LANDMARKS PRESERVATION COMMISSION MEETING

TOWN OF PALM BEACH

MAY 21, 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

MINUTES

1. Minutes of the April 16, 2025 Landmarks Preservation Commission Meeting

APPROVAL OF AGENDA

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

GENERAL BUSINESS

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.

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 The applicant has withdrawn the remainder of the scope of work related to the guest house and gazebo.*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.

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

MEETING SCHEDULE

9. NEXT MEETING: Wednesday, June 18, 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
PLANNING, ZONING AND BUILDING
DEPARTMENT

MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION MEETING HELD ON WEDNESDAY, APRIL 16, 2025.

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting after the fact may access the audio of that item via the Town's website at www.townofpalmbeach.com.

I. CALL TO ORDER

Chair Damgard called the meeting to order at 9:29 a.m.

II. ROLL CALL

Brittain Damgard, Chair	PRESENT
Kim Coleman, Vice Chair	PRESENT
Jacqueline Albarran, Member	PRESENT
Anne Fairfax, Member	PRESENT
Julie Herzig Desnick, Member	PRESENT
Alexander Hufty Griswold, Member	PRESENT
Alexander Ives, Member	PRESENT
Catherine Brooker, Alternate Member	PRESENT
Jane Lindsay-Scott, Alternate Member	PRESENT
Henry Ittleson, Alternate Member	PRESENT

Staff Members present were:
Friederike Mittner, Design and Preservation Manager
Abraham Fogel, Design and Preservation Planner
Kelly Churney, Town Clerk
Lainey Francisco, Assistant Town Attorney

III. PLEDGE OF ALLEGIANCE

Chair Damgard led the Pledge of Allegiance.

IV. APPROVAL OF MINUTES

A. Minutes of the Landmarks Preservation Commission Meeting of March 19, 2025

A motion was made by Mr. Ives and seconded by Ms. Coleman to approve the minutes of the March 19, 2025, meeting as presented. The motion was carried unanimously, 7-0.

V. APPROVAL OF THE AGENDA

Ms. Mittner announced the deferral request for COA-25-0003, 303 Pendleton

Lane, and the designation request for 303 Pendleton Lane to the November 19, 2025, meeting.

A motion was made by Mr. Ives and seconded by Ms. Coleman to approve the amended agenda. The motion was carried unanimously, 7-0.

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY

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

VII. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS

No comments were heard at this time.

VIII. COMMENTS OF THE LANDMARKS COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT

A. Administrative Review Monthly Update

Ms. Mittner stated that there have been 21 administrative staff approvals since the last meeting.

B. Overview of Past Projects: 318 Australian Ave

Mr. Fogel presented the renovation and restoration of the property at 318 Australian Avenue.

Elizabeth Ailes, owner of 318 Australian Avenue, thanked her architectural and construction team, who assisted her with the renovations, and the Preservation Foundation for their assistance.

IX. COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)

No one indicated a desire to speak at this time.

X. PROJECT REVIEW

A. TIME EXTENSIONS

1. **EXTPLAN-25-0003 235 BANYAN RD.** The applicant, Richard Kurtz, has filed an application requesting an Extension of Time for a previously issued Certificate of Appropriateness for the construction of a new two-story, approximately 1,072 SF accessory structure with hardscape and landscape (ORIGINALLY COA-23-043 (ZON-23-117) AND APPROVED AT THE MAY 22, 2024, LPC MEETING).

   Several members disclosed ex parte communications.

   Mr. Fogel provided staff comments for this project.

   Patrick O'Connell of Patrick Ryan O'Connell Architect, LLC., explained the request for the one-year extension.

   Ms. Damgard asked for clarification on the time extension. Mr.

O'Connell responded.

A motion was made by Ms. Fairfax and seconded by Mr. Griswold to approve a one-year extension as requested. The motion carried unanimously, 7-0.

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

B. CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS

1. **COA-24-0025 (ZON-24-0065) 70 MIDDLE RD (COMBO)** The applicant, Jennifer Naegele, has filed an application requesting a Certificate of Appropriateness for the review and approval of the addition of a covered terrace, a laundry room addition, relocation and installation of new mechanical equipment, new site walls, landscape, and hardscape modifications, requiring a total of six (6) variances, three (3) variances previously considered by the Landmarks Preservation Commission to 1) increase the lot coverage for the laundry room addition, 2) increase the cubic content ratio ("CCR") for the laundry room and covered terrace additions, 3) reduce the side (north) yard setback for the laundry room and the covered terrace additions, and three (3) new variances, 1) increase the building height and the overall building height for the covered terrace addition and the rooftop steps, 2) reduce the street (south) side yard setback for pool and fountain equipment and increase the distance between the new fountain water's edge and the fountain equipment, and 3) increase the height of site walls associated with a mechanical equipment enclosure in the street (south) side yard setback for the Landmarked property. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

   Several members disclosed ex parte communications. *Ms. Albarran declared a conflict of interest and left the dais*.

   Mr. Fogel provided staff comments for this project. Attorney Francisco discussed why commissioners would need to recuse themselves if they had a conflict of interest. She also noted that the application's requests did not alter the deadlines outlined in the construction management agreement.

   Jackie Albarran of SKA Architect + Planner presented the architectural modifications for the landmarked home. Bill Langford of SKA Architect + Planner presented the landscape and hardscape plans for the site.

   Ms. Coleman asked for confirmation that the proposed landscaping met the native requirements. Ms. Albarran provided confirmation.

   Ms. Brooker asked about the terrace on the north side of the building and wondered if the landscaping would screen the terrace from the neighbors. Ms. Albarran confirmed that the neighbors would not see the

terrace.

Ms. Herzig-Desnick asked about the fountain equipment located far from the element. Ms. Albarran explained the code's requirement for the equipment's location.

Ms. Fairfax thought the modifications requested looked reasonable. She asked about the width of the driveway openings. Ms. Albarran described the design and thought the width was 16 feet. Ms. Fairfax questioned the need for both driveways and wondered if one entrance would be better, and if a palm tree needed to be removed for the proposed circular drive. She also asked if the circular drive required a variance. Ms. Mittner stated that the additional curb cut only needed approval from Public Works. Ms. Fairfax thought the requested variances represented the imperfect code and supported the requests. She asked that the dimensions of the driveway be brought to the commission. Ms. Albarran stated that the driveway had been previously approved.

Mr. Griswold wondered if the site wall could be aligned so that it did not interrupt one of the windows. Ms. Albarran explained the design of the site wall.

Ms. Fairfax asked about the width of the proposed driveways. Ms. Albarran stated that she would agree to keep the driveway width at 16 feet.

Ms. Damgard asked if the stone on the front of the home needed to be removed. Ms. Albarran stated it did and explained the process. Ms. Damgard expressed concern about the ladder to the roof and thought it would set an unusual precedent. Ms. Albarran stated it was important to the owner.

Ms. Coleman thought one opening would be sufficient for the driveway, which would work much better and provide more privacy. Ms. Albarran stated that the staff had approved the driveway material.

Ms. Damgard called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, thanked the owner and their design team for preserving the arched stained-glass windows. She wondered about the proposed railings and if they resembled the historic railings.

Mr. Ittleson believed the ladder to the roof was strange and stated that most other homes did not have this feature. Ms. Albarran responded and noted that it was a request from the homeowner.

A motion was made by Mr. Griswold and seconded by Ms. Herzig-

Desnick to approve the project as presented, with the conditions that the roof stairs be removed and that the staff confirm that the driveway material was previously approved. The motion carried unanimously, 7-0.

A motion was made by Ms. Herzig-Desnick and seconded by Mr. Griswold that the implementation of the proposed variances will not cause a negative architectural impact on the subject landmarked property with the elimination of the roof stairs from variance #4. The motion carried unanimously, 7-0.

C. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS

1. **COA-25-0003 (ZON-25-0009) 303 PENDLETON LN (COMBO)** The applicant, M. Timothy Hanlon, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new carport addition requiring a side yard (west) setback variance for the property under consideration to be Landmarked. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
   Clerk's note: This item was deferred to the November 19, 2025, meeting at Item V. Approval of the Agenda.

2. **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 a 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.

   Several members disclosed ex parte communications.

   Ms. Mittner provided staff comments for this project.

   Attorney Jamie Crowley, representing the owner, provided an overview of the project, discussed the zoning requests, and advocated for a favorable recommendation to the Town Council. Matt MacEachern of Emeritus presented the architectural modifications for the landmarked structure.

   Ms. Damgard stated that the Commission focused on the building's facades and wondered if the program could work without a grand entrance, but perhaps a side entrance or two side entrances. Mr. MacEachern responded and explained why the front door proposal was proposed and how the element could be minimized. Ms. Damgard

thought the alternate north elevation had a minimal impact on the front. Mr. MacEachern agreed and thought he could further reduce the element.

Ms. Herzig-Desnick thought the center door interrupted the rhythm of the Prairie style. She recommended that the door include a bottom panel with glass on the top to match the windows. She also did not favor the west pier covered with additional steps; she thought the piers were a strong element of the Prairie style that should be emphasized. Mr. MacEachern supported the idea of adding a bottom panel to the door.

Ms. Fairfax supported Ms. Herzig-Desnick's comments that the piers should remain. She questioned both entries on the front façade. Mr. MacEachern responded and explained the need for both entrances. She supported either door design and recommended retaining the front piers.

Mr. Griswold supported the presentation and advocated for allowing the owner to support the change of the front façade.

Ms. Albarran agreed with the other comments and requested that the horizontal element over the oval window be removed. Mr. MacEachern agreed.

Mr. Ives agreed with the comments of Mr. Griswold, supported the presentation, and advocated approval.

Ms. Coleman asked about the design of the railings. Matt responded. Ms. Coleman thought the railings should have a bit more substance.

Ms. Herzig-Desnick agreed with Mr. Ives but recognized that the commission was the steward of the landmarked property.

Ms. Damgard called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, thanked the owner and their design team for their work on the building. She suggested that the main entrance should be a side entrance. She stated that the design team said it was not possible. She thought the front door on the main entrance could be successful with a front door with a bottom panel and a top window to relate to the other windows and to minimize the front porch element.

Mr. Crowley indicated that the landmarked building was residential but has a use that is no longer allowed in the code. He added that the owner and design team were doing their best to adapt a residential building into two commercial tenant spaces, which was driving the interior planning to make two separate spaces. He stated they were trying to design an adaptive reuse for a commercial building. He

advocated for partial approval to restudy the front façade.

A motion was made by Ms. Albarran and seconded by Mr. Griswold to approve the project with the condition that the front door include a bottom panel and the front porch and railings shall be restudied and returned to the meeting on May 21, 2025. The motion carried unanimously, 7-0.

Clerk's note: A short break was taken at 11:13 a.m. and resumed at 11:19 a.m.

3. **COA-25-0006 235 BANYAN RD.** The applicant, Richard Kurtz, has filed an application requesting a Certificate of Appropriateness for the construction of an approximately 242 SF second-floor addition to the rear of the structure of an existing three-story landmarked residence.

   Several members disclosed ex parte communications.

   Mr. Fogel provided staff comments for this project.

   Patrick O'Connell of Patrick Ryan O'Connell Architect, LLC, presented the architectural modifications for the landmarked structure.

   A motion was made by Mr. Griswold and seconded by Mr. Ives to approve the project as presented.

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

   The motion carried unanimously, 7-0.

D. HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS

1. **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.
   Clerk's note: This item was deferred to the May 21, 2025, meeting at Item V. Approval of the Agenda.

E. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS

1. **HSB-25-0003 (ZON-25-0008) 177 QUEENS LN (COMBO)** The applicant, Dustin Mizell with Environmental Design Group, has filed an application requesting review and approval of landscape modifications and an increase in site wall height for mechanical equipment screening within the street side (west) yard setback, which requires a height variance for the property containing a Historically Significant Building. This is a combination project that shall also be

reviewed by Town Council as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Mr. Fogel provided staff comments for this project.

Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Ms. Lindsay-Scott was thrilled that the owners could preserve and save the home. She supported the project.

Mr. Ittleson agreed with Ms. Lindsay-Scott and asked if the wall could be screened with landscaping. Mr. Mizell confirmed that he could add landscaping to mitigate the wall.

Mr. Ives supported Mr. Ittleson's comment and thought a historic district could be considered for the area of Queens Lane.

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

A motion was made by Ms. Albarran and seconded by Mr. Griswold to approve HSB-25-0003, 177 Queens Lane, as presented, finding that the overall design of the project meets the Secretary of Interior's Standards for rehabilitation and the criteria set forth in Sections 18-306, 54-122, and 54-123. The motion carried unanimously, 7-0.

A motion was made by Ms. Albarran and seconded by Ms. Coleman that the implementation of the proposed variances will not cause a negative architectural impact on the subject landmarked property. The motion carried unanimously, 7-0.

2. **ZON-25-0010 261 ROYAL POINCIANA WAY** The applicant, Poinciana Capital Corporation (Gail Coniglio, VP), has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing building at a finished floor elevation below current FEMA requirement, associated with the addition of a second-story residence to an existing one-story historically significant commercial building (approved per HSB-23-005 (ZON-23-055) at the May 17, 2023, LPC meeting).

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments for this project.

Patrick Segraves of SKA Architect + Planner explained the reason for the flood plain variance request and showed the commission a photograph and elevations of the building.

Mr. Ives acknowledged that the project had been previously supported but expressed concern about the change to the scale and mass of the buildings in recent years and added that the sense of Royal Poinciana Way was being lost.

Mr. Ittleson supported the project. However, he agreed with the comment from Mr. Ives.

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

A motion was made by Ms. Albarran and seconded by Ms. Coleman that the proposed development will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. The motion carried 6-1, with Mr. Ives dissenting.

XI. DESIGNATION HEARINGS

1. **ITEM 1: 401 PERUVIAN AVENUE (Peruvian Terrace Condominium Apartments)**
Owner: Multiple Owners (See Designation Report for Complete List of Owners)

Several members disclosed ex parte communications.

Janet Murphy, MurphyStillings, LLC, testified to the architecture and history of the condominium residence of Mid-Century Modern. Ms. Murphy pointed out the design features of the residence. Ms. Murphy testified that the residence met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town; and,
Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction, or use of Indigenous materials or craftsmanship,
Sec. 54-161 (4) Is representative of the notable work of a master builder, designer, or architect whose individual ability has been recognized or who influenced his age.

A motion was made by Mr. Ives and was seconded by Ms. Coleman to make the designation report for 401 Peruvian Ave. part of the record. The motion was carried unanimously, 7-0.

Ms. Damgard asked for confirmation on proof of publication. Ms. Mittner provided confirmation.

Mr. Ives thought the building was a wonderful example of a landmarked building and met the criteria stated by the consultants. He supported the designation. He thought the building was exemplary.

Ms. Fairfax did not see any threat to the building. Ms. Murphy stated that the building was not landmarked and could be demolished. Ms. Fairfax was not a fan of the building's architecture, was not supportive of the designation, and was not in favor of having the consultants spend their time on a building that was not vulnerable. Ms. Murphy stated the property was brought to their attention, and the Landmarks Commission supported placing it under consideration.

Attorney Francisco stated that whether a building was under threat was not one of the criteria used to determine whether to landmark a property. Specifically, the commission should look at Section 54-161 of the Town Code for the criteria. Ms. Fairfax did not believe the building had architectural merit.

Mr. Griswold thought the building was charming. He supported the designation.

Ms. Herzig-Desnick did not believe it was a compelling Mid-Century Modern building. After looking at the historic photographs, she understood that many Mid-Century Modern details were removed from the building.

Mr. Ives stated that he did not believe in landmarking as a reactionary tool; however, he thought the building represented an architectural style and a piece of history in the town.

Ms. Damgard called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach thought the building was a great example of John Stetson's mid-century style. She thought it would be nice if the owners considered bringing back some of the details on the historic plans and understood that they supported the designation. She believed the building met the criteria outlined by the consultants.

A motion was made by Mr. Ives and was seconded by Mr. Griswold to recommend 401 Peruvian Ave. to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1, 3, and 4 in Section 54-161 and with the acknowledgment that the owners supported the designation. The motion was carried 6-1, with Ms. Fairfax dissenting.

2. **ITEM 2: 220 EDEN ROAD**
   Owner: Clara Urbahn and Jason Briggs, Co-Trustees of 220 Eden Road Trust
   Clerk's note: This item was deferred to the November 19, 2025, meeting at Item V. Approval of the Agenda.

3. **ITEM 3: 303 PENDLETON LANE**
   Owner: Thomas Hunt and Linda Hunt
   Clerk's note: This item was deferred to the November 19, 2025, meeting at Item V. Approval of the Agenda.

4. **ITEM 4: 750 SOUTH COUNTY ROAD**
OWNER: 750 S COUNTY LLC
Clerk's note: This item was deferred to the November 19, 2025, meeting at Item V. Approval of the Agenda

XII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

Ms. Churney stated that Jacqueline Albarran had declared a conflict of interest for the projects at 70 Middle Road and 345 Pendleton Lane at the March 19, 2025, meeting and correctly filled out the forms required by the State.

Aimee Sunny of the Preservation Foundation of Palm Beach recognized former Town employee Jordan Hodges, now the Director of Public Programs at the Preservation Foundation of Palm Beach.

XIII. NEXT MEETING DATE: Wednesday, May 21, 2025

XIV. ADJOURNMENT

A motion was made by Ms. Coleman and seconded by Mr. Ives to adjourn the meeting at 12:02 p.m. The motion was carried unanimously, 7-0.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, May 21, 2025, at 9:30 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road.

Respectfully submitted,

Brittain Damgard, Chair
LANDMARKS PRESERVATION COMMISSION

kmc

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Landmarks Preservation Commission

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

SUBJECT: COA-25-0004 – 262 SUNSET AVE

MEETING: MAY 21, 2025 LPC

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.

Applicant: James M. Crowley, Esq.
Professional: Vanasse Hangen Brustlin, Inc. (VHB)

HISTORY:
The subject property was historically known as Villa Seville, a two-story Prairie-style masonry building constructed in 1920. In the southwest corner of the property, there is also a two-story masonry accessory building constructed in 1920 as a garage apartment. In 2015, 262 Sunset Avenue was deemed a contributing structure in The Royal Poinciana Way National Register Historic District.

At the April 9, 2025, Town Council (TC) meeting, the subject property was landmarked with the support of the property owner. At the same meeting, ZON-25-0006 was approved for site plan review and a parking variance associated with the adaptive re-use of both buildings on the property for retail and spa uses.

At the April 16, 2025, Landmarks Preservation Commission (LPC) meeting, COA-25-0004 was approved for exterior alterations including a new front entry, new front door, roof replacement, exterior color change, as well as landscape and hardscape modifications, subject to the following conditions:

1. The new front door shall utilize a panel on the bottom half.
2. The front porch and railings shall return to the May 21, 2025, LPC meeting for further review.

The applicant has returned with revised plans to satisfy the conditions of approval.

THE PROJECT:
The applicant has submitted plans, entitled "262 Sunset Avenue", as prepared by **VHB**, dated and uploaded to the Town on April 28, 2025.

The applicant is proposing the remaining scope of work at the property:

- Exterior alterations including a new front porch, new front door, as well as landscape and hardscape modifications in the front yard

Site Data			
Zoning District	C-TS	**Future Land Use**	COMMERCIAL
Lot Size (SF)	5,400 SF	**Flood Zone**	AE 6
Year Constructed	1920	**Builder**	Benjamin F. Hoffman
Overall Landscape Open Space (LOS) (Min.)	Required: 25.0% (1,350 SF) Proposed: 30.3% (1,638 SF)	**Front Yard Open Space (Min.)**	Required: 35.1% (123 SF) Proposed: 68.6% (240 SF)
Surrounding Properties / Zoning			
North	135 Bradley Place / C-TS		
South	265 Royal Poinciana Way / C-TS		
East	257 Royal Poinciana Way / C-TS		
West	280 Sunset Ave / C-TS		

STAFF ANALYSIS

The subject property was originally constructed for residential use until its commercial conversion in the early 2000s was completed to accommodate the Island Animal Hospital. The newly proposed retail and spa uses will require further changes to the site and its two buildings—the two-story primary structure and the detached rear accessory structure.

At the April 16, 2025, LPC meeting, a new front porch deck and French door were proposed on the front façade of the main building. Apart from the rear access doors, the entrance is currently on the side (west) side. Mahogany decking was proposed for the front porch. From a historic preservation perspective, staff recommended that the front porch be revised to a terrace or courtyard design, which is more compatible with the architectural style of the building. Although the new front door location is not original, documentation provided shows a 1970s photograph of a front entry to a similar style structure, and this modification can be reversed in a manner that does not jeopardize the historic integrity of the building.



CIRCA 1930



CIRCA 1970

To satisfy conditions of approval the applicant has returned with a revised design. The front porch was revised to a front entry landing with steps on the north, east, and west sides. As a result, more of the original façade will be visible, including the historic piers. Additional changes include an increase in landscape open

space, removal of the storm shutter track from the ocular window on the second floor of the front façade, and a new front door with a 12-light pattern and panel below.



Rendering - Existing



Rendering – Currently Proposed



Rendering – Previously Proposed

The applicant has submitted two (2) guardrail design options for consideration, both compatible with the building:

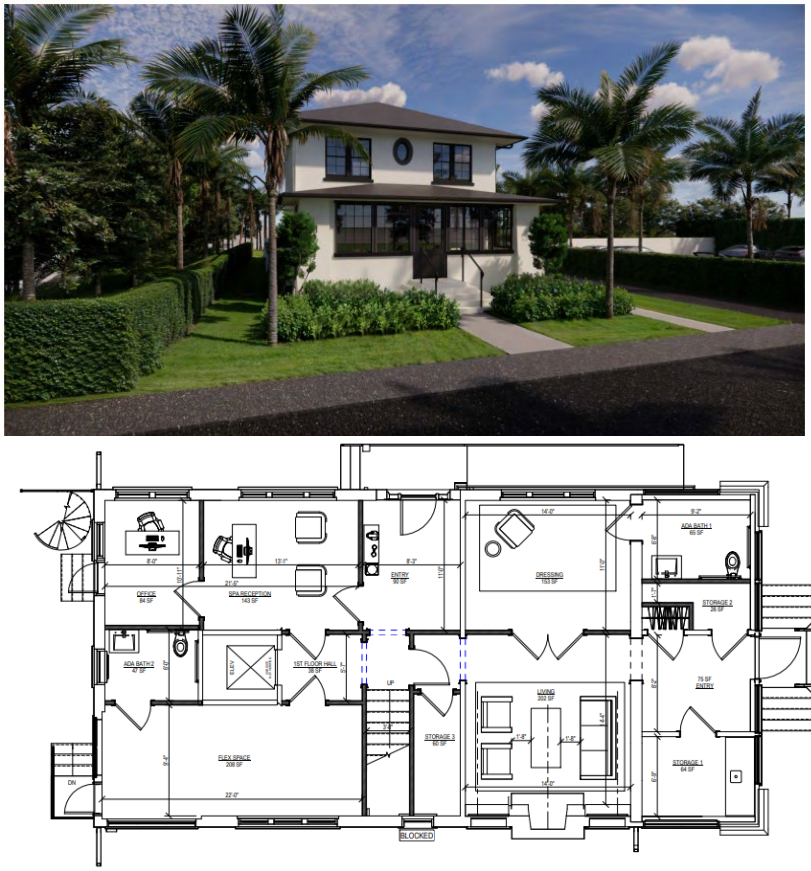


3D View Option "A".



