proposed variances will not cause a negative architectural impact on the subject landmarked property. The motion was carried unanimously, 6-1, with Commissioner Ives dissenting.

ANY OTHER BUSINESS

8. Discussion of Properties to Consider for Landmarking

- 105 North County Road
- 250 Pendleton Avenue
- 306 Pendleton Lane
- 315 Pendleton Lane
- 322 Pendleton Lane

- 333 Pendleton Lane
- 225 Barton Avenue
- 321 Barton Avenue
- 113 Clarke Avenue
- 306 Seabreeze Avenue
- 345 Seabreeze Avenue
- 409 Seabreeze Avenue
- 410 Seabreeze Avenue
- 230 Seaspray Avenue
- 400 Seaspray Avenue
- 425 Seaspray Avenue
- 140 Seaview Avenue
- 130 Cocoanut Row
- 141 Chilean Avenue
- 230 Chilean Avenue
- 234 Chilean Avenue
- 209 Banyan Road

Ms. Mittner reminded the Commission that May is Historic Preservation Month and added that Mayor Moore issued a proclamation for the Town of Palm Beach. Ms. Mitter then reviewed the goals for historic preservation that were outlined in the Town's Comprehensive Plan.

Ms. Coleman asked if Seabreeze Avenue had ever been considered a historic district. Ms. Murphy reminded the Commission that Mr. Cooney tried to place the Sea Streets under consideration as a historic district. Emily Stillings of MurphyStillings reviewed the actions of the Landmarks Commission and the Town Council after Mr. Cooney's recommendation.

Attorney Lainey Francisco stated that she would need to review the previous minutes and actions to see if any action could be reconsidered.

Janet Murphy of MurphyStillings presented the following properties to be placed under consideration for landmark status: 105 North County Road, 250 Pendleton Avenue, 306 Pendleton Lane, 315 Pendleton Lane, 322 Pendleton Lane, 333 Pendleton Lane, 225 Barton Avenue, 321 Barton Avenue, 113 Clarke Avenue, 306 Seabreeze Avenue, 345 Seabreeze Avenue, 409 Seabreeze Avenue, 410 Seabreeze Avenue, 230 Seaspray Avenue, 400 Seaspray Avenue, 425 Seaspray Avenue, 140 Seaview Avenue, 130 Cocoanut Row, 141 Chilean Avenue, 230 Chilean Avenue, 234 Chilean Avenue, and 209 Banyan Road.

Ms. Brooker thought it would be interesting to see all the landmarked homes on a map with an overlay of the proposed homes. She thought that would help in the discussion of landmarked districts. She wondered how many homes on Pendleton were not landmarked; Ms. Murphy responded.

Mr. Ives asked if the consultants would have additional resources to study other properties brought forward if the Commission were to study all proposed properties. Ms. Murphy responded and stated it would be possible to look at additional ones. Mr. Ives emphasized the importance of identifying which buildings on Sea Streets were already landmarked, historically

significant, or currently under consideration. He noted about 15% of the area had been redeveloped in the past 10–15 years, reflecting broader changes in the community. To better understand and communicate this evolution, he suggested documenting past demolitions and major alterations alongside current preservation efforts.

Ms. Damgard thought that while there were numerous homes to consider, the history of some of the homes on the same streets would be the same.

Ms. Fairfax thought the commission, along with the Preservation Foundation, had a great opportunity to educate owners on the history of their street and the landmarks program.

Aimee Sunny of the Preservation Foundation of Palm Beach stated that they were always willing to support advocacy efforts of the Landmarks Commission and preservation in the Town. She stated that the 2020 survey identified over 1,000 properties in town that were potentially eligible to be landmarked, and she was happy to see the numerous properties proposed to be placed under consideration.

Ms. Brooker thought that if they were considering the nodes for landmarking, it would be great to revisit the incentives to landmark a home. She also stated that it would be nice to eliminate the requirement for a variance if the landmarked home's footprint does not change.

Mr. Ives thought that with the upcoming zoning reform, the need for variances may change. Mr. Ives thought the north end should be revisited for nodes worth saving, especially with the amount of redevelopment occurring in that area.

Ms. Mittner stated that the incentives for landmarking were being considered during the code modification. She also added that the Historically Significant Building (HSB) program has been quite successful in the north end of the island.

Mr. Griswold thought that insuring historic homes was an issue, especially in Florida. He added that owners cannot afford the rising costs, and they could be resisting due to the extra insurance costs. He recommended advocating at the appropriate governmental level for subsidies in this area, because he thought that incentives would be attractive.

Ms. Fairfax thought the facade easement program would be an incentive to consider it; she explained its benefits.

Ms. Coleman asked if there were any updates from the Senate bill that affected landmarked homes. Attorney Francisco said she made a presentation on the legislation and would send her the information.

Ms. Damgard asked which governmental level would decide on the insurance premiums and the facade easement program. Attorney Francisco stated she would research the issue and provide an update.

Mr. Griswold thought it would be nice if real estate taxes could be reduced on historic homes. Ms. Fairfax said that historic homes in Honolulu were handled in that manner.

A motion was made by Commissioner Fairfax and seconded by Commissioner Albarran to place the following properties under consideration for landmark status: 105 North County Road, 250 Pendleton Avenue, 306 Pendleton Lane, 315 Pendleton Lane, 322 Pendleton Lane, 333 Pendleton Lane, 225 Barton Avenue, 321 Barton Avenue, 113 Clarke Avenue, 306 Seabreeze Avenue, 345 Seabreeze Avenue, 409 Seabreeze Avenue, 410 Seabreeze Avenue, 230 Seaspray Avenue, 400 Seaspray Avenue, 425 Seaspray Avenue, 140 Seaview Avenue, 130 Cocoanut Row, 141 Chilean Avenue, 230 Chilean Avenue, 234 Chilean Avenue, and 209 Banyan Road. The motion was carried unanimously, 7-0.

MEETING SCHEDULE

9. NEXT MEETING: Wednesday, June 18, 2025

Mr. Ives asked about Senate Bill 1730, the Live Local Act, and asked if it would affect Palm Beach. Town Attorney Francisco stated that her office was evaluating the bill and would provide an update in the future.

Ms. Brooker asked if there was a timeline to provide a list of recommendations or incentives. Ms. Mittner said that there would be no timeline.

Council President Pro Tem Crampton thought that the discussion was good and added that the Town Council should discuss these items as well. He thought Mr. Ives made a good point about the redevelopment in the north end. He asked that the discussion be elevated to the Town Council once more information was learned.

Ms. Damgard asked that the discussion on incentives be placed on the July meeting agenda and asked the Commissioners to send any of their recommendations to staff prior to that meeting.

Ms. Fairfax thought that while controversial, owners should know that they can still demolish their homes if they are landmarked under the new law. She thought it preserved their property rights.

ADJOURNMENT

A motion was made by Commissioner Ives and seconded by Commissioner Griswold to adjourn the meeting at 10:34 AM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

_____

Brittain Damgard, Chair

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: June 18, 2025

To: Mayor and Town Council

Via: Wayne Bergman, MCP, LEED-AP
Director PZ&B

From: Planning, Zoning, & Building Department

Re: COA-25-0009 (ZON-25-0026) 1200 S OCEAN BLVD (COMBO). The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new padel court, requiring a special exception, and associated exterior alterations, landscape, and hardscape modifications for the landmarked property. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 6/11/2025

COA-25-0009 (ZON-25-0026) 1200 S OCEAN BLVD (COMBO). The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new padel court, requiring a special exception, and associated exterior alterations, landscape, and hardscape modifications for the landmarked property. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0026 (COA-25-0009) 1200 S OCEAN BLVD (COMBO) – SPECIAL EXCEPTION. The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting Town Council review and approval for a special exception to allow the construction of a new padel court. The scope of work includes exterior alterations, landscape, and hardscape modifications for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application.

Applicant: Dustin Mizell | Environment Design Group

HISTORY:

The subject property, known as “La Bellucia”, was built circa 1920. It was designed by Addison Mizner in a Mediterranean Revival architectural style. In 1979, the property was landmarked.

Historic photograph.

In 2011, COA-037-2011 was approved for the addition of a free-standing two-story guest house adjacent to the existing tennis court, additions to the residence, and new terraces.

In 2023, COA-23-045 was approved for a two-story addition to the east side of the residence.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence 1200 S Ocean Blvd Palm Beach", as prepared by **Environment Design Group**, received by the Town on June 2, 2025.

The scope of work for the project includes:

- New padel court.
- Existing steps and paths to be removed.
- Exterior alterations, including the removal of two (2) existing doors.
- Landscape and hardscape modifications.

The following Special Exception is required to achieve the scope of work:

- **SPECIAL EXCEPTION 1:** Sec. 134-1759(d): A request for a special exception for the construction of a padel sports court.

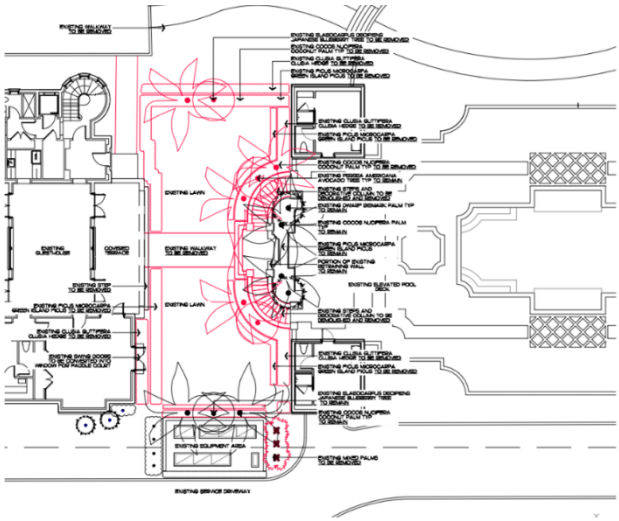
Site Data			
Zoning District	R-AA	**Future Land Use**	SINGLE-FAMILY
Architect	Mizner	**Year of Construction**	Circa 1920
Lot Size	175,500 SF	**Flood Zone**	VE 11
Landscape Open Space	Permitted: 96,525 SF (55.0%)	Existing: 112,974 SF (64.37%)	Proposed: 110,772 SF (63.11%)

Surrounding Properties / Zoning	
North	1170 S Ocean Blvd (Bath & Tennis Club) / R-AA
South	1230 S Ocean Blvd, 1236 S Ocean Blvd, and 100 Emerald Beach Way / R-AA
East	Atlantic Ocean
West	South Ocean Boulevard

STAFF ANALYSIS

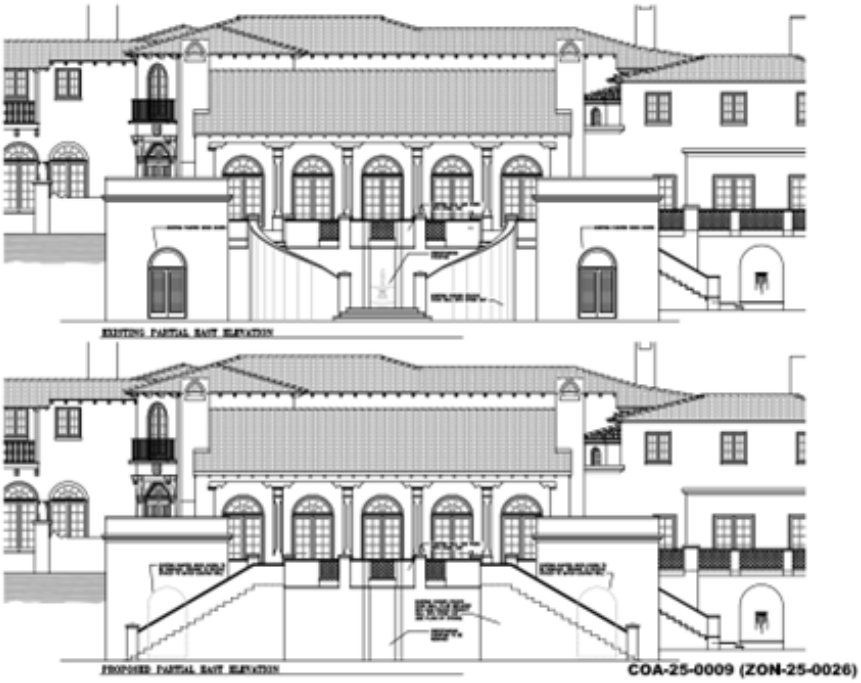
The application is seeking a Certificate of Appropriateness (COA) for a new padel court and associated exterior alterations, landscape, and hardscape modifications.

The proposed changes will take place east of the existing guest house, within an open lawn area with steps. To accommodate the new padel court, existing landscaping, hardscape, and steps will be removed.

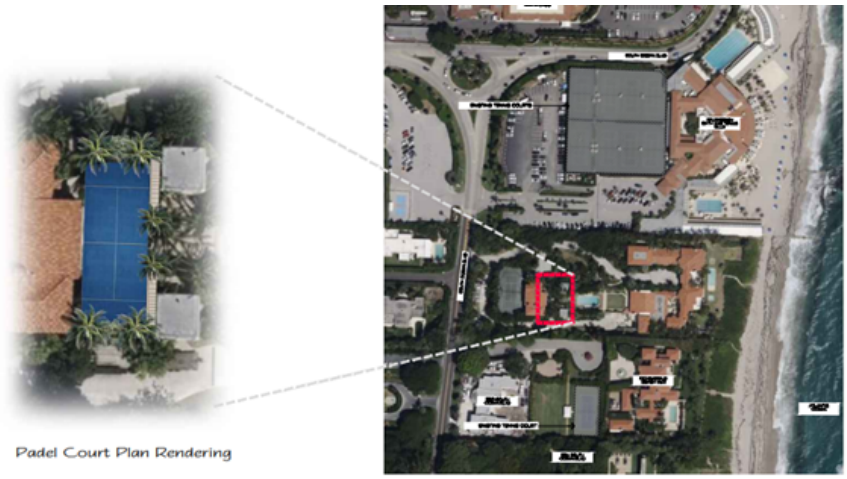


Demolition and Vegetation Action Plan.

New reoriented steps will be introduced, and two (2) existing door openings will be removed. Landscaping will be comprised of two (2) Cocoanut Palms and one (1) Silver Buttonwood Tree. Shrubs will include Horizontal Green Cocoplum, Clusia Hedge, Southern Shield Fern, Green Island Ficus, and a Podocarpus Hedge.



Existing and Proposed East Elevation.



Rendering.

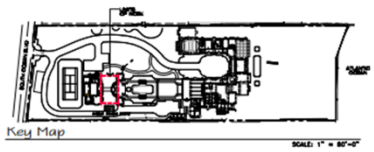
The plans indicate that existing swing doors, west of the new padel court, will be converted into a window. Since elevation drawings were not provided for this exterior alteration, staff recommends a condition of approval for further review at an administrative level.

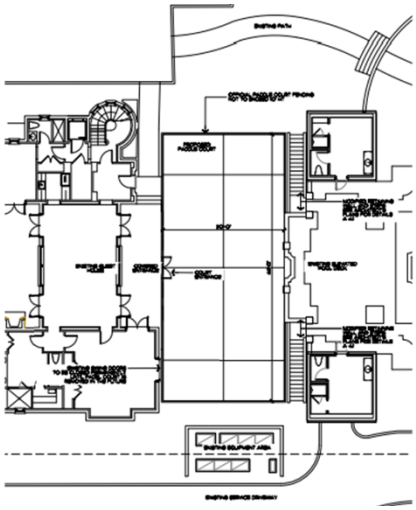
The proposed changes alter non-original features of the property. Therefore, from a historic preservation perspective, the scope of work does not negatively impact the landmarked property.

Special Exception

A special exception must be granted by Town Council for the installation of "any facility involving the use of a ball backboard or rebound wall in any district of the town shall be subject to an application for special exception as specified in section 134-227 through section 134-233." (Sec. 134-1759(d)). A motion by LPC regarding the special exception is not required.

The new padel court will measure 30'x66' and will not be visible from the right-of-way. It will be located 175'-5" from the front (west) property line, 42'-10" from the side (south) property line, and 124'-6" from the side (north) property line. The court will be surrounded by a 10' high fence enclosure.





Site Plan.

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.

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

(1) for final determination of approval or denial of one (1) special exception by the Town Council for the padel court.

WRB:JGM:FHM:ALF

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING
No Fiscal Impact

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

May 05, 2025

Town of Palm Beach
Planning, Zoning, & Building Department
360 S. County Road
Palm Beach, Florida 33480

Re: 1200 S Ocean Blvd
COA-25-0009 (ZON-25-0026)

LETTER OF INTENT
Current zoning for the project is R-AA LARGE ESTATE RESIDENTIAL
Our current proposal, for improvements to the site, does not include any changes that will be visible from neighboring properties or South Ocean Blvd.
The proposed changes include:

1. Proposed 30'-0" x 66'-0" Padel Court.
   - Existing steps and path to be removed/modified.
   - (2) Existing doors to be removed to match existing architecture
   - (1) Swing door to be converted into window.
   - Will not be visible from South Ocean Blvd, the beach, or surrounding properties.

2. The construction of appropriate 9.8' glass and wire mesh wall enclosure.
   - To be screened from adjacent properties with planting.
   - Usage, lighting, and wall enclosure height to be in compliance with Section 134-1759.

3. An request for special exception as specified in in section 134-227 through section 134-233 regarding the construction of any facility involving the use of a ball backboard or rebound wall.

The attached plan reflects the above-outlined revisions.
If there are any questions regarding this project, please feel free to reach out to our office.
Thank you for your assistance.

Dustin Mizell, MLA RLA #6666784
Environment **D**esign **G**roup

Paramount Building
139 North County Road, Suite 20-B
Palm Beach, FL 33480
561.832.4600 phone
Dustin@environmentdesigngroup.com

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

JUN,02, 2025

Town of Palm Beach
Planning, Zoning, & Building Department.

Re: Final Submittal
1200 S Ocean Blvd
Town of Palm Beach
COA-25-0009

Response to Notice to Proceed:

1. Required Application Documents – Missing USPS Certificate of Mailing. *Noted- (PS Form 3665) Included in submission.*

2. Architectural Presentation.
   b. On the cover sheet, list tentative Town Council hearing date. *Tenative Town Council hearing date has been added.*
   c. Submit a signed and sealed property survey, reflecting current conditions and dated no more than one year from the application. *A signed and sealed property survey has been added to set.*
   f. Elevation drawings are required to show the proposed changes to the doors. The partial east side elevation does not depict all the barrel tile detailing, please revise. Also, submit elevation drawings for the existing door that will be converted into a window. *Architectural drawings have been revised to include all barrel tile detailing (see sheet A 4.1). Existing door on west side of padel court is to be closed permanently, acting as window, until padel court is removed in the future.*
3. Historical Preservation.
   b. Advisory: The staircases being modified are not original features, and the proposed changes are generally compatible with the property. *Noted.*

The attached plan reflects the above-outlined revisions.
If there are any questions regarding this project, please feel free to reach out to our office.
Thank you for your assistance.

Dustin Mizell, MLA RLA #6666784
Environment **D**esign **G**roup

Paramount Building
139 North County Road, Suite 20-B
Palm Beach, FL 33480
561.832.4600 phone
Dustin@environmentdesigngroup.com

Scope of Work

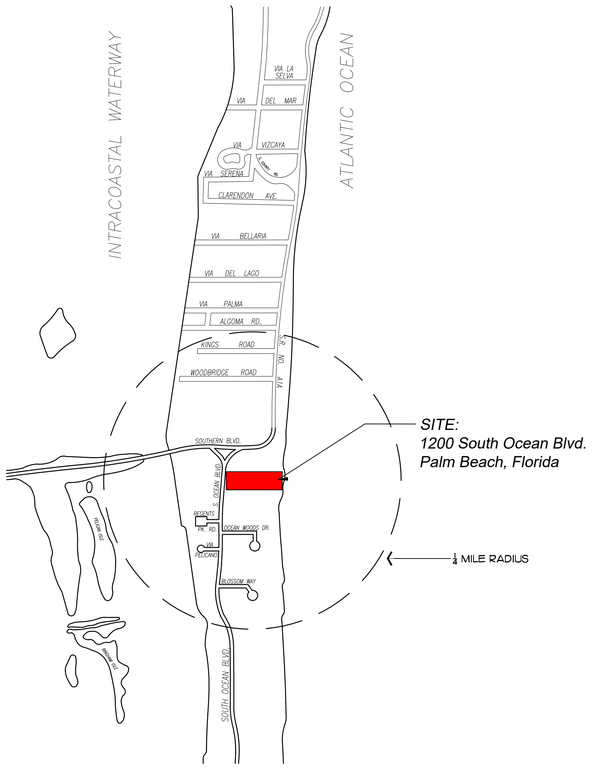
MINOR MODIFICATIONS TO SITE PLAN

A. PROPOSED 30'-0" X 66'-0" PADEL COURT

- EXISTING STEPS AND PATH TO BE REMOVED / MODIFIED
- (2) EXISTING DOORS TO BE REMOVED, AND ONE EXISTING DOOR TO BE PERMANENTLY CLOSED UNTIL PADEL COURT IS REMOVED IN THE FUTURE
- SEE SHEET L1.1 FOR SETBACKS AND NEIGHBORHOOD CONTEXT
- WILL NOT BE VISIBLE FROM STREET, BEACH, OR SURROUNDING PROPERTIES.

B. UPDATE SITE DATA CALCULATIONS

- 1,801 S.F. OF LANDSCAPE OPEN SPACE REMOVED



Vicinity Location Map

ENVIROAMEAT DESIGA GROUP
139 North County Road Sf20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Manag ement
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
1200 S Ocean Blvd
Palm Beach

F L O R I D A

COA-25-0009
ZON-25-0026
Final Submittal: 06.02.2025
Hearing Date: 06.18.2025

Sheet Index

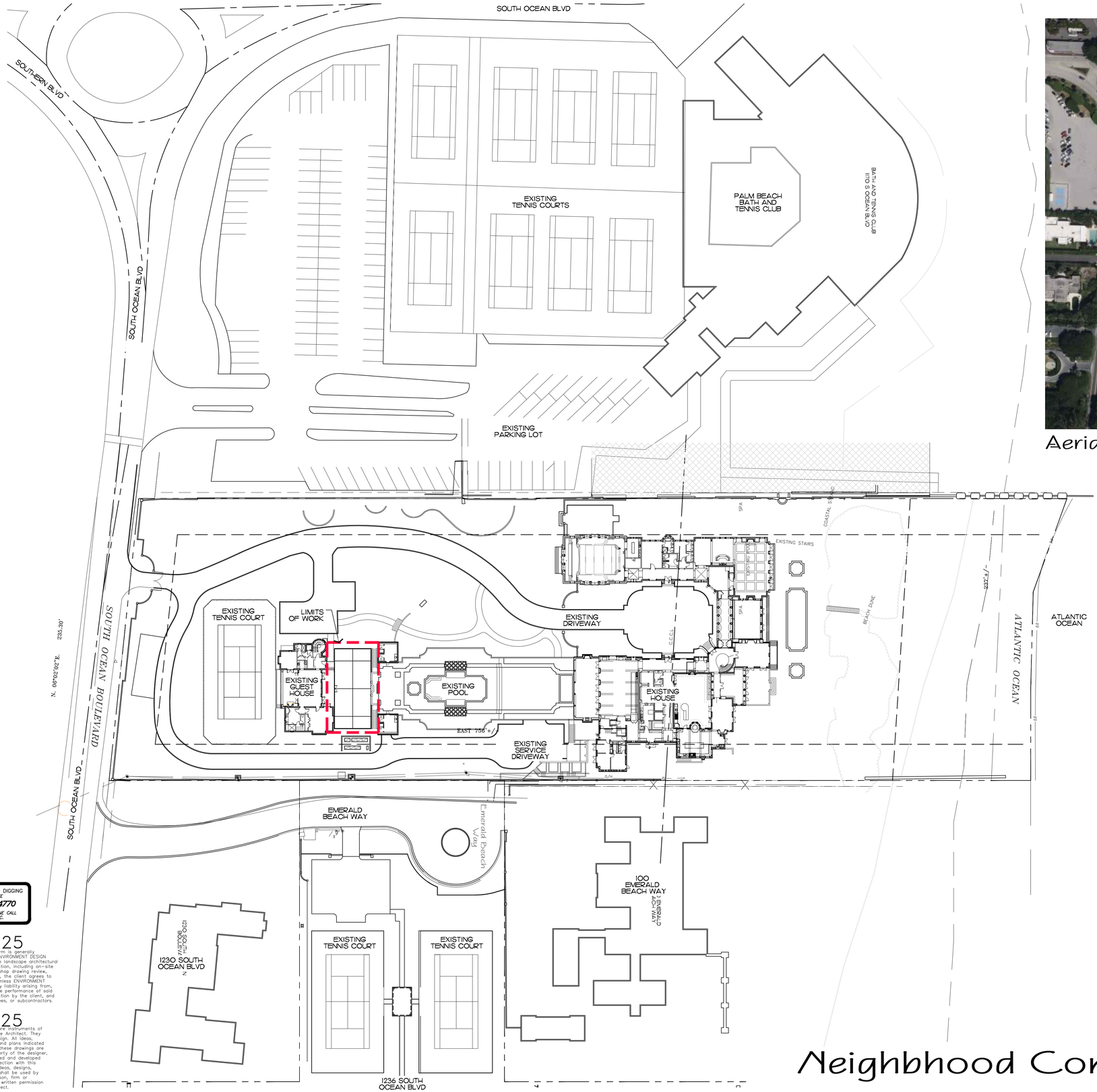
Cover Sheet
L1.0 - Neighbor Context Plan
L1.1 - Existing Site Photos
L2.0 - Existing Conditions Plan
L3.0 - Demolition & Vegetation Action Plan
L4.0 - Overall Site Plan
L4.1 - Site Plan
L5.0 - Landscape Plan
L6.0 - Site Calcs
L7.0 Padel Court Rendering
A 4.1 - Exterior Elevation - steps
Survey pg.1
Survey pg.2

Site Data

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE R-AA		R-AA	R-AA
LOT AREA	60,000 S.F. MINIMUM	175,500 SF	175,500 SF
LANDSCAPE OPEN SPACE	MINIMUM 55% 96,525 S.F.	112,974 SF 64.3%	110,772 SF 63.1%
FRONT YARD LANDSCAPE OPEN SPACE	MINIMUM 45% 3,705 S.F.	6,172 SF 75%	6,172 SF 75%

Design Team/Consultants

Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM



Aerial View

LIMITS OF WORK

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DISCLAIMER: 2025
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Neighbhood Context Plan

SCALE IN FEET 0' 40' 80' 120'

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Land Planning
Landscape Management
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Dustin@environmentdesigngroup.com

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Town of Palm Beach
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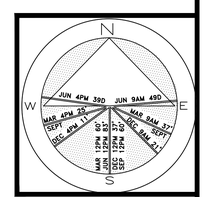


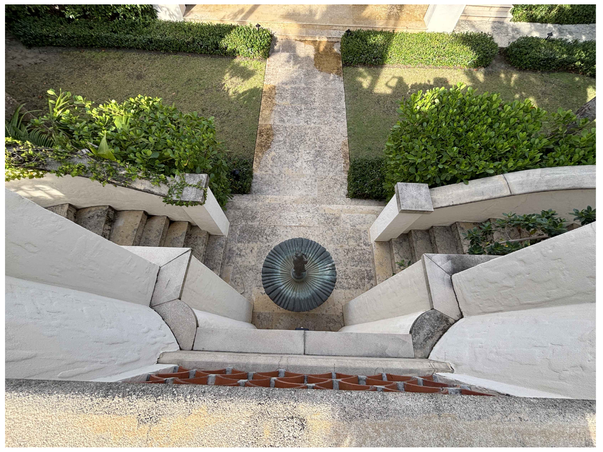
JOB NUMBER: # 25025.00 LA
DRAWN BY: Allison Padilla
Jean Twomey
DATE: 03.06.2025

SHEET L1.0

256sf.
AREA IN SQ.FT.

Existing East Side

Existing North Buffer



Existing Top View

Existing Northeast Corner

Existing Northeast Corner

Existing Southest Side

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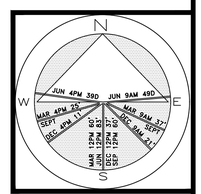

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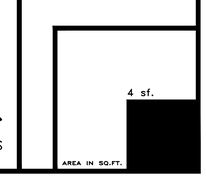
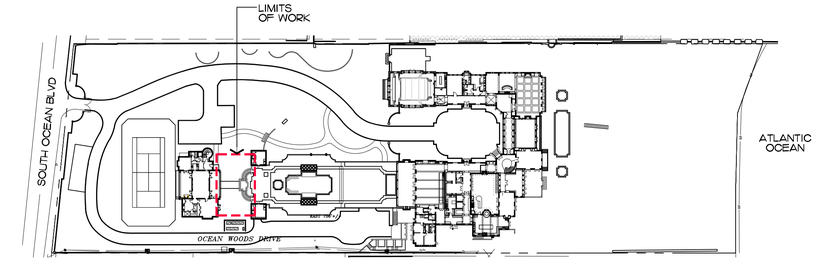
Existing Courtyard Photos - Limits of Work

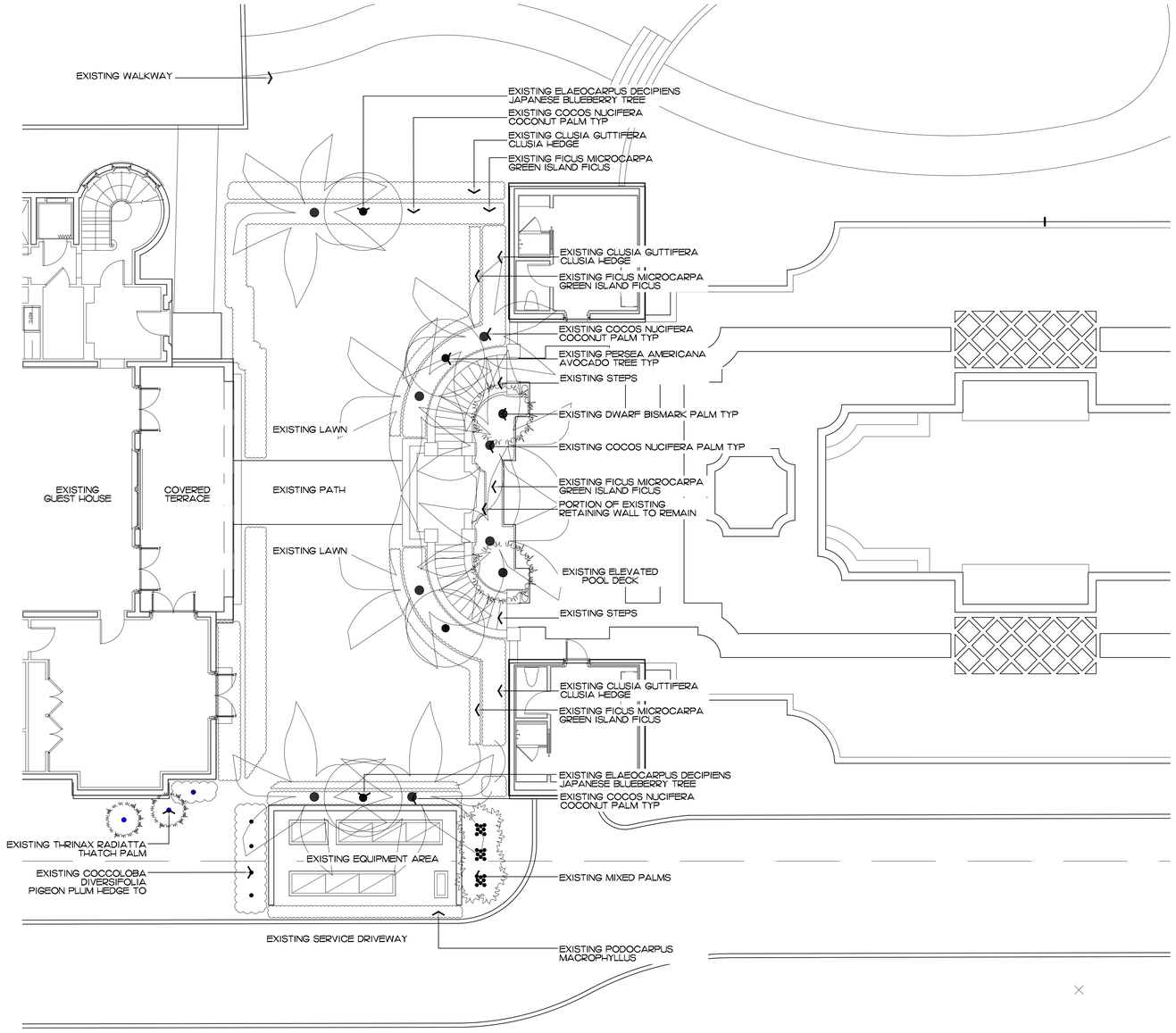
SCALE IN FEET: NTS





Key Map

SCALE: 1" = 80'-0"



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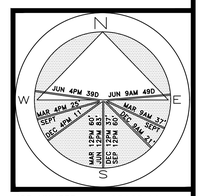

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SHEET L2.0

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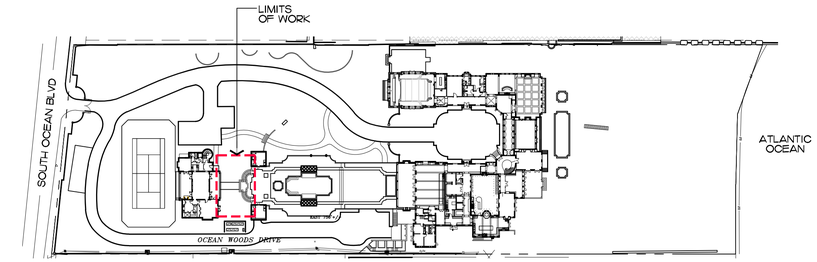
Existing Vegetation Inventory

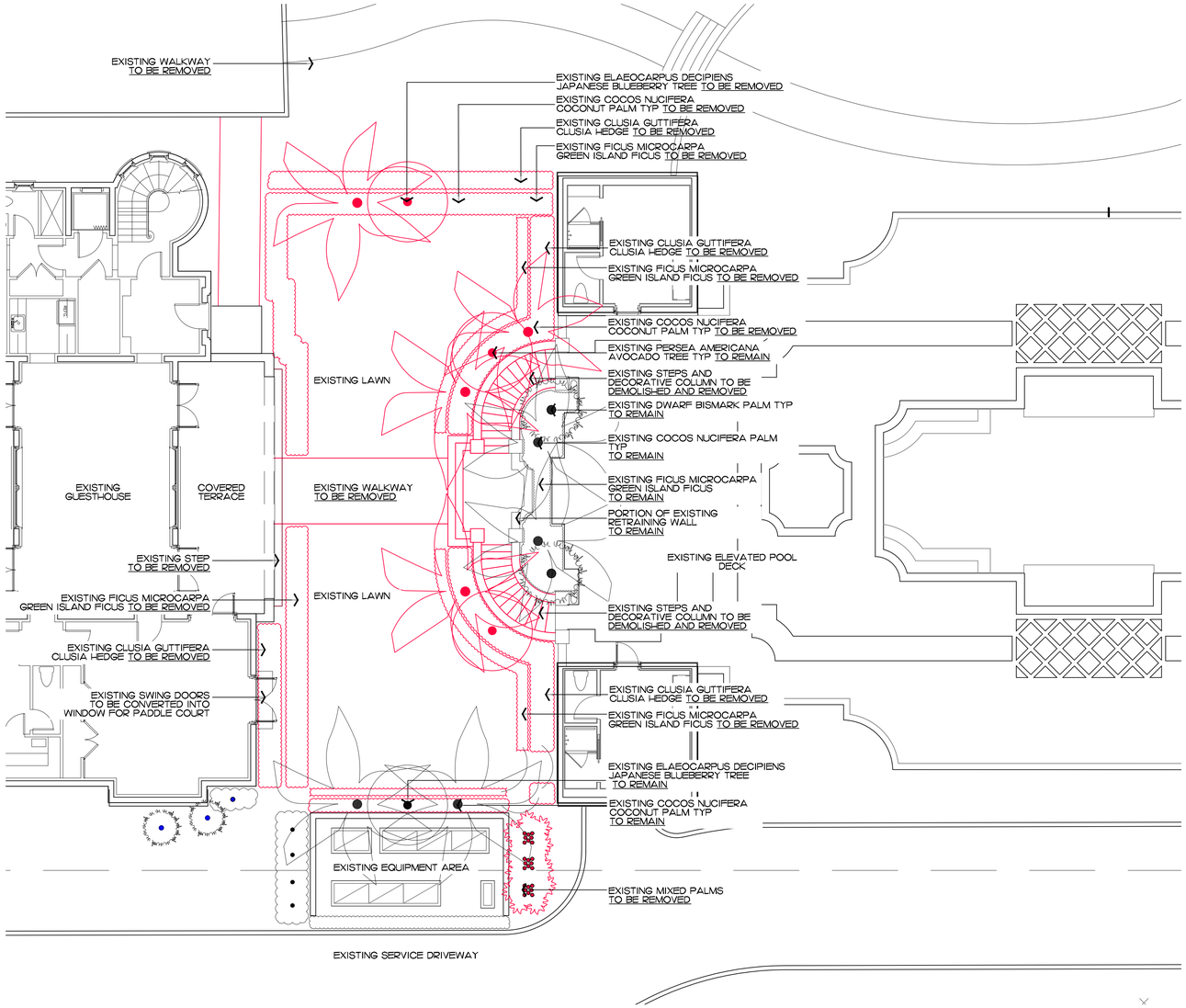
SCALE IN FEET 0' 8' 16' 24'

4 sf.
AREA IN SQ.FT.



Key Map

SCALE: 1" = 80'-0"



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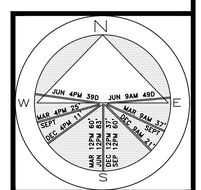

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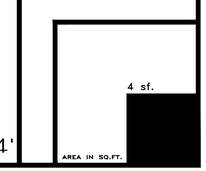
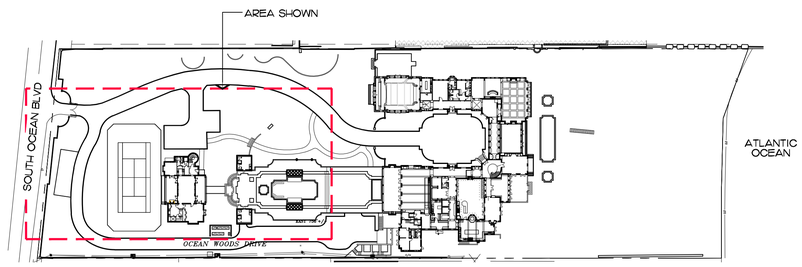
Demolition and Vegetation Action Plan

SCALE IN FEET 0' 8' 16' 24'





Key Map

SCALE: 1" = 80'-0"

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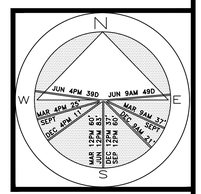
30'-0" SETBACK
124'-6"
175'-5"
35'-0" FRONT SETBACK
PROPOSED PADEL COURT
EAST 756'+/-
30'-0" SIDE SETBACK
42'-10"
C.C.C.L
O/H



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DATE: 05.02.2025

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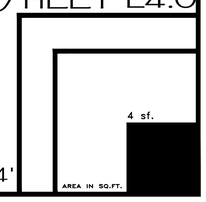
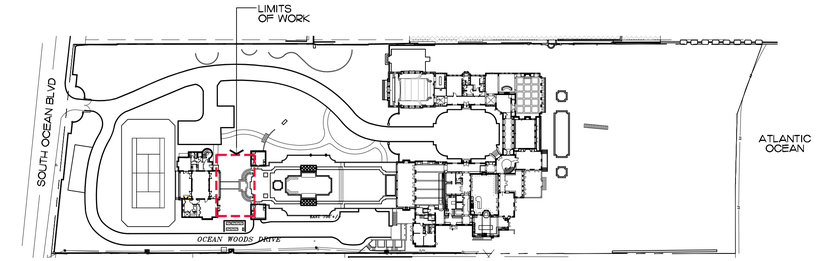
Overall Site Plan

SCALE IN FEET 0' 8' 16' 24'



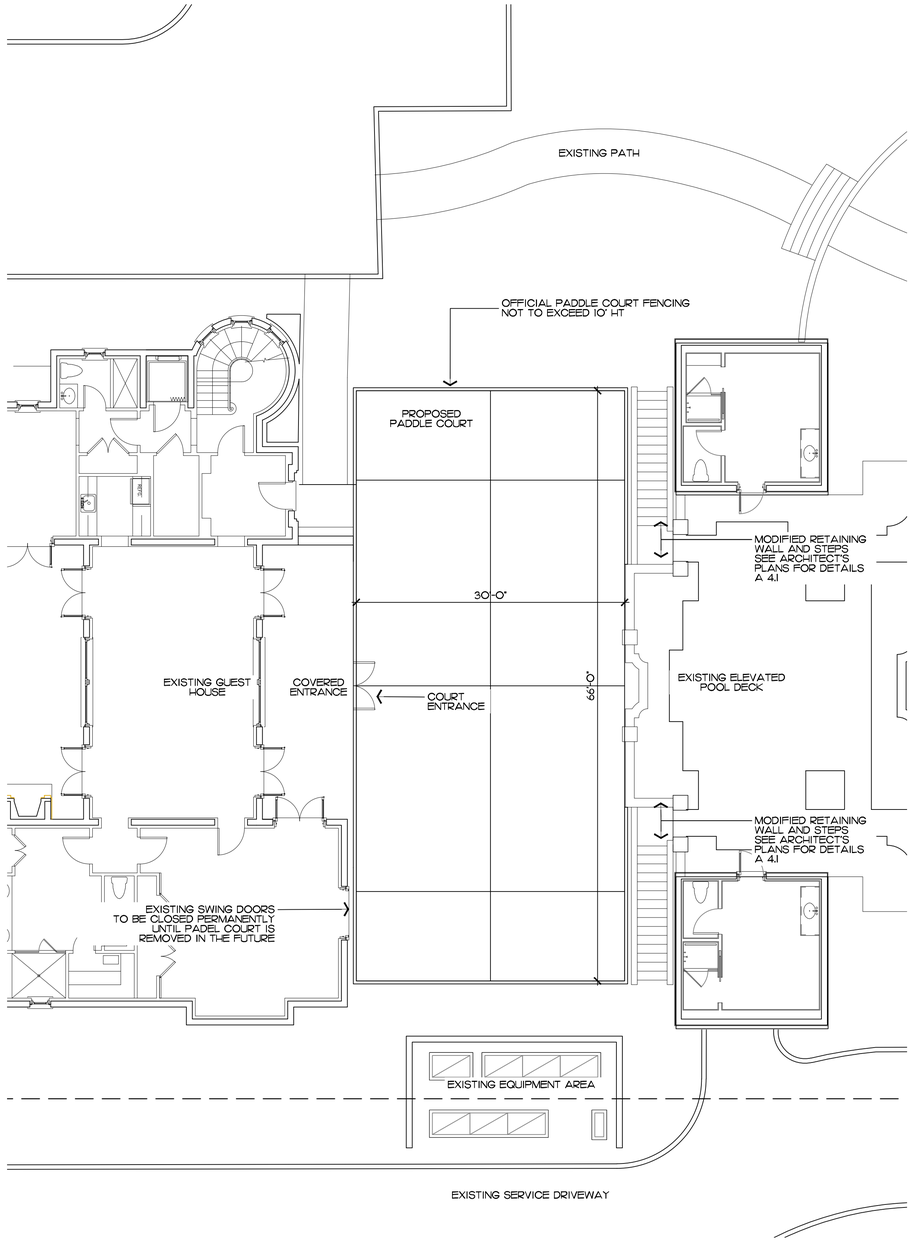


Key Map

SCALE: 1" = 80'-0"

Materials

PROPOSED PADEL COURT
OFFICIAL FENCE ENCLOSURE NOT TO EXCEED 10'-0" HT.



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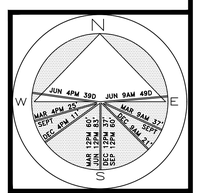

JOB NUMBER: # 25025.00 LA
DRAWN BY: Alex Bugrii
DATE: 03.18.2025

SHEET L4.1

Site Plan

SCALE IN FEET 0' 8' 16' 24'

AREA IN SQ.FT.

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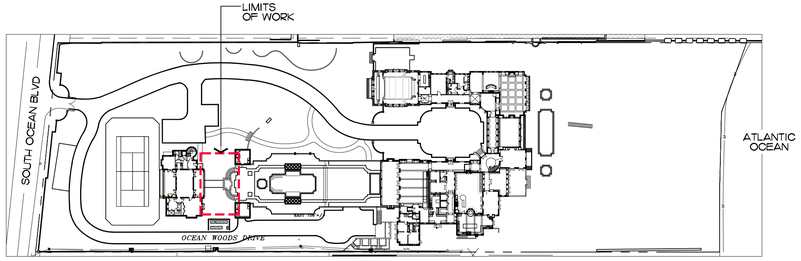


Key Map

SCALE: 1" = 80'-0"

Trees & Palms

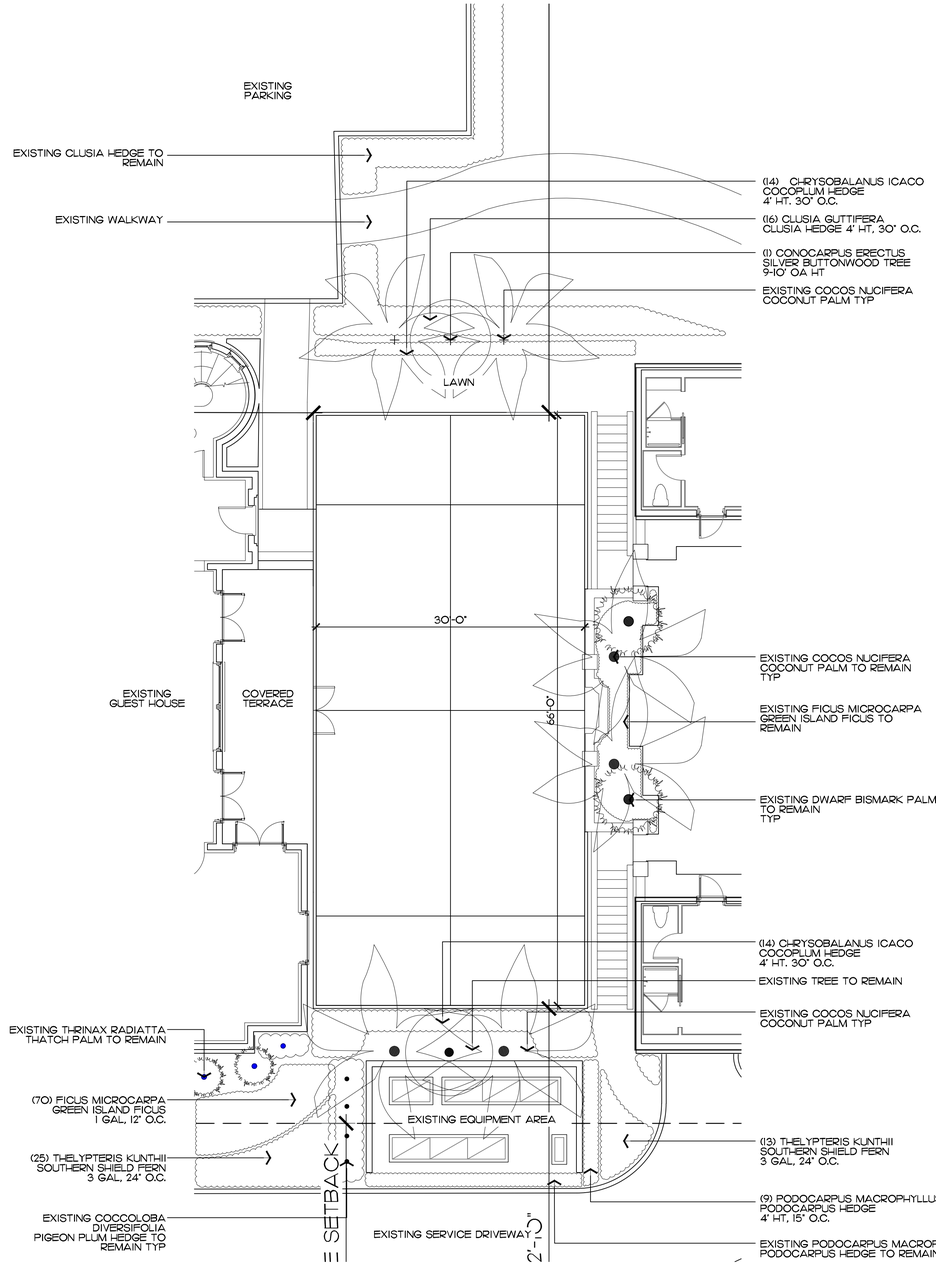
SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCOS NUCIFERA COCONUT PALM	2	25' HT. SLIGHT CURVE	NO
	CONOCARPUS ERECTUS SILVER BUTTONWOOD TREE	1	9'-10' HT.	YES

TOTAL	5
NATIVE	3 (60%)

Shrubs

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS ICACO HORIZONTAL GREEN COCOPLUM	28	4' HT, 30" O.C.	YES
	CLUSIA GUTTIFERA CLUSIA HEDGE	16	4' HT, 30" O.C.	NO
	THELYPTERIS KUNTHII SOUTHERN SHIELD FERN	38	3 GAL, 24" O.C.	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	70	1 GAL, 12" O.C.	NO
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	9	4' HT. 15" O.C.	NO

TOTAL	161
NATIVE	66 (40%)



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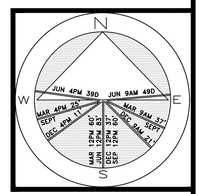

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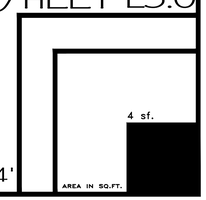
SHEET L5.0



Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

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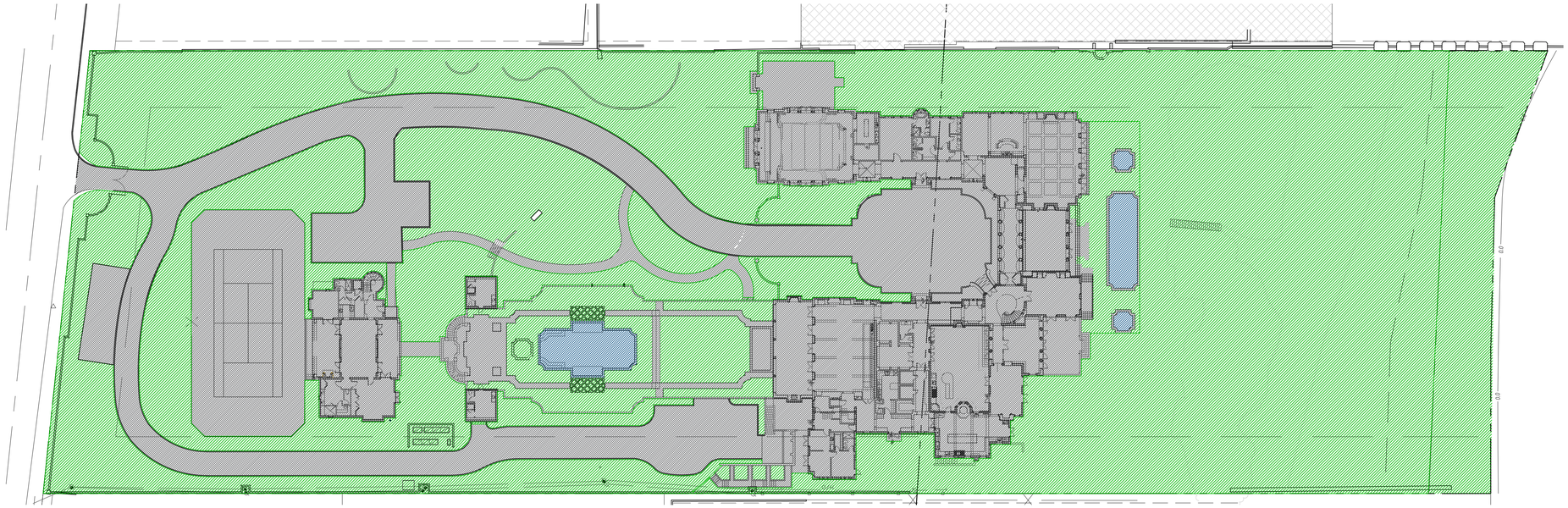
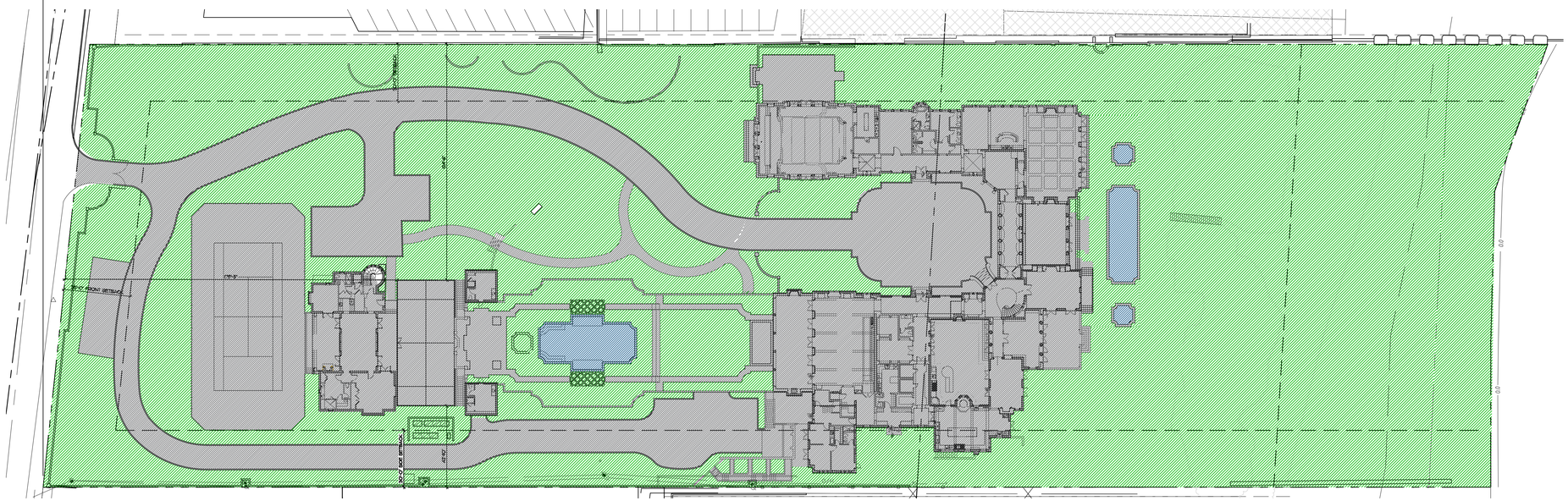


Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Legend

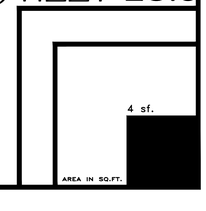
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE

Site Data

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE R-AA		R-AA	R-AA
LOT AREA	60,000 S.F. MINIMUM	175,500 SF	175,500 SF
LANDSCAPE OPEN SPACE	MINIMUM 55% 96,525 S.F.	112,974 SF 64.3%	110,772 SF 63.11%
FRONT YARD LANDSCAPE OPEN SPACE	MINIMUM 45% 3,705 S.F.	6,172 SF 75%	6,172 SF 75%

Open Space Diagram

SCALE IN FEET 1/32" = 1'



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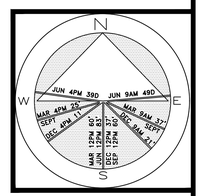

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SHEET L6.0

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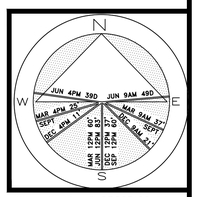
Padel Court Plan Rendering



JOB NUMBER: # 25025.00 LA
DRAWN BY: Allison Padilla
Jean Twomey
DATE: 03.06.2025

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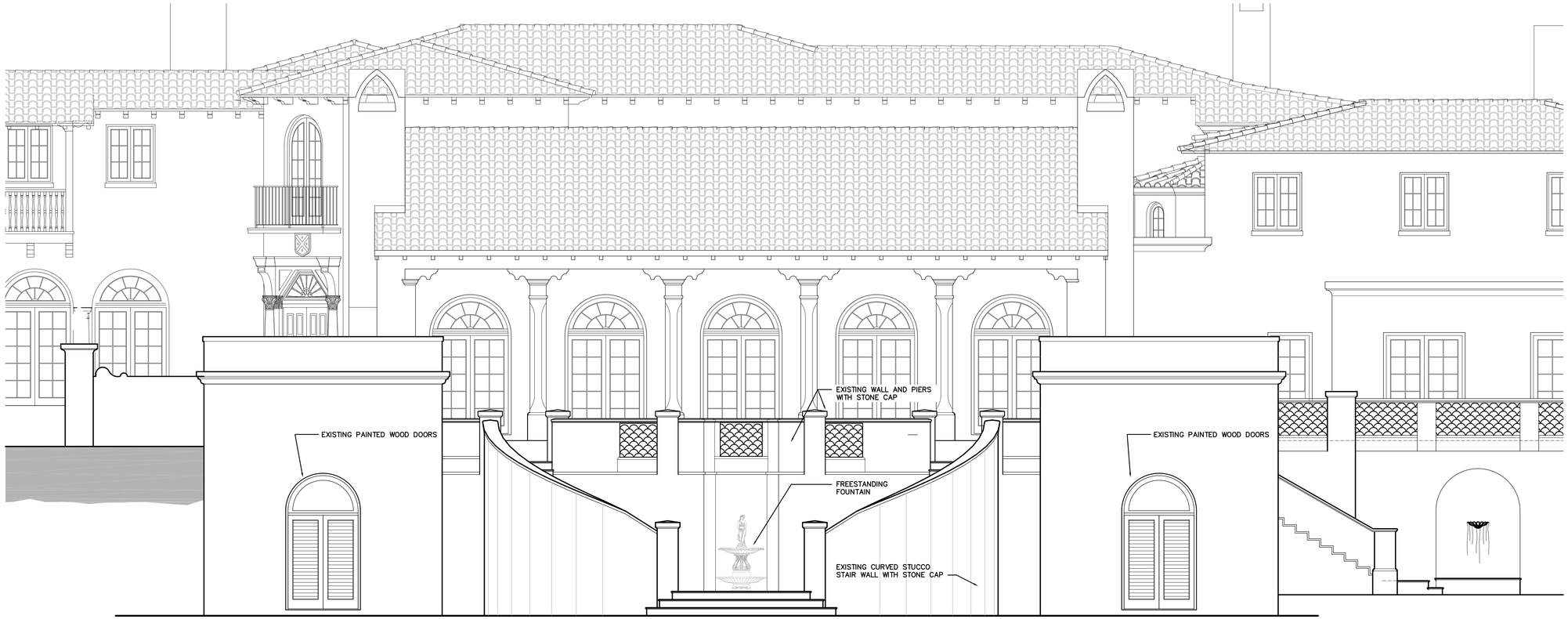
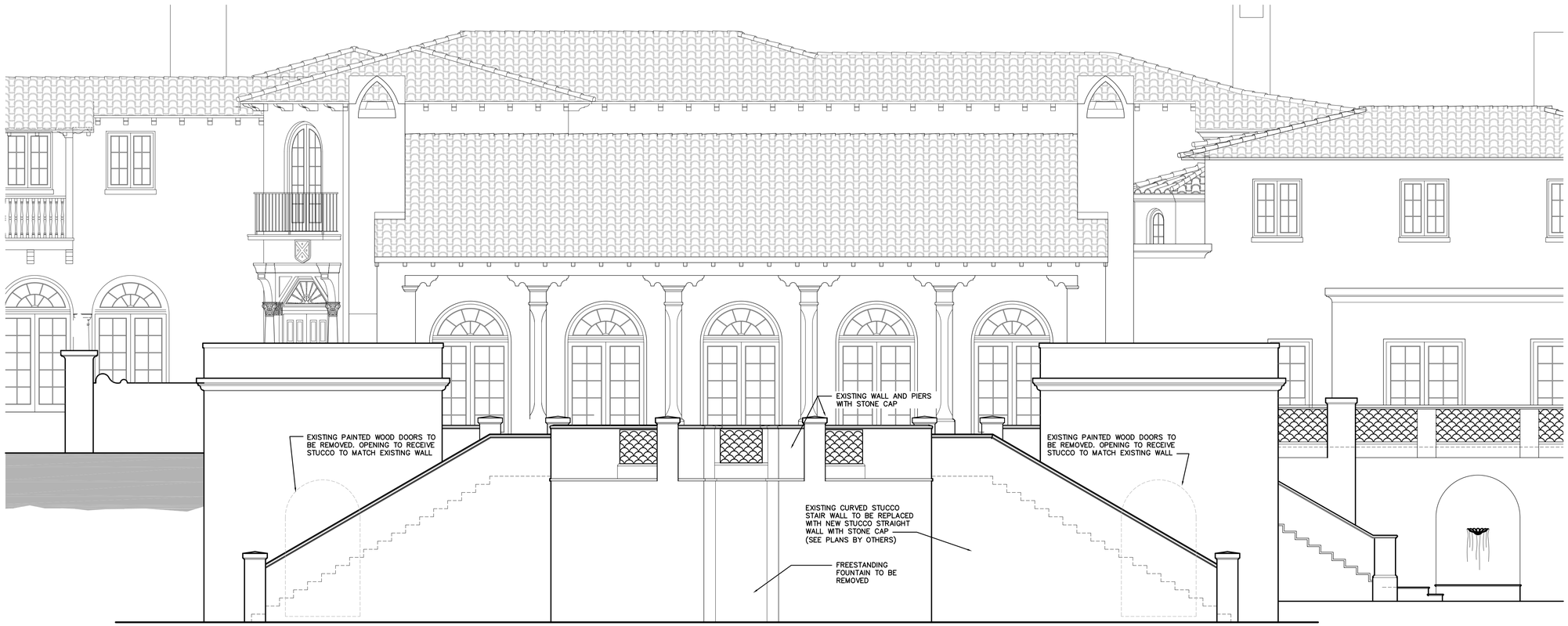
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Padel Court Rendering NTS



EXISTING PARTIAL EAST ELEVATION



PROPOSED PARTIAL EAST ELEVATION

COA-25-0009 (ZON-25-0026)

BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

MICHAEL MARK MARSH
AR9030
SEAL

ADDITIONS/RENOVATION TO
LA BELLUCIA
JOB

1200 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA

EXTERIOR ELEVATIONS
DRAWING

22014
JOB NO.

NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, AND WRITTEN SPECIFICATIONS.

CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS AND DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.

REVISIONS

1	6
2	7
3	8
4	9
5	10

1/4"=1'-0"
SCALE

DATE 5/14/25
DRWN SV
CHK MM

A4.1
DWG. NO.

BOUNDARY SURVEY FOR:
JEFFREY GREENE AND MEI SZE GREENE

This survey is made specifically and only for the following parties for the purpose of a permit on the surveyed property.

Jeffrey Greene And Mei Sze Greene

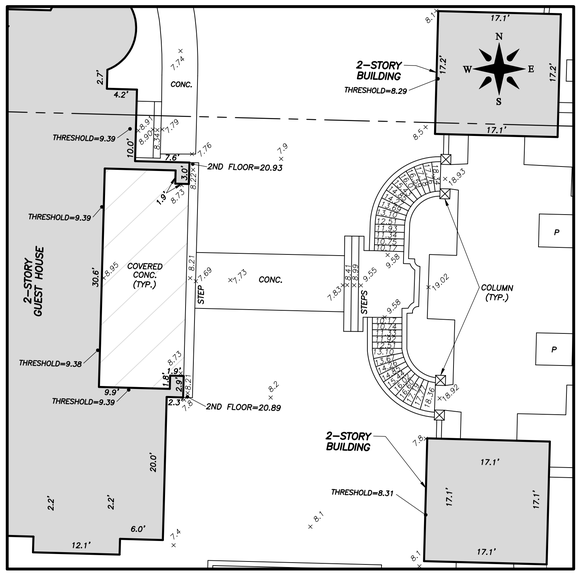
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
1200 S. Ocean Boulevard
Palm Beach, FL 33480

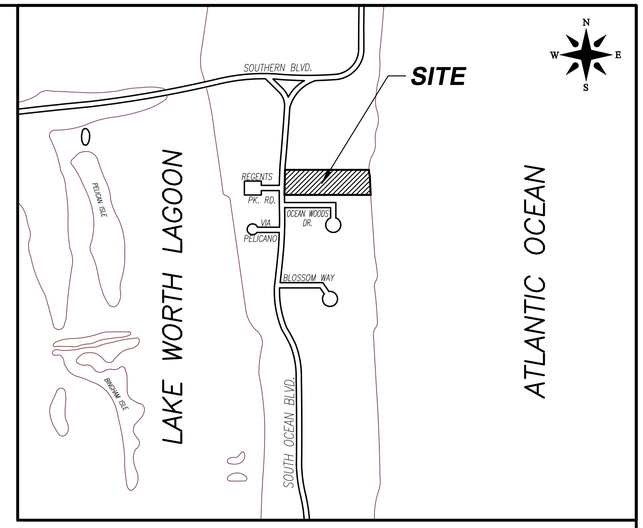
LEGAL DESCRIPTION:
The South 135 feet of Government Lot 2, Section 35, Township 43 South, Range 43 East, lying East of County Road, and the North 99 feet of Government Lot 1, Section 2, Township 44 South, Range 43 East, lying East of County Road (said County Road being also knows as State Road A1A and as Ocean Boulevard), in Palm Beach County, Florida.

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.O.	= CLEAN-OUT
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
E.B.	= ELECTRIC BOX
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
G.A.	= GUY ANCHOR
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.C.	= SECURITY CAMERA
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #8598)
⊙	= IRON PIPE FOUND (AS NOTED)
◒	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
◉	= NAIL & DISK FOUND (AS NOTED)
◎	= MAG NAIL & DISK SET (LB #8598)
℗	= PROPERTY LINE
⊘	= UTILITY POLE
⊘	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
☼	= LIGHT POLE



DETAIL
SCALE: 1"=10'



VICINITY SKETCH
(NOT TO SCALE)

TITLE COMMITMENT REVIEW

CLIENT:	JEFFREY GREENE & MEI SZE GREENE	COMMITMENT NO. : 5606-27		DATE: 05/16/2013
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 00-1049.050		
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS	PLOTTED
1-4	N/A	STANDARD EXCEPTIONS	N/A	N/A
5	D.B. 116, PG. 191 D.B. 124, PG. 430	AN EASEMENT GRANTED TO THE WEST PALM BEACH TELEPHONE COMPANY THAT DESCRIBES THE PROPERTY BY REFERENCE TO TWO RECORDED DOCUMENTS (D.B. 90, PG. 471 & D.B. 110, PG. 85) NEITHER OF WHICH WERE SUPPLIED TO THIS OFFICE. REGARDLESS, THE EASEMENT IS NOT DEFINED DIMENSIONALLY. IT ESTABLISHES THE LOCATION BASED ON THE PLACEMENT OF POLES ALONG OR NEAR OCEAN BOULEVARD IN THE TIME PERIOD OF THE DOCUMENT (1918). WITHOUT WITNESSING THE POLE LOCATIONS AT THAT TIME PERIOD WE ARE NOT ABLE TO ESTABLISH THE INTENDED LOCATION.	YES	NO
6	O.R.B. 8510 PG. 1917	AGREEMENT	YES	NO
7		RIPARIAN & LITTORAL RIGHTS	YES	NO
8		PUBLIC RIGHT TO USE BEACH	YES	NO
9		MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN	YES	YES
10A	O.R.B. 25132, PG. 1016	NOTICE OF COMMENCEMENT	YES	NO
10B	O.R.B. 25941, PG. 1709	AMENDED NOTICE OF COMMENCEMENT	YES	NO

FLOOD ZONES:
This property is located in Flood Zones VE (EL. 11), AE (EL. 7), & X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0591G, dated 12/20/2024.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 5606-27, issued by Old Republic National Title Insurance Company, dated 05/16/2013. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted and are based upon N.A.V.D. 1988.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*
15. *Distances shown hereon are ground unless shown otherwise. The scale factor from ground to grid is 1.000052136.*
16. *Coordinates shown hereon are based upon Datum - NAD 83 1999 adjustment, Zone - Florida East, Linear Unit - US Traverse Mercator Projection.*
17. *This survey falls within the suburban category as classified in Chapter 5J-17.051 and 5J-17.052, Florida Administrative Code. All field measurements exceeded the accuracy requirements for this classification.*
18. *The real-time GPS positional information shown hereon was collected with a Topcon Hiperlite System. The information was translated to conform to the Coastal Construction Control Line, permanent reference monuments as recorded in Plat Book 80, Page 137, Public Records of Palm Beach County, Florida. The horizontal positional accuracy was plus/minus 0.07 of a foot based upon the published information for the permanent reference monuments.*

CERTIFICATION:

I HEREBY ATTEST *that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

William M. Naulty License Number 7558 STATE OF FLORIDA Professional Surveyor and Mapper

DATE OF LAST FIELD SURVEY: 04/02/2025

William M. Naulty
Professional Surveyor and Mapper
Florida Certificate No. 7558

REVISIONS:
04/02/25 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS E.G./S.W. 240231 BOOK5/22
05/05/23 SURVEY AND TIE-IN UPDATE WITH 62B REQUIREMENTS J.D./S.W. 00-1049.57 WP200/64
04/26/21 SURVEY AND TIE-IN UPDATE WITH 62B REQUIREMENTS L.E./M.B. 00-1049.55 PB311/33
12/17/20 SURVEY AND TIE-IN UPDATE J.O./M.B. 00-1049.53 PB304/2
04/19/16 SURVEY AND TIE-IN UPDATE B.M./M.B. 00-1049.52 PB221/5
06/18/13 SVY.UD. T.I/FIN. B.M./R.C. 00-1049.50 PB155/28
08/29/12 PILING DETAIL AT SOUTH PROPERTY LINE R.C./M.B. 00-1049.45 PB130/72
05/04/12 FORMBOARD TIE-IN ON GUEST HOUSE B.M./M.B. 00-1049.41 PB137/59
04/18/12 FORMBOARD TIE-IN B.M./M.B. 00-1049.39 PB137/24
11/07/11 POOL FORMBOARD TIE-IN J.P./M.B. 00-1049.34 PB132/47
08/16/11 FORMBOARD TIE-IN D.G./M.B. 00-1049.21 PB129/65
05/12/11 LOCATE CLEAN-OUT J.P./M.B. 00-1049.15 PB122/7
12/04/10 SURVEY UPDATE TIE-IN UPDATE J.P./M.B. 00-1049.14 PB121/67
12/23/09 SPOT ELEVATIONS J.P./M.B. 00-1049.11 PB115/10

BOUNDARY SURVEY FOR:

JEFFREY GREENE AND MEI SZE GREENE

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	R.C.	JOB NO.: 00-1049.10	F.B. PB114	PG.	44
OFFICE:	M.B.	DATE: 12/1/09	DWG. NO. 00-1049-7		
C'K'D:	C.W.	REF: 00-1049-7.DWG	SHEET 1	OF	2

DETAIL N.W. CORNER N.T.S.

SOUTH OCEAN BOULEVARD · 20.11' · 0.3' · 5' U.E. · E.O.P. · R/W · WALL ANGLE POINT 0.1' SOUTH · WALL CORNER 0.3' SOUTH

REVISED PLAT
PALM BEACH CAUSEWAY
(P.B. 14, PG. 53)

CONC. WALLS · 1.0' CONC. WALL · WALL BREAK (TYP.) · 0.1' · 0.2' · 0.2' · 0.75' CONC. WALL · CONC. BUTTRESS · DETAIL N.T.S.

CONC. WALL & FOUNTAIN · TENNIS CLUB CABANA · CONC. BUTTRESS · 1.6' CONC. CAP · 0.2' · 7.7' · 3.0' · 12.8' · 0.9' · 1.6' · 3.7' · 0.4' · 3.1' · 0.2' · 4.0' · FOUNTAIN · 6.0' · DETAIL N.T.S.

CONC. WALLS · 0.3' · DETAIL N.T.S.

DETAIL N.T.S. · TENNIS CLUB CABANA · 2.9' · CONC. WALLS

0.1' · 0.4' · DETAIL N.T.S. · CONC. WALLS

0.2' · DETAIL N.T.S. · 0.9' · 1.7' · CONC. WALLS

0.2' · 0.7' · DETAIL N.T.S. · 0.9' · 1.7' · CONC. WALLS

5' U.E. (P.B. 14, 53) · 0.50' RETAINING WALL · 1.0' RETAINING WALL · ASPHALT · 0.6' CONC. CURB · LOT E · LOT A · TENNIS CLUB CABANA · 204.6'

N:852,147.34
E:970,358.76

33' · 4"x4", "L.B. 4109", 0.2'S. 0.3'W. 2.5"x4" 0.5'N. & 13.17'E. · 5' U.E. (P.B. 14, PG 53) · CONC. WALLS ALONG PROPERTY LINE (SEE DETAILS) · (BASIS OF BEARINGS) EAST 726'± · BLDG. ABUTTS WALL · EXPOSED 1.0' FOOTER · 4"x4" 0.3'N. · WALL CORNER 0.2' NORTH · 1.6' CONC. CAP · 0.6' CONC. WALL · ROOFED · WALL END 1.6'N. · CONC. SEAWALL

20.11' · 48.6' · 219.7' · 353.0' · 451.01' · 61.3' · C.B.S. WALLS (TYP.) · 155.25' · COASTAL STRAND · 280.4' · EXOTIC · COASTAL STRAND · FOUNTAIN · WOOD FENCE

BENCHMARK: MAG NAIL EL.=4.55 NAVD

(COUNTY ROAD A.K.A. S.R. A1A) SOUTH OCEAN BOULEVARD · 235.31' · C.L.F. · M.H. · COMMUNICATION BOX · S.C. · CONC. DRAIN CAP · PAVERS · PAVER BRICK DRIVE · YARD DRAIN RIM EL.=5.63 · M.H. · CONC. (STATUE BASE) · 3.853± ACRES · 2-STORY BUILDING · PAVER STEPS · PAVER WALK · CONC. STEPS · 46.0' · CONC. · 31.0' · 30.5' · 52.8' · 61.2' · THRESHOLD=21.40 · THRESHOLD=21.39 · THRESHOLD=21.38 · COVERED ENTRY · DRAIN · PAVER BRICK DRIVE · CANVAS COVERED CONC. · POOL · CONC. COPING (TYP.) · STAIRS · COASTAL STRAND · EXOTIC · SOUTH LINE GOVERNMENT LOT 2 SECTION 35/43/43 · NORTH LINE GOVERNMENT LOT 1 SECTION 2/44/43

BENCHMARK: MAG NAIL EL.=4.35 NAVD

C.L. SOUTH OCEAN BOULEVARD · N06°02'02"E · CONC. WALL AND COLUMNS (TYP.) · PAVERS · CONC. · 209.6' · 128.9' · 15.4' · DIA=24.2' · CONC. THRESHOLD=8.29 · 7.47' · 7.8' · 17.1' · P.E. · COLUMN & WALL (TYP.) · 0.8' · 0.2' DRAIN · 14.8' · 4.8' · 8.1' · 23.2' · 12.9' · 42.9' · 11.9' · 0.8' · THRESHOLD=23.34 · 20.1' · 21.5' · 5.9' · 5.0' · 20.0' · 2.5' · 20.1' · 20.0' · 19.7' · 18.9' · 18.2' · 18.6' · 19.4' · 19.5' · 19.1' · 19.2' · 19.6' · 19.8' · 19.9' · 19.76' · 19.74' · 19.75' · 19.76' · 19.8' · 19.6' · 19.76' · 19.6' · 19.8' · 19.76' · 19.6' · 19.8' · 19.76' · 19.6' · 19.8

"LPC PROPERTY FILE FORM"

PROPERTY ADDRESS: GRADE: A

HISTORIC/COMMON NAME: per PAB 3/10/83

NAME OF OWNER: Ballinger R. I. JR. & Wynne S PHONE:

ADDRESS OF OWNER: 1200 So. Ocean Blvd, P.B.

PARCEL NUMBER: 50 43 43 35 00 00 20 410

LEGAL DESCRIPTION: 35-43-43, So. 135 feet of Gov. Lt 2 East of County Road, 2-44-43, North 99 feet of Gov Lt 1 East of County Road.

DESIGNATION STATUS:

DESIGNATION PROCEDURE:

1. Listed as potential property identified for possible consideration: _____ (date)

2. Voluntary Solicitation: _____ (date); Response: Yes _____ (date) No _____ (date) No Response ___

3. Property proposed for designation: By _____; Date: _____

Criteria:

4. Owner notified of proposed designation by Certified Mail: _____ (date); Delivered: _____ (date

5. Date for Public Hearing (after 30 days): _____ (date); Posted _____ (date)

6. Notice to Bldg. Dept. per Section 9(h): _____ (date); cc: Town Mgr. ___; Town Lawyer ___

7. Objection by Owner: No ___; Yes ___; Date: _____; Lawyer: _____

Removal & Comment:

8. LPC Hearing: _____ (date); Recommended ___; Removed ___; Deferred ___: 45-day clock _____ (date

Comments: Owner Notified: _____ (date

9. Recommended to Town Council: ; 90-day clock

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. 820 = =

Site Name La Bellucia 830 = = Survey Date 8101 905 = =

Address of Site: 1200 S Ocean Blvd, Palm Beach, FL 33480

Instruction for locating E side of S Ocean Blvd S of Southern Blvd 813 = =

Location: Palm Beach Causeway (subdivision name) (block no.) metes and bounds description (lot no.) 868 = =

County: Palm Beach 808 = =

Owner of Site: Name: Ballinger, Robert, Jr

Address: 1200 S Ocean Blvd, Palm Beach, FL 33480 902 = =

Type of Ownership private 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: X) 858 = =
- ☐ Moved ( ) (Date: X) 858 = =

Original Use private residence 838 = =

Present Use private residence 850 = =

Dates: Beginning +1920 844 = = NOBP

Culture/Phase American 840 = =

Period 20th Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site: (Check One or More)

- ☐ Zoning (X) 878 = =
- ☐ Development (X) 878 = =
- ☐ Deterioration (X) 878 = =
- ☐ Borrowing (X) 878 = =
- ☐ Other (See Remarks Below): 878 = =
- ☐ Transportation (X) 878 = =
- ☐ Fill (X) 878 = =
- ☐ Dredge (X) 878 = =

Areas of Significance: Architecture 910 = =

Significance: This is an Addison Mizner house, one of the biggest, although its echelon plan hides or exaggerates its size, depending on the point of view.