3D View Option "B".

Boston Ferns and Garcinia were added to the landscape open space that was gained from the smaller front entry design. With the appropriate railing design, the proposed front entry can be deemed a compatible exterior alteration to the landmarked building.



First Floor Plan – Currently Proposed

CONCLUSION:

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

Gunster

.Our File Number: 46274-00003
Writer's Direct Dial: (561) 650-0752
Writer's E-Mail Address: jlindgren@gunster.com

April 28, 2025

Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

Re: Revisions for 262 Sunset Avenue - Zoning Case Number: ZON-25-0006
Certificate of Appropriateness Number: COA-24-0004

Based on the review comments from the Landmarks Preservation Commission at their March 21, 2025 meeting, the previously proposed open front porch has been substantially reduced in size to a small front entry landing with "waterfall" stairs to preserve the appearance of the historic pillars. Landscape open space has been increased by approximately 115 square feet by replacing the areas where the open front porch was eliminated with Boston Ferns and Garcina. The proposed front door design has been changed to a 12-light, one-panel door to match the adjacent windows. The existing hurricane track above the ocular window on the front has been removed. Finally, the proposed front porch railing design is being restudied, and will be changed to a more appropriate wrought iron handrail and posts, and will be presented to the Commission for final review.

Sincerely,

John Lindgren
John Lindgren, AICP

262 Sunset Avenue

Issued for	**Development Review**
Date Issued	**February 2025**
Latest Issue	**April 2025**

Town of Palm Beach, Florida

Palm Beach County
Parcel ID: 50-43-43-22-31-000-0380

Project Address:
262 Sunset Ave
Palm Beach, FL 33480

LEGAL DESCRIPTION
LOTS 38 AND 39, FLORAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SECOND SUBMITTAL

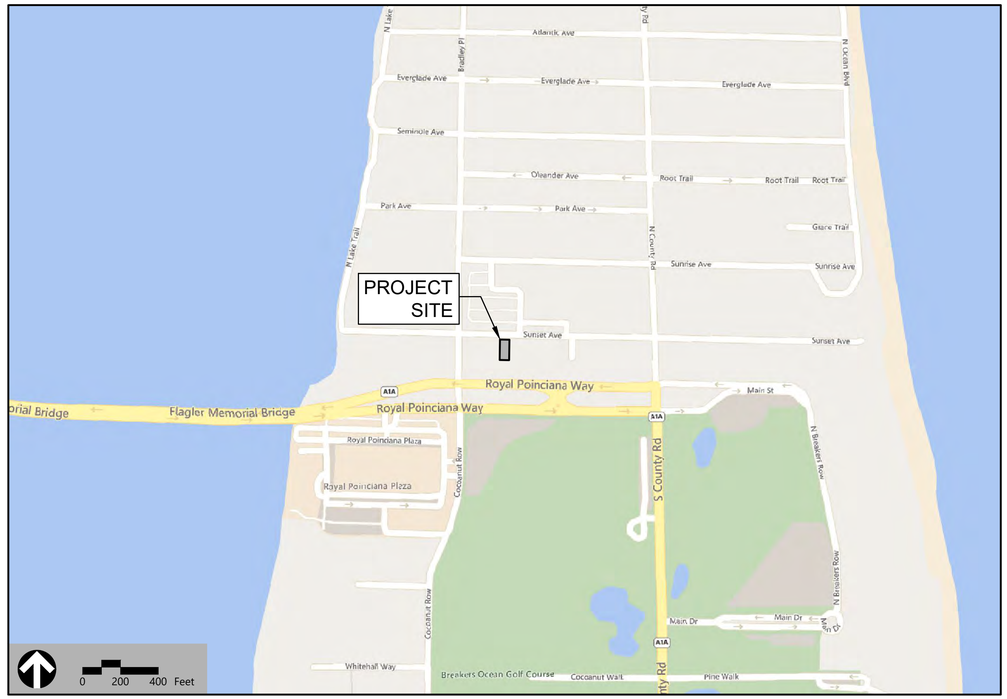
PROJECT NUMBERS:
ZON-25-0006
COA-25-0004

SUBMITTAL DATE:
APRIL 28, 2025

PROJECTED DATE OF HEARINGS:
TOWN COUNCIL: APRIL 9, 2025
LANDMARKS PRESERVATION COMMISSION: APRIL 16, 2025 & MAY 21, 2025

PROJECT SCOPE:

- ADAPTIVE REUSE OF AN EXISTING BUILDING FROM A VETERINARIAN'S OFFICE TO A SPA AND RETAIL USE, WITH STORAGE (ALL PERMITTED USES).
- COMPLETE INTERIOR RENOVATION OF THE MAIN BUILDING AND ACCESSORY BUILDING.
- MODIFIED MAIN BUILDING AND ACCESSORY BUILDING EXTERIOR COLOR PALETTES.
- THE ADDITION OF FRONT ENTRY AND FRONT PORCH.
- THE ADDITION OF A SMALL POOL IN THE REAR YARD.
- LANDSCAPE & HARDSCAPE MODIFICATIONS, INCLUDING INCREASED LANDSCAPE OPEN SPACE.
- A SMALL PARKING VARIANCE.



VICINITY MAP

Sheet Index

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C1.00	Proposed Site Plan	April 2025
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C3.00	Demolition Plan	April 2025
C4.00	Drainage Plan	April 2025
C5.00	Truck Access & Staging Plan	April 2025
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A.209	Exist. Exterior Condition Photographs	April 2025
A.210	Historic Exterior Condition Photographs	April 2025
L-1	Landscape Plan, Plant List & Details	April 2025
L-2	Planting Specifications	April 2025
L-3	Green Space Charts	April 2025

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Suite 300
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Certificate of Authorization
Number FL #3932

OWNER/APPLICANT
NED 262 SUNSET LLC
75 PARK PLZ
BOSTON, MA 02116
P (617) 965-8700
F (617) 243-785

CIVIL ENGINEER / SURVEY
VHB
225 E. Robinson Street
Suite 300
Orlando, FL 32801
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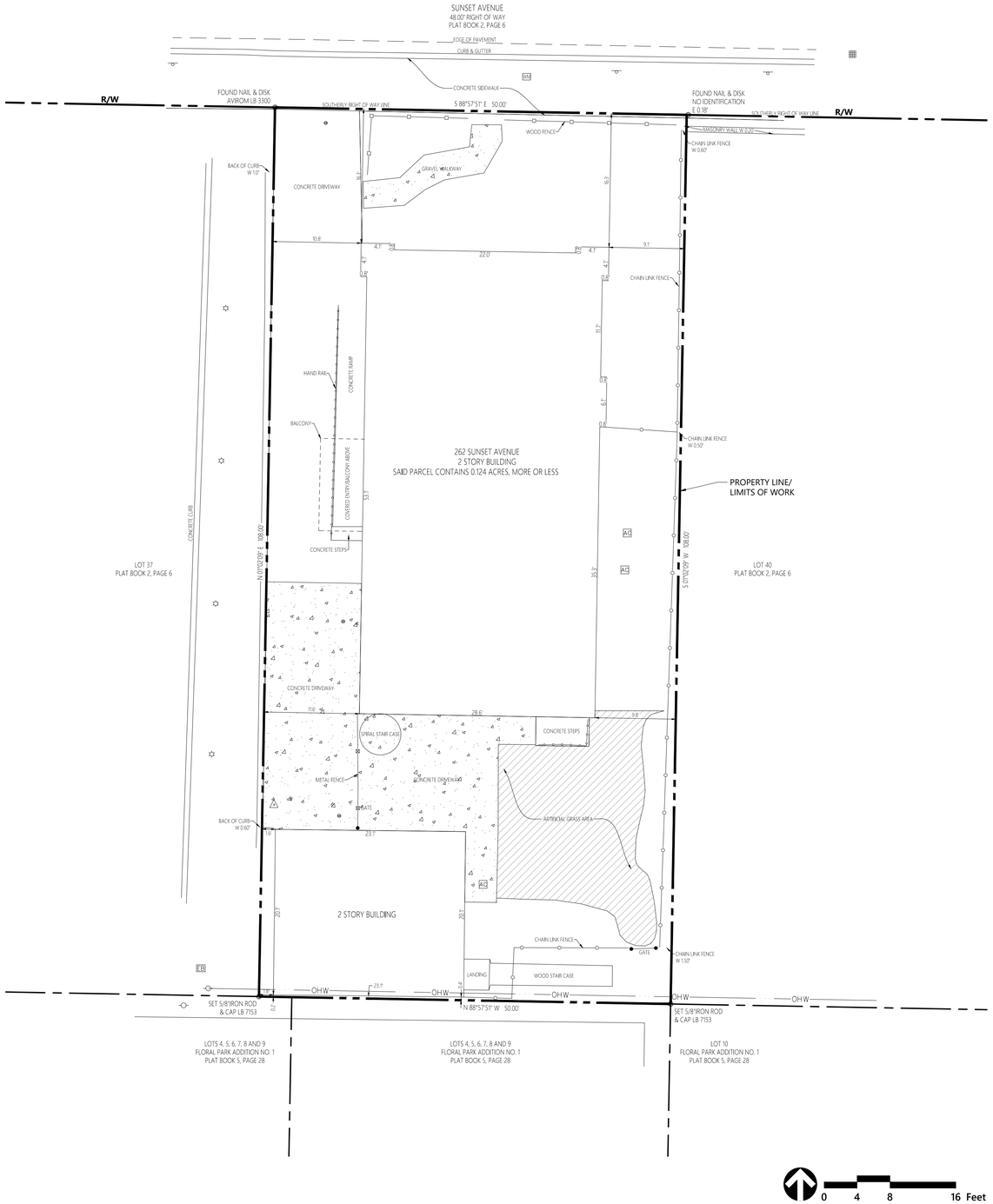
This document has been electronically signed and sealed by Jaime L. Igua, Jr., P.E. on the date shown hereon using a digital signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: Apr. 24, 2025
Jaime L. Igua, P.E.
P.E. # 69884

VHB Project : 64874.00
Issued for : Development Review

C:\USERS\STEERS\VHB\GP ENG & VHB (USA) - GENERAL\64874.00 NE DEVEL-262 SUNSET AVE\05_WORK\CAD\LD\PLANSET\64874.00 COV 24 April 2025



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Number FL #3932

262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by: SCS
Checked by: JLI
Issued for: DRC
Date: April 2025

Drawing Title

Existing Site Plan

Drawing Number

C0.50

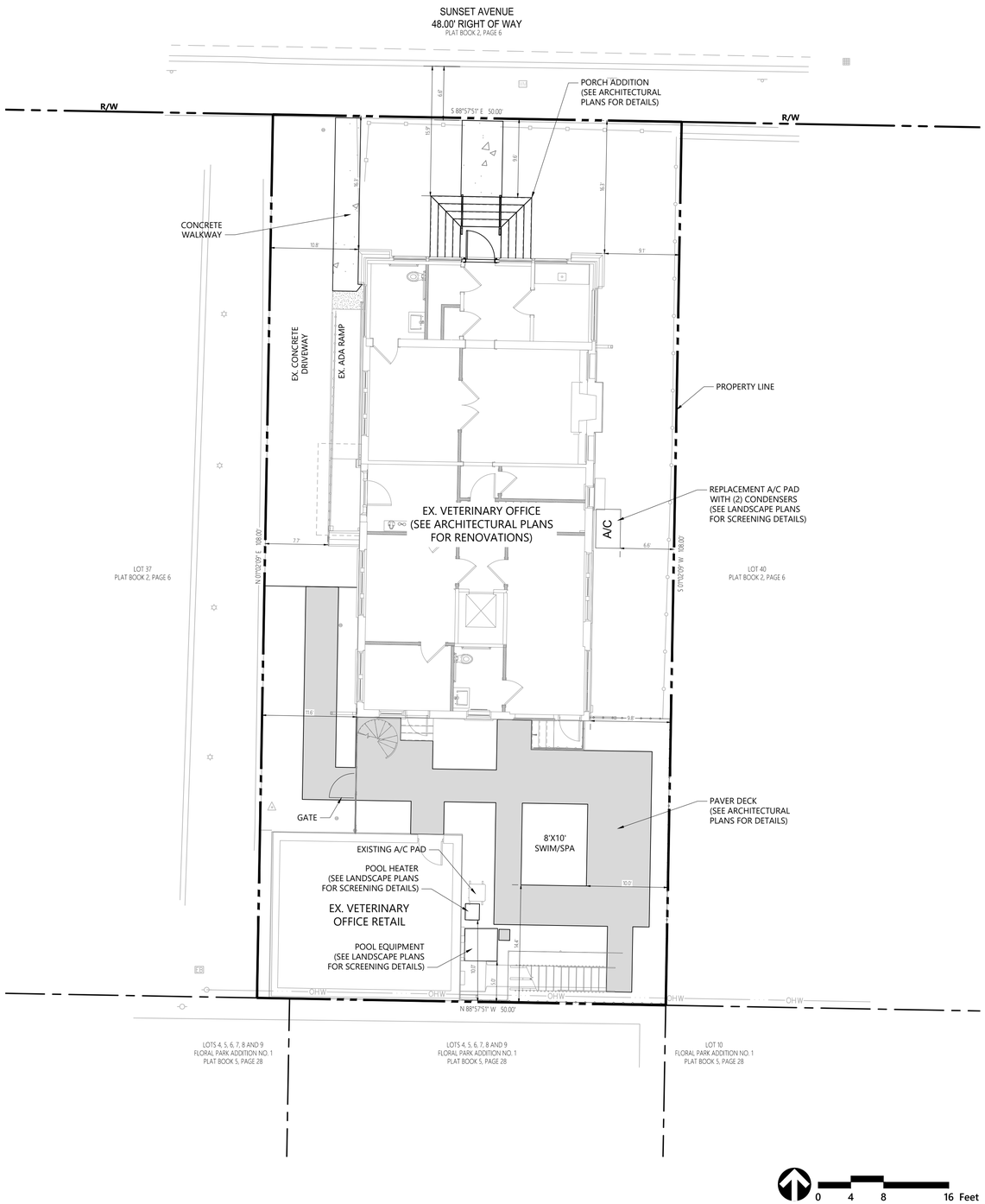
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DATE: Apr. 24, 2025

Project Number
64874.00

64874.00 EC.DWG

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LEGEND

Symbol	Description
	PROPERTY LINE
	R.O.W.
	LOT LINE
	PAVERS (SEE ARCH PLANS)
	NEW CONCRETE

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Number FL #3932

262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by: SCS
Checked by: JLI
Issued for: DRC
Date: April 2025

Drawing Title

Proposed Site Plan

Drawing Number

C1.00

Sheet of

DATE: Apr. 24, 2025

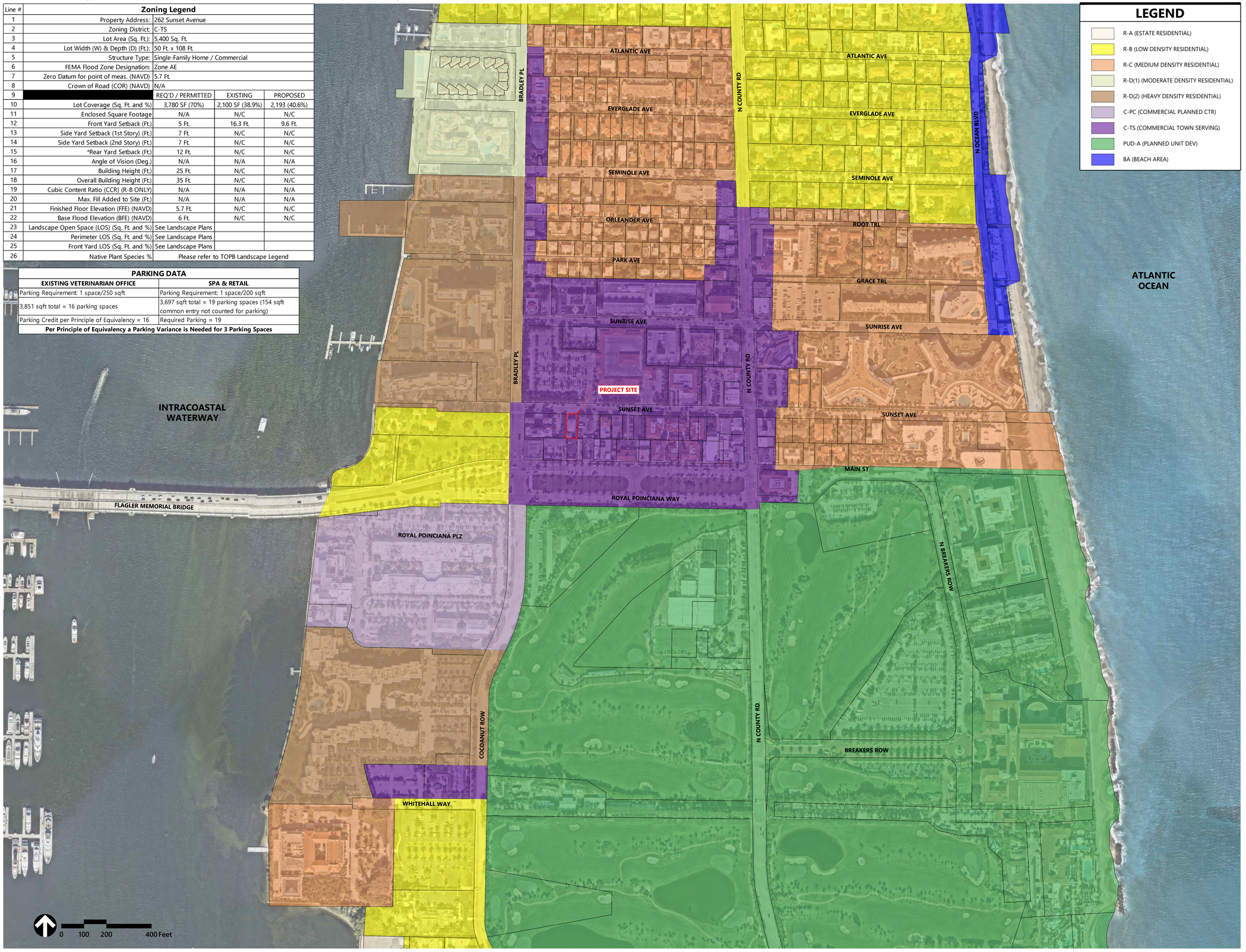
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64874.00 SP.DWG

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Line #	Zoning Legend			
1	Property Address:	262 Sunset Avenue		
2	Zoning District:	C-TS		
3	Lot Area (Sq. Ft.):	5,400 Sq. Ft.		
4	Lot Width (W) & Depth (D) (Ft.):	50 Ft. x 108 Ft.		
5	Structure Type:	Single-Family Home / Commercial		
6	FEMA Flood Zone Designation:	Zone AE		
7	Zero Datum for point of meas. (NAVD)	5.7 Ft.		
8	Crown of Road (COR) (NAVD)	N/A		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq. Ft. and %)	3,780 SF (70%)	2,100 SF (38.9%)	2,193 (40.6%)
11	Enclosed Square Footage	N/A	N/C	N/C
12	Front Yard Setback (Ft.)	5 Ft.	16.3 Ft.	9.6 Ft.
13	Side Yard Setback (1st Story) (Ft.)	7 Ft.	N/C	N/C
14	Side Yard Setback (2nd Story) (Ft.)	7 Ft.	N/C	N/C
15	*Rear Yard Setback (Ft.)	12 Ft.	N/C	N/C
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25 Ft.	N/C	N/C
18	Overall Building Height (Ft.)	35 Ft.	N/C	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elevation (FFE) (NAVD)	5.7 Ft.	N/C	N/C
22	Base Flood Elevation (BFE) (NAVD)	6 Ft.	N/C	N/C
23	Landscape Open Space (LOS) (Sq. Ft. and %)	See Landscape Plans		
24	Perimeter LOS (Sq. Ft. and %)	See Landscape Plans		
25	Front Yard LOS (Sq. Ft. and %)	See Landscape Plans		
26	Native Plant Species %	Please refer to TOPB Landscape Legend		

PARKING DATA	
EXISTING VETERINARIAN OFFICE	**SPA & RETAIL**
Parking Requirement: 1 space/250 sqft	Parking Requirement: 1 space/200 sqft
3,851 sqft total = 16 parking spaces	3,697 sqft total = 19 parking spaces (154 sqft common entry not counted for parking)
Parking Credit per Principle of Equivalency = 16	Required Parking = 19
Per Principle of Equivalency a Parking Variance is Needed for 3 Parking Spaces	



LEGEND

- R-A (ESTATE RESIDENTIAL)
- R-B (LOW DENSITY RESIDENTIAL)
- R-C (MEDIUM DENSITY RESIDENTIAL)
- R-D(1) (MODERATE DENSITY RESIDENTIAL)
- R-D(2) (HEAVY DENSITY RESIDENTIAL)
- C-PC (COMMERCIAL PLANNED CTR)
- C-TS (COMMERCIAL TOWN SERVING)
- PUD-A (PLANNED UNIT DEV)
- BA (BEACH AREA)

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262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by: SCS
Checked by: JLI
Issued for: DRC
Date: April 2025