Grade: A

LAPB 911 = =

ARCHITECT Mizner, Addison (Palm Beach, FL) 872 = =

BUILDER 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE irregular; irregular 966 = =

EXTERIOR FABRIC(S) stucco: roughcast 854 = =

STRUCTURAL SYSTEM(S) brick 856 = =

PORCHES E/ 2nd-fl balcony, w/railing of turned spindles; covered wooden balcony, cantilevered, plain posts, turned spindle (see cont. sheet) 942 = =

FOUNDATION: 942 = =

ROOF TYPE: hip # gable 942 = =

SECONDARY ROOF STRUCTURE(S): none 942 = =

CHIMNEY LOCATION: E/ end: interior # s/ end: (see cont. sheet) 942 = =

WINDOW TYPE: casement, 12 and 16, wood # French, 15 or 20, wood 942 = =

CHIMNEY: masonry, stuccoed 882 = =

ROOF SURFACING: tile: barrel 882 = =

ORNAMENT EXTERIOR: wood # stucco 882 = =

NO. OF CHIMNEYS 3 952 = = NO. OF STORIES 2 950 = =

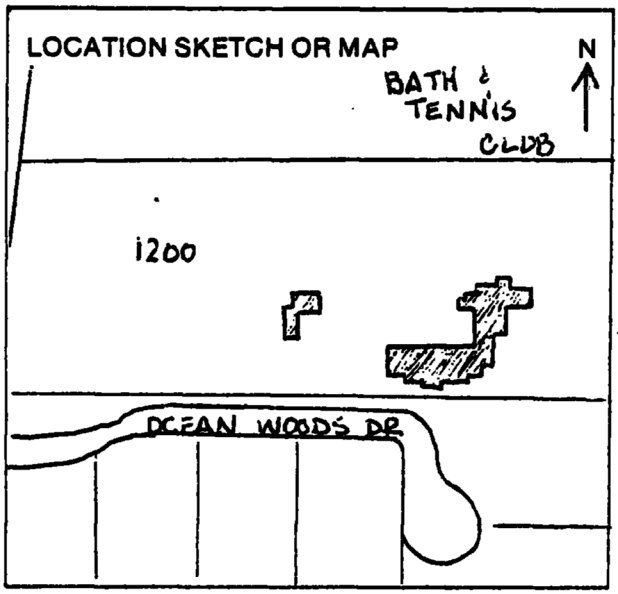
NO. OF DORMERS none 954 = =

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

Latitude and Longitude:
26° 40′ 20″ ° ′ ″ 800 = =

Site Size (Approx. Acreage of Property): 3 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers PB-8101-3-F35-36 ;PB-7273-13-F7; PB-7273-21-F7 860 = =

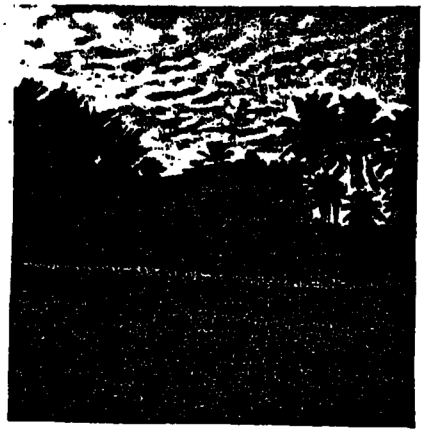
Contact Print

CONTINUATION SHEET

Site Name: La Bellucia
Address of Site: 1200 S Ocean Blvd, Palm Beach, FL 33480

Porches Continued: balustrade # N/ 2nd-fl balcony, turned balusters # NW/ corner, cantilevered balcony, decorated iron railing # S/ 4-bay loggia, Composite columns 942==

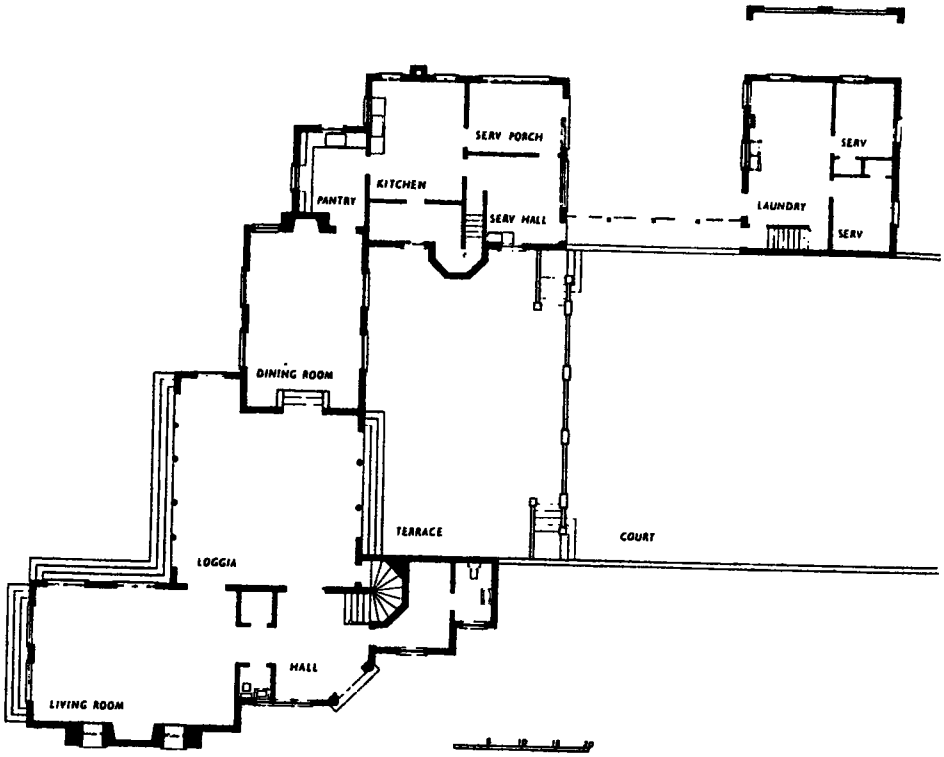
Chimney Location Continued: exterior (2) # N/ end: exterior 942==



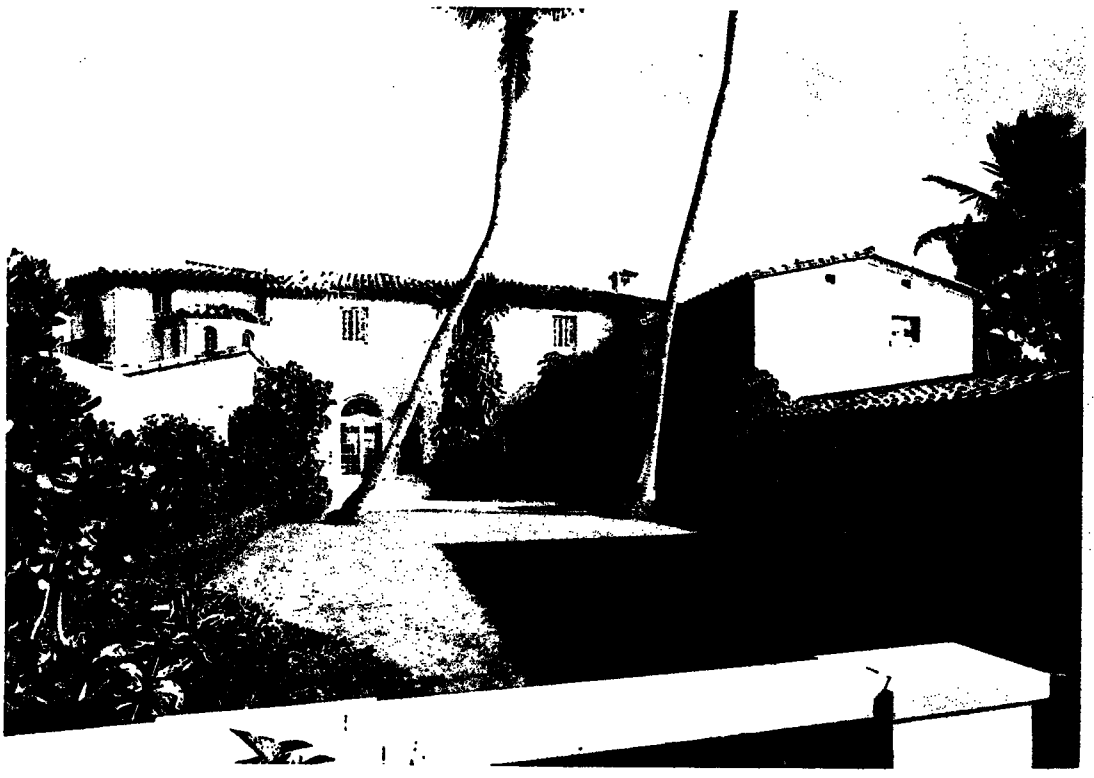
36. La Bellucia, Willey Lyon Kingsley house, Palm Beach, 1920, ocean facade.

37. La Bellucia, entry.

From: Curl, Mizner's Florida
1984



40. La Bellucia, plan.



38. La Bellucia, patio.

1200 S. d. Blvd.

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: June 18, 2025

To: Mayor and Town Council

Via: Wayne Bergman, MCP, LEED-AP
Director PZ&B

From: Planning, Zoning, & Building Department

Re: COA-25-0012 100 EL BRAVO WAY. The applicant, Thomas M. Kirchhoff, has filed an application requesting a Certificate of Appropriateness for front door replacement for the landmarked property.

Date: 6/11/2025

COA-25-0012 100 EL BRAVO WAY. The applicant, Thomas M. Kirchhoff, has filed an application requesting a Certificate of Appropriateness for front door replacement for the landmarked property.

Applicant: Thomas M. Kirchhoff | Kirchhoff & Associates Architects

HISTORY:

The subject property was built in 1922. It was designed by Marion Sims Wyeth in the Mediterranean Revival architectural style. In 2021, the property was landmarked. As stated in the designation report: "Building Permit # 5722 was issued to contractor H. R. Corwin by the Town of Palm Beach in 1922 to build the Dobyne residence. The permit specified a two story building to be constructed of hollow clay tile covered with roofs of tile and composition."

Original Front Entry.

In 1930, Howard Major was the architect of a second-story addition and a garden pavilion.

In 2020, COA-042-2020 was approved for major rehabilitation and reconstruction of portions of the residence. This approval was amended in 2021 (COA #010-2021 and COA-21-016). In 2023, COA-23-026 was approved for the installation of solar panels.

Since 2021, minor revisions were approved administratively (L-21-00468, L-21-00517, LPCS-24-0129, and LPCS-24-0016).

In January 2025, staff conducted a final LPC inspection of the property. A change to the front door was identified which had not been clearly documented in the approved plans. An administrative review application (LPCS-25-0216) was submitted to request this change. As reviewed with the LPC Chair, the applicant received direction to reintroduce grill work at the entrance reminiscent of the gate that once existed. This could be achieved either with new gates or through ornamentation of the installed front door.

The applicant has chosen to bring forward to full commission review the installed front door without a gate or ornamentation.

THE PROJECT:

The applicant has submitted plans, entitled "GOLDEN CRATE LLC 100 EL BRAVO WAY PALM BEACH, FL 33480", as prepared by Kirchhoff & Associates Architects, received by the Town on June 2, 2025.

The following is the scope of work for the Project:

- Front door replacement.

Site Data			
Zoning District	R-AA	**Future Land Use**	SINGLE-FAMILY
Architect	Mizner	**Year of Construction**	Circa 1920
Lot Size	175,500 SF	**Flood Zone**	VE 11
Landscape Open Space	Permitted: 96,525 SF (55.0%)	Existing: 112,974 SF (64.37%)	Proposed: 110,772 SF (63.11%)

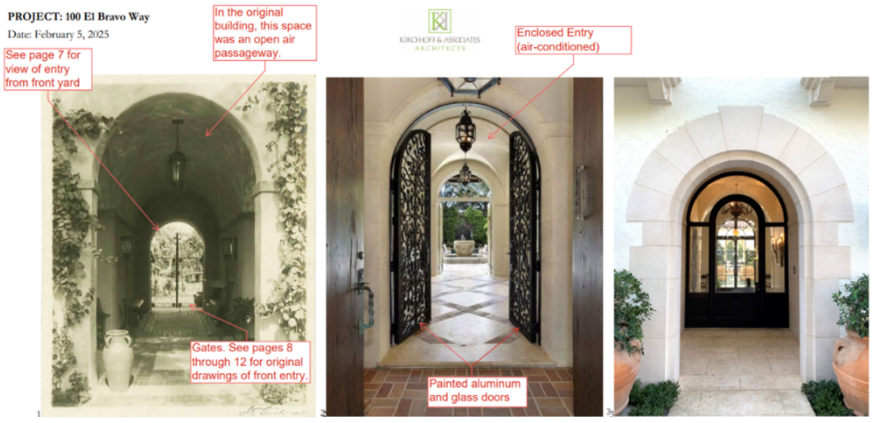
Surrounding Properties / Zoning	
North	1170 S Ocean Blvd (Bath & Tennis Club) / R-AA
South	1230 S Ocean Blvd, 1236 S Ocean Blvd, and 100 Emerald Beach Way / R-AA
East	Atlantic Ocean
West	South Ocean Boulevard

STAFF ANALYSIS

The application is seeking a Certificate of Appropriateness for front door replacement. In the original building, the entrance on El Bravo Way was an open-air passageway with a gate.

After the 2002 renovation, wood front doors were added to the front façade with aluminum and glass doors further behind them. The approved plans indicated that the 2002 front doors would be removed and the existing aluminum and glass doors retained.

During the January 2025 final LPC inspection, staff identified a new aluminum and glass door. An administrative review application (LPCS-25-0216) was submitted to request this change. The applicant received direction from the LPC Chair to re-introduce grill work at the entrance through new gates or through ornamentation of the front door. These comments were aimed at addressing the existing condition of the installed door whose transparency was interrupted by the bottom panels. As an alternative, a fully glazed door and sidelights, without bottom panels, could be proposed to effectively convey the original transparency of the entryway.



Original Front Entry, Post 2002 Front Entry, and Existing Front Entry.

The applicant has submitted a comprehensive set of plans along with a letter of intent explaining the rationale behind the selected front door design and their analysis of why it is compatible with the building.

Existing Front Entry.

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

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING
No Fiscal Impact

KIRCHHOFF & ASSOCIATES
ARCHITECTS

LETTER OF INTENT
LANDMARKS PRESERVATION COMMISSION
100 EL BRAVO
COA-25-0012

Please find for review by the Landmarks Preservation Commission, the attached application for our project at 100 El Bravo in Palm Beach. The restoration of this property was completed in December, 2024. At the final inspection, the Town requested that the new bronze front door be resubmitted to the Landmarks Preservation Commission for Administrative Approval. The assigned case number was LPCS-25-0216. The Plans Correction Report requires resubmittal citing the following, "As reviewed with the Landmarks Preservation Commission (LPC) Chair, re-introduce grill work at the entrance. This can be achieved either with new gates or through ornamentation of the front door."

In 1922, a visitor to the house would have approached the arched front entry, passed through a barrel-vaulted hall approximately 18' long, and arrived in an outdoor arcade flanking the main courtyard space. The interior of the house was entered from the arcade. The original drawings show a tooled stone surround at the entry and photos from the era show a very delicate pair of owner furnished wrought iron gates at the entrance to the barrel- vaulted hall. The impression of an approaching visitor would have been one of transparency; he or she would have been able to see through the long, dark, barrel-vaulted entry and into the courtyard.

In a renovation by Smith and Moore in 2002, this transparency and delicacy (the interplay of the heavy masonry vault and the almost ephemeral iron gate) was compromised by the installation of a pair of pecky cypress doors and a heavy, ornate ornamental grill in painted aluminum at the Front Entry. The outdoor arcade had been enclosed and the original experience of approaching and entering the house was completely lost.

Our intent was to restore the original experience of approaching and entering the house. We sought to achieve this by installing a bronze and glass door setback approximately 8 feet from the front facade. Today, a visitor approaching the house looks through the dark, barrel-vaulted entry and into the bright, light courtyard just as he or she would have in 1922. In addition, we painstakingly recreated the tooled stone surround shown on Wyeth's drawings, at the entry.

We deliberately chose not to design new iron gates. They were clearly not an important part of Wyeth's original design. In fact, he notes them only as "supplied by owner" on his drawings, while carefully designing railings and window grills. It is possible to see the entry gates in one old photo, but they are not clear enough to accurately fabricate a replica. Instead, we chose to faithfully recreate the window grills and the entry surround for which we have drawings from Wyeth. We chose to restore the transparency of the original entry to the visitor experience by installing a transparent bronze and glass door. We believe this decision is supported by The Standards for Restoration provided by the Secretary of the Interior and cited on page 34 of The Landmarks Manual, "Replacement of missing features from the restoration period will be **substantiated by documentary and physical evidence**. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically."

1907 COMMERCE LANE, SUITE 106 JUPITER, FLORIDA 33458
TEL 561 575 9994 KIRCHHOFFARCHITECTS.COM
FLORIDA REGISTRATION AA0002470

Please note the following:

A) LANDMARKS: NEW CONSTRUCTION 54-122

(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 façade;
(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.

(b) Existing rhythm created by existing building masses and space between them should be preserved.
(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.
(d) A new street façade 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.
(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.

Section 54-161 CRITERIA FOR LANDMARKS AND LANDMARK SITES.

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

2. Is identified with historic personages or with important events in national, state or local history.

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

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.

Sincerely,

Thomas M. Kirchhoff
Principal Architect

GOLDEN CRATE LLC

100 EL BRAVO WAY

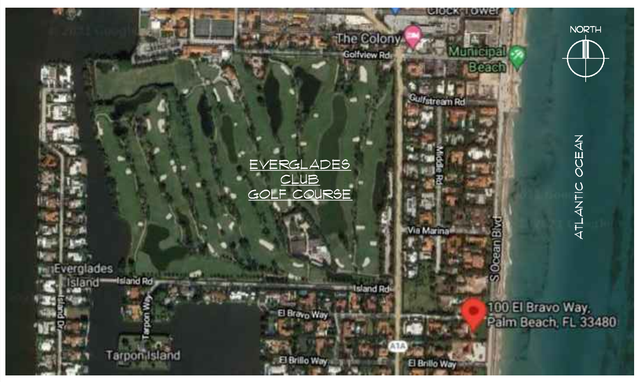
PALM BEACH, FLORIDA 33480

"DROP OFF"

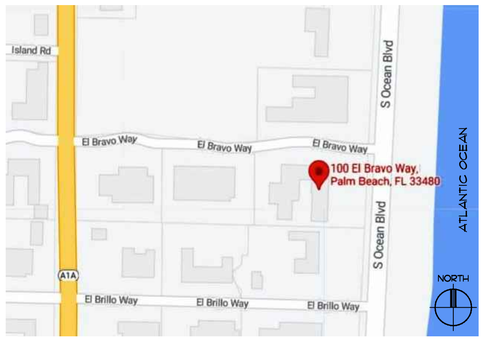
Date of Hearing: June 18, '25

ARCHITECT	CIVIL ENGINEER	MECHANICAL ENGINEER	STRUCTURAL ENGINEER
THOMAS M. KIRCHHOFF, AIA, P.A. 1907 COMMERCE LANE, SUITE 106 JUPITER, FLORIDA 33458 (561) 575-9994 FAX (561) 575-9845 WWW.KIRCHHOFFARCHITECTS.COM	DOUG WINTER, P.E. 4047 OKEECHOBEE BLVD., SUITE 222 WEST PALM BEACH, FLORIDA 33409 (561) 471-9863 FAX (561) 471-5075	CARDINAL ENGINEERING 825 PARKWAY STREET, SUITE 12 JUPITER, FL 33477 (561) 746-6343 CELL: (561) 818-7539	CARMO ENGINEERING 228 EAST OCEAN AVENUE LANTANA, FLORIDA 33462 (561) 586-1111 FAX (561) 586-5003

VICINITY LOCATION MAP - AERIAL



VICINITY MAP SHOWING ADJACENT PROPERTY BUILDINGS



LEGAL DESCRIPTION

SEE SURVEY

NOTES

1. THERE ARE NO HISTORIC TREES ON SITE.

2. THIS DRAWING WAS PREPARED BASED ON A SURVEY OF THE PROPERTY PREPARED BY R.L. VAUGHT & ASSOCIATES, INC., DATED 08-31-2020.

FLOOD ZONE

SUBJECT PROPERTY LIES IN FLOOD ZONE "X" (MINIMAL FLOOD HAZARD) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE MAP #12099C0983F, DATED OCTOBER 5, 2017. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

LEGEND

EXISTING ELEVATION IN NAVD

PROPOSED SPOT ELEVATION IN NAVD

PROPOSED ELEVATION DATUM IN NAVD

SCOPE OF WORK

THIS LANDMARKED HOME WAS PREVIOUSLY REVIEWED AND APPROVED UNDER:
COA-010-2021
Z-21-00310 TOWN COUNCIL
COA-21-016 (DEMOLITION OF LAUNDRY AREA)
L-21-00511 (STAFF PRIOR TO PERMIT)
COA-23-026 (SOLAR PANELS)
LPCS-24-0016 (STAFF APPROVAL FOR C.O.)
LPCS-25-0216 (STAFF APPROVAL FOR FRONT DOOR)
LPCS-24-0129 (FINAL LANDMARKS INSPECTION)

SINGLE BRONZE DOOR WITH GLASS REPLACES PAIR OF PAINTED ALUMINUM DOORS WITH GLASS PANELS AND ORNAMENTAL GRILLWORK.

DRAWING LIST

A0.0 Cover - Page 1
Color Photographs of Property - Page 2
Color Photographs of Neighborhood - Page 3
Color Photographs of Neighborhood - Page 4
Plan Corrections Report LPCS-25-0216 - Page 5
Images of Front Entry - Page 6
Image of Original Front Entry - Page 7
Original First Floor Plan Drawing - Page 8
Original Front Elevation Drawing - Page 9
Original Front Entry Drawing - Page 10
Original Section through Open-Air Entry - Page 11
Original Plan Drawing of Open-Air Entry - Page 12
Front Elevation images (Before and After Rehabilitation) - Page 13
Image of Current Front Entry showing setback of Front Door - Page 14
Zoning Legend and Site Plan Comparison - Page 15
Site Plan - Page 16
Elevation Drawings - Page 17
Elevation of Front Door before rehabilitation and after - Page 18
Proposed Plans and Section through Entry - Page 19
Front Entry Details - Page 20

LANDMARKED STATUS

YES

LEVEL OF ALTERATION

LEVEL 1

OCCUPANCY TYPE

R-3

TYPE OF CONSTRUCTION

TYPE V, B (UNPROTECTED) SPRINKLERED

COA-25-0012

KIRCHHOFF & ASSOCIATES
ARCHITECTS

1907 COMMERCE LANE, SUITE 106
JUPITER, FLORIDA 33458
561 . 575 . 9994
KIRCHHOFFARCHITECTS.COM

ADDITIONS AND RENOVATIONS FOR:

GOLDEN CRATE LLC
100 EL BRAVO WAY
PALM BEACH, FLORIDA

SEAL

STATE OF FLORIDA · THOMAS M. KIRCHHOFF · REGISTERED ARCHITECT · AR0014635

THOMAS M. KIRCHHOFF FL REG. NO. AR0014635

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KIRCHHOFF & ASSOCIATES ARCHITECTS

REVISIONS

SUBMITTAL DATE:

DATE OF HEARING:

DATE PLOTTED:

DRAWN BY: | CHECKED BY:

DRAWING NUMBER:

A0.0

SCALE:
AS NOTED

PROJECT: 100 El Bravo Way

Date: April 17, '25

KIRCHHOFF & ASSOCIATES
ARCHITECTS

100 El Bravo Way from S. Ocean Blvd. looking west
Image by Kirchhoff and Associates Architects, taken February 7, '25

Approach to 100 El Bravo Way Entry from El Bravo Way looking southeast
Image by Kirchhoff and Associates Architects, taken December 17, '24

PROJECT: 100 El Bravo Way

Date: April 17, '25

KIRCHHOFF & ASSOCIATES
ARCHITECTS

101 El Vedado Road taken from S. Ocean Blvd. looking southwest
Image by Kirchhoff and Associates Architects

640 S. Ocean Blvd. looking northwest
Image by Kirchhoff and Associates Architects

101 El Brillo Way taken from S. Ocean Blvd. looking west
Image by Wittmann Building Corporation

89 Middle Road taken from S. Ocean Blvd. looking southwest
Image by Wittmann Building Corporation

KIRCHHOFF & ASSOCIATES
ARCHITECTS

4 El Bravo Way looking southwest - Image by K&AA

132 El Bravo Way looking southwest - Image by K&AA

101 El Bravo Way looking northwest - Image by K&AA

101 El Bravo Way – seen from S. Ocean Blvd. looking southwest - Image by K&AA

PLAN CORRECTIONS REPORT LPCS-25-0216
FOR TOWN OF PALM BEACH

PLAN ADDRESS: 100 El Bravo Way
Palm Beach, FL 33480

PARCEL: 50434327050000020

APPLICATION DATE: 02/06/2025 **SQUARE FEET:** 0.00 **DESCRIPTION:** LPC Staff Approval for Front Entry Door

EXPIRATION DATE: **VALUATION:** $0.00

CONTACTS	Name	Company	Address
Applicant	PAUL WITTMANN	WITTMANN BUILDING CORPORATION	2 Harvard 300 Cir West Palm Beach, FL 33409
	PAUL WITTMANN	WITTMANN BUILDING CORPORATION	2 Harvard Circle Harvard Cir Suite 300 300 , Suite 300 West Palm Beach, FL 33409
Owner	Thomas Mikkelsen	Rock Ventures	1074 Woodward Ave Detroit, MI 48226

See scope of work on page 6.

Administrative Review

REVIEW ITEM	STATUS	REVIEWER
Administrative Design Review v.1	**Requires Re-Submit**	**Emily Lyn email: elyn@townofpalmbeach.com**

Correction: General - Emily Lyn (2/20/25) - Not Resolved

Comments: As reviewed with the Landmarks Preservation Commission (LPC) Chair, re-introduce grill work at the entrance. This can be achieved either with new gates or through ornamentation of the front door.

Corrective Action: Re-submit

Administrative Zoning Review v.1	**Approved**	**Emily Lyn email: elyn@townofpalmbeach.com**

Review conducted by the planning and zoning department

TIMELINE

1. Begin rehabilitation - **Fall of 2021** (under approvals C0A-010-2021 & Staff Approval L-21-00517)

2. Add solar panels - **August 16, 2023** (under approval COA-23-026)

3. Staff Approval for C.O. - **August 13, 2024** (under LPCS-24-0016)

4. Rehabilitation Complete - **December 2024**

5. Final Landmarks Inspection - **January 13, 2025** (LPCS-24-0129)

PROJECT: 100 El Bravo Way

Date: February 5, 2025

KIRCHHOFF & ASSOCIATES
ARCHITECTS

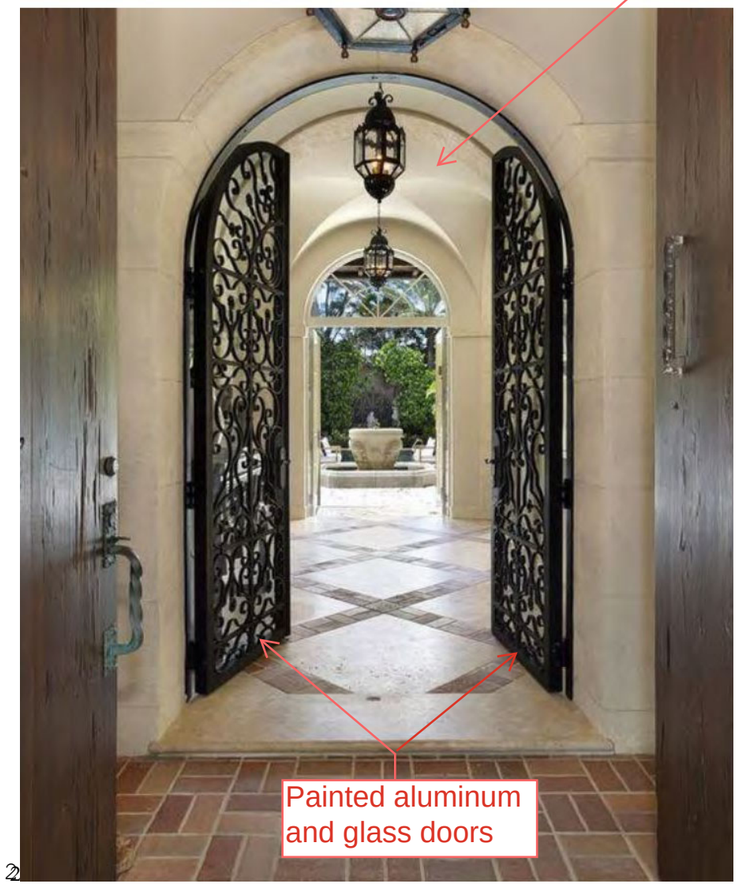
See page 7 for view of entry from front yard

In the original building, this space was an open air passageway.

Gates. See pages 8 through 12 for original drawings of front entry.

1

Enclosed Entry (air-conditioned)



Painted aluminum and glass doors

2

3

ORIGINAL FRONT ENTRY (Reflects 1922 residence):

View from the interior courtyard looking north to the entry on El Bravo Way.

On the original residence, there was not a front door, only a gate. See page 7 for view of entry from front yard.

Image received from Preservation Foundation of Palm Beach

Photo by F.E. Geisler, NY

George Dobyne, Esq. Residence

FRONT ENTRY (after 2002 renovation):

View from Front Entry Arch looking south.

Cypress plank doors are installed on the front entry arch.

See top center photo on page 13 for view from driveway.

Painted aluminum and glass doors with ornamental grillwork panels were added at the entrance of the house in 2002.

Image from Realtor.com, 3-16-2020

FRONT ENTRY (as drawn on COA 23-026 AND LPCS-24-0016):

Scope of Work: Single bronze door with glass replaces pair of painted aluminum doors with glass panels and ornamental grillwork.

KIRCHHOFF & ASSOCIATES
ARCHITECTS

ORIGINAL FRONT ENTRY (Reflects 1922 residence):

View from the front yard toward the entry of the residence.

Image received from Preservation Foundation of Palm Beach

Photo by F.E. Geisler, NY

George Dobyne, Esq. Residence

Original First Floor Plan Drawing (1922)

82'-0"

LIVING ROOM
Lay Room Octagonal Tile-Glazed Inserts Floor - Pcyp Timbers
Hand Mad. Stone Plater Walls BRICK BASE

DINING ROOM
BRICK BASE
Lay Mahogany Tile Floor
Pcyp. Coffered Ceiling

TAP ROOM
Lay MANOS TILE FLOOR
Pcyp. CEILING

GUEST ROOM #1

GUEST ROOM #2

BATH
TILE FLOOR

BATH ROOM
TILE FLOOR

MAIDS ROOM

MAIDS PORCH
Cement

KITCHEN

BOILER RM
Cem Floor

GARAGE

GARAGE
TILE FLOOR

BRICK PAVING IN Cement

GRASS

STONE

BRICK

STEP DOWN

Pool 2'-3"

To Dry Well

valve

Copper Ladder to Dry Well

HOSE BIBB

ICE BOX DRAIN

CHAMBERLAIN METAL WEATHER STRIP

Underground Tel. Conduit 3 x 6 IN 1¼" CONDUIT

3#6 FOR RANGE IN 1¼"

PANEL C

PANEL B

SCREENED WALL

DRAIN

Cement

Ice Box

COAL BIN

RANGE

BOILER

Heater

METAL LATH

CLOS.

SHOWER

BATH TUB

LAV.

MIRROR

DAY BEDS

4" Shower Curtain

Copper Sink Drain Head Lines Stone and Tile Laid in Boston Tile furnished by owner

P.Cyp. CUPBOARD Concealed door.

Lay Stone Floor Painted

Cement Floor

Lay Stone Floor

Lay Stone Step

Lay Stone Mantle

Marble Mantle

Metal Lath

Screen

Screened

Pcyp Beam Ceil.

Pcyp Ceiling

Pcyp Beam

Pcyp Cornice

Pcyp Coffered Ceiling

Pcyp Sound

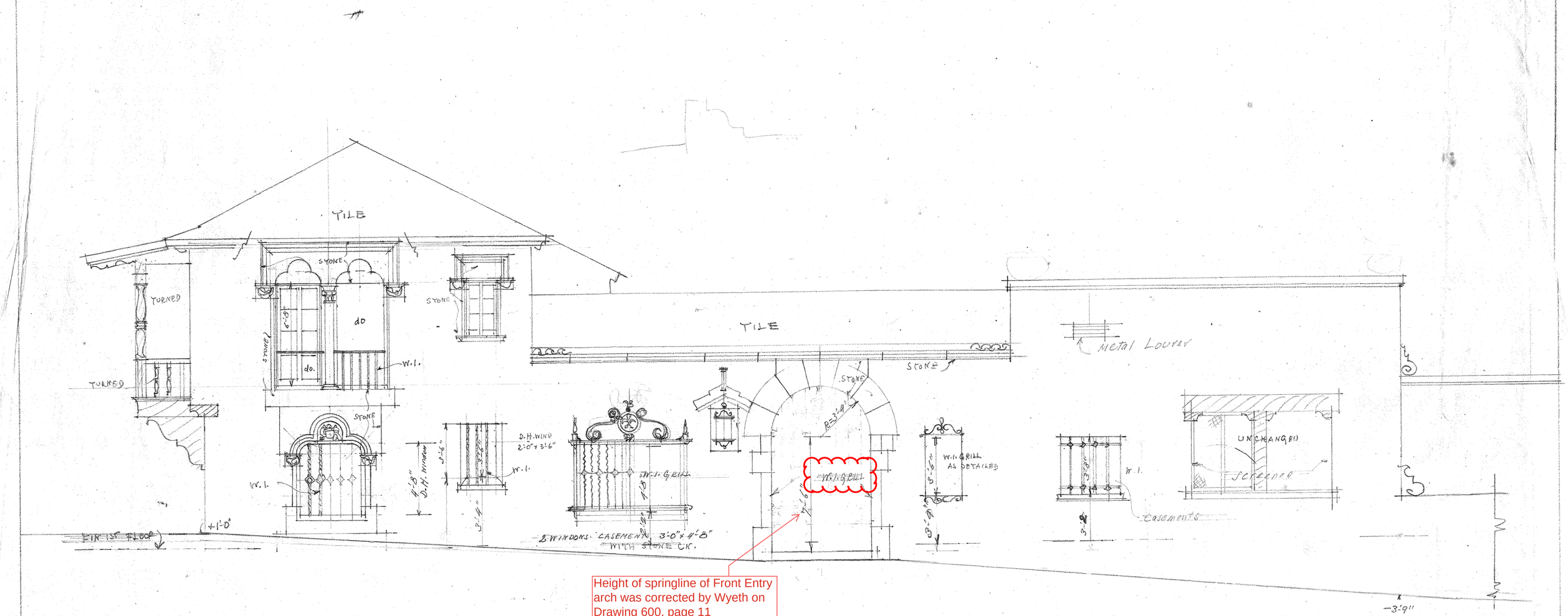
Pcyp Panels

Pcyp Screen

Pcyp Lights

Pcyp Timbers

Pcyp Coffered Ceiling



Height of springline of Front Entry arch was corrected by Wyeth on Drawing 600, page 11

NORTH ELEVATION
Scale 1/4" = 1'-0"

HOUSE FOR GEO. A. DOBYNE ESQ
PALM BEACH FLA

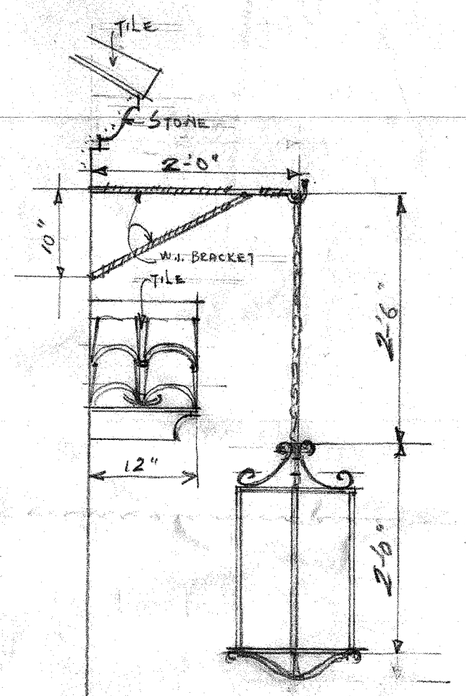
Original Front Elevation Drawing (1922)

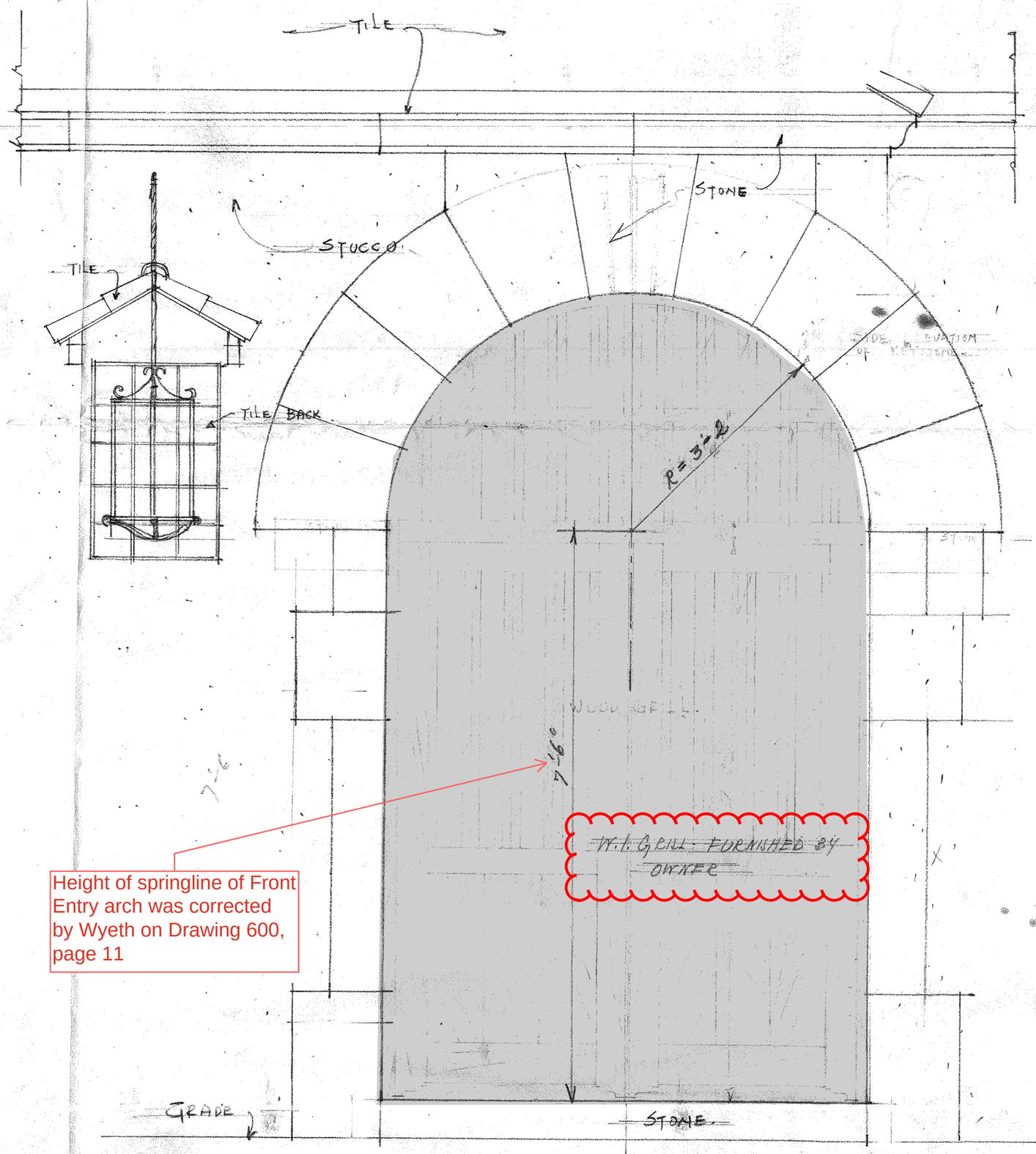
MARION SIMS WYETH
52 Vanderbilt Avenue N. Y.
ARCHITECT

JOB NO.	DWG. NO.
60	5-A
M.S.W.	11/28/22

A. 12/12/22

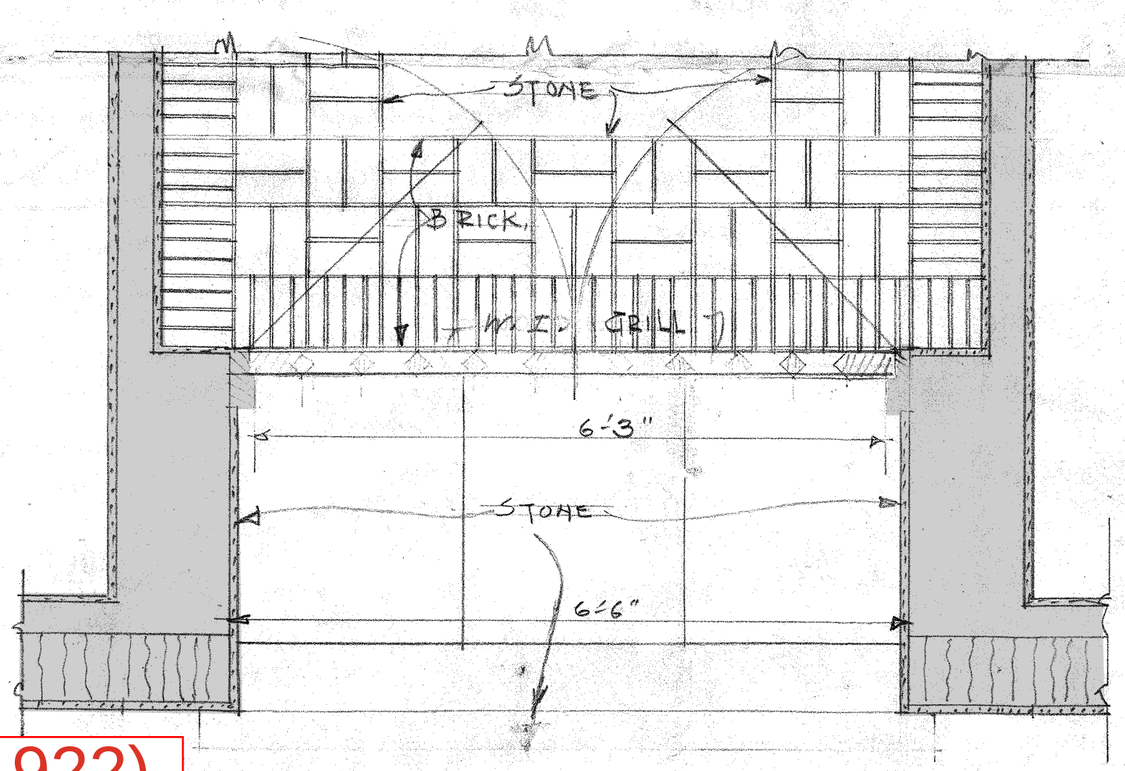
COA-25-0012





Height of springline of Front Entry arch was corrected by Wyeth on Drawing 600, page 11

ELEVATION. LOOKING SOUTH



PLAN.

3/4" SCALE DETAIL OF WOOD GRILL LIGHT BRACKET

HOUSE FOR GEO. A. DOBYNE, ESQ.
PALM BEACH, FLA.

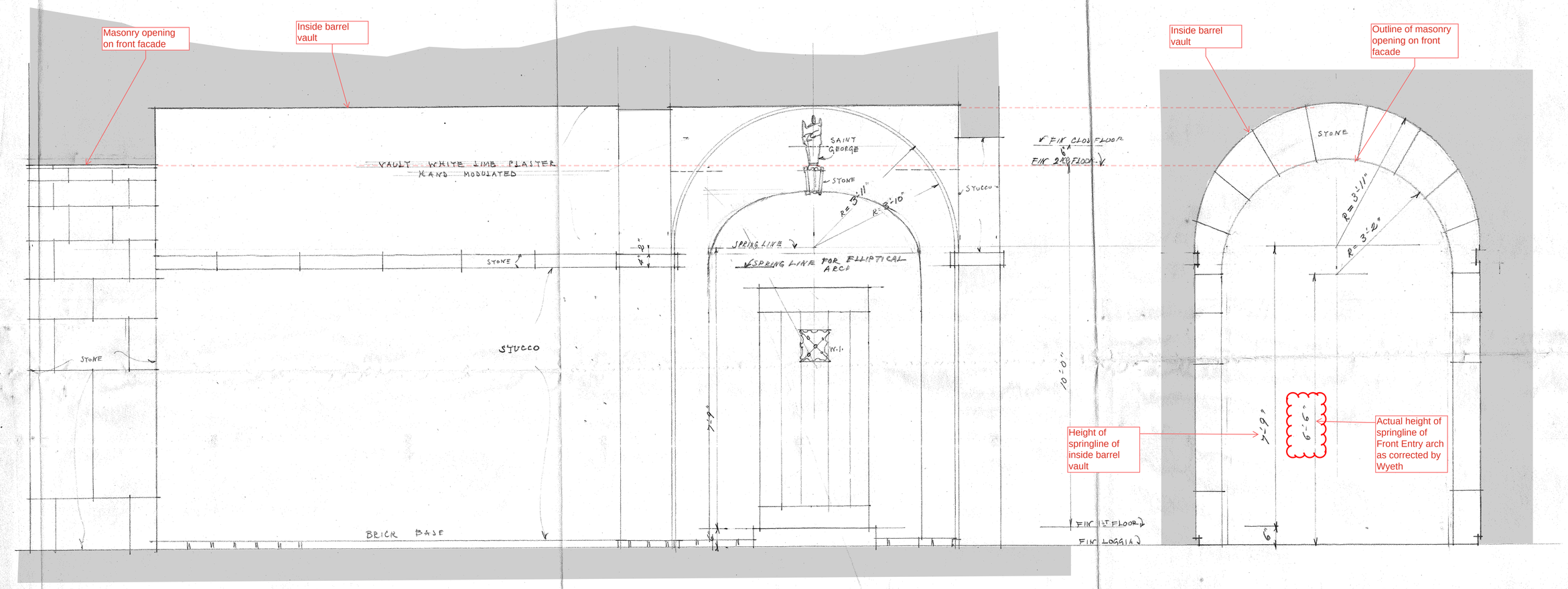
MARION SIMS WYETH
52 Vanderbilt Avenue N.Y.
ARCHITECT

JOB NO.	DWG. NO.
60	505
E.W.	10/30/22

A. Revised 11/22/22

Original Front Entry Drawing (1922)

COA-25-0012



SECTION THRU ENTRANCE GALLERY LOOKING EAST

Scale 3/4" = 1'-0"

SECTION THRU ENTRANCE GALLERY LOOKING NORTH
VIEW TOWARD EL BRAVO WAY

HOUSE FOR GEO A. DOBYNE. ESQ
PALM BEACH. FLA

MARION SIMS WYETH
52 Vanderbilt Avenue N.Y.
ARCHITECT

JOB NO. 60 | SHT. NO. 600
MSW 11/10/23

Original Section through Open-Air Entry (1923)

VAULTING PLAN OF CLOISTER
HOUSE FOR GEO. A. DOBYNE ESQ. PALM BEACH FLA
Scale 3/4" = 1'-0"

MARION SIMS WYETH
52 Vanderbilt Avenue N.Y.
ARCHITECT

JOB NO.	DWG. NO.
60	600
MJW	1/10/23

PATIO

Original Plan Drawing of Open-Air Entry and Open-Air Arcade (1923)

4'-9" 9'-3" 9'-3" 4'-9" 12" 8'-0"

4'-9"

4"

9'-3"

12"

1" 1'-3" 1"

BEAMED CEILING

ARCH

8'-0"

1'-3"

12'-11"

BARREL VAULT

3'-4"

Entrance

NORTH

COA-25-0012

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FRONT ELEVATION (BEFORE REHABILITATION): Front door shown in context of entire front elevation.

For elevations of front door, see detail #2 on A3.1a, page 18, and details 2 and 3 on A2.5e, page 20.

FRONT ELEVATION (AFTER REHABILITATION): Front door shown in context of entire front elevation.(Note: Image is composed of three separate images stitched together)

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ARCHITECTS

FRONT ENTRY:

Three-quarter view looking southeast.

Line #	Zoning Legend						
1	**Property Address:**	100 El Bravo Way					
2	**Zoning District:**	R-A					
3	**Lot Area (sq. ft.):**	42,671					
4	**Lot Width (W) & Depth (D) (ft.):**	252.8		165.49			
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family					
6	**FEMA Flood Zone Designation:**	X					
7	**Zero Datum for point of meas. (NAVD)**	15.9' (Lowest bottom of beam is 13.9' NAVD plus two feet)					
8	**Crown of Road (COR) (NAVD)**	15.13'					
9		REQ'D / PERMITTED	%	EXISTING	%	PROPOSED	%
10	Lot Coverage (Sq Ft and %)	10,668 S.F.	25%	10,668	25%	No Change	
11	Enclosed Square Footage (1st & 2nd Fl, Basement, Accs. Structure, etc)	-		17,231.00		No Change	
12	*Front Yard Setback (Ft.)	35		37.80		No Change	
	*Street side yard setback (East). DEP takes precedence	35		70.00		No Change	
13	* West Side Yard Setback(Ft.)	15		16.90		No Change	
	*Rear Yard Setback (Ft.)	15'		15.50		No Change	
16	Angle of Vision (Deg.)	108		68.53		No Change	
17	Building Height (Ft.)	25		24.90		No Change	
18	Overall Building Height (Ft.)	35		30.57		No Change	
20	** Max. Fill Added to Site (Inches)	21.48		Existing		No Change	
21	Finished Floor Elev. (FFE)(NAVD)			18.71		No Change	
22	Base Flood Elevation (BFE)(NAVD)	'X'		No change		No Change	
23	Landscape Open Space (LOS) (Sq Ft and %)	See Lan. Arch.		See Lan. Arch.		See Lan. Arch.	
24	Perimeter LOS (Sq Ft and %)	See Lan. Arch.		See Lan. Arch.		See Lan. Arch.	
25	Front Yard LOS (Sq Ft and %)	See Lan. Arch.		See Lan. Arch.		See Lan. Arch.	
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 required by [Ord. 003-2023] on separate TOPB Landscape Legend*

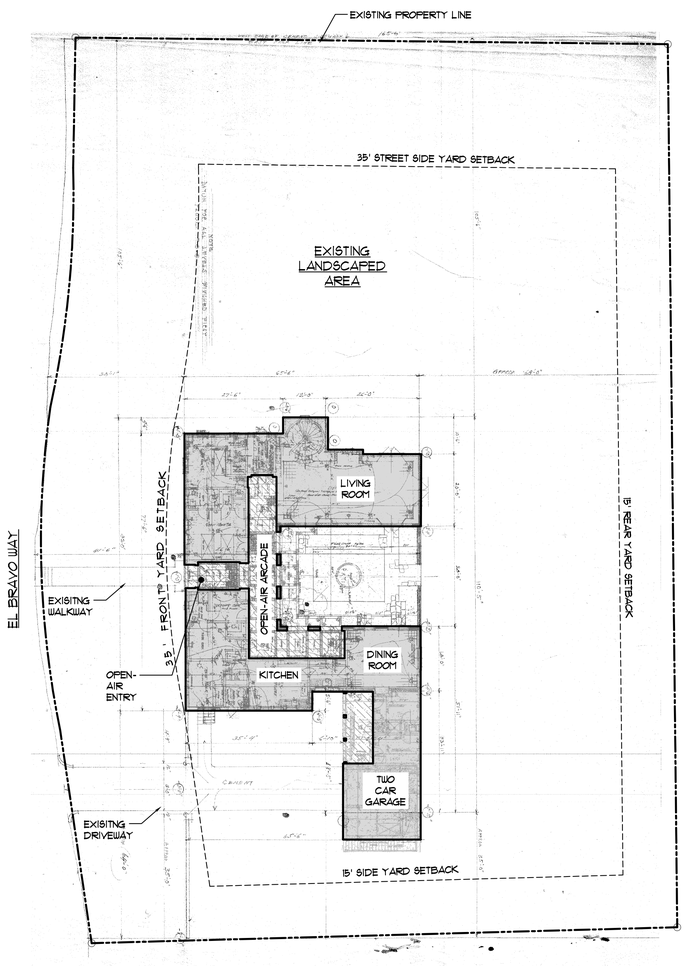
Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

A ZONING LEGEND

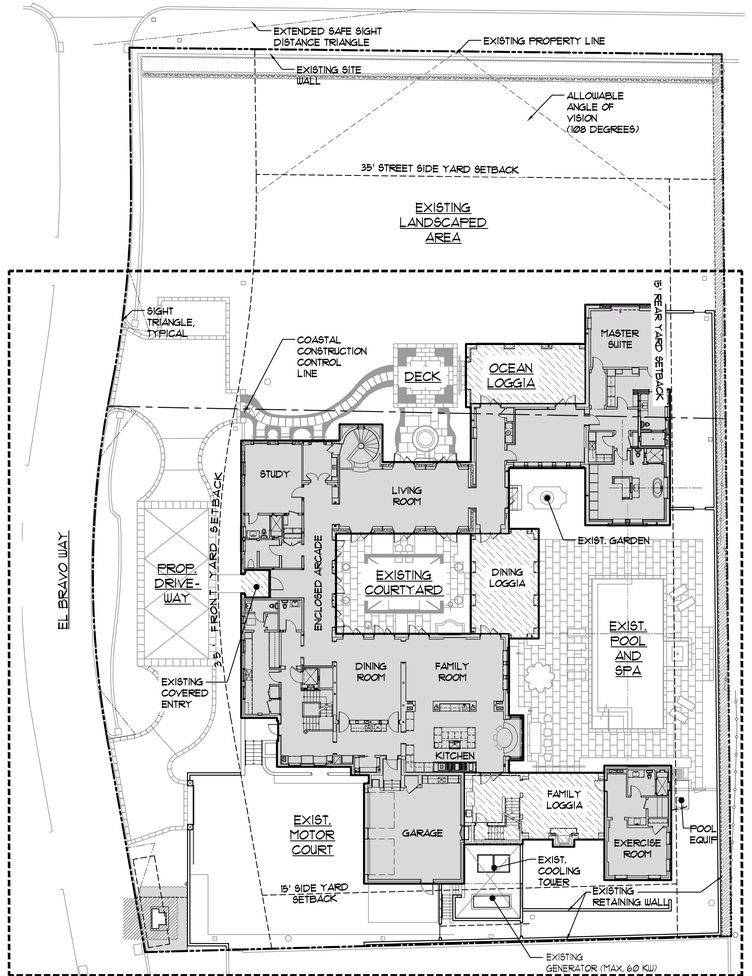
SOUTH OCEAN BOULEVARD



1 site plan - 1923

1" = 20'-0"

SOUTH OCEAN BOULEVARD



2 site plan - current

1" = 20'-0"

0' 5' 10' 20' 40'

LEGEND

- EXISTING UNDER AIR
- EXISTING OPEN-AIR SPACES

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ADDITIONS AND RENOVATIONS FOR:

GOLDEN CRATE LLC
100 EL BRAVO WAY
PALM BEACH, FLORIDA

SEAL

THOMAS M. KIRCHHOFF FL REG. NO. AR0018635

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Legend

ITEMS ENCLOSED IN RED BOX SHALL BE ISSUED SEPARATELY

Revision #2

DATE PLOTTED:

DRAWN BY: BR | CHECKED BY: TMK

DRAWING NUMBER:

A1.0

SCALE: AS NOTED

Proposed plan of Front Door Area (See details #1 and #2 on A8.1, page 19)

Proposed Front Door Elevations (See detail #3 on A3.1, page 17, and detail #2 on A3.1a, page 18.)