Drawing Title

Zoning Map

Drawing Number

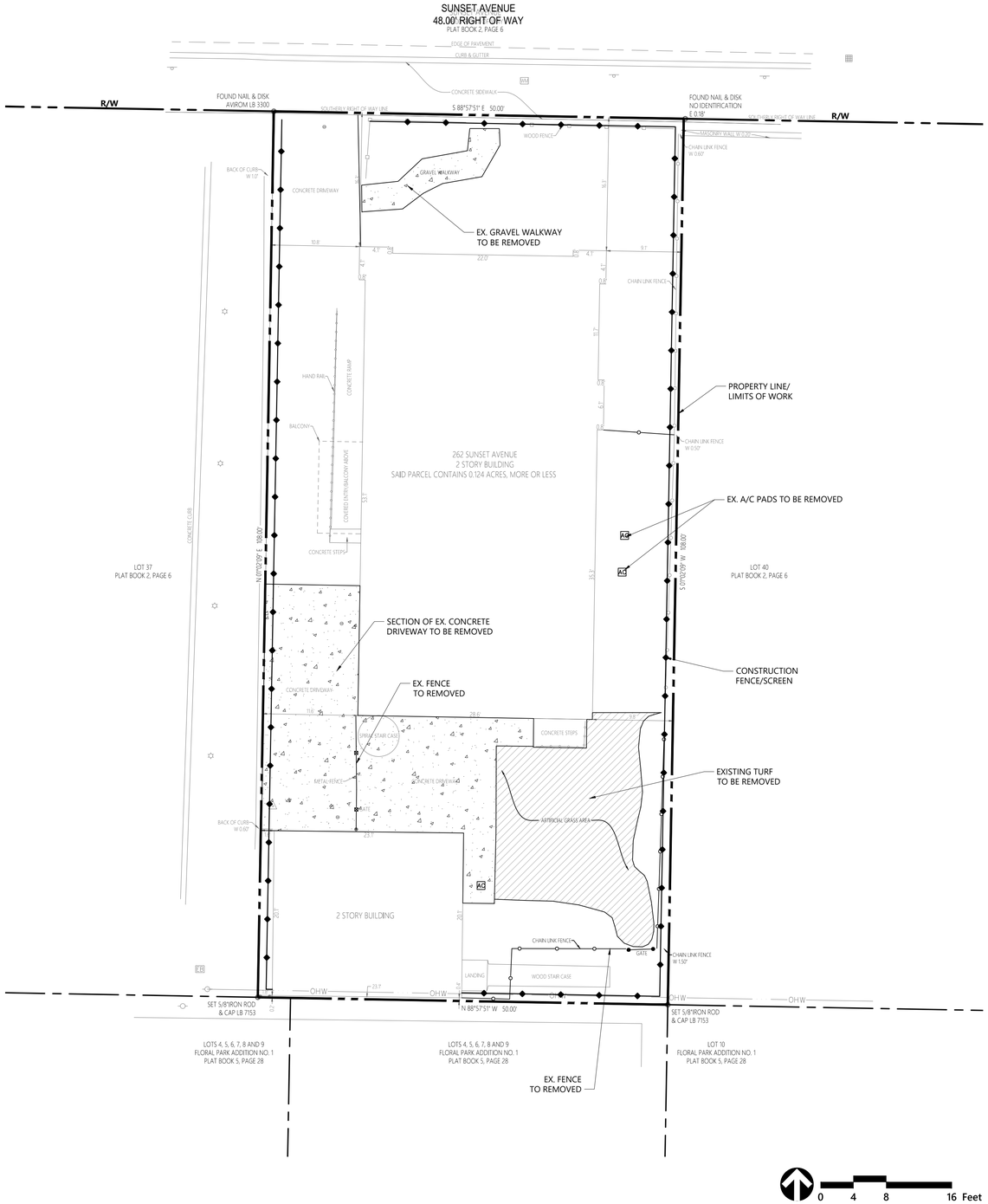
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DATE: Apr. 24, 2025
Project Number: 64874.00

64874.00 ZONE.DWG

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DEMO & SWPPP LEGEND

Symbol	Description
	PROPERTY LINE
	CONCRETE TO BE REMOVED
	TURF TO BE REMOVED
	SILT FENCE
	CONSTRUCTION FENCE

811 Know what's below. Call 811 before you dig.

GENERAL DEMOLITION NOTES:

1. ALL EXISTING UNDERGROUND UTILITIES TO BE REMOVED UNLESS INDICATED IN PLANS TO REMAIN. ALL ELECTRICAL, IRRIGATION, AND COMMUNICATIONS SHALL BE COORDINATED WITH OWNER.
2. TEMPORARILY REMOVE POST MOUNTED SIGNS. CONTACT OWNER PRIOR TO DISPOSITION OF EXISTING SIGNS. TRAFFIC SIGNS SHALL NOT BE IMPAIRED AND SHALL REMAIN UNTIL PROPOSED TRAFFIC SIGNS ARE INSTALLED.
3. REFER TO ELECTRICAL ENGINEER'S PLANS FOR ELECTRICAL AND COMMUNICATION DEMOLITION PLUS SUPPLEMENTAL ADJUSTMENT DATA.
4. ALL SURFACE FEATURES (I.E. ASPHALT, CURBING, SIDEWALKS, ETC.) WITHIN THE LIMITS OF CONSTRUCTION TO BE CLEARED AND GRUBBED PER FDOT INDEX STDR SECTION 110. UNLESS OTHERWISE NOTED.
5. THE ACTUAL DEPTH AND LOCATION OF EXISTING UTILITIES ARE SHOWN PER THE BEST AVAILABLE INFORMATION. IT SHALL BE CONTRACTORS RESPONSIBILITY TO COORDINATE CROSSINGS OF EXISTING UTILITIES WITH THE RESPECTIVE OWNER OF THE UTILITIES.
6. POTENTIAL UTILITY CONFLICT LOCATION – CONTRACTOR TO EXERCISE CAUTION TO ALLOW FOR PROPER CROSSING OF PROPOSED UTILITIES.
7. VOIDS CREATED BY REMOVAL OF EXISTING ITEMS MUST BE BACKFILLED AND COMPACTED PER STANDARD TRENCH DETAIL. FINISH GRADE TO MATCH EXISTING SURROUNDING CONDITIONS.
8. ALL PRIVATE AND PUBLIC PROPERTY DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL OR BETTER THAN EXISTING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT. THE DAMAGE TO THE EXISTING FACILITIES INCLUDES, BUT IS NOT LIMITED TO, UTILITIES, SPRINKLER SYSTEMS, WALKS, DRIVEWAYS, SIDEWALKS, LANDSCAPING, TREES, GRASS, ETC.
10. ALL PUBLIC UTILITIES MUST NOT BE INTERRUPTED DURING CONSTRUCTION. CONTRACTOR SHALL HAVE AND EXECUTE A "UTILITY MAINTENANCE PLAN" THAT HAS BEEN APPROVED BY THE RESPECTIVE UTILITY COMPANY.
11. RETENTION PONDS SHALL BE DRAINED AND FINE SANDS, SILT, AND MUCK REMOVED PRIOR TO BACKFILL. REFER TO GEOTECHNICAL REPORT FOR BACKFILL AND COMPACTION REQUIREMENTS.
13. CONTRACTOR TO ADJUST TO FINISH GRADE ALL THE UTILITY MANHOLE RIMS AND VALVE COVERS TO REMAIN.

DEFINITIONS:

- REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE UNLESS INDICATED TO BE SALVAGED OR RECYCLED. COORDINATE WITH THE UTILITY REPRESENTATIVES THE DISPOSITION OF ITEMS OWNED BY THE UTILITY COMPANIES. OFF-SITE DISPOSAL IS BY THE CONTRACTOR.
- SALVAGE: DETACH ITEM FROM EXISTING CONSTRUCTION, PROTECT FROM DAMAGE AND DELIVER THEM TO OWNER READY FOR REUSE. COORDINATE DELIVERY LOCATION WITH OWNER AND PROVIDE DELIVERY.
- REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE RAZED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED OR SALVAGED. PROVIDE TEMPORARY PROTECTION DURING THE CONSTRUCTION PERIOD. PROVIDE ADJUSTEMENTS AS REQUIRED BY PLANS.
- REFURBISH: RENOVATE EXISTING STRUCTURE/APPURTENANCE TO CURRENT SPECIFICATIONS. PROTECT DURING CONSTRUCTION.
- RELOCATE: REFURBISH (SEE REFURBISH DEFINITION) AND ADJUST ITEM TO THE LOCATION INDICATED ON PLANS. COORDINATE AND CONFORM WITH THE RESPECTIVE UTILITY COMPANY RELOCATION REQUIREMENTS.

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262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by SCS | Checked by JLI

Issued for DRC | Date April 2025

Drawing Title

Demolition Plan

Drawing Number

C3.00

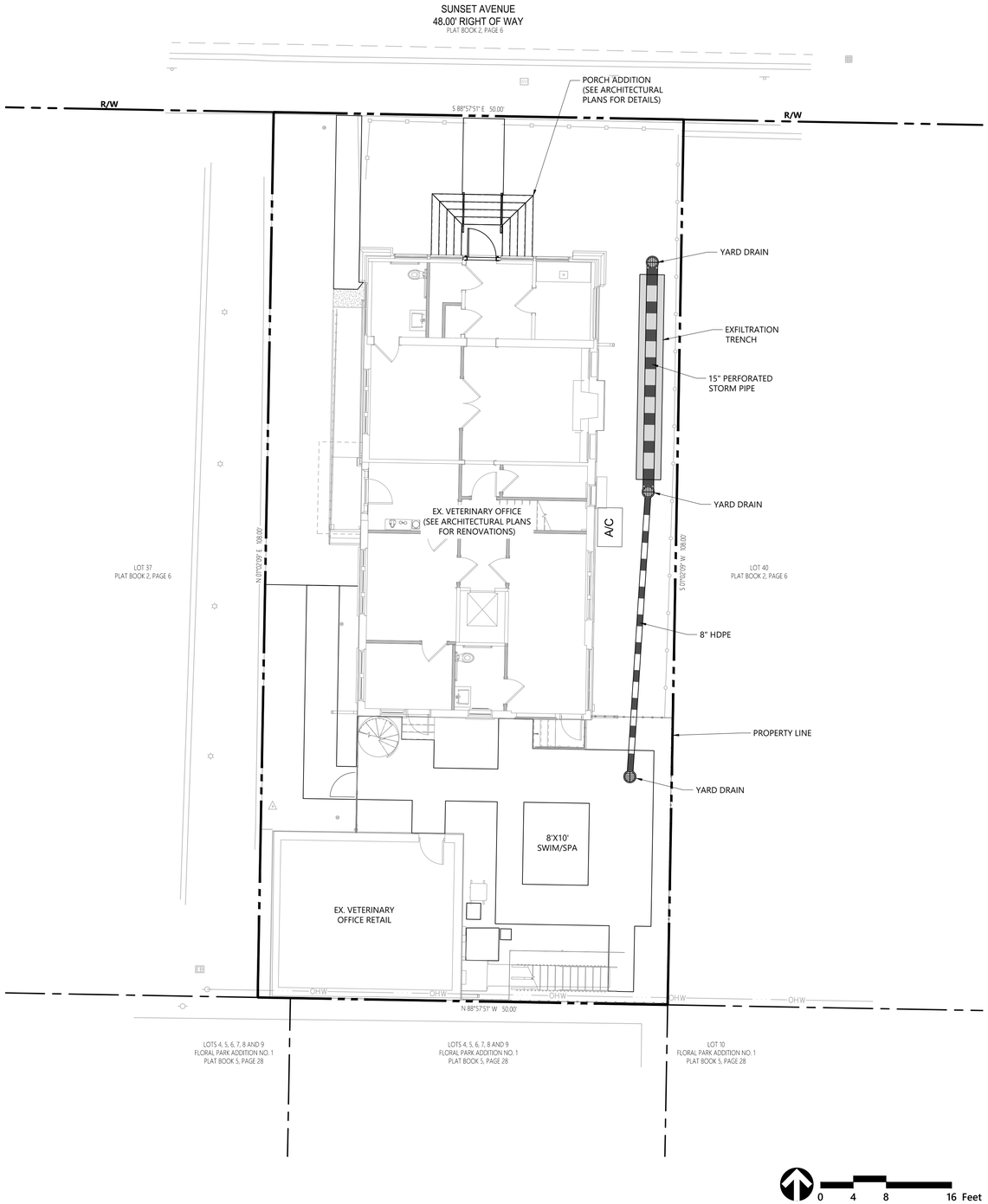
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DATE: Apr. 24, 2025

Project Number 64874.00

64874.00 DM.DWG

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LEGEND

Symbol	Description
	PROPERTY LINE
	R.O.W.
	LOT LINE
	EXFILTRATION TRENCH
	YARD DRAIN
	STORM PIPE

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262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by: SCS
Checked by: JLI
Issued for: DRC
Date: April 2025

Drawing Title

Drainage Plan

Drawing Number

C4.00

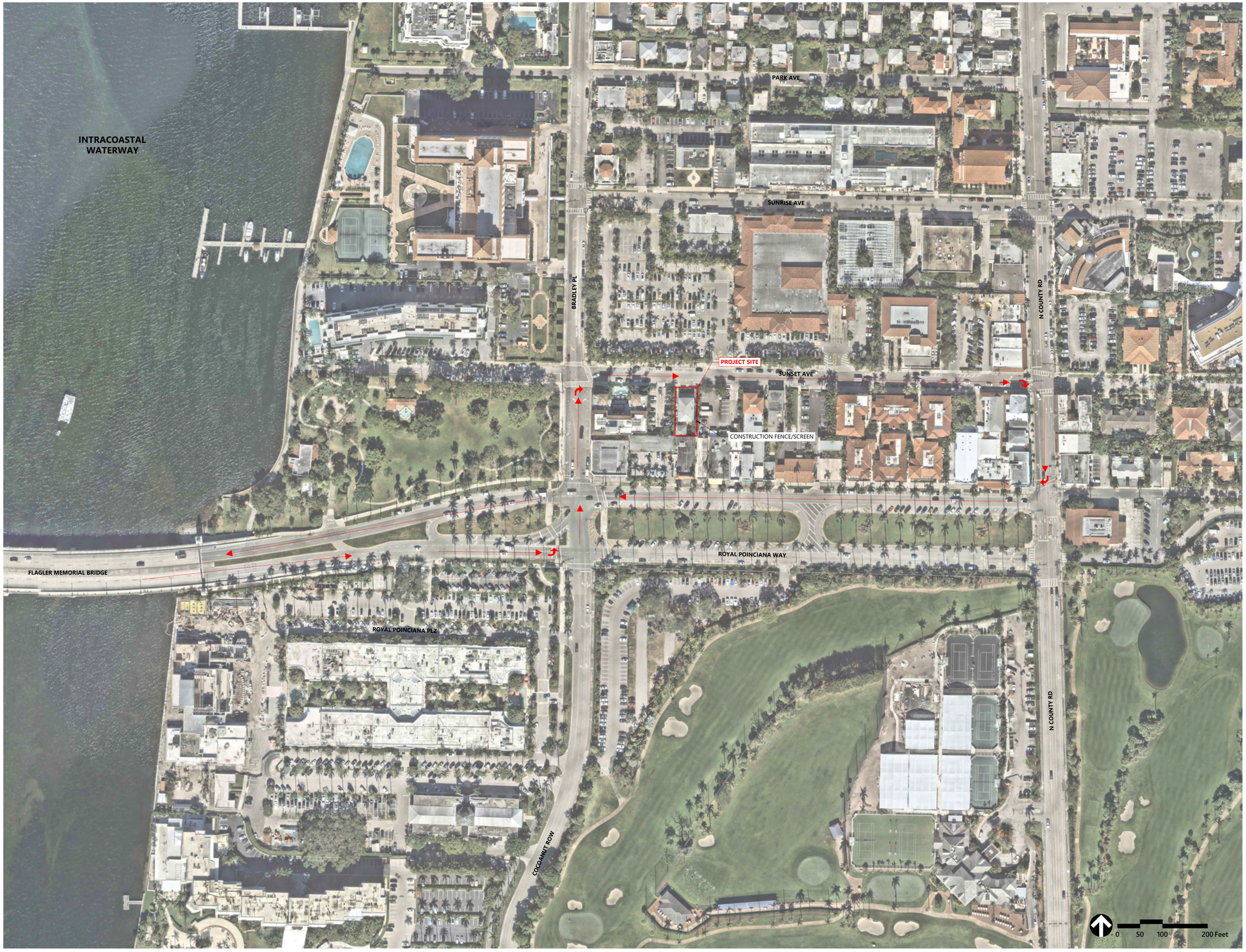
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Project Number
64874.00

64874.00 DR.DWG

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LEGEND

Symbol	Description
→	TRUCK ROUTE

262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by: SCS
Checked by: JLI
Issued for: DRC
Date: April 2025

Drawing Title

Truck Access & Staging Plan

Drawing Number

C5.00

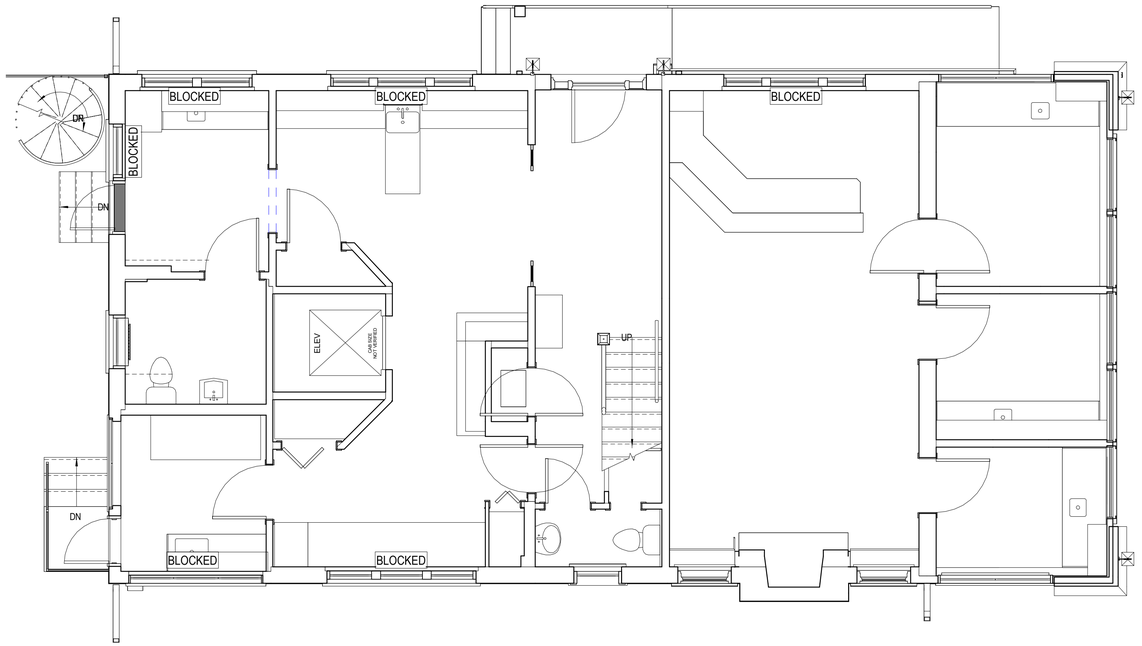
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DATE: Apr. 24, 2025

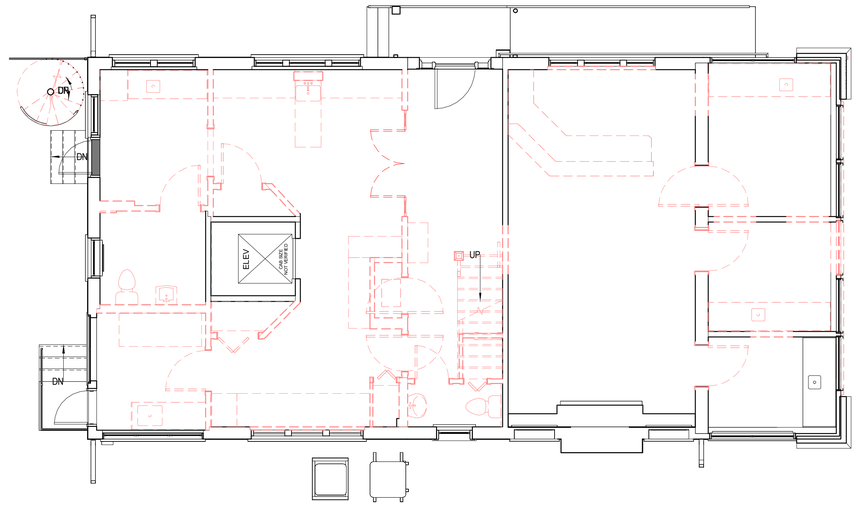
Project Number: 64874.00

64874.00 VAP.DWG

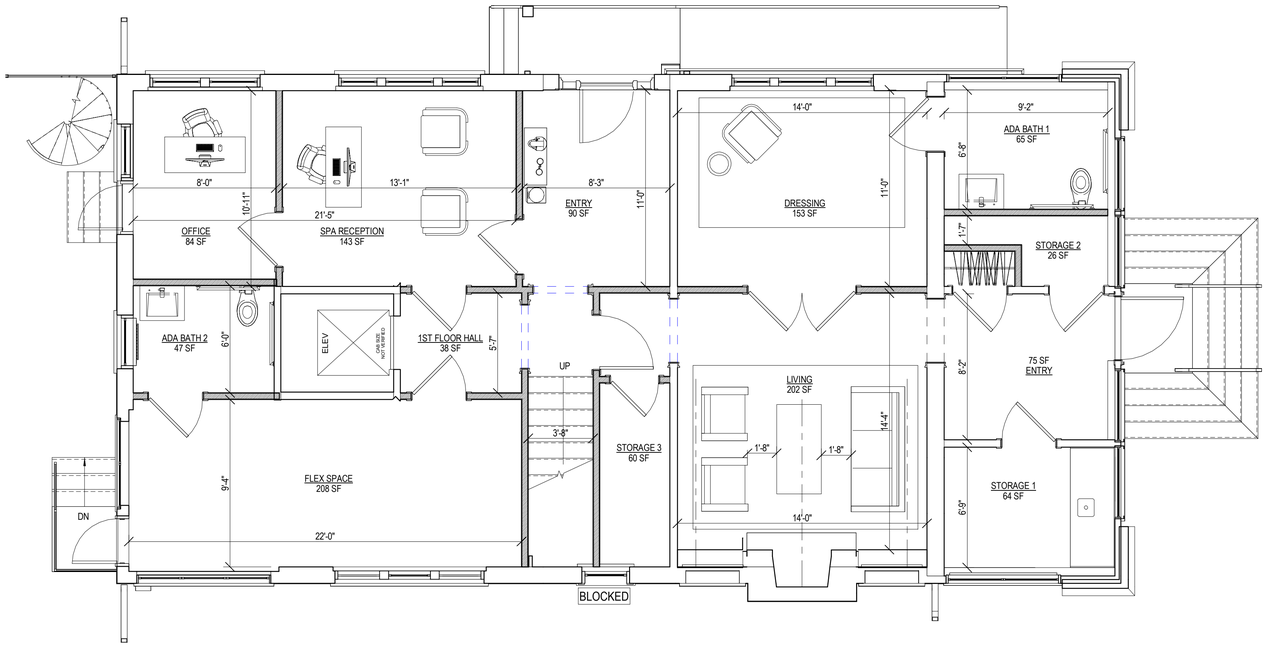
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2 EXISTING FIRST FLOOR PLAN - MAIN BUILDING
1/4" = 1'-0"



3 FIRST FLOOR DEMO PLAN - MAIN BUILDING
3/16" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN - MAIN BUILDING
1/4" = 1'-0"

2419

262 Sunset Avenue
Palm Beach, FL

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FIRST FLOOR PLAN - MAIN BUILDING