EXISTING LANDSCAPED AREA
EXIST. DECK
EXIST. LOGGIA
EXIST. DECK
EXISTING PIER TYPICAL OF TWO
EXISTING GATE
EXISTING PIER TYPICAL OF TWO
EXISTING SITE WALL
SIGHT TRIANGLE 5' X 8'
EXIST. 8' PIER, TYP. OF FOUR
SIGHT TRIANGLE 5' X 8'
DRAIN, SEE CIVIL
COASTAL CONSTRUCTION CONTROL LINE
PROP. FOUNTAIN
LOW POINT OF DECK (TYPICAL OF FOUR OPENINGS FOR OCEAN LOGGIA) IS 3" BELOW THE FINISHED FLOOR AT THE MASTER SUITE
Do not frame under window
RWL. #10
RWL. #11
RWL. #2
RWL. #3
RWL. #8
RWL. #13
RWL. #5
RWL. #6
RWL. #7
RWL. #4
RWL. #1
RWL. #12
RWL. #9
DS #5
DS #4
DS #6
DS #2
DS #1
DS #7
DS #8
DS #3
ROOF DRAIN #3
ROOF DRAIN #2
ROOF DRAIN #1
TRENCH DRAIN #6
TRENCH DRAIN #7
TRENCH DRAIN #5
TRENCH DRAIN #4
TRENCH DRAIN #2
TRENCH DRAIN #1
EXIST. MASTER SUITE
MAIN HOUSE FINISHED FLOOR (MATCH FINISHED FLOOR AT SOUTH END OF LIVING ROOM)
EXISTING LIVING ROOM
EXIST. GARDEN
EXIST. FOUNTAIN
EXISTING GATE AND WALL
DRAIN, SEE CIVIL
RESULTANT SETBACK (TO FACE OF STUCCO) EXCEEDS SETBACK (NOTE: IF DIMENSION FROM BLOCK WALL TO SETBACK LINE IS LESS THAN 4" THEN ADVISE ARCHITECT)
EXISTING GAS METER
EXISTING WALL
EXISTING GATE AND WALL
DRAIN, SEE CIVIL
EL BRAVO WAY (20.0' PRIVATE ROAD)
EXIST. DRIVE-WAY (DRIVEWAY SHALL BE RAISED IN ORDER TO AVOID STEPS INTO HOUSE)
PROP. RAMP IN LIEU OF STEPS
EXISTING COVERED ENTRY
EXIST. TWO STORY RESIDENCE
MAIN HOUSE EXISTING FINISHED FLOOR (SEE SURVEY)
3 1/2" STEP
SLOPE
EXISTING COURTYARD
EXIST. FOUNTAIN
EXIST. DINING LOGGIA
EXIST. POOL DECK
LOW POINT OF DECK (TYPICAL OF THE NORTH AND SOUTH OPENINGS FOR DINING LOGGIA) SEE DETAILS ON SHEET A4.1
48" POOL BARRIER FENCE SET IN BRASS GROMMETS (THERE WILL BE NO POOL COVER)
15' REAR YARD SETBACK
EXIST. POOL
SPA
FAMILY ROOM/ KITCHEN
MATCH MAIN HOUSE EXISTING FINISHED FLOOR AT EXISTING LAUNDRY AREA
DINING ROOM
EXIST. EXTERIOR DECK
PLAN-TER
MUD ROOM
BUTLER'S PANTRY
KITCHEN
EXISTING SITE WALL
PROP. PIER, TYP. OF TWO
EXISTING PLANTER WALL
EXISTING SLIDING GATE
EXISTING SITE WALL
SIGHT TRIANGLE 15' X 8'
EXISTING MOTOR COURT
EXISTING LOCATION OF BANYAN TREE
1" CHANGE OF LEVEL
EXIST. GARAGE
-2.75' (2'-9") LOW POINT OF GARAGE RELATIVE TO THE MAIN HOUSE EXISTING FINISHED FLOOR
SLOPE 3" DOWN
EXIST. FAMILY LOGGIA
SEE DETAIL #1 ON SHEET A4.3
RIDGE
SLOPE FLOOR 1/8"/FT.
EXIST. EXERCISE ROOM
MATCH FINISHED FLOOR AT PROPOSED KITCHEN
LOW POINT OF DECK (TYPICAL OF THE THREE OPENINGS FOR THE FAMILY LOGGIA) IS APPROXIMATELY 1 1/2" BELOW THE FINISHED FLOOR INSIDE
RESULTANT SETBACK (TO FACE OF STUCCO) EXCEEDS SETBACK
6" BELOW FINISH FLOOR
OUTSIDE SHOWER
SLOPE DOWN ± 1.5 FEET
POOL EQUIP. PUMP HOUSE
LINE SHOWING 25 FOOT DISTANCE FROM WATER'S EDGE
EXISTING FENCE
EXISTING RETAINING WALL
PROP. COOLING TOWER BELOW
SEE NOTE "A" FOR DRAINAGE OF MECHANICAL AREA
PROVIDE LIFT STATION AND FORCE MAIN FOR SANITARY NEEDS OF BASEMENT
PROPOSED GENERATOR BELOW (MAX. 60 KW)
T.O. GRAVEL
EXIST. LAND-SCAPED AREA
EXIST. RETAINING WALL
SLOPE DOWN ± ONE FOOT
RESULTANT SETBACK (TO FACE OF STUCCO) EXCEEDS SETBACK (NOTE: IF DIMENSION FROM BLOCK WALL TO SETBACK LINE IS LESS THAN 4" THEN ADVISE ARCHITECT)
5' GENERATOR SETBACK (MAX. 60 KW)
15' SIDE YARD SETBACK
RESULTANT SETBACK (TO FACE OF STUCCO) EXCEEDS SETBACK
PROPERTY LINE N00°08'30"E 163.76'
EXISTING LANDSCAPED AREA
EXIST. SITE WALL
EXIST. 6' SITE WALL
SEWER LATERAL, Ø0.17 NAVD
NORTHWEST CORNER OF
25' UTILITY EASEMENT
PROPERTY LINE N88°54'30"W 246.15'
MECH. AREA
2a A5.1
A A1.9
B A1.9a

RAIN WATER DRAINAGE LEGEND:

		TOTAL:
●	3" DOWNSPOUT TYPICAL	16
✪	3" RAIN WATER LEADER (RWL.), DRAINS FROM INTEGRAL GUTTER TO INSIDE OF BUILDING. NOT VISIBLE FROM EXTERIOR	13
×	RAIN WATER LEADERS FOR ROOF DRAINS	3
▬	TRENCH DRAINS	7

NOTE "A" (MECHANICAL AREA DRAINAGE):

NOTE "A": PROVIDE SUMP PUMP AND DRAIN TO EXFILTRATION TRENCH.

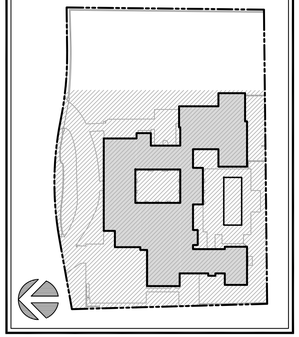
GENERAL DRAINAGE SHALL BE BY DOWNWARD PERCOLATION.

ADDITIONAL DRAINAGE SHALL BE THROUGH PERFORATED PIPES, 5' LONG, 12" IN DIAMETER SEE DETAIL IN CIVIL DRAWINGS.

ALL FILL EXCAVATED FOR WALL FOOTERS SHALL BE REMOVED UNLESS THE SOIL IS "WELL DRAINING" SAND. BACKFILL SHALL BE FREE OF UNDESIRABLE MATERIAL FROM EXCAVATED SOIL, AND ANY CONCRETE WORK "SPOILS".

THE AREA IN THE PIT SHALL CONSTITUTE FREE DRAINING SANDS, AND THE TOP ONE FOOT MINIMUM SHALL BE 3/4" NUMBER 4 BALLAST ROCK OR APPROVED EQUAL (I.E. PEAROCK)

KEY SITE PLAN SCALE: 1:60



LEGEND

EXISTING BUILDING UNDER AIR

EXISTING OPEN-AIR SPACE

1 **site plan - prop.**
1/8" = 1'-0"

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BR	TMK

DRAWING NUMBER:

A1.1

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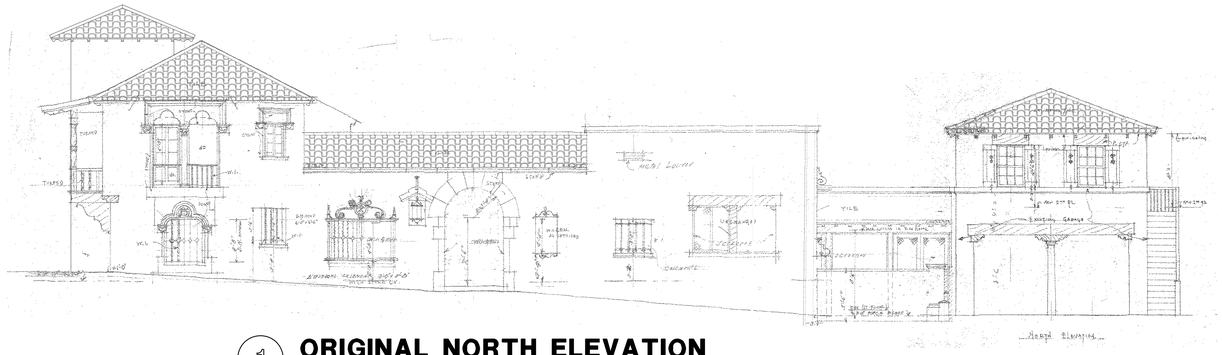


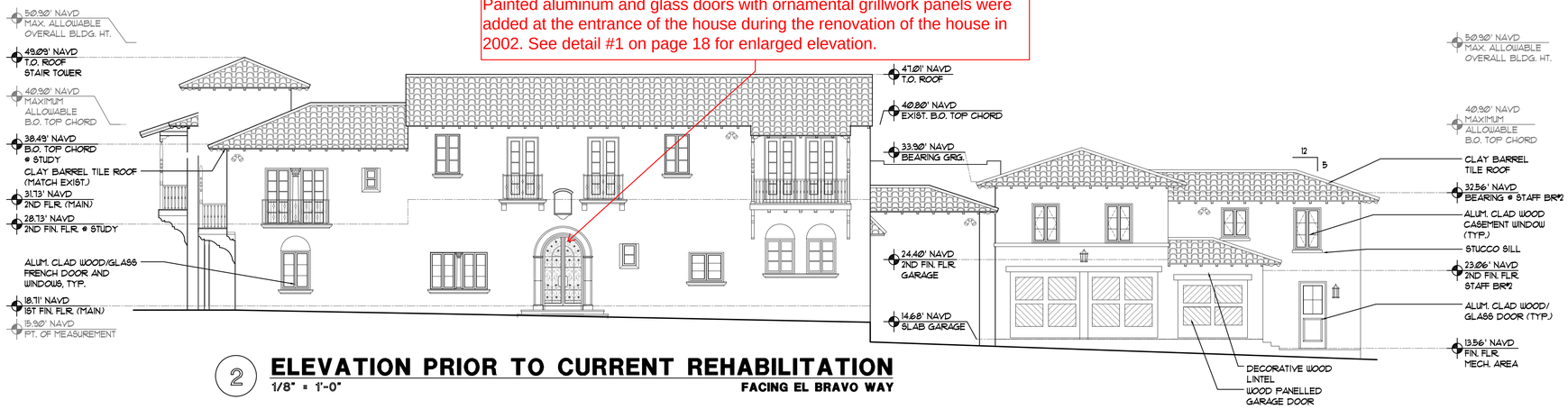
1 **ORIGINAL NORTH ELEVATION**
1/8" = 1'-0" **AS COMPLETED BY WYETH 1923**

100 EL BRAVO WAY - FINISHES	
LOCATION:	FINISH:
1. WALLS	STUCCO TEXTURE TO MATCH EXISTING. COLOR BY OWNER
2. LINTELS AND BRACKETS (FOR GARAGE WING AND FAMILY LOGGIA MASONRY OPENINGS)	STAINED CLEAR CYPRESS 1 Feb. 4, '24
3. SOFFIT AND OUTLOOKERS	STAINED CLEAR CYPRESS
5. STEEL WINDOWS AND DOORS	COLOR BY OWNER
6. GARAGE DOORS	STAINED OLD GROWTH CYPRESS
7. RAILINGS, METAL WORK	PALM BEACH BRONZE COLOR 1 Feb. 4, '24
8. CEILING DECKING AT LOGGIAS AND OVERHANGING FLOOR SOFFIT (ABOVE FAMILY ROOM)	STAINED PECKY CYPRESS
9. RAFTERS AND KING POST TRUSSES AT LOGGIAS AND OVERHANGING FLOOR BRACKETS	STAINED CLEAR CYPRESS
10. ENGAGED COLUMNS AT WINDOWS	STONE

1 1/8" = 1'-0" **NORTH ELEVATION PRIOR TO RENOVATION**

Front Entry (AS REVIEWED UNDER COA-010-2021):

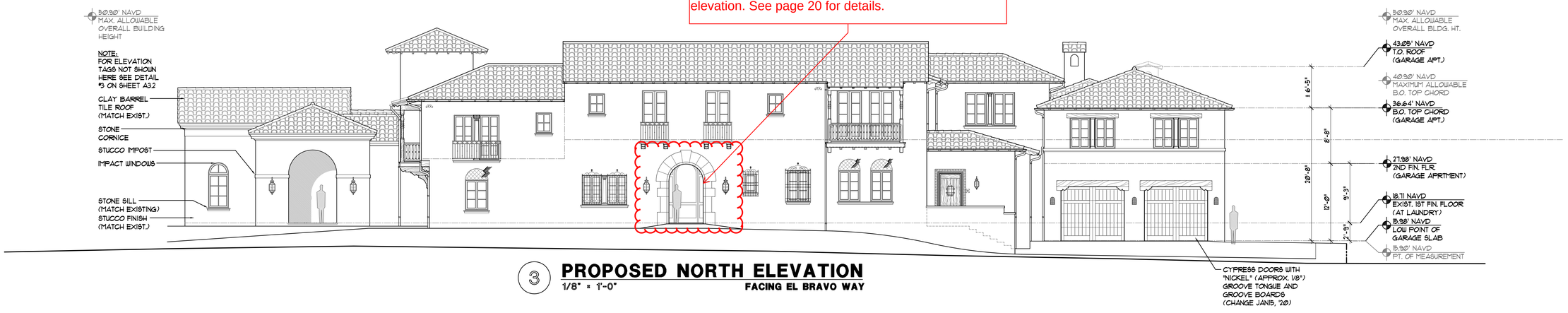
Painted aluminum and glass doors with ornamental grillwork panels were added at the entrance of the house during the renovation of the house in 2002. See detail #1 on page 18 for enlarged elevation.



2 **ELEVATION PRIOR TO CURRENT REHABILITATION**
1/8" = 1'-0" **FACING EL BRAVO WAY**

Front Entry (AS DRAWN ON COA-23-026, LPCS-24-0016, AND LPCS-25-0216):

Single bronze and glass front door. See pages 13 and 14 for images. See detail #2 on page 18 for enlarged elevation. See page 20 for details.



3 **PROPOSED NORTH ELEVATION**
1/8" = 1'-0" **FACING EL BRAVO WAY**

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STATE OF FLORIDA
THOMAS M. KIRCHHOFF
AR0014635
REGISTERED ARCHITECT

TMK BR

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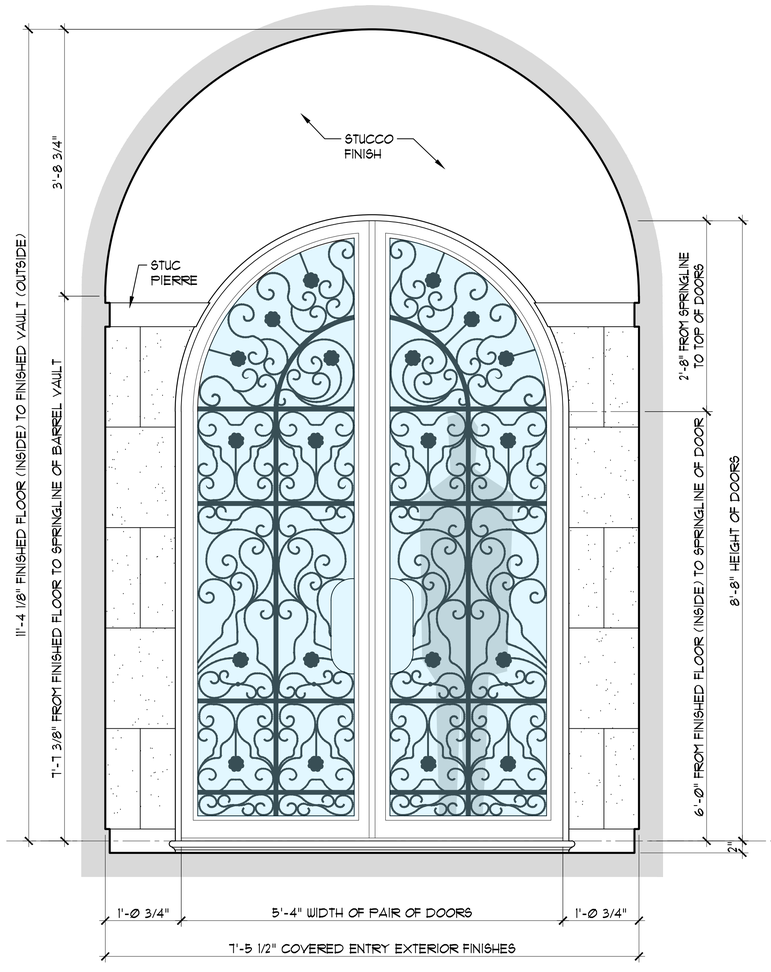
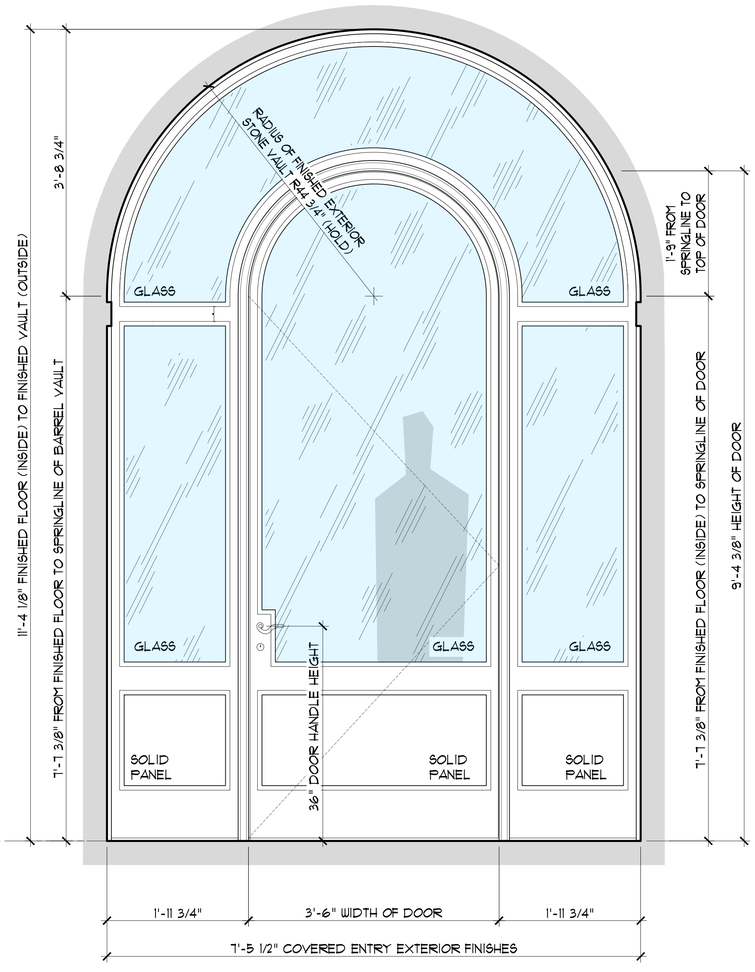
AS NOTED



1 ELEVATION OF FRONT DOOR PRIOR TO CURRENT REHABILITATION

1" = 1'-0"



2 PROPOSED ELEVATION OF FRONT DOOR

1" = 1'-0"

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9	June 8, '22	CEILING FRAMING
10	June 30, '22	CONCRETE HAUNCHES
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19	Jan. 27, '23	FRAMING EAST SIDE OF RENOVATION
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32	March 22, '24	ADD MASTER SITTING ROOM SCONCE
33	April 8, '24	MASTER SITTING ROOM CEILING BOARDS
34	April 25, '24	TPI MEISERS AND DAVE CARY'S COMMENTS
35	May 8, '24	BBQ CEILING
36	July 10, '24	SITE MEETING WITH JENNIFER
37	Aug. 7, '24	ZOOM MEETING WITH JENNIFER

Legend

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DATE PLOTTED: 5/2/2025 5:19:34 PM

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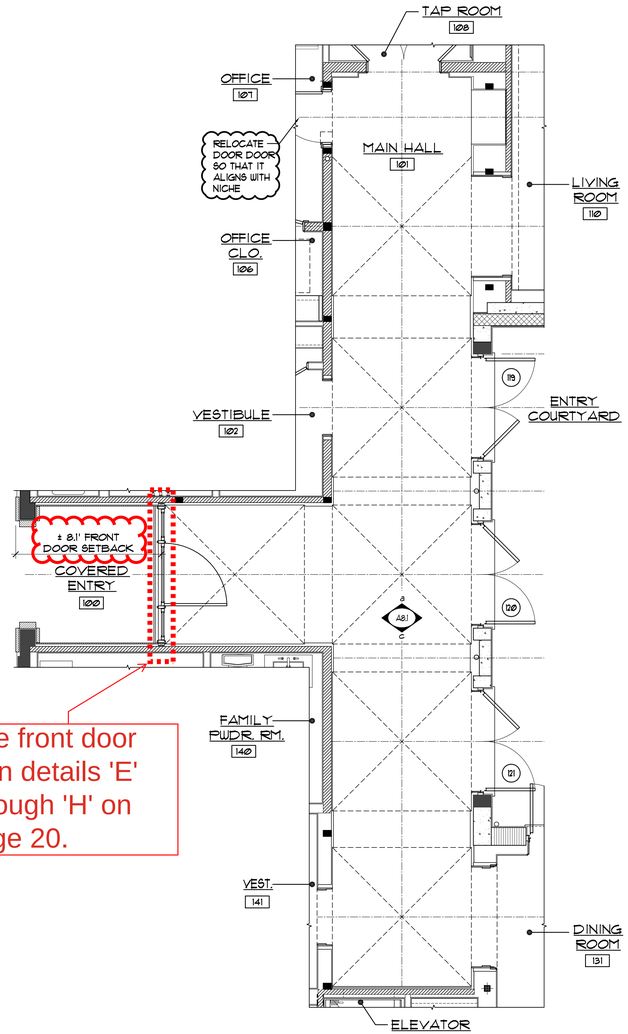
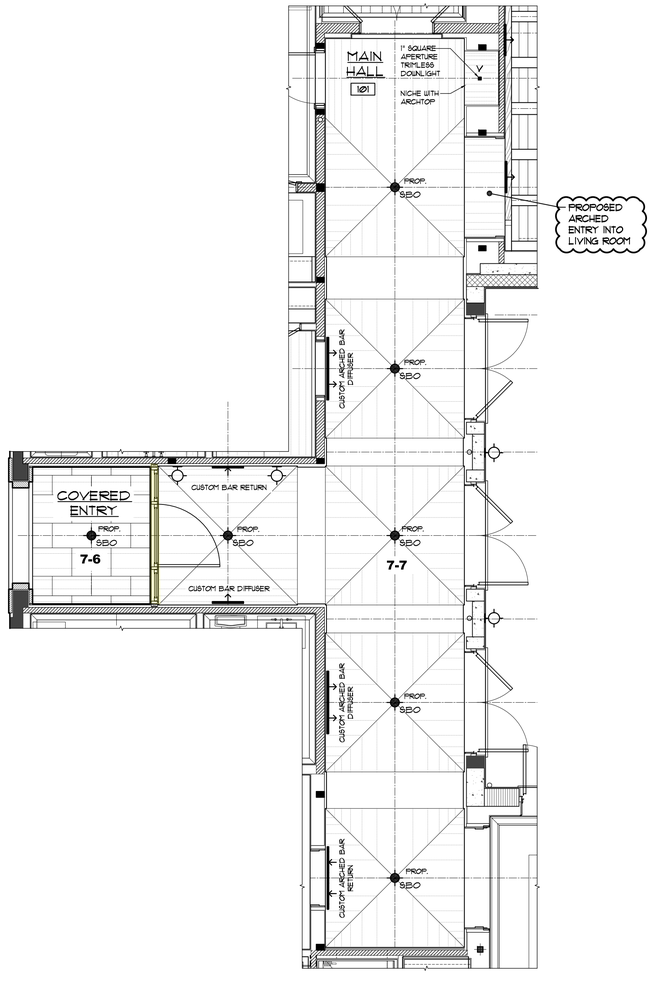


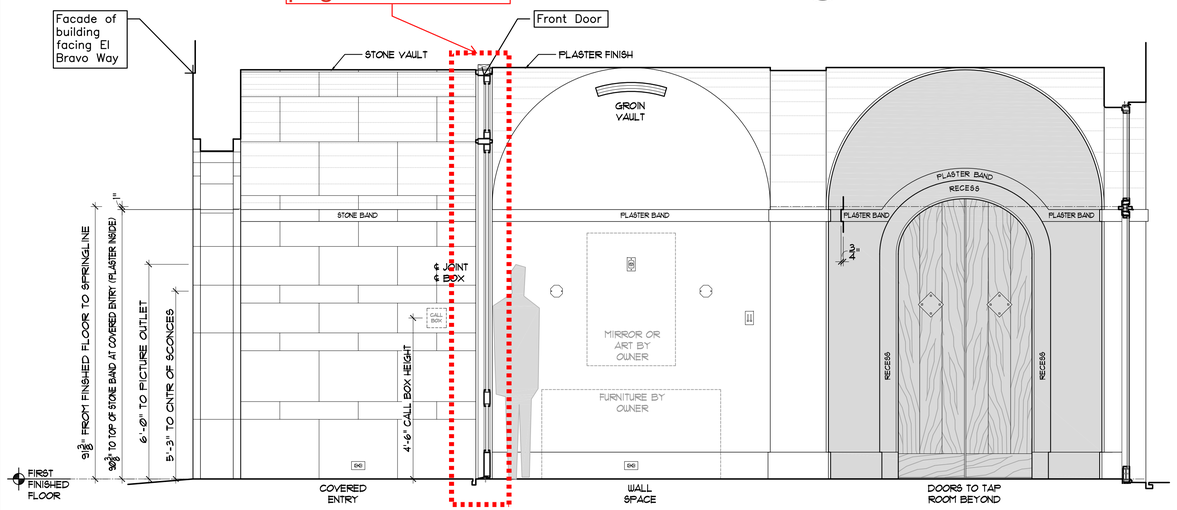
See front door plan details 'E' through 'H' on page 20.