SHEET INDEX

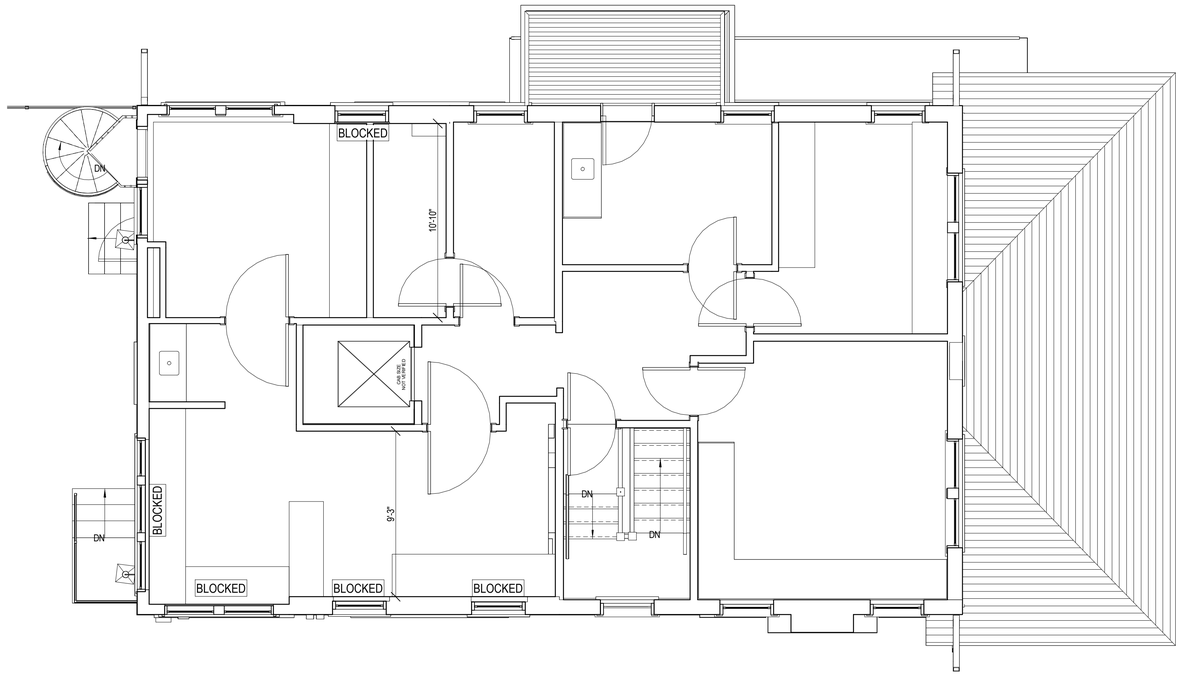
A.101	FIRST FLOOR PLAN - MAIN BUILDING
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A.201	EXTERIOR ELEVATIONS - MAIN BUILDING
A.202	EXTERIOR ELEVATIONS - MAIN BUILDING
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A.204	EXTERIOR ELEVATIONS - ACCESSORY BUILDING
A.205	EXTERIOR ELEVATIONS - ACCESSORY BUILDING
A.206	FINISHES LEGEND & STREETSCAPE
A.207	RENDERINGS
A.208	EXIST. EXTERIOR CONDITION PHOTOGRAPHS
A.209	EXIST. EXTERIOR CONDITION PHOTOGRAPHS
A.210	HISTORIC EXTERIOR CONDITION PHOTOGRAPHS

LANDMARKS CASE #:
COA-25-0004
(ZON-25-0006)

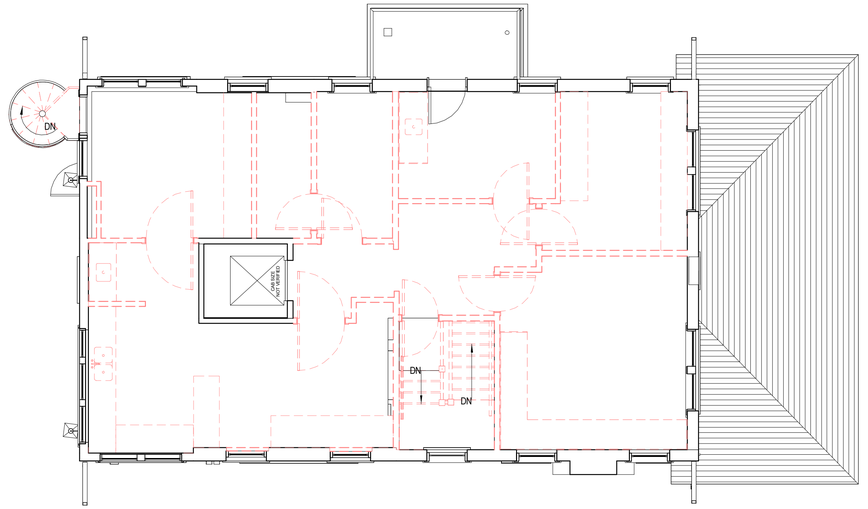
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SECOND SUBMITTAL	02/24/2025
THIRD SUBMITTAL	03/24/2025
FINAL SUBMITTAL	04/28/2025

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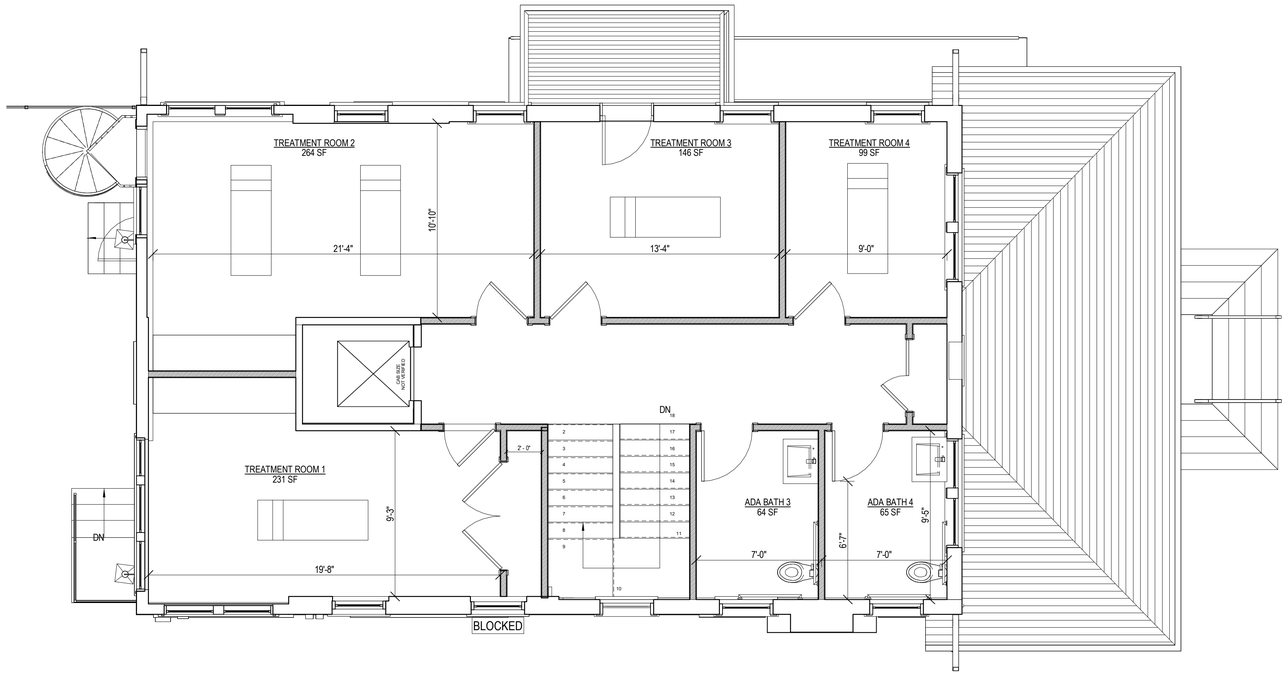
A.101
2419



2 EXISTING SECOND FLOOR PLAN - MAIN BUILDING
1/4" = 1'-0"



3 SECOND FLOOR DEMO PLAN - MAIN BUILDING
3/16" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN - MAIN BUILDING
1/4" = 1'-0"

2419

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SECOND FLOOR PLAN - MAIN BUILDING

SHEET INDEX

A.101	FIRST FLOOR PLAN - MAIN BUILDING
A.102	SECOND FLOOR PLAN - MAIN BUILDING
A.103	FLOOR PLANS - ACCESSORY BUILDING
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A.202	EXTERIOR ELEVATIONS - MAIN BUILDING
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A.204	EXTERIOR ELEVATIONS - ACCESSORY BUILDING
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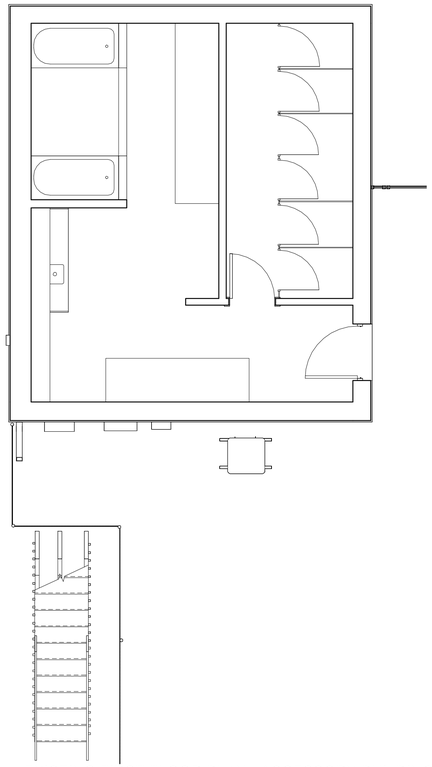
LANDMARKS CASE #:

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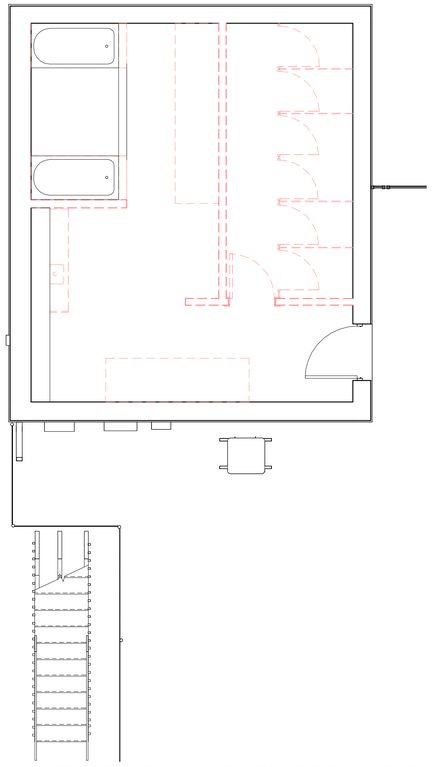
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FINAL SUBMITTAL	04/28/2025

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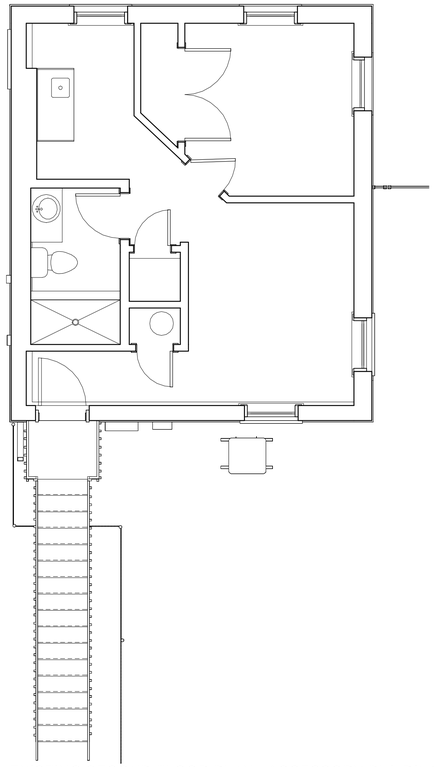
A.102
2419



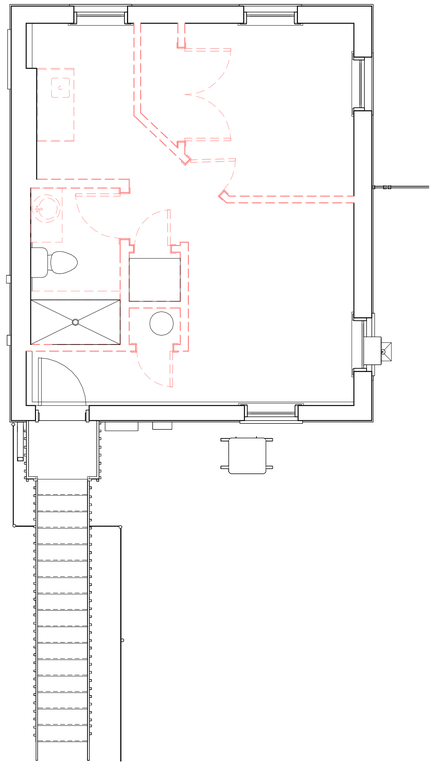
3 EXISTING FIRST FLOOR PLAN - ACCESSORY BUILDING
1/4" = 1'-0"



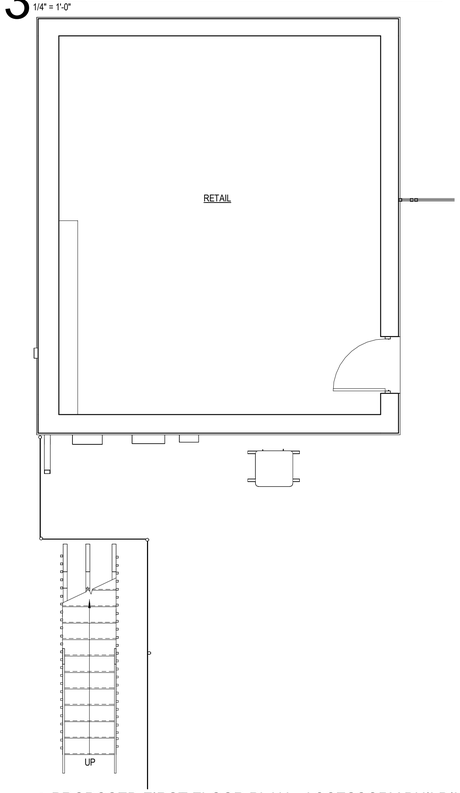
5 FIRST FLOOR PLAN DEMO - ACCESSORY BUILDING
1/4" = 1'-0"



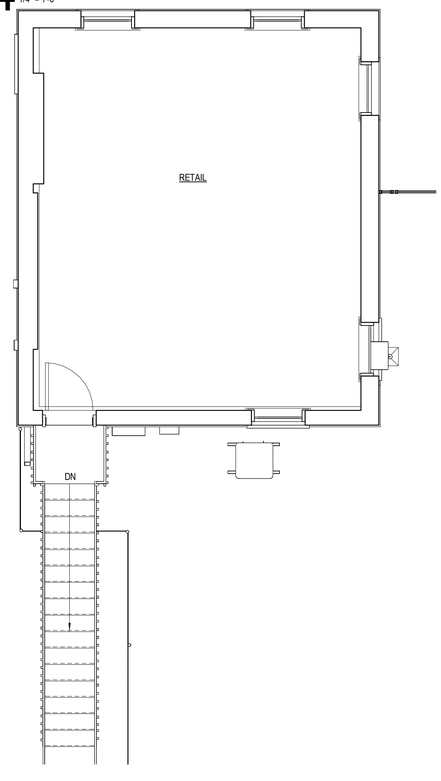
4 EXISTING SECOND FLOOR PLAN - ACCESSORY BUILDING
1/4" = 1'-0"



6 SECOND FLOOR PLAN DEMO - ACCESSORY BUILDING
1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN - ACCESSORY BUILDING
1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN - ACCESSORY BUILDING
1/4" = 1'-0"

2419

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FLOOR PLANS - ACCESSORY BUILDING

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A.210	HISTORIC EXTERIOR CONDITION PHOTOGRAPHS

LANDMARKS CASE #:

COA-25-0004
(ZON-25-0006)

FIRST SUBMITTAL	02/13/2025
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THIRD SUBMITTAL	03/24/2025
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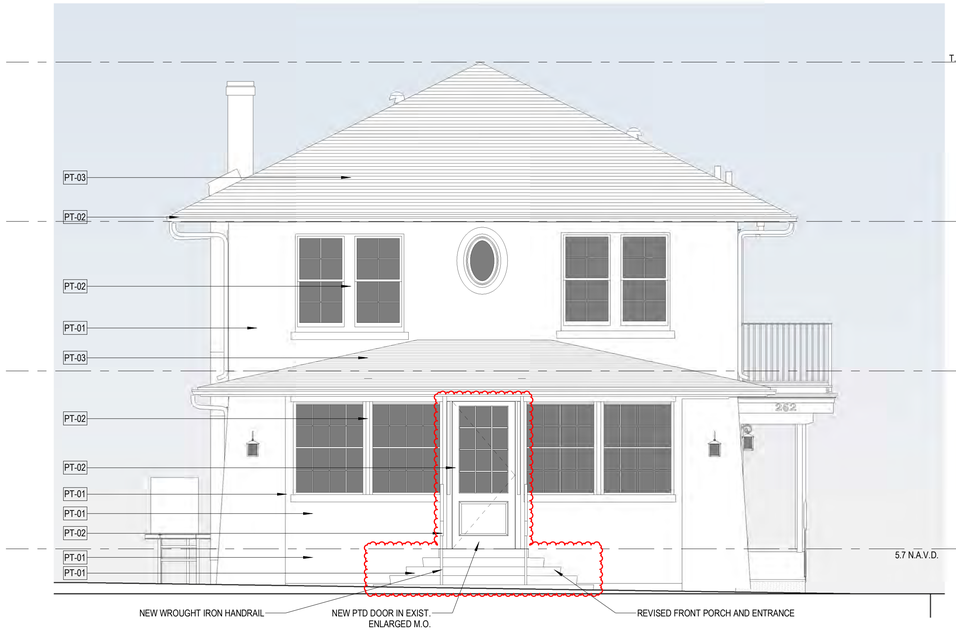
A.103
2419



1 EXISTING NORTH ELEVATION - MAIN BUILDING
1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION - MAIN BUILDING
1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION - MAIN BUILDING
1/4" = 1'-0"



4 PROPOSED SOUTH ELEVATION - MAIN BUILDING
1/4" = 1'-0"



PT-01
EXTERIOR BODY, FRONT PORCH GUARDRAILS & TRIM;
- SHERWIN WILLIAMS / SUPER PAINT EXTERIOR FLAT / "CLOUD WHITE" OC-130

PT-02
EXTERIOR TRIM, DOORS & WINDOWS;
- SHERWIN WILLIAMS / SUPER PAINT EXTERIOR FLAT / "BLACK TAR" 2126-10

PT-03
EXISTING ASPHALT ROOF

5 PROPOSED COLOR PALETTE
1/2" = 1'-0"

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EXTERIOR ELEVATIONS - MAIN BUILDING

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A.209	EXIST. EXTERIOR CONDITION PHOTOGRAPHS
A.210	HISTORIC EXTERIOR CONDITION PHOTOGRAPHS

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A.201
2419



2 EXISTING WEST ELEVATION - MAIN BUILDING
1/4" = 1'-0"



1 PROPOSED WEST ELEVATION - MAIN BUILDING
1/4" = 1'-0"

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EXTERIOR ELEVATIONS - MAIN BUILDING

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A.202
2419



1 EXISTING EAST ELEVATION - MAIN BUILDING
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION - MAIN BUILDING
1/4" = 1'-0"

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EXTERIOR ELEVATIONS - MAIN BUILDING

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A.205	EXTERIOR ELEVATIONS - ACCESSORY BUILDING
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A.209	EXIST. EXTERIOR CONDITION PHOTOGRAPHS
A.210	HISTORIC EXTERIOR CONDITION PHOTOGRAPHS

LANDMARKS CASE #:
COA-25-0004
(ZON-25-0006)

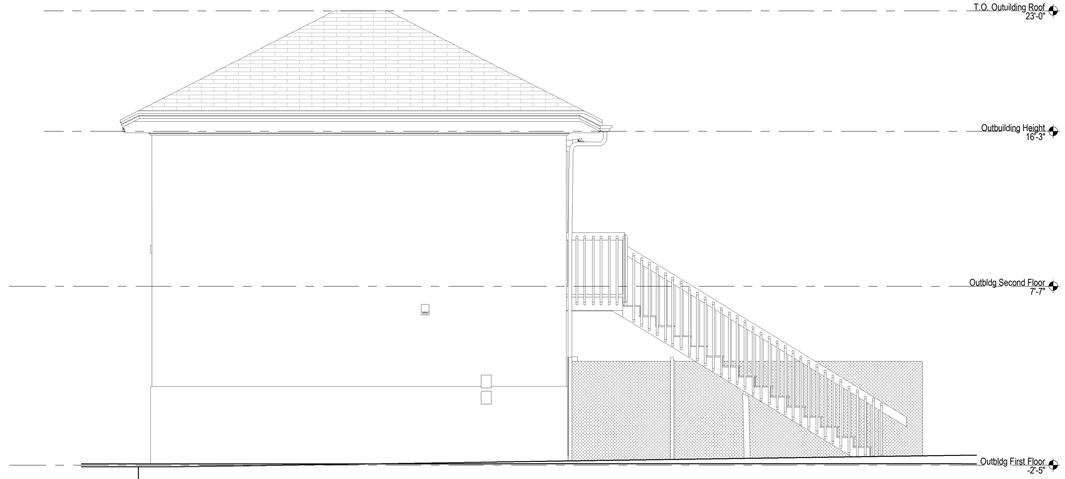
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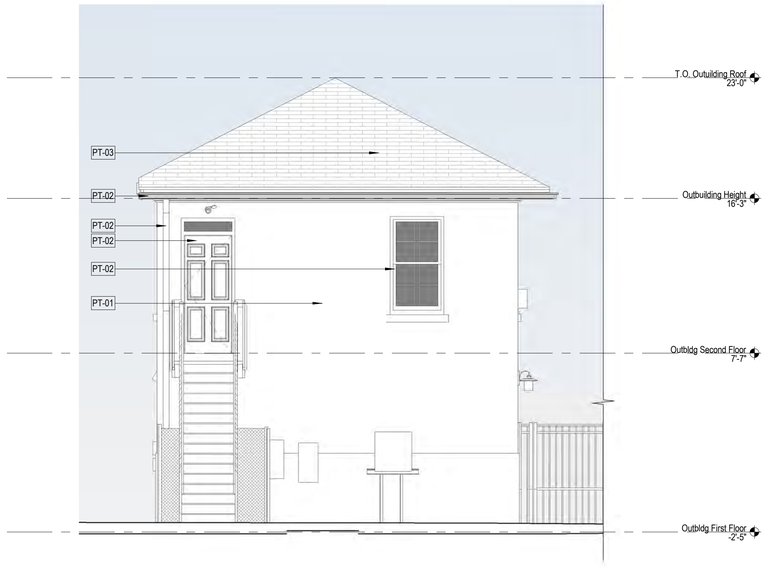
A.203
2419