See front door section details 'A' through 'D' on page 20

1 **floor plan**
1/4" = 1'-0" MAIN HALL



2 **ceiling plan**
1/4" = 1'-0" MAIN HALL



Section through Covered Entry 100a (Looking East)
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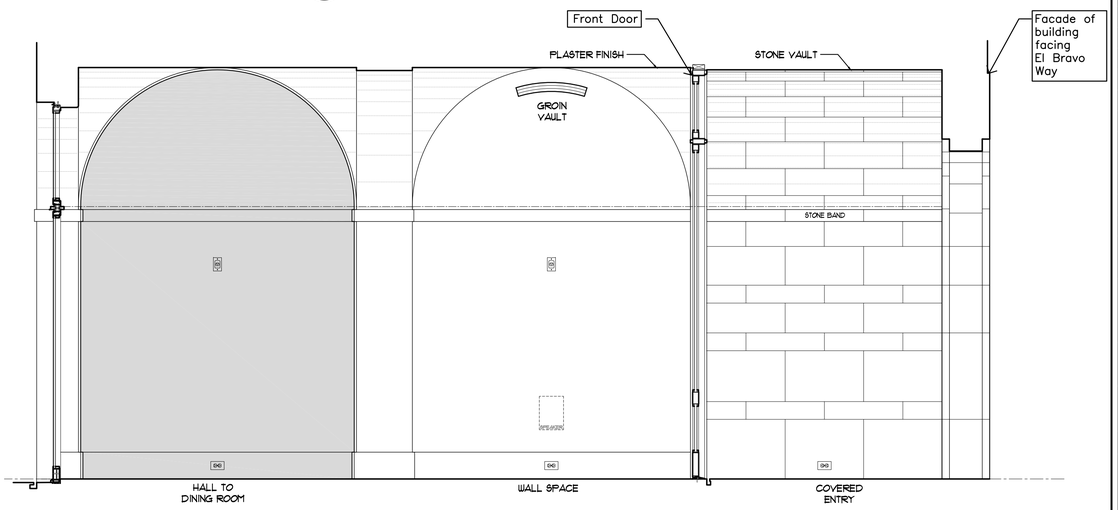

Section through Covered Entry 100c (Looking West)
Scale: 1/2 ▪ 1'-0"

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35	May 8, '24	BBQ CEILING
36	July 10, '24	SITE MEETING WITH JENNIFER
37	Aug. 1, '24	ZOOM MEETING WITH JENNIFER

Legend

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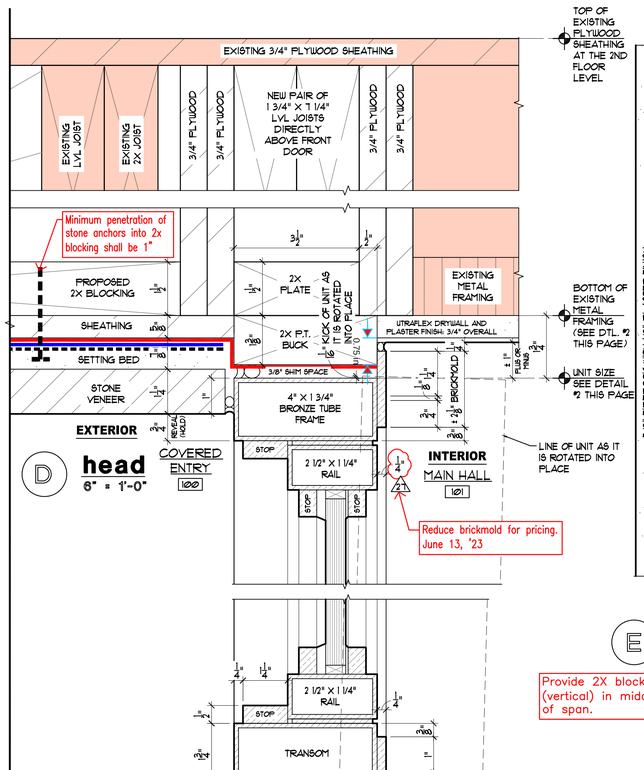
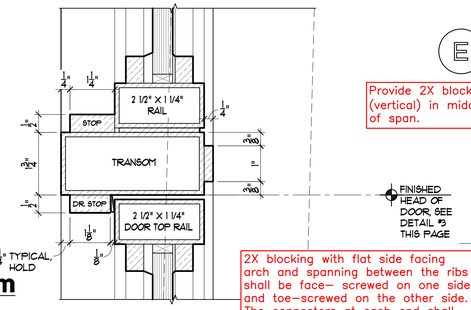
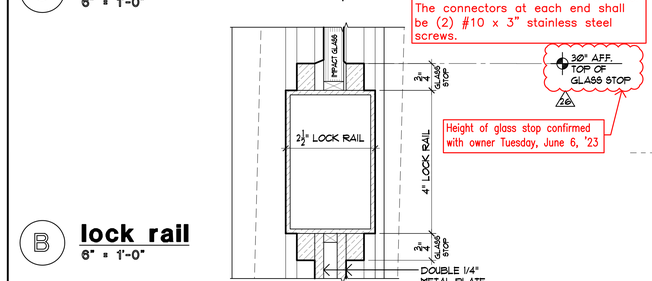


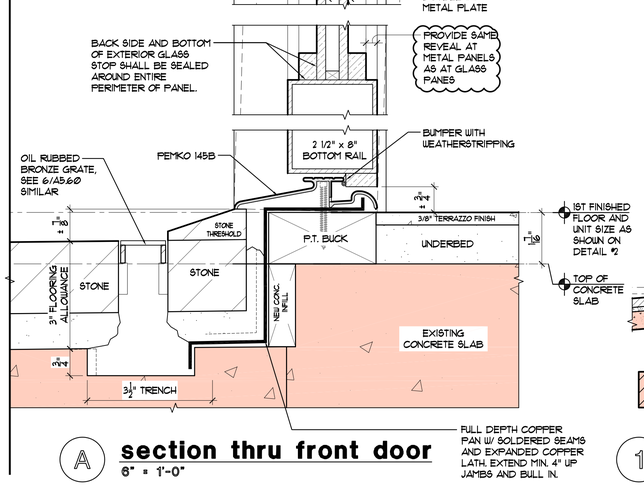
D **head**
6" = 1'-0"



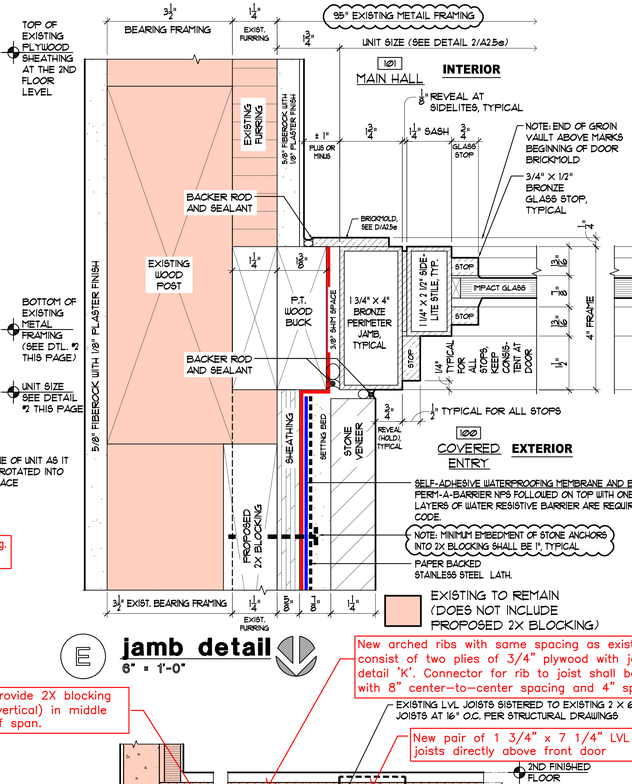
C **transom**
6" = 1'-0"



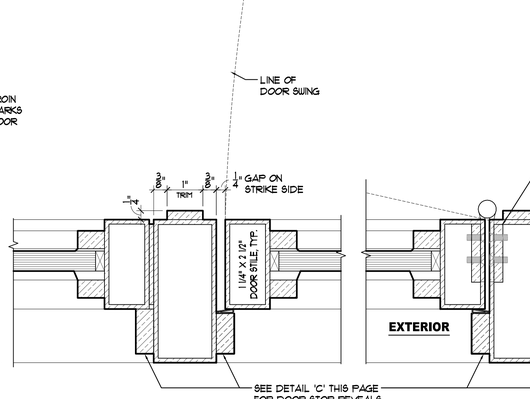
B **lock rail**
6" = 1'-0"



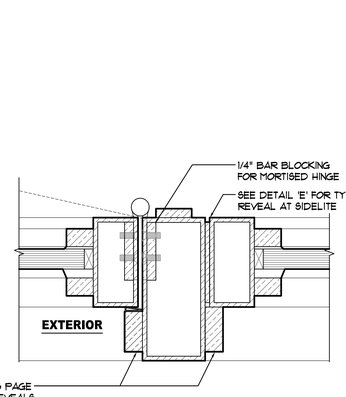
A **section thru front door**
6" = 1'-0"



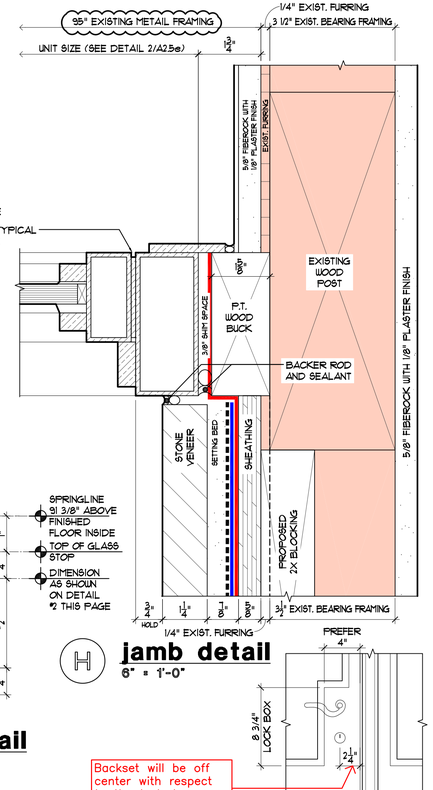
E **jamb detail**
6" = 1'-0"



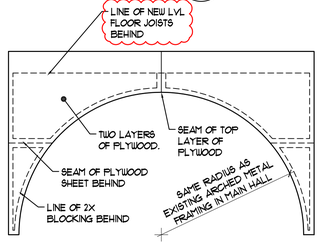
F **mullion detail**
6" = 1'-0"



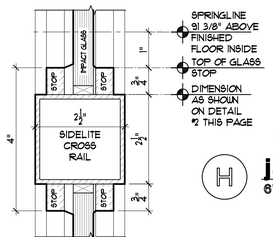
G **mullion detail**
6" = 1'-0"



H **jamb detail**
6" = 1'-0"



K **arched rib above front door**
NOT TO SCALE



J **cross-rail**
6" = 1'-0"

L **lock box**
1 1/2" = 1'-0"

Backset will be off center with respect to the lock-box per review with Tom and John June 28 and 29, '23

Provide 2X blocking (vertical) in middle of span.

New arched ribs with same spacing as existing joists. The ribs shall consist of two plies of 3/4" plywood with joints offset as shown on detail 'K'. Connector for rib to joist shall be 1/4" x 3" SDS screws with 8" center-to-center spacing and 4" spacing at edges.

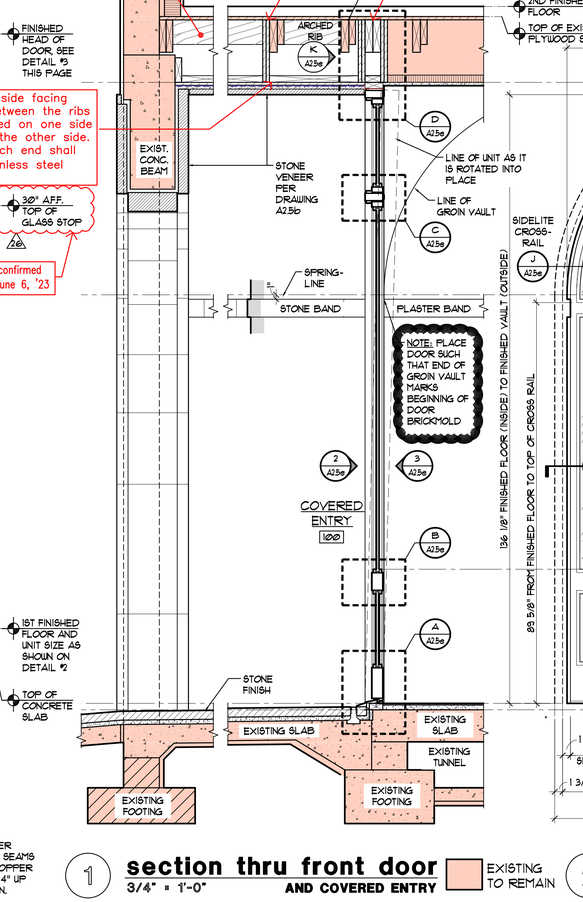
EXISTING LVL JOISTS SISTERED TO EXISTING 2 X 6 FLOOR JOISTS AT 16" O.C. PER STRUCTURAL DRAWINGS

New pair of 1 3/4" x 7 1/4" LVL joists directly above front door

2X blocking with flat side facing arch and spanning between the ribs shall be face-nailed to each end and toe-screwed on the other side. The connectors at each end shall be (2) #10 x 3" stainless steel screws.

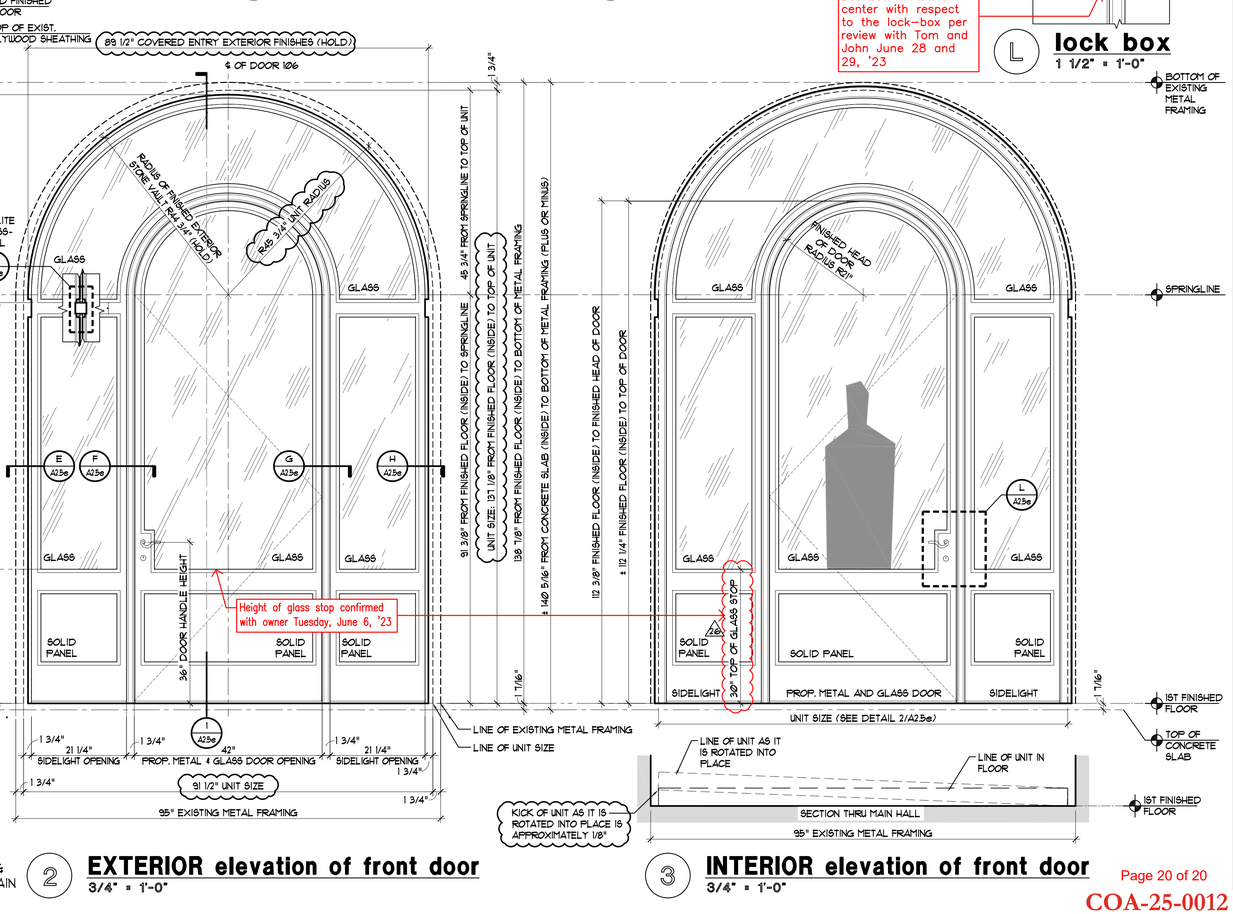
30" A.F.F. TOP OF GLASS STOP

Height of glass stop confirmed with owner Tuesday, June 6, '23



1 **section thru front door**
3/4" = 1'-0" **AND COVERED ENTRY**

EXISTING TO REMAIN



2 **EXTERIOR elevation of front door**
3/4" = 1'-0"

3 **INTERIOR elevation of front door**
3/4" = 1'-0"

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ADDITIONS AND RENOVATIONS FOR:

GOLDEN CRATE LLC
100 EL BRAVO WAY
PALM BEACH, FLORIDA

STATE OF FLORIDA — THOMAS M. KIRCHHOFF — AR0014635 — REGISTERED ARCHITECT

SEAL

REVISED JUNE 28, '23. CHANGE ORDER APPROVED. PROCEED WITH SHOP DRAWING. SHOP DRAWING CHANGES: BACKSET APPROVED

THOMAS M. KIRCHHOFF FL REG. NO. AR0014635

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Legend

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COA-25-0012

100 El Bravo Way
Casa Beata

DESIGNATION REPORT
Wednesday, November 16, 2011

Landmarks Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT

100 El Bravo Way

Table of Contents

II.	Architectural Information	1
III.	Historical Information	4
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Report produced by Jane S. Day, Research Atlantica, Inc.
With assistance from The Anthony K. Baker Interns, The Preservation Foundation of Palm Beach: Lawrence Griffin, Heather Mashburn, and Melissa Walton

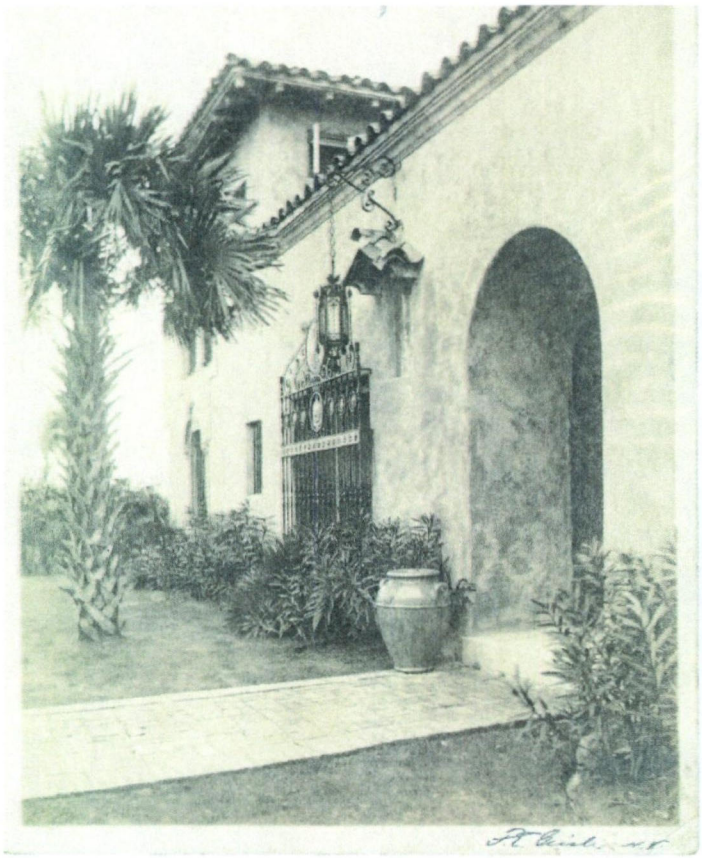
I. GENERAL INFORMATION

Location:	100 El Bravo Way Palm Beach, Florida
Date of Construction:	1922 1930, Second Floor Addition
Principal Architect:	Marion Sims Wyeth, 1922 Howard Major, 1930
Present Owner:	Kenneth G. and Kathleen O. Tropin
Present Use:	Residential
Present Zoning:	RA
Palm Beach County Tax Folio Number:	50-43-43-27-05-000-0020
Current Legal Description:	El Bravo Park LT 2

Evaluation in the "Historic Building Survey of Palm Beach, 2010": This residence uses minimal architectural detailing with free composition of openings in a largely solid front. The residence was designed by noted architect Marion Sims Wyeth. It is worthy of local designation.

II. ARCHITECTURAL INFORMATION

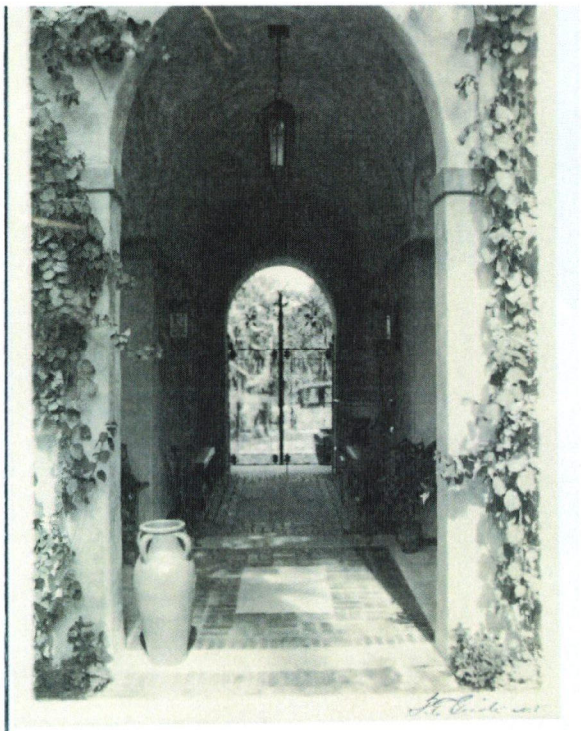
Casa Beata, located at 100 El Bravo Way, is a large Mediterranean Revival style home that was designed by Marion Sims Wyeth in 1922 for Mr. and Mrs. George A Dobyne.[1] The Mediterranean Revival style of architecture was inspired by European structures that were built around the basin of the Mediterranean Sea. Borrowing themes from Spanish, Italian, North African and Moorish examples, the style was used widely in California and Florida during the 1920s and 1930s, and adapted well to Florida's climate. At the time, Casa Beata was one of eight major commissions Wyeth was working on in Palm Beach, proving that his decision to establish a Palm Beach office had been a wise one .[2]



Original north façade designed by Marion Sims Wyeth
Photograph by Frank E. Geisler, N.Y.
In the collection of the Preservation Foundation of Palm Beach

1 Marion Sims Wyeth, "Drawing #1, 100 El Bravo Way," 1922. On file with the Preservation Foundation of Palm Beach.
2 Donald W. Curl, "Marion Sims Wyeth, Architect", 11. Unpublished article on file at the Preservation Foundation of Palm Beach.