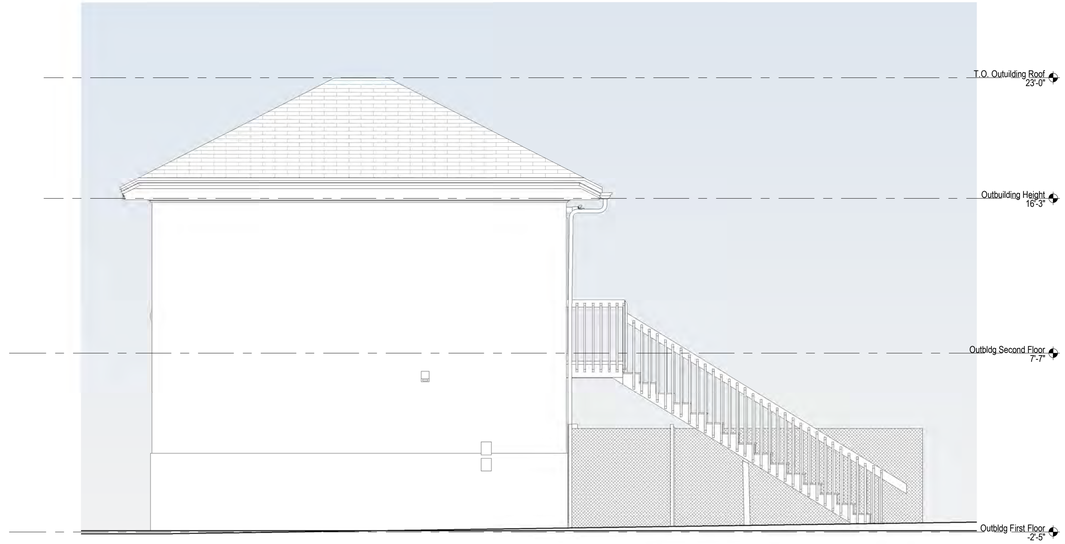
1 EXISTING EAST ELEVATION - ACCESSORY BUILDING.
1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION - ACCESSORY BUILDING
1/4" = 1'-0"



3 PROPOSED EAST ELEVATION - ACCESSORY BUILDING.
1/4" = 1'-0"



4 PROPOSED SOUTH ELEVATION - ACCESSORY BUILDING
1/4" = 1'-0"

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EXTERIOR ELEVATIONS - ACCESSORY BUILDING

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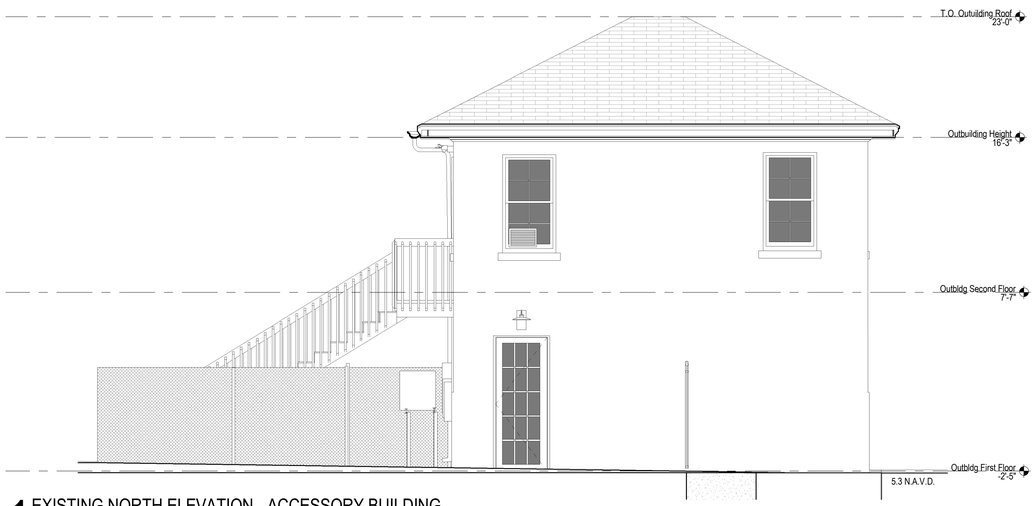
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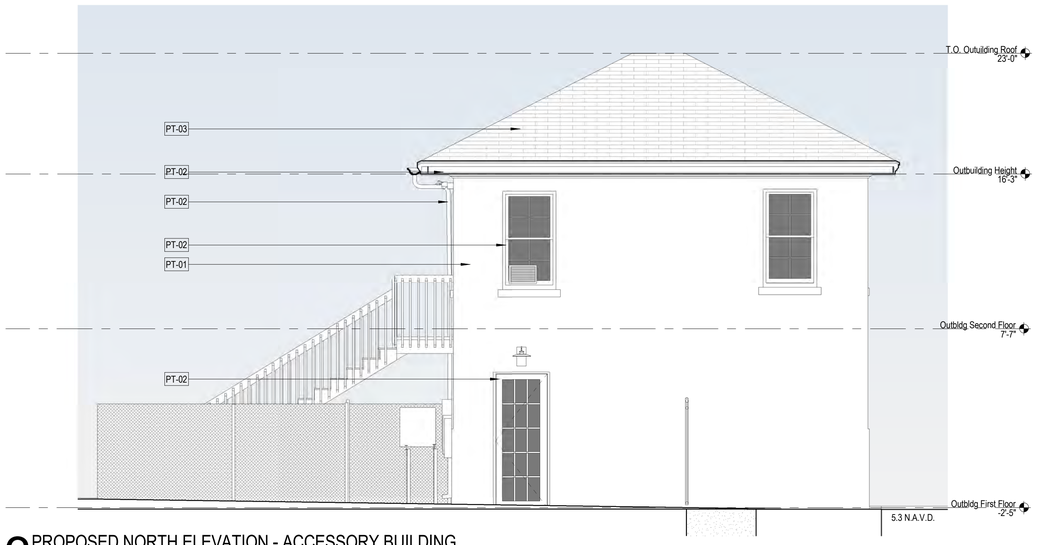
A.204
2419



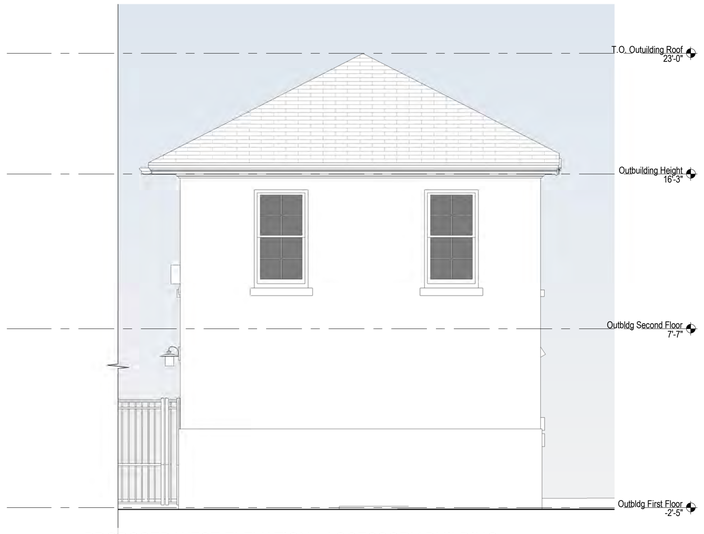
1 EXISTING NORTH ELEVATION - ACCESSORY BUILDING
1/4" = 1'-0"



2 EXISTING WEST ELEVATION - ACCESSORY BUILDING.
1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION - ACCESSORY BUILDING
1/4" = 1'-0"



4 PROPOSED WEST ELEVATION - ACCESSORY BUILDING.
1/4" = 1'-0"

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EXTERIOR ELEVATIONS - ACCESSORY BUILDING

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A.205
2419



1 EXTERIOR FINISHES
1/4" = 1'-0"



PT-01
EXTERIOR BODY, FRONT PORCH GUARDRAILS & TRIM;
- SHERWIN WILLIAMS / SUPER PAINT EXTERIOR FLAT / "CLOUD WHITE" OC-130



PT-02
EXTERIOR TRIM, DOORS & WINDOWS;
- SHERWIN WILLIAMS / SUPER PAINT EXTERIOR FLAT / "BLACK TAR" 2126-10



PT-03
EXISTING EXTERIOR ASPHALT ROOF

2 PROPOSED COLOR PALETTE.
1/2" = 1'-0"



3 STREETSCAPE
1/16" = 1'-0"

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FINISHES LEGEND & STREETSCAPE

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A.206
2419



RENDERING - PROPOSED



RENDERING - EXISTING



RENDERING - PROPOSED



RENDERING - EXISTING



RENDERING - PROPOSED



RENDERING - EXISTING

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RENDERINGS

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A.207
2419



262 SUNSET AVE



262 SUNSET AVE



262 SUNSET AVE



262 SUNSET AVE

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EXIST. EXTERIOR CONDITION PHOTOGRAPHS

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A.208
2419



262 SUNSET AVE



262 SUNSET AVE



280 SUNSET AVE



257 ROYAL POINCIANA WAY

2419

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8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXIST. EXTERIOR CONDITION PHOTOGRAPHS

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LANDMARKS CASE #:
COA-25-0004
(ZON-25-0006)

FIRST SUBMITTAL	02/13/2025
SECOND SUBMITTAL	02/24/2025
THIRD SUBMITTAL	03/24/2025
FINAL SUBMITTAL	04/28/2025

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A.209
2419



CIRCA 1930



CIRCA 1970



CIRCA 2005



2015

2419

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HISTORIC EXTERIOR CONDITION PHOTOGRAPHS

SHEET INDEX

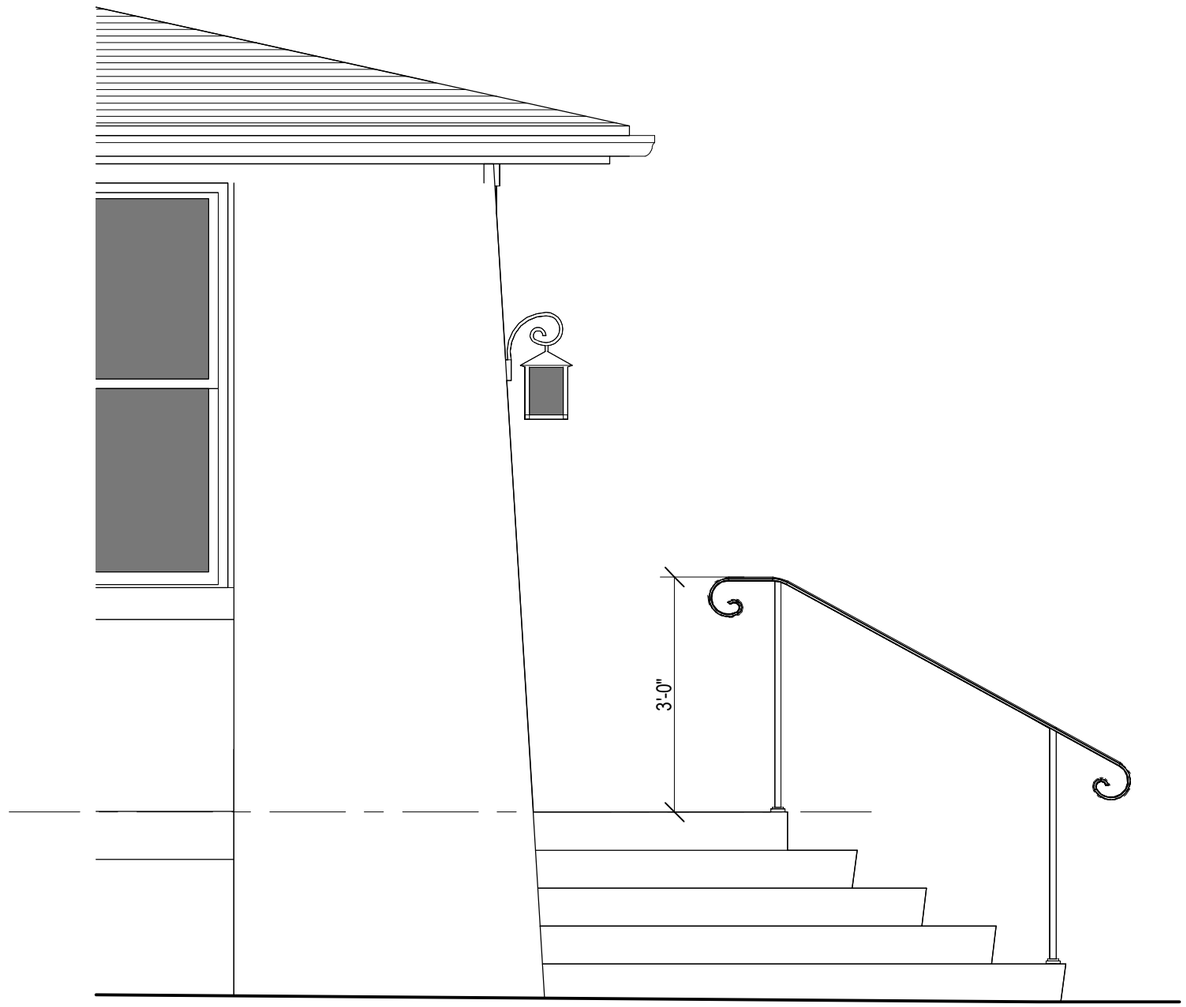
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A.210
2419

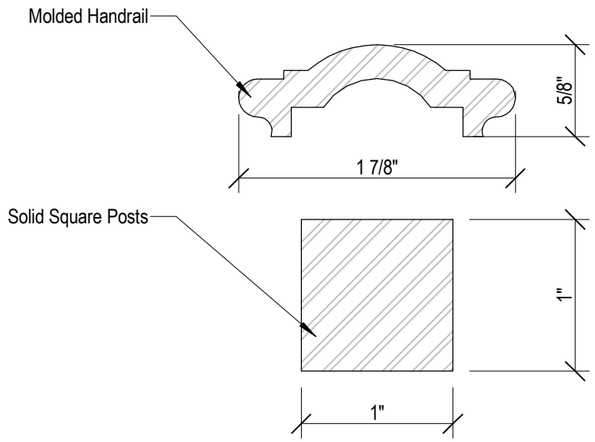


Elevation Option "A"

1/2" = 1'-0"



3D View Option "A".



All Material Is Carbon Steel

Details

Real Scale

SK.4

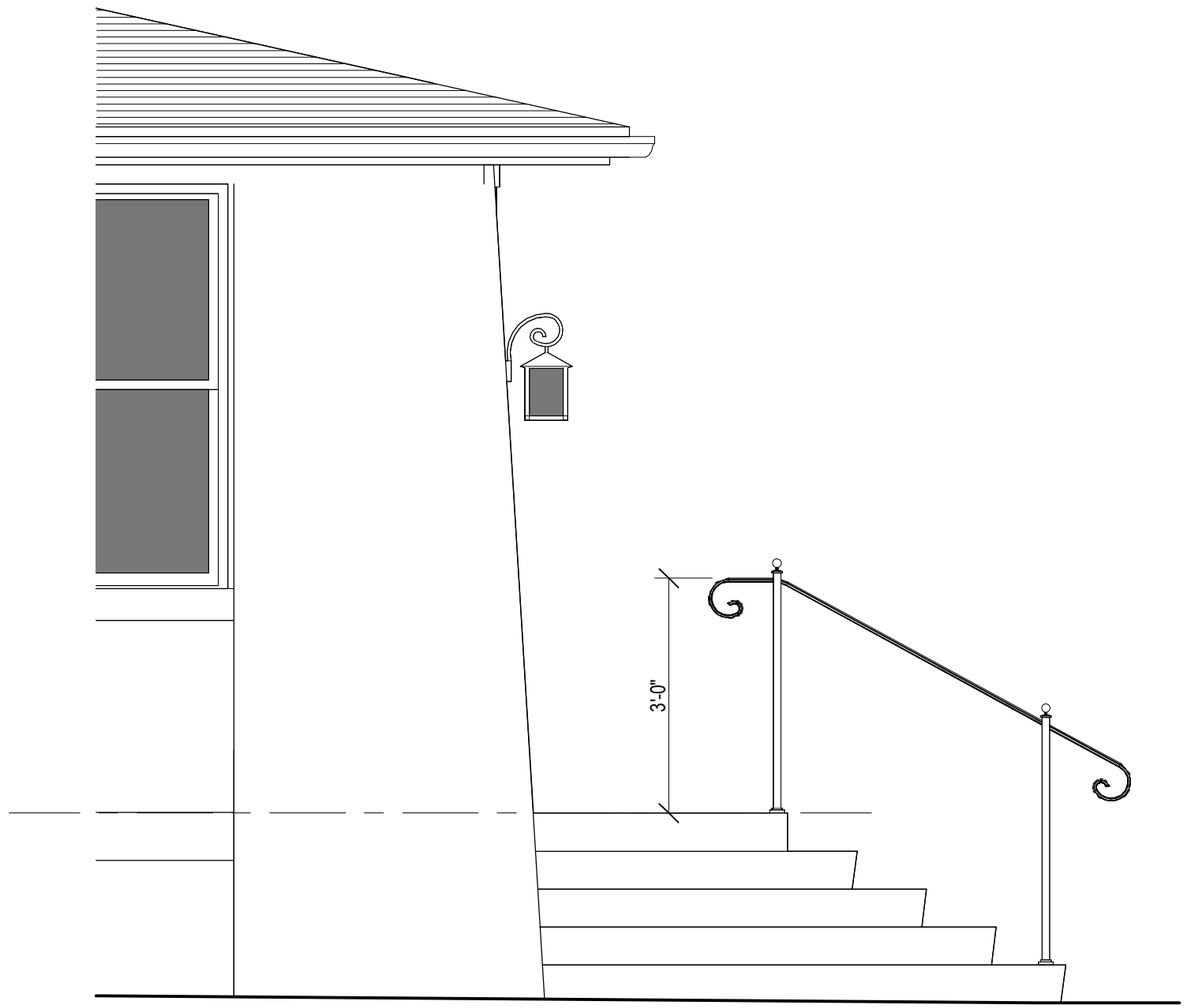
262 Sunset Avenue
Palm Beach, FL

Guardrail Option 'A"

Scale: As indicated
Date: 05.06.25

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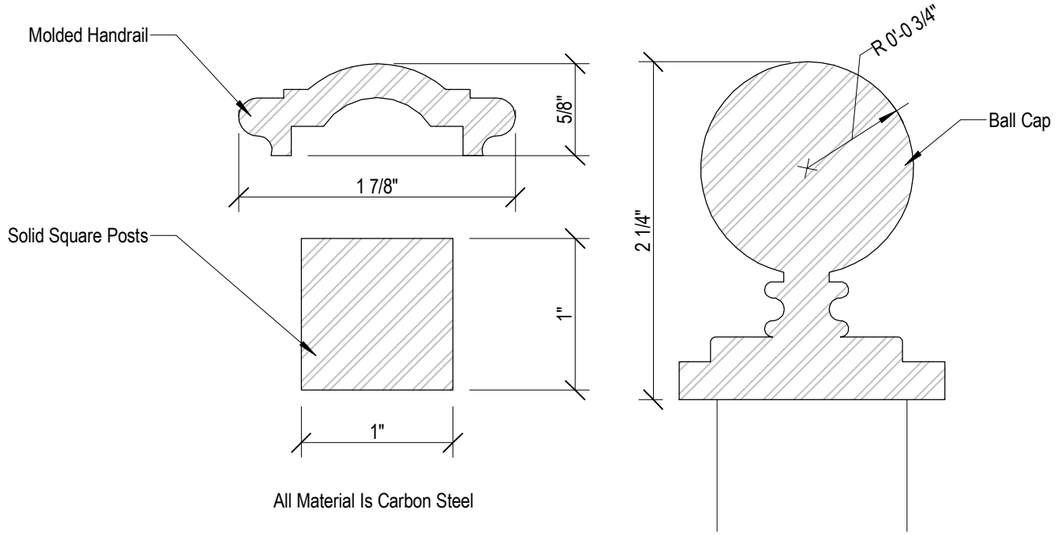


Elevation Option "B"

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3D View Option "B".



Details

Real Scale

SK.5

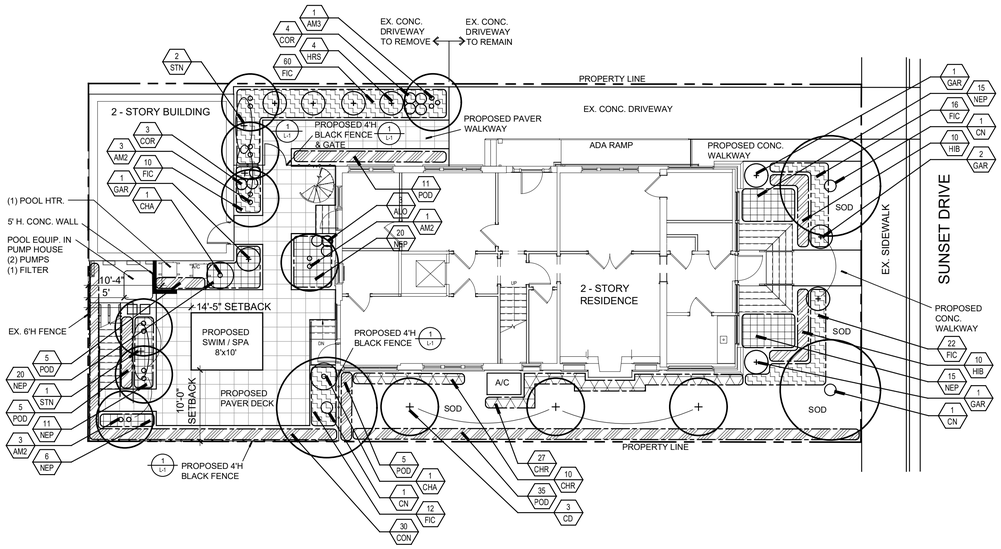
262 Sunset Avenue
Palm Beach, FL

Guardrail Option "B"

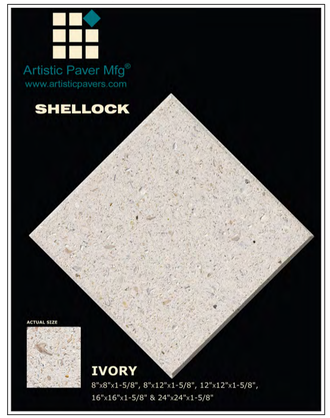
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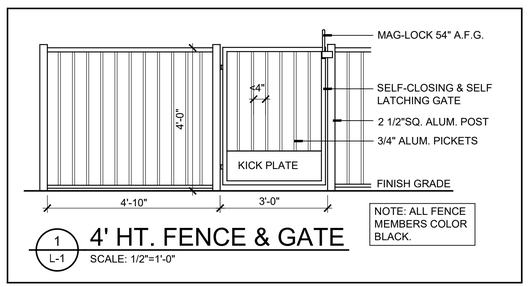
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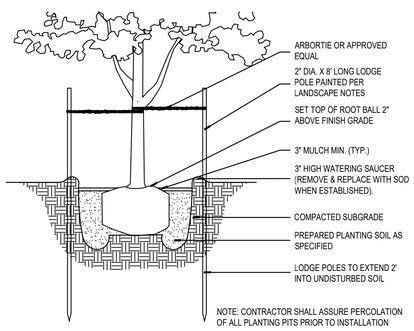


PROPOSED WALKWAY & POOL DECK PAVERS, 24" SQUARE

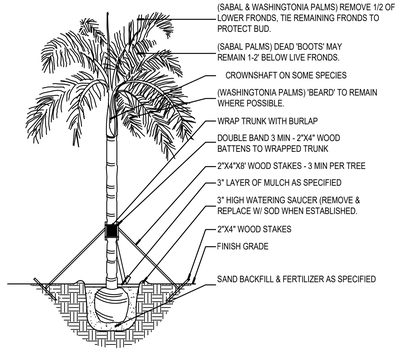




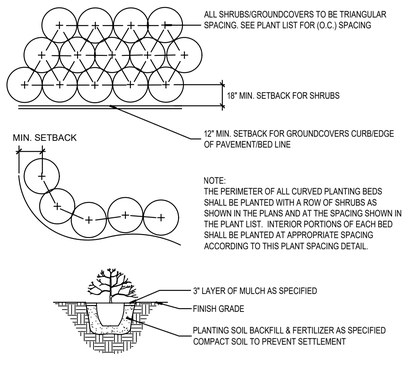
1 L-1 4' HT. FENCE & GATE
SCALE: 1/2"=1'-0"



SMALL TREE PLANTING DETAIL



TYPICAL PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL

PLANT LIST

TREES AND PALMS

KEY	QTY. TOTAL	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS	NATIVE	DROUGHT TOLERANCE
AM2	7	ADONIDIA MERRILLII CHRISTMAS PALM	16-18' O.A.				FULL HEADS DOUBLE		HIGH
AM3	1	ADONIDIA MERRILLII CHRISTMAS PALM	16-18' O.A.				FULL HEADS TRIPLE		HIGH
CD	3	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	14'	8'	5'		FULL CANOPY 3" DBH	X	HIGH
CN	3	COCOS NUCIFERA 'GREEN MALAY' GREEN MALAYAN COCONUT PALM					10' WOOD FULL HEADS		HIGH

SHRUBS

KEY	QTY. TOTAL	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS	NATIVE	DROUGHT TOLERANCE
CHA	2	CHAMAEDOREA CATARACTARUM CAT PALM	4-5'	4'	FULL TO BASE		MULTI-STEM, FULL		MODERATE
CHR	37	CHRYSOBALANUS ICACO 'RED TIP' COCOPLUM	18"	18"		18" O.C.	FULL CONT.	X	HIGH
CON	30	CONOCARPUS ERECTUS GREEN BUTTONWOOD	24"	20-22"		2' O.C.	FULL CONT.	X	HIGH
COR	7	CORDYLINE FRUTICOSA TI PLANT	24"	18"	FULL TO BASE		MULTI 7 GAL.		MODERATE
GAR	5	GARCINIA SPICATA GARCINIA	6	2-3'	FULL TO BASE		TREE STANDARD		MODERATE
HIB	20	HIBISCUS ROSA-SINENSIS ORANGE HIBISCUS 'SHRUB'	24"	18"	FULL TO BASE	18" O.C.	FULL CONT. ORANGE FLOWER		MODERATE
HRS	4	HIBISCUS R. SINENSIS 'ANDERSON CRAPE' WEEPING HIBISCUS	4'	24"			STANDARD PINK		MODERATE
POD	61	PODOCARPUS MACROPHYLLUS 'HEDGE' JAPANESE YEW COLUMN	4'	24"	FULL TO BASE	2' O.C.	FULL CONT. 25 GAL.		MODERATE
STN	3	STRELITZIA NICOLAI WHITE BIRD OF PARADISE	8-10'	6-8'			FULL CLUMP		HIGH

GROUNDCOVERS

KEY	QTY. TOTAL	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS	NATIVE	DROUGHT TOLERANCE
ALO	3	ALOCACIA CALIFORNIAN DWARF CALIFORNIAN	24"	24"			FULL CONT.		LOW
FIC	120	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS SHRUB	16"	16"		18" O.C.	FULL CONT. 7 GAL.		MODERATE
NEP	87	NEPHROLEPIS EXALTATA BOSTON FERN	16"	16"		18" O.C.	FULL CONT.	X	MODERATE
SOD	500 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM' ST. AUGUSTINE SOD			SOLID WEED-FREE PANELS, STAGGER JOINTS, CONTRACTOR SHALL VERIFY QTY.				LOW

	Total	Total Natives	Percentage Provided
Trees	3	3	100%
Shrubs and Vines	173	67	38%
Groundcover	210	87	41%

NOTE: SEE SHEET L-3 EXHIBIT 'EXISTING SITE / LANDSCAPE PLAN' SHOWING TREES, PALMS AND SHRUBS TO BE REMOVED.

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

Line #	Landscape Legend		
1	**Property Address:**	262 Sunset Avenue	
2	**Lot Area (sq. ft.):**	5400 Sq. Ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	1350 SF (25%)	1638 SF (30%)
5	LOS to be altered (Sq FT and %)	N/A	+180 SF (3%)
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	123 SF (35%)	240 SF (68%)
8	Native Trees %	30% (number of trees)	3 / 3 (100%)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	67 / 173 (38%)
10	Native Groundcover %	30% (groundcover area)	87 / 210 (41%)

NORTH
0 10' 20'
GRAPHIC SCALE 1" = 10'-0"

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262 SUNSET AVENUE
LANDSCAPE PLAN, PLANT LIST & DETAILS

REVISIONS:
2/24/25 CITY COMMENTS
3/24/25 CITY COMMENTS
4/28/25 CITY COMMENTS

FEBRUARY 13, 2025
DATE
R.R.
DRAWN BY:
M.J.
APPROVED BY:

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SHEET
L-1

4th SUBMITTAL

GENERAL PLANTING SPECIFICATIONS:

1. Scope:

The work includes furnishing all plants, materials, equipment and labor necessary for planting of plant materials indicated on the drawings and in these specifications. A list of plants is attached to these specifications.

2. Plant Materials & Protection:

A. All plant materials shall be nursery grown unless otherwise noted.
- Spread (or Spr.): Indicates average spread to midpoint of current season's growth.
- Height (or O.A.): Indicates overall height from top of ball to midpoint of current season's growth.
- C.T.: Indicates clear trunk measurement from top of ball to first branching (see tree & Palm Planting Diagrams)
- Meter of Wood (or Meter of Hard Grey Wood): Indicates measurement of Palms from top of ball to top of solid trunk before start of frond stalks or green"boots". (See Palm Planting Diagram)

B. Quantities:
All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of his responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Architect/Landscape Architect is to be notified for clarification prior to the submission of bids.

C. Quality and Sizes:
Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured with branches in normal position. Pruning (Section IV.J.) should not reduce acceptable size and shape of tree, and should be done after acceptance of Architect/Landscape Architect.
Requirements for measurements, branching, grading, quality, balling and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock. Plant materials shall be graded Fancy No.1 or better as outlined under U.A.E. Grades & Standards for nursery plants. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. All plant material to be healthy, pest and disease free.

D. Substitution:
Plant substitution requests by the Contractor will be considered by the Architect/Landscape Architect only upon submission of proof that any plant is not obtainable in the type or size specified. The Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the Owner.

E. Protection of Plants:

1. Root Protection

A. Balled and Burlapped Plants (B & B) shall be dug with natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlapped.

B. Container Grown Plants: Plants grown in containers will be accepted as B & B, providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the plans, and shall not be governed by container sizes. Minimum root balls or container grown material shall be no more than 25% less proportionately in size than that stated in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system when removed from the container.

2. Protection During Transporting:
All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

3. Protection After Delivery:
Plants which cannot be planted immediately upon delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until accepted. Storage period shall not exceed seventy-two (72) hours.

4. Protection of Palms:
Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Clear trunk (C.T.) shall be as specified after the minimum of fronds have been removed. Coconut palms shall be "hard" trees grown in marl or sand. Cabbage palm buds shall be tied with a biodegradable cord to be left in place until the tree is well established in its new location. All palms shall be triple braced and staked with new, clean lumber at least 6" in length to resist tree displacement.

5. Protection During Planting:
Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of other approved methods.

3. Materials:

A. Commercial Fertilizer: Commercial fertilizer shall be organic fertilizer containing nitrogen, phosphoric acid and potash in equal percentages, 6-6-6 with micro nutrients.

Nitrogen shall be not less than 50 % from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable.

The following shall be sterilized, certified and free of seed:

B. Peat: Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basin. Peat shall be delivered to the site in a workable condition, free from lumps.

C. Planting Soil:Planting soil for all plantings shall be sandy loam and shall contain a 25%minimum amount of decomposed organic matter. There must be a slight acid reaction to the soil with no excess of calcium carbonate. Planting soil shall be free from clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth and shall be delivered in a loose friable condition and applied in accordance with the planting specifications and details.

D. Mulch: Mulch material to be shredded "dark brown" hybrid mulch B grade or better, moistened at time of installation to prevent wind displacement. Alternate mulch material may be noted elsewhere in these drawings.

E. Drainage Stone (when applicable): Drainage stone shall be gravel or crushed stone reasonably free of sharp edges - $\frac{3}{8}$"-1 $\frac{1}{2}$" in diameter - as required in the bottom of raised planters.

F. Filter Fabric:(when applicable): Filter fabric, as required between gravel and soil in planters to be Dewitt "Filter-fabric" (800)888-9669 or equal.

4. Planting Operations:

A. Soil Preparation:
All existing soil and new fill/berms shall be treated with an approved weed killer such as "Round Up" according to manufacturer's specifications.

B. Layout:
Location for plants and outlines of areas to be planted are indicated on the drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Architect/Landscape Architect. Where construction or utilities below ground or overhead are encountered or where changes have been made in the construction, necessary adjustments will be approved by the Architect/ Landscape Architect.

C. Excavation for Planting:
Excavation of holes shall extend to the required sub-grades as specified hereunder. Plant pits shall be circular in outline and shall have a profile which conforms to the "Typical Tree & Palm Planting Details"(attached). The minimum depth of plant pits specified below shall be measured from the finishing grade. Shrub planting beds shall be "bed-prepared" and not "pit-prepared".

D. Balled and Burlapped Plants:
After final setting, loosen wrappings of balled and burlapped plants and roll wrappings back from top of ball, leaving ball unbroken. Cut off excessive amounts of burlap and remove in sufficient quantity to eliminate creation of voids upon decomposition.

E. Container Grown Plants:
Container grown plants shall, when delivered, have sufficient root growth to hold earth intact when removed from container. They shall not be root bound. Containers shall be removed to prevent damage to plant or root system according to diagrams (attached). Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls.

F. Pit Sizes:
Minimum diameter (Width) and depth of planting pits for balled and burlapped, and container grown plants shall be as follows:

-Diameter-Trees: 18" greater than diameter of ball or spread of roots.
-Diameter-Shrubs: 6" greater than diameter of ball or spread of roots.
-Depth-Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the root ball. (Large, heavy trees and shrubs shall sit directly on excavated pit bottom to prevent settlement)
-Depth-Vines and Ground Covers: Pits shall be large enough for adequate planting.

G. Backfilling:
When pit has been excavated as specified in Paragraph IV-C, the pit shall be backfilled with material as specified in Paragraph III. A, B, C, D, and IV. B and shown in the Typical Tree and Shrub diagrams (attached).

H. Setting Trees and Shrubs:
Unless otherwise specified, all trees and shrubs shall be planted in pits, centered and set on four inches (4") of compacted topsoil to such depths that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls. Platforms, wire and surplus binding from top and sides of the balls shall be removed. All broken or frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled in, to the level of the finished grade, allowing for two inches (2") of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the plant pit.

I. Setting Palms:
All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line forfuture waterings. Saucer areas shall be top-dressed two inches (2") deep with topsoil raked and left in a neat, clean manner.

J. Pruning - New Plant Material:
Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as is practicable. Make all cuts with sharp instrument flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs."Headback" cuts at right angles to line of growth will not be permitted. Trees shall not be poled or topped. Remove trimmings from site.

K. Guying Tree:
(See "Typical Tree Planting Diagram" included herein.) Guy all trees 11/2 inches in caliper and greater, in three directions with two strands of No. 12 galvanized wire attached to approved anchors driven below grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys not less than 1/3 of the height of tree above finished grade and above substantial limbs (one inch [1"] in diameter or more), if possible. All hoses shall be interlocked around tree trunk. Place anchors so that guys are equally spaced and at 45 degree angles to horizon. Keep guys tight until project completion.

L. Mulching:
All trees and shrub beds shall be mulched immediately after planting to a three inch (3") depth. Prevent wind displacement of mulch by thoroughly wetting down.

M. Excess Excavated Soil:
Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner, at Owner's discretion.

N. Relocated Material (when applicable):
Existing material shown on the plan to be relocated shall be root-pruned as far ahead of time as necessary to move them safely, and shall be protected and treated as new material, as previously specified. Planting shall be in accord with these specifications.

O. Disposition of Existing Material:
All existing plant material not shown as remaining or relocated shall be removed from the site at no additional cost to the Owner, at Owner's discretion.

5. Sod

A. Soil:
The Landscape Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a depth of one inch (1"), to all areas receiving sod. (The use of this one inch (1") of soil shall be at the discretion of the Architect/Landscape Architect after evaluation of the existing soil on the site.)

B. Grades:
It shall be the responsibility of the Landscape Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Architect/Landscape Architect.

C. The sod shall be as called for on the landscape plans. Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no weeds or any other objectionable vegetation. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. If, in the opinion of the Architect/Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in.

6. Clean-up:

Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly keeping these areas clean as the work progresses.Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site or disposed of as directed by the Architect/Landscape Architect.

7. Maintenance:

A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance by the Owner. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright position and restoration of the planting saucer and any other necessary operations. Proper protection to lawn areas and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.

B. The Contractor shall deep-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

8. Inspection and Acceptance:

A. Inspection:
Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor.

B. Acceptance:
After inspection, the Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

9. Guarantee and Replacement:

A. Guarantee:
The Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, for a period of one-year after certificate of occupancy specified in the General Conditions of Project Specifications. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of guarantee period. Where vandalism is agreed by the Architect/Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the guarantee after final acceptance. See General Conditions of Project Specifications for additional guarantee information.

B. Replacement:
During guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Architect/Landscape Architect, shall be replaced within two weeks of notification by the Architect/Landscape Architect. The Contractor shall be responsible for the full replacement cost of plant materials.

C. Material and Operations:
All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished and planted as specified herein.

10. Care and Maintenance Schedule:

A. The Contractor shall furnish the Owner's Maintenance staff with a written and detailed description for the care and maintenance of all plant materials and irrigation systems at the time of final inspection. Contractor will also provide a one year Landscape Maintenance Contract, to take affect affect after Substantial Completion of the project. It will be in the Owner's discretion to accept or reject this contract.

11. Permits and Regulations:

A. The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of this work as drawn and specified.

12. Protection of Work and Property:

A. The Contractor shall continuously maintain adequate protection of all his work from damage and theft and shall protect the Owner's property from injury and loss arising in connection with this contract, making good any such loss or injury or damage except where caused by Owner or his agents. He shall adequately provide and maintain passageways, guard fences, lights and other protections required by public authority according to State, Federal and local ordinances.

B. The Contractor shall provide protection for existing trees and other plant material as designated by drawings, by Owner's representative or by local authorities. Such protection shall consist of fencing or such devices as will prevent harm to material from excavation, breakage, chemical or other types of damage.

C. A competent superintendent, foreman or workman capable of reading drawings and acting on behalf of the Contractor shall be kept on the work during its progress.

13. Changes In The Work:

A. The Contractor shall conduct a soil survey of the site to determine the need for any additives to overcome severe conditions not met by normal planting soil requirements. A report of any problems shall be submitted to the Owner and the Architect/Landscape Architect for approval prior to installation, along with a cost break-down of additional services needed.

B. The Contractor shall advise the Owner and Landscape Architect of any special site conditions (high water table, light or soil conditions, etc.) that might require change of plant material or adjustment to finish elevation shown. The Owner will approve any changes thus determined.

14. Landscape Architect:

A. The Landscape Architect is the author of the design and agents for its execution. When his services are used by the Owner for supervision, he shall act impartially between the Owner and Contractor and shall have authority to reject all work and materials which do not conform to the contract. All decisions of the Landscape Architect shall be final.

The Contractor shall remove from the site all materials considered not up to specifications by the Landscape Architect and replace with suitable materials.

15. Obstructions:

A. The Contractor shall acquaint himself with the existence and location of all surface and subsurface structures, utilities and installations before commencing any work, and shall avoid any disturbance or damage to them throughout the course of the work. Repairs to any utilities, subsurface structures and installations and surface obstructions damaged by the Contractor shall be at the Contractor's own time and expense.

DSBOCA
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262 SUNSET AVENUE
PLANTING SPECIFICATIONS

REVISIONS:
2/24/25 CITY COMMENTS
3/24/25 CITY COMMENTS
4/28/25 CITY COMMENTS

FEBRUARY 13, 2025
DATE

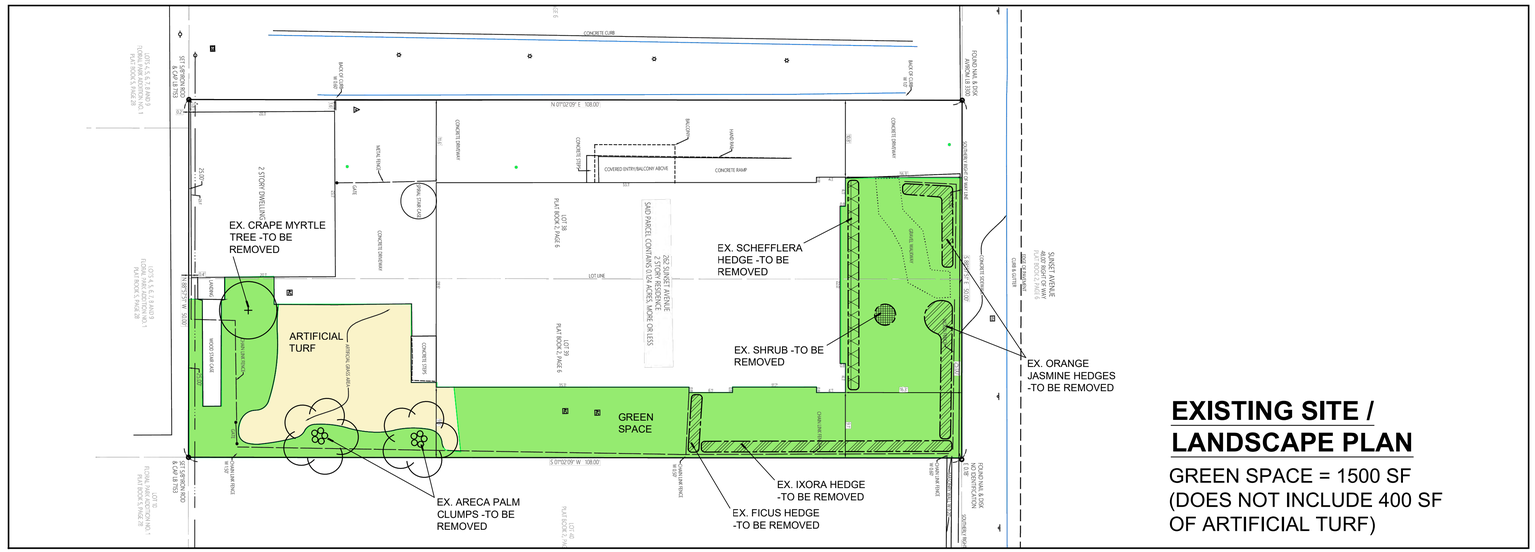
R.R.
DRAWN BY:

M.J.
APPROVED BY:

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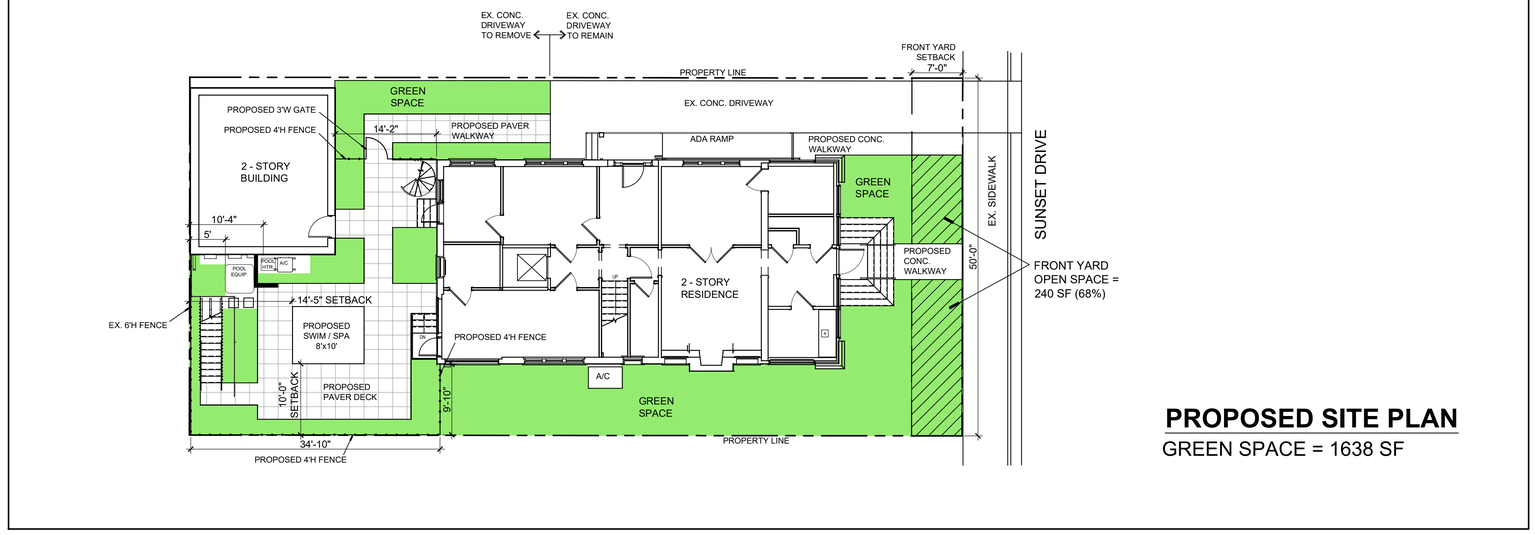
SHEET
L-2

4th SUBMITTAL



EXISTING SITE / LANDSCAPE PLAN

GREEN SPACE = 1500 SF
(DOES NOT INCLUDE 400 SF OF ARTIFICIAL TURF)



PROPOSED SITE PLAN

GREEN SPACE = 1638 SF

NORTH

0 10' 20'

GRAPHIC SCALE 1" = 10'-0"

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262 SUNSET AVENUE
GREEN SPACE CHARTS

REVISIONS:
2/24/25 CITY COMMENTS
3/24/25 CITY COMMENTS
4/28/25 CITY COMMENTS

FEBRUARY 13, 2025
DATE

R.R.
DRAWN BY:

M.J.
APPROVED BY:

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SHEET

L-3

4th SUBMITTAL

Villa Seville

262 Sunset Avenue



DESIGNATION REPORT

March 22, 2023

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

Villa Seville
262 Sunset Avenue

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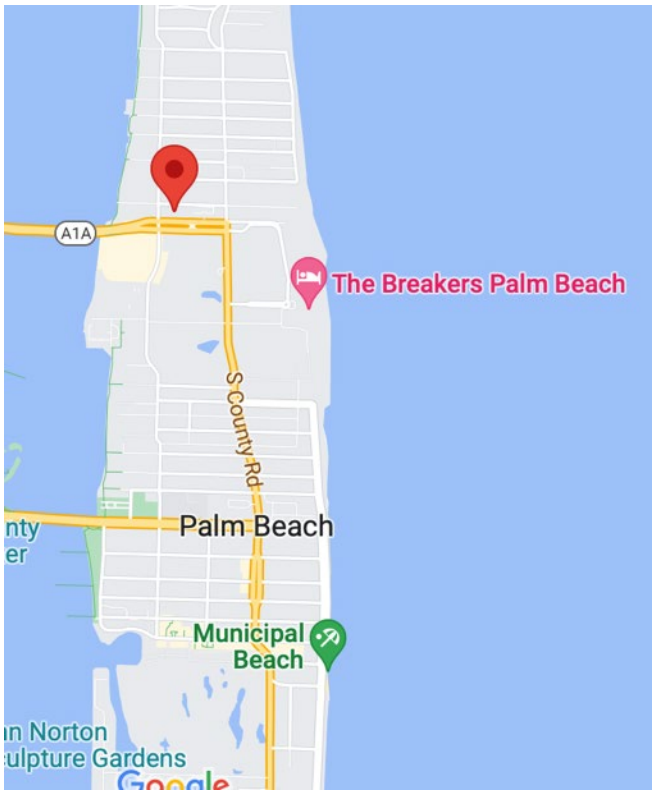
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Report produced by MurphyStillings, LLC

I. General Information

Location:	262 Sunset Avenue Palm Beach, Florida
Date of Construction:	1920
First Owner:	Benjamin F. Hoffman
Historic Name:	Villa Seville
Builder:	Benjamin F. Hoffman
Current Owner:	NED 262 Sunset LLC
Present Use:	Commercial
Present Zoning:	C-TS – Commercial Town Serving
Palm Beach County Tax Folio Number:	50-43-43-22-31-000-0380
Current Legal Description:	Floral Park Lots 38 & 39

II. Location Map





III. Architectural Information

Historically known as Villa Seville, the building located at 262 Sunset Avenue is a two-story Prairie style masonry building constructed in 1920 by prominent Palm Beach builder Benjamin F. Hoffman for approximately $12,000.[1] Prairie style buildings were mostly constructed from 1900 – 1920 and are generally two stories and feature low-pitched hipped roofs with widely overhanging eaves that typically are boxed, one story wings or porches and facade detailing emphasizing horizontal lines often with massive square porch supports. Of the four principal Prairie house subtypes, 262 Sunset Avenue is the hipped roof, symmetrical, no front entry design.[2]



262 Sunset Avenue is a rectangular shaped stucco-covered masonry building with a low-pitched hip roof with wide overhanging boxed eaves surfaced with asphalt shingles.[3] The one-story porch on the front facade has massive, battered piers that reach from the ground and support the porch roof which like the main roof is low-pitched with wide overhanging boxed eaves surfaced with asphalt shingles. The

[1] Palm Beach Building Permit #130, June 2, 2020.
[2] Virginia Savage McAlester. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. Alfred A. Knopf, New York, 2015. Pages 550-564.
[3] The 2003 re-roofing permit states that the new shingles will be fiberglass, however, fiberglass shingles are mostly asphalt shingles with additional fiberglass added and are more fire resistant.

porch, which from an early time was screened in, is now enclosed with ribbons of multi-light sash windows. The second story front facade has symmetrical fenestration with pairs of multi-light sash windows flanking an oval window in the center.