Building Permit # 5722 was issued to contractor H. R. Corwin by the Town Of Palm Beach in 1922 to build the Dobyne residence. The permit specified a two story building to be constructed of hollow clay tile covered with roofs of tile and composition. The cost was listed as $30,000.[3] In 1928, Mr. Dobyne added a pool with dark tile, an antique fountain from overseas, and a turquoise bird bath .[4] On August 8th, 1930, it was announced that, "The George A. Dobyne residence on South Ocean Boulevard at El Bravo is to be enlarged by the addition of a second story and a complete two-story servants' wing, according to plans revealed today by Howard Major, architect for the project."[5] Howard Major was also responsible for the addition of the Garden Pavilion containing two dressing rooms and the laundry extension of the garage for Mr. and Mrs. Dobyne.[6] Major's addition included adding a second story on to the north façade containing several bedrooms. This addition was to be added in the same style as Wyeth's original design.[7] Building Permit # 1244 indicates Wyeth returned to alter and restore Casa Beata in 1944.[8]



Original view from interior courtyard looking north, *Preservation Foundation*

3 Town of Palm Beach, Building Permit # 5722. On file with the Town of Palm Beach.

4 *Palm Beach Times,* December 10, 1928. On file at the Historical Society of Palm Beach County.

5 "Dobyne Residence Will Be Enlarged", *Palm Beach Times,* August 21, 1930. On file at the Historical Society of Palm Beach County.

6 Howard Major, "Unnumbered Drawing, 100 El Bravo Way, Town of Palm Beach ." On file with the Town of Palm Beach, Planning, Zoning and Building Department.

7 *Palm Beach Times,* December 10, 1928.

8 Town of Palm Beach, Building Permit # 1244. On file with the Town of Palm Beach.

The basic footprint of the building is a "U" shape, which placed "a lofty two-story living room on the ocean side of the house and a dining room with cypress beamed ceilings on the opposite side of the patio." [9] This layout provides privacy from the surrounding roads, since the site is boarded on the north by El Bravo Way and east by South Ocean Boulevard. The original U-shape floor plan has a courtyard enclosed by a wall on the south facade with an arched arcade that was originally open air but has since been enclosed. Over time, the arms of the "U" have been stretched towards the south and a wing has been added branching off to the west. Enlargement of the floor plan has also expanded the courtyard.

The north facade, on the south side of El Bravo Way, serves as the main entrance to the private residence. At first glance, the façade seems to have minimal embellishment, but "the absolute simplicity of this house emphasizes the very subtle details."[10] The entrance itself is articulated by an arched opening which is a distinct break from the rectangularity of the other elements. The front door leads to a groin-vaulted cloister around the courtyard. Decorative elements include a unique glazed wall niche above the front door, exposed rafters, iron balustrades and a wooden second floor balcony. Wyeth's original niche was placed to the left of the front door on the first floor, but this element was relocated by Howard Major when he added the second story in 1930.[11] The structure is hollow clay tile and wood framing covered with stucco. There are several different roofs types including flat, hip, and gabled barrel tile which is typical of the Mediterranean style.[12]

In 2002, Elias Management and Construction, Inc. completed more renovations to the structure. "Elias did a total renovation and expanded the original pool house to 14,000 square feet."[13] The east arm of the "U" shape was enlarged to include a large living area on the ground floor with an elevator leading up to the new master suite. On the west side of the home, a loggia and guest house were built towards the south. The kitchen was enlarged to the west and a four car garage was built under the existing structure.

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9 Donald W. Curl, "Marion Sims Wyeth, Architect", 11.

10 Barbara D Hoffstot, *Landmark Architecture of Palm Beach*, (Pittsburgh: Pittsburgh History & Landmarks Foundation, 1991) 197.

11 Howard Major, "Unnumbered Drawing, 100 El Bravo Way, Town of Palm Beach."

12 *Landmark Architecture of Palm Beach*, 197.

13 "Playing the Odds on Mansion Building", *Palm Beach Daily News*, March 3, 2002. On file at the Preservation Foundation of Palm Beach (had no access to interior so has not been verified).

East Façade, view from South Ocean Boulevard
Photograph by Lucein Capehart for Sotheby's International Realty

A comparison of the original floor plans to the Elias Management & Construction, Inc. real estate brochure reveals that the original "U" shape plan is still intact and has been added to over time.[14] The east and west arms of the "U" shape have been stretched toward the south to provide a larger living area. The wing branching off to the west which was added shortly after the home was built, has also been enlarged to accommodate a bigger garage and service area. A comparison of historic and present photographs reveals that some changes to the façade as well have occurred over time. The entrance originally featured a wrought iron gate which has been replaced with pecky cypress doors. A unique interior feature is "The Wyeth Taproom" which is a hidden passage that leads to a wine cellar. [15] (No access was granted to verify this detail) Although alterations have been done, since most have been done by well known architects and builders Casa Beata still retains its architectural integrity.

III. HISTORICAL INFORMATION

100 El Bravo Way, designed by Palm Beach architect Marion Sims Wyeth, was built in 1922. It is a product of a decade known as the "Boom Times" in Florida, due to the rapid development and population increase in the state. For example, between 1923 and 1925 approximately

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14 Elias Management & Consturction, Inc., 100 El Bravo Brochure, 2003. On file at the Preservation Foundation of Palm Beach.

15 "Playing the Odds on Mansion Building."

300,000 people came to Florida to settle, as real estate developers bombarded the state.[16] Nine new counties were created in south Florida during this time; thirteen counties total were created throughout Florida.[17] Thus, 100 El Bravo Way is a product of this pivotal and exciting time in the growth of south Florida real estate.

Also known as Casa Beata, 100 El Bravo Way was originally built for Mr. and Mrs. George A. Dobyne. Casa Beata means "'Happy House' and all who have ever congregated under the Dobynes' hospitable roof will bear witness that the house is well named".[18] The Dobynes were extremely well established as winter residents in Palm Beach, holding memberships with the Bath and Tennis Club, the Everglades Club, Gulf Stream Golf,[19] and even holding a membership at Country Club de la Habana[20] in Havana, Cuba.

The Dobynes were very active in the arts while in Palm Beach. Mr. and Mrs. Dobyne, along with their son-in-law and daughter, Mr. and Mrs. John Charles Thomas, founded and sponsored the Romany Chorus,[21] comprised of 70 vocalists backed by a 50 to 60-piece orchestra, which entertained Palm Beach residents from 1928-1942.[22] The Romany Chorus performed at Whitehall, The Everglades Club, and The Bath and Tennis Club, among other Palm Beach social spots.[23] Rehearsals and parties for the Romany Chorus were often hosted by the Dobynes at Casa Beata. One such party, in 1933, was an old-fashioned plantation style dinner and party to entertain the board of directors of the Romany Chorus and guests.[24] Dinner was held in the Casa Beata garden, and a board meeting and rehearsal followed the event.[25]

---

16 Michael Gannon, ed, *The New History of Florida*, (Gainesville: The University Press of Florida, 1996), 291.

17 Ibid, 291.

18 "Beauty Qualities Of The Resort Taken Into Consideration As Names Are Chosen For Homes", *Palm Beach Daily News*, March 29, 1930, 1.

19 *Palm Beach Social Directory 1927*, 77.

20 Ibid, 77.

21 "Romanies To Take Sabbatical Year From Giving Spectacular Performances At Palm Beach,", *Palm Beach Post*, March 24, 1936, 13.

22 Stuart B. McIver, *Yesterday's Palm Beach,* (Miami: E.A. Seemann Publishing, 1976), 118.

23 "Romanies To Take Sabbatical Year From Giving Spectacular Performances At Palm Beach", 13.

24 "Palm Beach Notes", *Palm Beach Post*, January 17, 1933, 3.

25 Ibid, 3.

Original Dining Room
Photograph by Frank E. Geisler, N.Y.
In the collection of the Preservation Foundation of Palm Beach

Like many Palm Beach residents, Mr. and Mrs. George A. Dobyne constantly entertained at their home. In 1931, they held a late-in-season field day from 11 A.M. to 7 P.M. at Casa Beata.[26] Swimming, clock golf, and other games were held on their ocean front lawn, while indoor activities included bridge, backgammon, and chess.[27] Music, dancing, and orations followed the buffet luncheon and afternoon tea at this invitation only field day.[28] The *Palm Beach Post* called this event one of the Dobyne's "original and unique affairs they give each year late in the season".[29]

During several of Casa Beata's events, the swimming pool, a 1928 addition to the home,[30] was the highlight of the party. The Casa Beata swimming pool was part of the main event at a "bathing beauty contest" held by Mrs. Dobyne on January 11, 1929.[31] Mrs. Dobyne herself participated in the show, wearing a "long sleeved bathing suit with ankle length tights" and a

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26 "Field Day is Planned", *Palm Beach Post*, March 11, 1931, 9.
27 "Field Day is Planned", *Palm Beach Post*, March 11, 1931,
28 Ibid, 9.
29 Ibid, 9.
30 *Palm Beach Times*, November 17, 1928.
31 "Everybody Wins When Bathing Beauties Parade; Mrs. Dobyne Is Hostess As Well As Contestant", January 12, 1929.

large hat.[32] Maurice Fatio, another prominent Palm Beach architect, was among those in attendance.[33]

Arcade, looking east towards the "Wyeth Tap Room"
Photograph by Frank E. Geisler, N.Y.
In the collection of the Preservation Foundation of Palm Beach

Casa Beata did not change owners until the1940s. The second owners were Dr. and Mrs. Norman Ditman. Dr. Ditman was the author of *Home Hygiene and Prevention of Disease.*[34]

Mr. and Mrs. George Steele purchased Casa Beata in 1969. Mr. Steele expressed a variety of interests throughout his life. He graduated from Yale, School of Fine Arts as an architecture student and later opened his own firm on Madison Avenue, New York City, designing numerous New England and New York homes.[35] Steele later gave up architecture to pursue a career in painting (primarily impressionist and abstract works), a hobby he had enjoyed for years.[36] In 1952, Mr. Steele converted to Catholicism and joined a monastary; then left the monastery, and

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32 "Everybody Wins When Bathing Beauties Parade; Mrs. Dobyne Is Hostess As Well As Contestant".

33 Ibid.

34 "Bath a Day Week", *The Miami News*, June 28, 1921, 4.

35 "Artist George Steele, 76, Dies of Carbon Monoxide Poisoning", *Palm Beach Daily News,* May 3, 1979, 1.

36 Ibid, 1.

in 1962, married and returned to the professional artist's life.[37] The *Palm Beach Daily News* spoke highly of Mr. Steele: "George Steele has been called a man for all seasons and rightly so, seeing as he is not only a fine artist, but has run the gamut from opera singer to architect – and even a short stint at becoming a monk."[38] The same article announced an event held at his 100 El Bravo home, showcasing his and his wife's art works.[39] All art was for sale and all proceeds went directly to charity.[40] As another hobby, Mr. Steele often contributed his voice in opera numbers and choirs. Bethesda-by-the-Sea's Festal Choir presented "The Passion According to the Evangelist St. Matthew," in which Steele played the role of Pilate.[41]

Sadly, during the first week of May 1979, George Steele was found dead in his car in the garage of his 100 El Bravo home, suicide note and sleeping pills by his side.[42] His cause of death was ruled as carbon monoxide poisoning, as his car was still running when the maid found him the following morning.[43] Steele was suffering from extreme depression due to the death of his wife, Martha.[44]

After the Steeles' death in 1979, Samuel and Victoria Newhouse purchased 100 El Bravo. The Newhouses were part of the publishing company which produced popular periodicals such as the *New Yorker*, *Vogue*, and *Vanity Fair*.[45] In, 1980 Belford Shoumate complete restorations, repairs, and revisions to 100 El Bravo for Mr. and Mrs. S.I. Newhouse.[46]

Currently, 100 El Bravo is owned by Mr. and Mrs. Kenneth Tropin.

IV. STATEMENT OF SIGNIFICANCE

Casa Beata, 100 El Bravo Way, is a good example of the work of Marion Sims Wyeth who designed important buildings in Palm Beach and West Palm Beach The Mediterranean Revival style of the home is representative of the 1920s Boom times era in South Florida and shows the way in which the style was interpreted by Wyeth. During the Boom times, Casa Beata was the site of many social gatherings and was an important part of Palm Beach social history. In 1930, Howard Major designed a second story addition for the main house. Although alterations to the building have been completed throughout its history, Casa Beata retains its architectural integrity

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37 Ibid, 1.

38 "Civic Chitchat Was On The Rutherfurd's PB Party Agenda", *Palm Beach Daily News*, April 26, 1978, 2.

39 Ibid, 2.

40 "Civic Chitchat Was On The Rutherfurd's PB Party Agenda", 2.

41 "Festal Choir Will Present The 'Passion'", *Palm Beach Daily News*, March 27, 1964, 3.

42 "Artist George Steele, 76, Dies of Carbon Monoxide Poisoning", 1.

43 Ibid, 1.

44 Ibid, 1.

45 Ava Van de Water, *Palm Beach Post*, January 17, 1999.

46 Belford Shoumate, "Drawing # Howard Major, "Unnumbered Drawing, 100 El Bravo Way, Town of Palm Beach " On file with the Town of Palm Beach, Planning, Zoning and Building Department.

and as such deserves designation and protection under Chapter 54 of the Code of Ordinances of the Town of Palm Beach.

V. CRITERIA FOR DESIGNATION

Chapter 54 of the Code of Ordinances of the Town of Palm Beach (Historic Preservation Ordinance) outlines the criteria for designation of historic structures and districts, 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:

Sec. 54-161(1) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.

Casa Beata, 100 El Bravo Way, exemplifies the cultural, economic and social history of the Palm Beach area during the Boom Times of the 1920s. It is a product of the massive building explosion associated with Florida's population and real estate boom during this time. Casa Beata was also the scene of numerous social gatherings that were widely reported in the press primarily during the 1920s and 1930s when the house was owned by Mr. And Mrs. George Dobyne.

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 craftsmen."

Casa Beata is a good example of a Mediterranean Revival style home which was the prevailing stylistic preference in Palm Beach during the Boom years of the 1920s. It is valuable to see how this architectural type could be conceived by one architect, Marion Sims Wyeth, and later added to by another talented architect, Howard Major.

(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."

Casa Beata was designed in 1922 by architect Marion Sims Wyeth in the Mediterranean Revival style. It is representative of one of Wyeth's large commissions during this time period and is equally important because of its location on the corner of South Ocean Boulevard and ElBravo Way. Value is also added to the designation, because the house was added to by Howard Major in 1930.

VI. ARCHITECT'S BIOGRAPHY

Marion Sims Wyeth

Marion Sims Wyeth was one of Palm Beach's earliest and most successful architects, designing residential and commercial masterpieces for 60 years. Along with Addison Mizner, Maurice Fatio, Joseph Urban, and John Volk, Wyeth is credited with creating the unique "Palm Beach

Style" The growing, wealthy community of Palm Beach was graced with Marion Sims Wyeth's classical designs, most of which were erected between 1920 and 1940, an architectural period often called the golden age.

Wyeth was born on February 15, 1889 in New York City to Dr. and Mrs. John Allan Wyeth. His father was not only a pioneer in postgraduate medical education, but he founded the New York Polyclinic Hospital in 1882 and was also a Civil War cavalryman. Wyeth's mother, Florence Sims, was the daughter of Dr. J. Marion Sims, surgeon of Montgomery, Alabama, from whom Marion Sims Wyeth gains his name. Dr. J. Marion Sims was also known for inventing surgical implements still used today.

During his years as a student, Marion Sims Wyeth earned a top-notch education from some of the most credited schools available. First, Wyeth attended the Lawrenceville School in New Jersey. In 1910 he graduated from Princeton where he studied architecture for four years, continuing his education in Paris at The Ecole des Beaux Arts where he became established in classicism and proportion, elements the Beaux Arts, and now Wyeth himself, are known for.

Upon returning to the United States in 1915, Wyeth briefly worked in the New York architectural firm of Bertram Grosvenor Goodhue. He married Eleanor Orr on November 25 of the same year in Chicago. After these events, he worked for another New York firm, Carrere & Hastings. With the start of the First World War, Marion Sims Wyeth served as a Lieutenant in the United States Army Air Service. In World War II, he also served in the Architect-Engineer Corps designing structures such as bridges for the war effort.

After serving in World War I, Marion Sims Wyeth arrived in Palm Beach in July 1919 where through his father's connections, earned the $66,465 contract to design Good Samaritan Hospital's first building in West Palm Beach. Today the hospital has expanded and is West Palm Beach's primary hospital. In the same year, Wyeth also received his first two residential contracts on Palm Beach. He opened his Palm Beach office in 1919 allowing himself to compete with the only other established architect on the island, Addison Mizner. Wyeth created a partnership in order to maintain offices in both New York City and Palm Beach. His partnership was with Frederick Rhinelander King, a fellow student at the Beaux Arts. King worked at the New York office while Wyeth stayed in Palm Beach. In 1925, Wyeth hired William Johnson as a draftsman, and in 1944 Johnson was added to his partnership, creating Wyeth, King, and Johnson.

After establishing his Palm Beach office, Wyeth went on to be an extremely prolific architect for Palm Beach, but also made his work known in other parts of Florida. Palm Beachers often say that there is no street on the island that has not been graced with the presence of one of Wyeth's creations. Some of his most famous designs include Hogarcito in Palm Beach, Seminole Golf Club in Juno Beach, Bethesda-by-the-Sea Rectory in Palm Beach, the Norton Gallery of Art in West Palm Beach, and the Florida Governor's Mansion in Tallahassee. Hogarcito, which Wyeth began working on in 1921, was called "one of the most desirable properties on the Palm Beach island" by the *Palm Beach Daily News.* Wyeth is also associated with Mar-a-Lago, though the grand estate is often credited to architect Joseph Urban.

Marion Sims Wyeth retired from architectural practice in July of 1973, having made a lasting effect on Palm Beach. While remaining faithful to his training in the classical style, he also designed many Mediterranean Revival style and later, Southern Colonial style homes. He was recognized as the first Palm Beach architect to be elected as a fellow of the American Institute of Architecture. Marion Sims Wyeth died on February 4, 1982 in Good Samaritan Hospital in West Palm Beach.

Howard B. Major

Howard Brougham Major was born in 1883 and died in 1974 at the age of ninety two. Trained at the Pratt Institute and the Atelier of the Society of Beaux-Arts in New York City, Major practiced on Long Island before coming to Palm Beach in 1925. He joined Addison Mizner's firm and began his Palm Beach career by designing Spanish style houses for Nelson Odman and Richard Cowell in Palm Beach, and Howard Whitney in Gulfstream.

Although Major started his Florida career in the Spanish style he soon became disenchanted with the results. In a 1926 article for *Architectural Forum* entitled "A Theory Relating to Spanish and Italian Houses in Florida." he suggested that other styles of architecture were more appropriate to the Florida climate and the "national character." Major also was the author of a book entitled *Domestic Architecture of the Early American Republic: The Greek Revival.* He favored the Greek Revival style and was also a proponent of the British Colonial style and all its variants.

In Palm Beach Howard Major is best known for designing "Major Alley," a small complex of six Bermuda style town homes on Peruvian Avenue. These homes are currently listed as Landmarks of the Town of Palm Beach. He also completed a home for Charles Merrill called "Merrill's Landing" that has been demolished. Other projects included homes for Mr. Robert Magowan, Mrs. Henry Littleson, Mrs. Arthur Gardner and Mr. Atwater Kent, Jr.

Besides his work in Palm Beach, Howard Major did projects in Hobe Sound and Gulfstream, Florida. In Naples he laid out the development of Port Royal and designed the "Church of Trinity-by- the-Sea." In Nassau, Bahamas, Major designed the Porcupine Club and residences for Arthur Vining Davis and Edward Lynch.

VII. SELECTED BIBLIOGRAPHY

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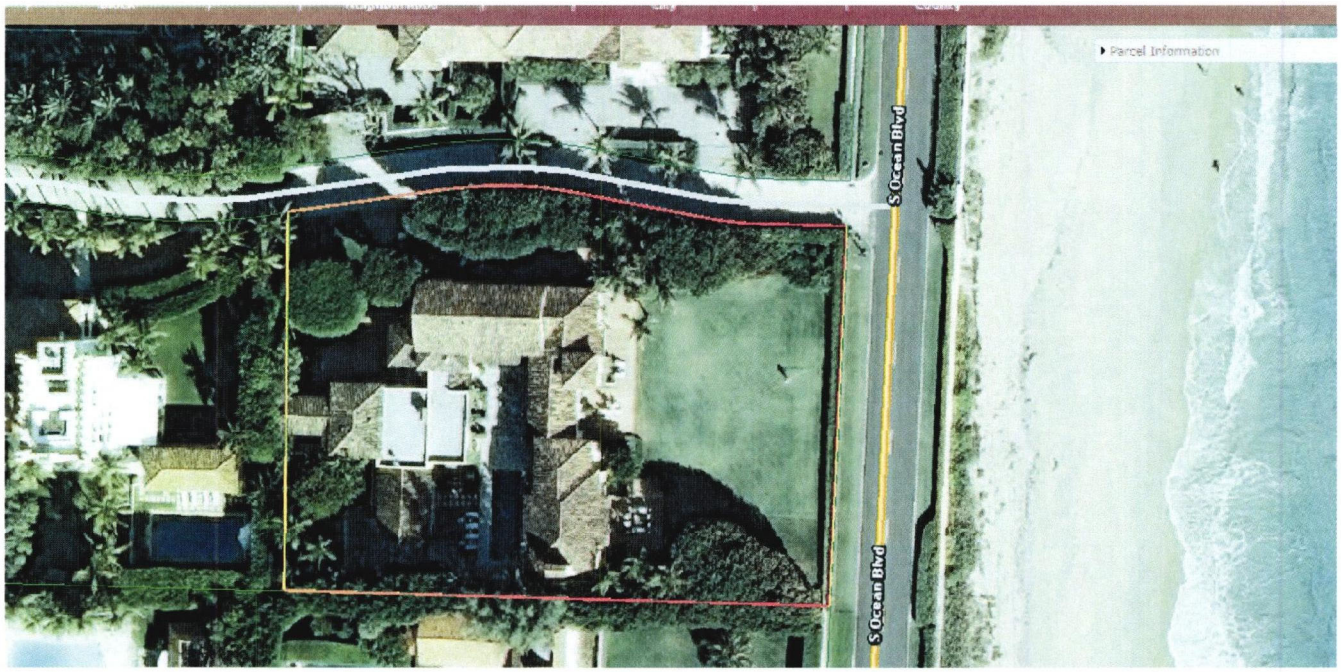
VIII. LOCATION MAP



Property Appraiser of Palm Beach County

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 PB06500
Recorder # Jane S. Day
Field Date 7/17/2010
Form Date 9/19/2010
FormNo 201007
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Kenneth G. Tropin, House
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name Palm Beach historic Sites Survey, Phase V
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
100		El Bravo	Way	

Cross Streets (nearest/ between) s. Ocean Blvd.
City / Town (within 3 miles) Town of Palm Beach
In Current City Limits? YES
County Palm Beach
Tax Parcel #(s) 50-43-43-27-05-000-0020
Subdivision Name El Bravo Park
Block
Lot 2
Ownership Private Individual
Name of Public Tract (e.g., park)
Route to (especially if no street address) On the southwest corner of El Bravo Way and S. Ocean Blvd.

MAPPING

USGS 7.5' Map Name
Publication Date >> PALM BEACH;1986
Township:
Range:
Section:
1/4 section:
>> 43S ;43E ;27;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Mediterranean Revival
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 2
Structural System(s) >> Wood frame
Other Structural System(s) hollow clay tile
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Stucco
Other Exterior Fabric(s)
Roof Type(s) >> Hip
Other Roof Type(s) gable
Roof Material(s) >> Barrel tile
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 3
Chimney Material Brick
Other Chimney Material(s) stucco on exterior
Chimney Location(s) E. - exterior, W interior and exterir

HISTORICAL STRUCTURE FORM

8PB06500

DESCRIPTION (continued)

Window Descriptions casement, french doors

Main Entrance Description (stylistic details) arched insised entryway

Porches: #open 5 **#closed** _____ **#incised** _____ **Location(s)** 2 2nd floor balconies E, 3 2nd floor balcony W

Porch Roof Types(s) _____

Exterior Ornament exposed rafters, engaged columns wrought iron

Interior Plan Irregular **Other Interior Plan** _____

Condition Excellent

Structure Surroundings

Commercial: NONE of this category **Residential:** MOSTly this category

Institutional: NONE of this category **Undeveloped:** NONE of this category

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

Archaeological Remains (describe): none observed

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

Narrative Description (optional) _____

HISTORY

Construction year 1922

Architect (last name first): Wyeth, Marion Sims **Builder (last name first):** Corwin· H.R.

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> Unspecified;1980;;			

Structure Use History

Use _____ **Year Use Started** _____ **Year Use Ended** _____ >> Private residence;1922;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____ >> Examine local property records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES **Name of Local Register if Eligible** Town of Palm Beach Landmark

Idividually Eligible for National Register? INSUFF. INFO

Potential Contributor to NR District? NO

Area(s) of historical significance _____ >> Architecture

Other Historical Associations _____

Explanation of Evaluation (required) This residence uses minimal architectural detailing with free composition of openings in a largely solid front. The residence was designed by noted architect Marion Sims Wyeth. It is worthy of local designation.

HISTORICAL STRUCTURE FORM

8PB06500

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Day, Jane S.

Recorder Address / Phone 728 Granada Dr., Boca Raton, FL 33432 561-362-4473

Recorder Affiliation Research Atlantica Other Affiliation Town of Palm Beach

Is a Text-Only Supplement File Attached (Surveyor Only)? _____

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

Cultural Resource Type:
Electronic Form Used:

SHPO's Evaluation of Resource

_____ Date

Form Type Code:
Form Quality Ranking:
Form Status Code:

Supplement Information Status:
Supplement File Status:

FMSF Staffer:
Computer Entry Date:

Form Comments: _____

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