The west elevation features the main entrance on the first floor with a wood paneled and glazed door flanked by narrow sidelights. This appears to be the original location of the main entrance. Above this entrance is a porch with a simple metal rail and a single door used to access the porch. The rear elevation has two single entrance doors, one on the first floor and one above on the second accessed by an exterior spiral staircase. The windows throughout the building are metal, divided light, sash windows, several which are paired or grouped in ribbons of three.



In the southwest corner of the property is a two story masonry accessory building that was built in 1920 as a garage apartment but is now just an accessory building.[4] Currently the front facade which faces north has a single entry door on the first floor and symmetrical four-over-four sash windows on the second floor.

[4] There is a permit in 1925 for a garage to be constructed in pine by the owner's son. If this building was constructed it has since been demolished.

Throughout its 103-year history, there have been additions and alterations to 262 Sunset Avenue. At an unknown time, the front porch was enclosed with windows though as early as the 1930s it appears that the porch had been enclosed at least with screens. A number of one-over-one sash windows on the second story were changed to awning windows and later changed to multi-light metal sash windows. Other one-over-one sash windows, mostly on the first floor, were also changed to multi-light sash windows. A porch was added over the main entry on the west facade and a door on the second floor was added to access this porch. A ramp was added on the west elevation to provide handicap accessibility to the main entrance. The original roofing material has been replaced several times and now the roof is covered with asphalt shingles. A spiral staircase was added to the rear of the building and a door was added on the second floor to access this staircase. Despite these additions and alterations, the building still retains its historic Prairie style, its original massing and much of the original fenestration.



Historic Photo, circa 1930s

IV. Historical Information

Villa Seville was constructed as a dwelling in 1920 by distinguished Palm Beach builder Benjamin F. Hoffman. The dwelling was built at 262 Sunset Avenue in a

section of Palm Beach that was developed in the late nineteenth and early twentieth centuries.

Palm Beach was still a small community when Henry Morrison Flagler first visited in the early 1890s. Flagler had just received permission to extend his FEC Railroad all of the way to Miami and when visiting Palm Beach, he became so captivated with the Island that he purchased the McCormick Cottage plus ten surrounding acres and four hundred feet of lake frontage and built the immense Royal Poinciana Hotel from 1893-1894. In April of 1894, Flagler's FEC Railroad reached West Palm Beach and in 1895 the first railroad bridge was completed over Lake Worth linking the mainland to Palm Beach. This bridge, which had its eastern terminus just south of the Royal Poinciana Hotel, allowed scores of wealthy visitors to be transported directly to the island. What became Main Street and the Floral Park subdivision initially developed in relationship to Flagler's FEC Railroad extension into Palm Beach.[5]

In addition to the Royal Poinciana Hotel, another early institution that contributed to the growth and glamour of Palm Beach was Bradley's Beach Club. Opened in 1898 by brothers Colonel Edward Riley "E.R." and John Roger "J.R. Jack" Bradley on the present site of Bradley Park, the Casino flourished with high stakes for high society and stayed running as a private club until 1946.

Sunset Avenue was first known as Munyon Avenue, named for its owner James Munyon who owned the large lake-to-ocean parcel just north of then Flagler Avenue. Prior to 1910, much of this area was occupied by African Americans who rented various cottages clustered within an area known as the Styx.[6] During the Spring of 1910, Beach Club owners E. R. and Jack Bradley paid Munyon $55,000 for the 264-foot-wide lake to the ocean parcel that bordered the north side of the Bradleys' Main Street property. By December, the Bradley's had spent more than $35,000, dredging 60,000 yards of soil creating an acre of new lakeside ground and filling-in ponds and the marshland where Styx buildings once stood. The Bradley's platted their new development as Floral Park, renaming Munyon Avenue Sunset Avenue, and after engineering street improvements, they began selling off the residential and commercial lots. The Bradley's hired Lewis Henry Green, a realtor

[5] MurphyStillings, LLC., Royal Poinciana National Register Historic District. National Register of Historic Places, 2015.

[6] Many people who lived in the Styx helped build and later worked at Flagler's hotels. After the Bradley's purchased and redeveloped the land, most of the Styx residents moved over the bridge to segregated neighborhoods in West Palm Beach.

from California to promote the project and auction off the lots. Green offered prizes to potential buyers and sold out the project within a few hours on February 19, 1912.[7]



1907 Sanborn Insurance Map

In the early twentieth century, Palm Beach society was known as "the cottage colony." Yearly visitors to the island began to find hotel rooms too small and inadequate for their needs, and although much of the social activities continued to revolve around the hotels, people began to build their own cottages on town lots. Almost every cottage had a name, and the city directories dedicated several pages to "Palm Beach Cottages." Large and small picturesque "cottages" of seasonal residents lined the north and south sides of Sunset Avenue from the lake to the ocean. Floral Park also became a hub of civic and commercial activity with stores, hotels, restaurants, offices and municipal buildings.[8]

As the result of fighting in Europe during World War I, domestic tourism increased and by the end of the war, Palm Beach had become one of the most important places to spend the winter season. By 1920, when Villa Seville was constructed, Palm Beach was starting its first major building boom that lasted through much of the 1920s, and at the time, there were already approximately forty "cottages" of seasonal residents located on Sunset Avenue.



1919 Sanborn Map

[7] Augustus Mayhew, New York Social Diary/Palm Beach, "The White Elephant," July 1, 2021.

[8] MurphyStillings, LLC., Royal Poinciana National Register Historic District. National Register of Historic Places, 2015.

The first known occupant of Villa Seville was Mrs. Herman Dierks from Kansas City. The Dierks family had a timber empire with its headquarters in Kansas City, Missouri and had operations in several western states as well as in Florida. The Dierks family and guests spent at least three winter seasons at Villa Seville.[9] By 1925, Villa Seville was owned by James and Cecilia Kavanaugh. James was a retired naval officer and Cecilia operated the Clinton Hotel at 212 Sunset Avenue Road, later named the Orange Blossom Hotel. For a number of years in the 1930s, the dwelling was owned by William and Lillian Courtnell, and by the 1940s, 262 Sunset Avenue was owned by Lee and Emma Stage. Lee passed away in 1953, but Emma continued to live there and leased out rooms. Emma's son Charles Haggarty owned the house by the 1970s and he and his wife Cecilia lived there until 1995 when they sold it to Frank and Gail Coniglio who changed the dwelling's zoning from residential to commercial. The property was sold in 2000 to Drs. Brad Ochstein and Andrew Turkell who converted the building into the Island Animal Hospital, which still serves as its home today. In 2015, 262 Sunset Avenue was deemed a contributing structure in The Royal Poinciana Way National Register Historic District and in 2022 the building was sold to NED 262 Sunset LLC, owners of the White Elephant hotel located adjacent to the west. NED (New England Development) completed an exceptional renovation of the hotel and in December 2022 received the Preservation Foundation of Palm Beach's prestigious inaugural Edward & Susan Elson Award for an outstanding major rehabilitation of a commercial building in Palm Beach.

IV. Builder's Biography

Benjamin F. Hoffman

Benjamin F. Hoffman was born in 1875 in the District of Columbia and worked there before moving to Palm Beach in ca. 1917.[10] Prior to moving to Palm Beach and setting up his business, Hoffman had spent time in Palm Beach visiting with his family.[11] He lived and worked in Palm Beach as a building contractor for nearly thirty years before passing away in 1947. During these years, Hoffman was a prominent and sought-after contractor working with Palm Beach's best architects, including but not limited to Addison Mizner, Marion Sims Wyeth and Bruce

[9] Newspaper articles indicate that Mrs. Herman Dierks and family spent at least part of the winter season from 1921-1923 at Villa Seville.
[10] Benjamin F. Hoffman is listed in the 1918 Palm Beach City Directory and likely moved to Palm Beach in 1917.
[11] A November 12, 1916, Palm Beach Post article stated that Benjamin Hoffman and his mother of Washington, DC were spending the winter in Palm Beach.

Kitchell, as well as constructing buildings of his own design.[12] Hoffman's business was bustling during the 1920s building boom when he was hired by many of Palm Beach's wealthy and prominent residents to construct, alter or add to their properties.[13] One of his first big Palm Beach commissions was Casa de Ensuenos at 800 South County Road for Arthur Claflin at a cost of $65,000. This was one of Mizner's elaborate designs in 1923, the year the scale and splendor of Mizner's designs raised Palm Beach's architectural profile to greater grandeur.[14] There is currently no biography on Benjamin F. Hoffman, however, the following newspaper articles chronicle some of Hoffman's Palm Beach commissions.

> A June 21, 1925, Palm Beach Post article titled "Mr. Hoffman's Work" provides information on some of Hoffman's projects: *"Some of the most important and beautiful of the residential buildings this summer is that being done by Mr. Benjamin F. Hoffman. Mr. Hoffman has been in business here for 14 years and some of the fine residences which stand as monuments to his achievements are those of Mr. George Luke Mesker of Royal Palm Way and the Ocean Boulevard, Pierre Lorillard Barbey of Tuxedo Park whose Palm Beach house built last year is on the North Ocean Boulevard just south of the Rodman Wannamaker property. Samuel D. Lit of Philadelphia whose house was designed by Bruce Kitchell and is the only one in the ocean block of Sunrise Avenue; Frederick S. Wheeler of New York whose residence on Grace Trail was one of the finest houses built in that section of Palm Beach last summer, and the imposing house of Mr. Frederick A. Glidden of Cleveland on the lake front in Vita Serena.*
>
> *One of the great ocean boulevard houses in progress of construction by Mr. Hoffman is that of George Rasmussen of Chicago. It was designed by Mr. Addison Mizner, is to be a two-story stucco structure with a frontage of one hundred and fifty feet. The architectural details include very beautiful Spanish Gothic windows and a magnificent spiral staircase. The house is on the property purchased early in the season*

[12] Benjamin F. Hoffman likely designed and built the dwelling at 262 Sunset Avenue. In addition, a May 10, 1922, Palm Beach Post article lists other dwellings that Hoffman likely designed and built: Benjamin F. Hoffman builder residence 16' x 25' on lots 164 & 165 Floral Park $4000; Benjamin F. Hoffman builder residence 44 x 24 on half of lot 15 and all f lot 16 Bungalow Park, $8000.

[13] Palm Beach Post July 12, 1925: Mr. Benjamin F. Hoffman has just returned from a business trip to New York and Washington and says that everyone north of Jacksonville is Florida mad. The Palm Beach labels on his luggage brought hordes of curious people flocking to his side and he was beset by all manner of questions.

[14] Palm Beach Daily News, January 21, 2020.

from Mr. Richard Croker through Mr. Bourassa and adjoins the property of Mr. Harold Vanderbilt to the south.

Mr. Hoffman is making extensive alterations and additions to the house of Mr. & Mrs. Joseph C. Hutchinson of Philadelphia, which originally was built by Mr. Hoffman for Mr. Pierre L. Barbey. The house is on the North Ocean Boulevard at the corner of Everglade Avenue and the reconstruction plans will not be confined to the interior, but the exterior will present a very marked change and improvement. Other work of Mr. Hoffman which is now in progress includes additions and alterations to the lake front home of Mr. Barclay L. Warburton at Worth Avenue and also that of Mr. Rodman Wanamaker on the North Ocean Boulevard."[15]

A week later, the Palm Beach Post reported, *"Mr. Benjamin F. Hoffman has been awarded the contract for the additions and alterations to the residence of Edward T. Stotesbury of Philadelphia. Mr. Addison Mizner who designed the house originally has made the plans for the work now in process and each addition (and there is something important done there every year) adds to the beauty and dignity of the house. It was the first big Spanish house to be built in Palm Beach and set the mark which has been followed ever since for perfection in design and construction."*[16]

Later that summer, a Palm Beach Post article described another project Hoffman was working on, "*One of the Spanish farmhouses which was part of Mr. Mizner's original plan to have a straggling Spanish settlement along the coastline of Palm Beach, one which would include all the most picturesque of the type regardless of the century in which it was evolved,, is now being remodeled. The house is that of Gurnee Munn on north Ocean Boulevard and fortunately Mr. Mizner has made*

[15] Palm Beach Post, June 21, 1925, "Mr. Hoffmans Work." Page 15. George Luke Mesker house La Fontana on South Ocean Boulevard at the south corner of Royal Palm Way; Samuel D. Lit house La Solana at 139 Sunrise Avenue; Frederick S. Wheeler house Bienstar at 153 Grace Trail; Frederick A. Glidden house Bel Reposo on Clarendon Avenue; George Rasmussen house South Ocean Boulevard; Joseph C. Hutchinson house Mihamo 216 North Ocean Boulevard; Barclay L. Warburton house 456 Worth Avenue; Rodman Wanamaker house 1095 North Ocean Boulevard. The article states that Hoffman had been in business in Palm Beach for 14 years, but 8 years is likely more accurate.

[16] Palm Beach Post, June 28, 1925. The Stotesbury's estate was El Mirasol on North Ocean Boulevard.

the alteration and addition plans and Mr. Benjamin F. Hoffman is doing the work." [17]

Benjamin Hoffman continued his successful career in Palm Beach and in 1929 the Palm Beach Times reported, *"Earle P. Charlton, wealthy resident of "Qui-Si-Lana" Palm Beach and River Falls, Mass., announced that he will build four residences this summer in El Bravo and El Brillo sections between the lake and south County Road. Permit for the work has been issued for $140,000 worth of construction. Plans for the four homes, which will be built by Mr. Charlton as an investment, has been drawn by Marion Sims Wyeth, Palm Beach architect. Benjamin F. Hoffman has been awarded the contract."*[18]

VI. Statement of Significance

Villa Seville located at 262 Sunset Avenue is a good example the Prairie style of architecture and is significantly important as it is the last remaining "cottage" located on Sunset Avenue where at least 40 others have been demolished and replaced with commercial and apartment buildings and parking lots. The builder, Benjamin F. Hoffman, was a prominent and sought-after contractor who practiced in Palm Beach for nearly thirty years.

VII. Criteria For Designation

Section 54-161 of the Town of Palm Beach Landmark's Preservation Ordinance outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

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

Villa Seville located at 262 Sunset Avenue reflects the broad cultural, economic and social history of the town of Palm Beach. The property was originally built as a dwelling in 1920 at the start of the Palm Beach land and building boom. The end of World War I allowed for incredible growth and prosperity throughout the country and especially in Palm Beach where increased road and railroad construction

[17] Palm Beach Post, July 20, 1925. Gurnee Munn's estate was Louwana at 534 North Ocean Boulevard.
[18] Palm Beach Times, April 5, 1929. The houses are 200 El Brillo, 210 El Brillo, 200 El Bravo and 201 El Bravo.

allowed Florida to become more accessible for northerners seeking seasonal respite from the cold winters. This increased prosperity and accessibility drove the need for both increased retail and housing and led to the development of 262 Sunset Avenue. In addition, Villa Seville was built in the Floral Park subdivision, developed by E.R. and J.R. Bradley as one of the earliest subdivisions in Palm Beach and originally was lined with vernacular cottages representative of Palm Beach's early development. 262 Sunset Avenue is important today as the last remaining historic "cottage" located on Sunset Avenue where cottages once lined the avenue but have since been demolished and replaced with commercial and apartment buildings and parking lots.

(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."

262 Sunset Avenue is a good example of the Prairie style of architecture exhibiting many features of the hipped roof, symmetrical, no front entry sub-type Prairie design with its low-pitched hip roof with wide overhanging boxed eaves, symmetrical front facade fenestration, one-story porch, and the main entry on the side facade. In 1925, it was advertised for sale as a masonry constructed dwelling that could withstand hurricanes and has done so for 103 years. The building's contractor and likely designer, Benjamin F. Hoffman, practiced in Palm Beach for nearly 30 years and worked with a number of the town's most prominent architects, including numerous projects with Addison Mizner, and was commissioned as a contractor by many of Palm Beach's renowned winter residents to build and add to their splendid Palm Beach estates.

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TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council

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

SUBJECT: COA-25-0008 (ZON-25-0014) 1047 S OCEAN BLVD (COMBO)

MEETING: MAY 21, 2025, LPC
JUNE 11, 2025, TC

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.

ZON-25-0014 (COA-25-0008) 1047 S OCEAN BLVD (COMBO) - VARIANCES. The applicant, Maura Ziska, Trustee of 1047 South Ocean Boulevard Trust, has filed an application requesting Town Council review and approval for three (3) variances to (1) reduce the north side yard setback, (2) reduce the south side yard setback, and (3) increase lot coverage associated with two (2) second-floor additions, staircase reconstruction, and a second-floor balcony for the Landmarked property. The Landmarks Preservation Commission shall perform design review of the application.

Applicant: Maura Ziska, Trustee of 1047 South Ocean Boulevard Trust
Professional: Dailey Janssen Architects

HISTORY:
The subject property was built in 1935. It was designed by John Volk in an Art Moderne architectural style. In 2013, the property was landmarked. As stated in the designation report:

- 1047 South Ocean Boulevard was designed for James Moffett Jr. and his wife, Adeline Moffett.
- James Moffett Jr. was the vice president of Standard Oil of New Jersey before becoming the first Federal Housing Administrator from 1934-1935.
- It has asymmetrical massing and was designed in a U-shape around a patio on the west side between the garage and entrance.
- Volk designed the rear façade with a curved second-floor balcony with a metal railing overlooking the Atlantic Ocean.
- Since 2007, the curved balcony on the rear façade was removed and replaced with small metal balconies.

At the June 17, 2020, Landmarks Preservation Commission (LPC) meeting, COA #021-2020 was approved to remove two (2) rear ocean-facing 2nd-floor cantilevered balconies and to reconstruct the original John Volk-designed 2nd-floor curvilinear balcony. The associated variance to increase lot coverage (Z-20-00258) was supported by LPC, and approved at the July 15, 2020, Town Council (TC) meeting.

At the March 17, 2021, LPC meeting, COA #018-2021 was approved to construct two (2) second-floor additions over existing one-story portions of the residence and reconstruct an existing staircase on the south side of the residence. The associated variances to reduce the side (north) yard setback, side (south) yard setback, and increase lot coverage (Z-21-00335) were supported by LPC, and approved at the April 14, 2021, Town Council (TC) meeting.

The applicant has returned seeking a new COA and associated variances, which combine the scope of work of the previously approved projects since the improvements were not constructed, apart from the landscaping.



Rear (East) Façade with Curvilinear Balcony
Courtesy of the John L. Volk Foundation

THE PROJECT:

The applicant has submitted plans, entitled "ADDITION, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT: 1047 SOUTH OCEAN BLVD", as prepared by **Dailey Janssen Architects, P. A.**, received by the Town on May 8, 2025.

The scope of work for the project includes:

- Two (2) second-floor additions over the existing one-story portions.
- Staircase reconstruction.
- Removal of two (2) rear cantilevered balconies.
- Reconstruction of the original John Volk-designed second-floor curvilinear balcony.

The following variances are required to achieve the addition:

- **VARIANCE #1:** A variance to reduce the minimum side yard (north) setback to 5.25 feet for the second-story addition, in lieu of the minimum of 15 feet.
- **VARIANCE #2:** A variance to reduce the minimum side yard (south) setback to 2.55' for the reconstructed staircase and 6.41' for the second-floor addition, in lieu of the minimum of 15 feet.
- **VARIANCE #3:** A variance to increase the lot coverage to 43.22% for the staircase reconstruction, in lieu of the 41.94% existing and the maximum of 25%.

Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE-FAMILY
Architect	Volk	**Year of Construction**	1935
Lot Size	12,698 SF	**Flood Zone**	X & VE 11
Lot Coverage	Permitted: 3,174.5 SF (25.0%)	Existing: 5,326 SF (41.94%)	Proposed: 5,488 SF (43.22%)

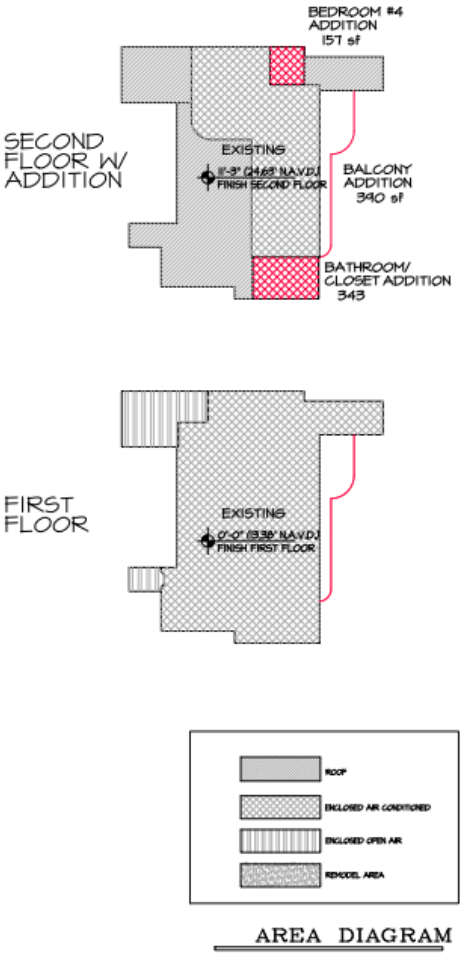
Surrounding Properties / Zoning	
North	1045 S Ocean Blvd / R-A
South	1057 S Ocean Blvd / R-A
East	Atlantic Ocean
West	1048 S Ocean Blvd / R-A

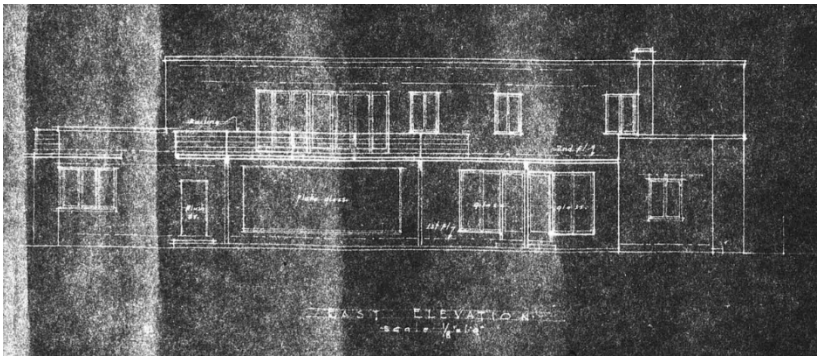
STAFF ANALYSIS

The application is seeking a Certificate of Appropriateness (COA) for two (2) second-floor additions, staircase reconstruction, removal of two (2) rear cantilevered balconies, and reconstruction of the original John Volk-designed second-floor curvilinear balcony.

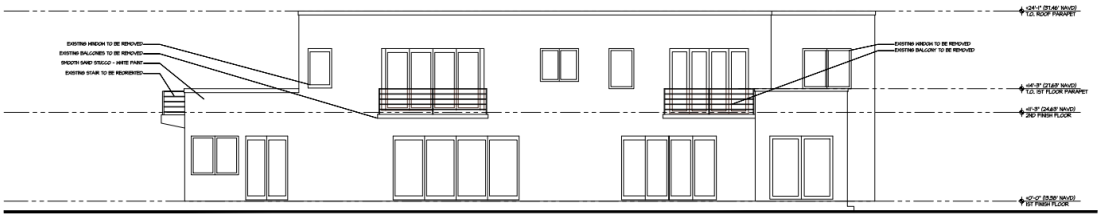
On the north and south sides of the property, two (2) second-floor additions are proposed over existing one-story portions of the residence. The additions will utilize smooth white stucco to match the existing exterior finish. The fenestration will be comprised of full-view mahogany windows and doors painted white to match existing. The top of the roof parapets is approximately 6 inches lower than the existing top of the roof parapet of the residence, which effectively creates differentiation between the 'old' and the 'new'. Side yard variances are required to achieve this scope of work, further discussed on page 6 of this report.

The two (2) existing balconies on the east elevation of the residence are proposed to be demolished and replaced by a single curvilinear balcony that replicates the original Volk design. The balcony will have a stucco finish and aluminum railing. The reconstruction of an original feature is a remarkable feature of this project.

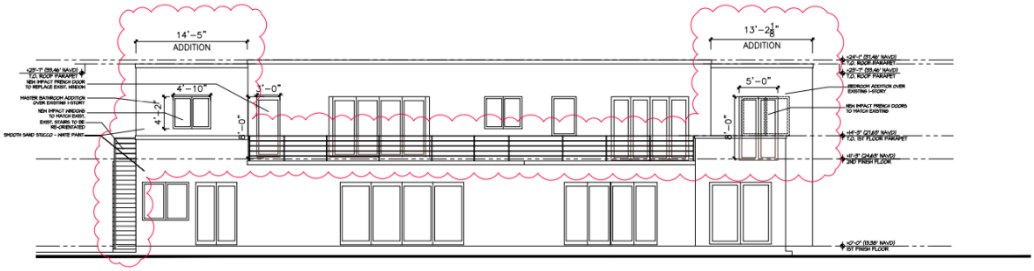




Snippet of original plans (east elevation).



EXISTING EAST ELEVATION



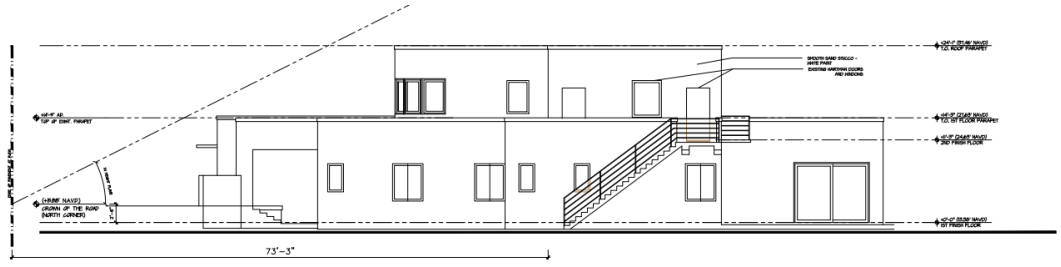
NOTES:
*NEW WALL MATERIALITY TO MATCH EXISTING WALLS: SMOOTH SAND STUCCO - WHITE PAINT
*NEW WINDOWS AND DOORS TO MATCH EXISTING HARTMAN MAHOGANY WINDOWS AND DOORS PAINTED WHITE

PROPOSED EAST ELEVATION

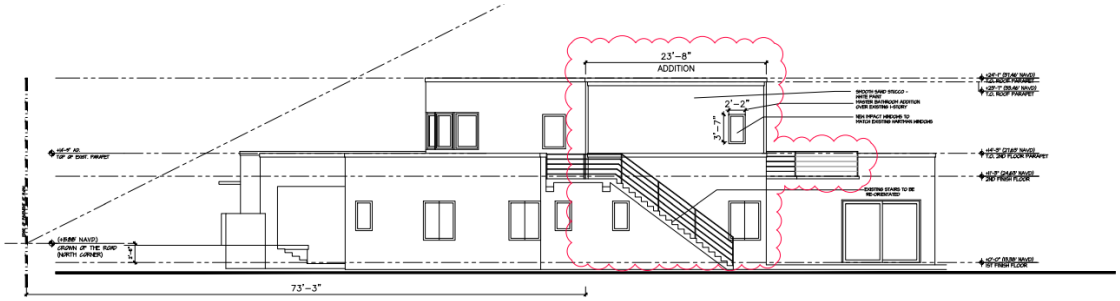


Rendering.

On the south side of the property, the existing exterior staircase will be demolished and reconstructed further west in a mirrored configuration. A lot coverage variance is required to achieve this scope of work, further discussed on page 6 of this report.

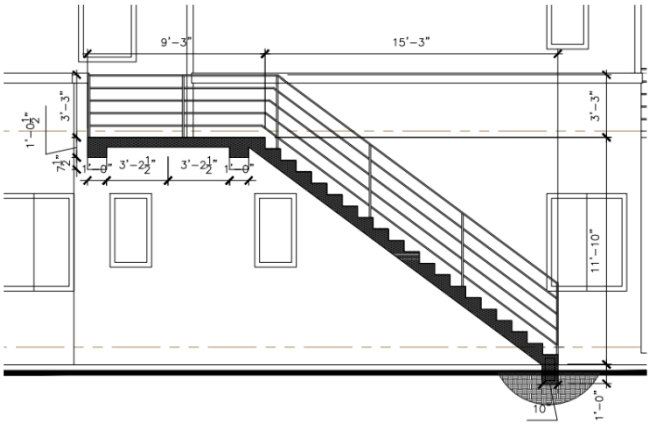


EXISTING SOUTH ELEVATION



NOTES:
*NEW WALL MATERIALITY TO MATCH EXISTING WALLS: SMOOTH SAND STUCCO - WHITE PAINT
*NEW WINDOWS AND DOORS TO MATCH EXISTING HARTMAN MAHOGANY WINDOWS AND DOORS PAINTED WHITE

PROPOSED SOUTH ELEVATION



Detail drawing of the proposed exterior staircase.

Variances

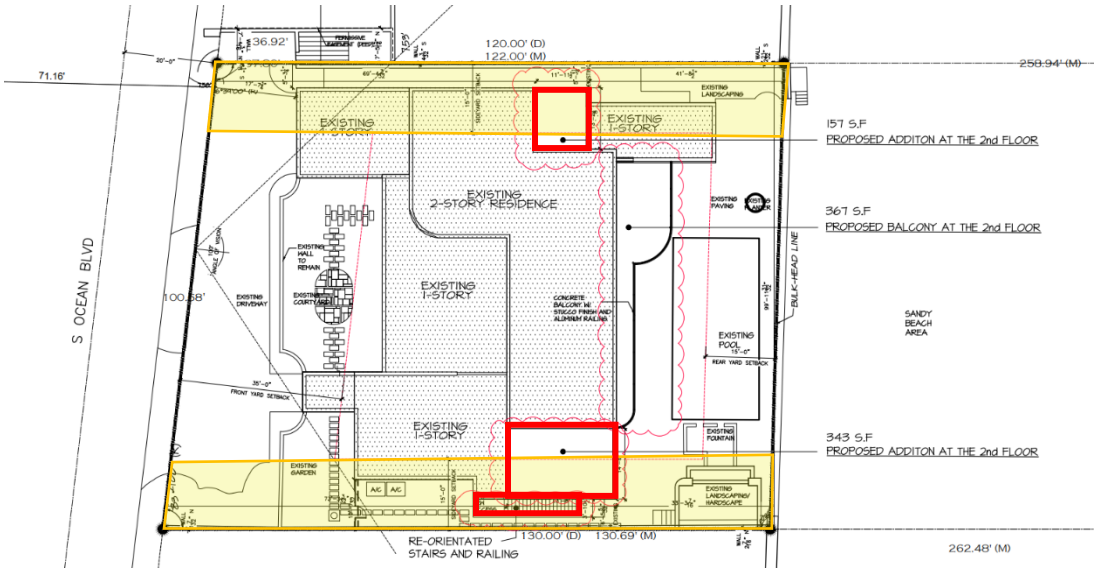
For **Variance #1**, the existing residence has a non-conforming side (north) yard setback. The project proposes to construct a second-story addition over an existing one-story portion of the residence in this location. A setback of 5.25' is proposed, whereas the zoning code requires a minimum setback of 15'.

For **Variance #2**, similar to the north side of the residence, the south side also has a non-conforming side (south yard) setback. However, there is also an existing staircase that further encroaches into this setback. The project proposes to construct a second-story addition over an existing one-story portion of the residence in this location. In addition, the existing staircase will be demolished and reconstructed further west with a mirrored configuration. The proposed setback of the addition is 6.41' and 2.55' for the staircase, whereas the zoning code requires a minimum setback of 15'.

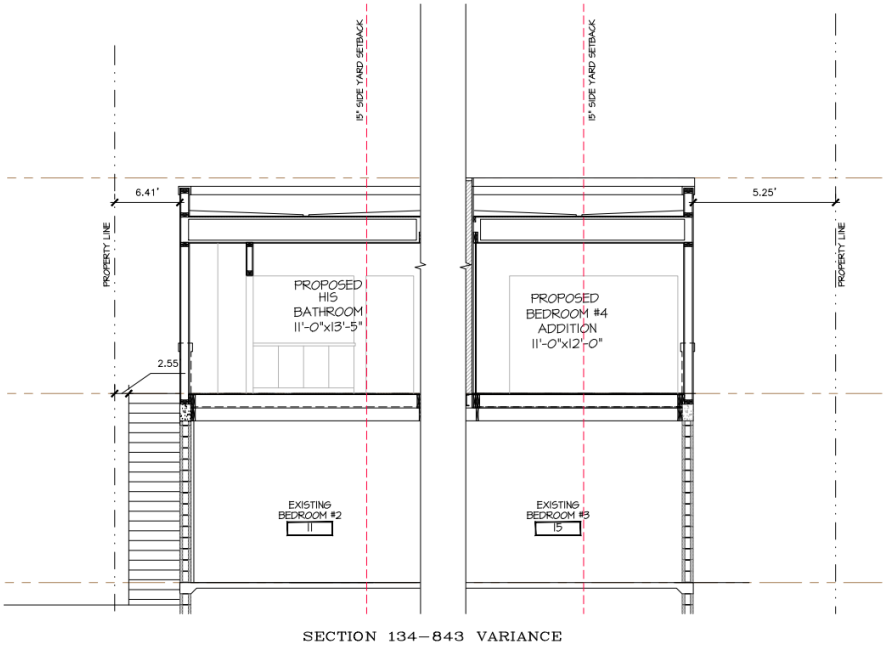
For **Variance #3**, the existing site has a non-conforming lot coverage of 41.94%, whereas the code allows a maximum of 25%. Since the exterior staircase on the south side of the residence will be completely demolished, a new variance is required to allow its reconstruction. The proposed lot coverage will be 43.22%, approximately 1.28% greater than the existing.

Code Section	Required	Proposed	Variance
Variance #1 Section 134-843(8):	15' Min. Side Yard Setback	5.25' Proposed North Side Yard Setback	**9.75'**
Variance #2 Section 134-843(8)	15' Min. Side Yard Setback	2.55' Proposed South Side Yard Setback	**12.45'**
Variance #3 134-843(11)	25% (3,174.5 SF)	43.22% (5,488 SF)	**18.22%** **(2,313.5 SF) ***

**** Existing: 41.94% (5,326 SF)***



Proposed site plan.



Variance diagram.

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 two (2) separate motions 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, and

(2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

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 the variances by the Town Council, and that the variances **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met, subject to any proposed conditions.

WRB:JGM:FHM:ALF

DJA DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

APRIL 28, 2025

LETTER OF INTENT - FINAL SUBMITTAL – COA-25-0008 (ZON-25-0014)
1047 South Ocean Blvd. Palm Beach

The current residence at 1047 South Ocean Blvd. was designed by John Volk in 1935 for James and Adeline Moffett, in an Art Moderne style of architecture. Mr. Moffett was the Federal Housing Administrator in 1935. The home was influenced by the National Housing Act and the "Modeltown and Modernization Magic" exhibit at the 1935 Exposition in San Diego. The Moffett's named the residence "White Caps". The residence was landmarked in 2013.
The current owners are pleased to submit the accompanying drawings and information for Town review and approval. The following proposed structural improvements, previously approved by the Town in 2020 and 2021 were not built. The approved 2021 landscape component was installed on site and is not part of this request.

A. LANDMARK PRESERVATION COMMISSION

1. Proposed removal of existing east cantilevered balconies and reconstruction of the original Volk designed curved second floor balcony w/ metal railing on the East façade. Per section 18-306 (a) (1) The historic or architectural significance of the building. Requesting removal of east balconies that were not original to the Volk 1935 design. Addition of the Volk east Art Moderne sculptural balcony and rail. (b) Partial demolition (1) In the event of a request for a partial demolition, in addition to the above criteria, the commission shall consider the impact of the proposed demolition on the architectural and historical integrity of the remaining structure Demolition of existing balconies are restoring the historical integrity of the remaining residence.
2. Proposed 157 s.f. addition to Bedroom 4 on the second floor, northeast side with new window and French doors to match existing.
3. Proposed 343 s.f. Addition to Master Bedroom to include Bathroom and Closet on the second floor, south east side of residence, with new windows, and door to match existing. Per section 54-122 New Construction (a) The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related. The north and south additions are designed with the appropriate height differentiation from the

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residence. (1) The height, the gross volume, and the proportion between width and height of the façade; (2) The proportions and relationships between doors and windows;(3) the rhythm of solids and voids created by openings in the façade; (4) The material used in the façade; (5) The texture inherent in the façade; (6) The colors, pattern and trim used in the façade; and (7) The design of the roof. (b) Existing rhythm created by existing building masses and space between them should be preserved. Respect of and attention to, all of these aspects have been addressed in the proposed improvements. (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. The Volk designed balcony reconstruction is a remarkable feature of the project.

4. Proposed south stair reversed travel pattern to replace existing stair.

B. ARCOM

Not applicable, special exceptions not required at this time.

C. SPECIAL EXCEPTION

Not applicable, special exceptions not required at this time.

D. SITE PLAN REVIEW

Not required due to Zoning Code update/revision.

E. **VARIANCES**

a. Per Section 134-843(8); The minimum side yard setback is 15 feet, except that for lots of 60,000 square feet or more in area, the minimum side yard setback shall be 30 feet.
   i. A variance has been requested to reduce the minimum required north side yard setback.
   ii. A variance has been requested to reduce the minimum required south side yard setback.

b. Per Section 134-843 (11); The maximum lot coverage for two-story buildings is 25 percent. A variance has been requested to increase the maximum lot coverage.

Please let us know if you need additional information.

Respectfully Submitted

Roger P. Janssen, AIA
Dailey Janssen Architects, P.A.

ADDITION, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 SOUTH OCEAN BLVD

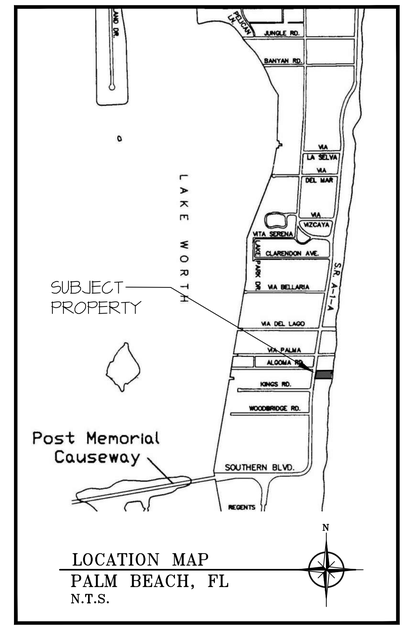
TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

COA-25-0008, ZON-25-0014

FINAL SUBMITTAL, PRESENTATION 04.28.25

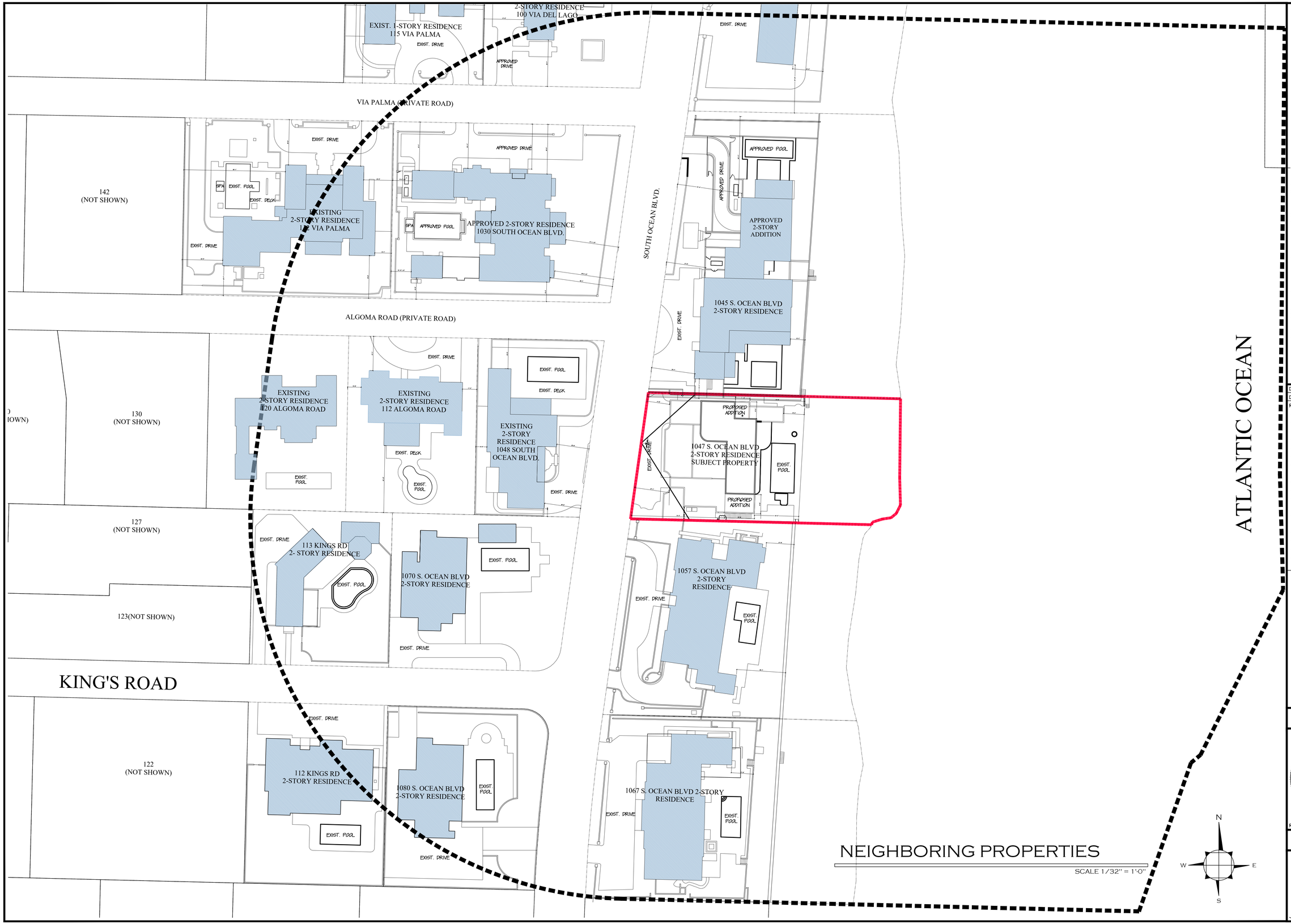
MEETING DATES 05.21.25, 06.11.25





DAILEY JANSSEN ARCHITECTS, P.A.

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NEIGHBORING PROPERTIES

SCALE 1/32" = 1'-0"

1047 S. OCEAN BLVD.

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.04.28

DRAWN:

REVISIONS:

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- SECOND SUBMITTAL 2025.04.07
- FINAL SUBMITTAL 2025.04.28

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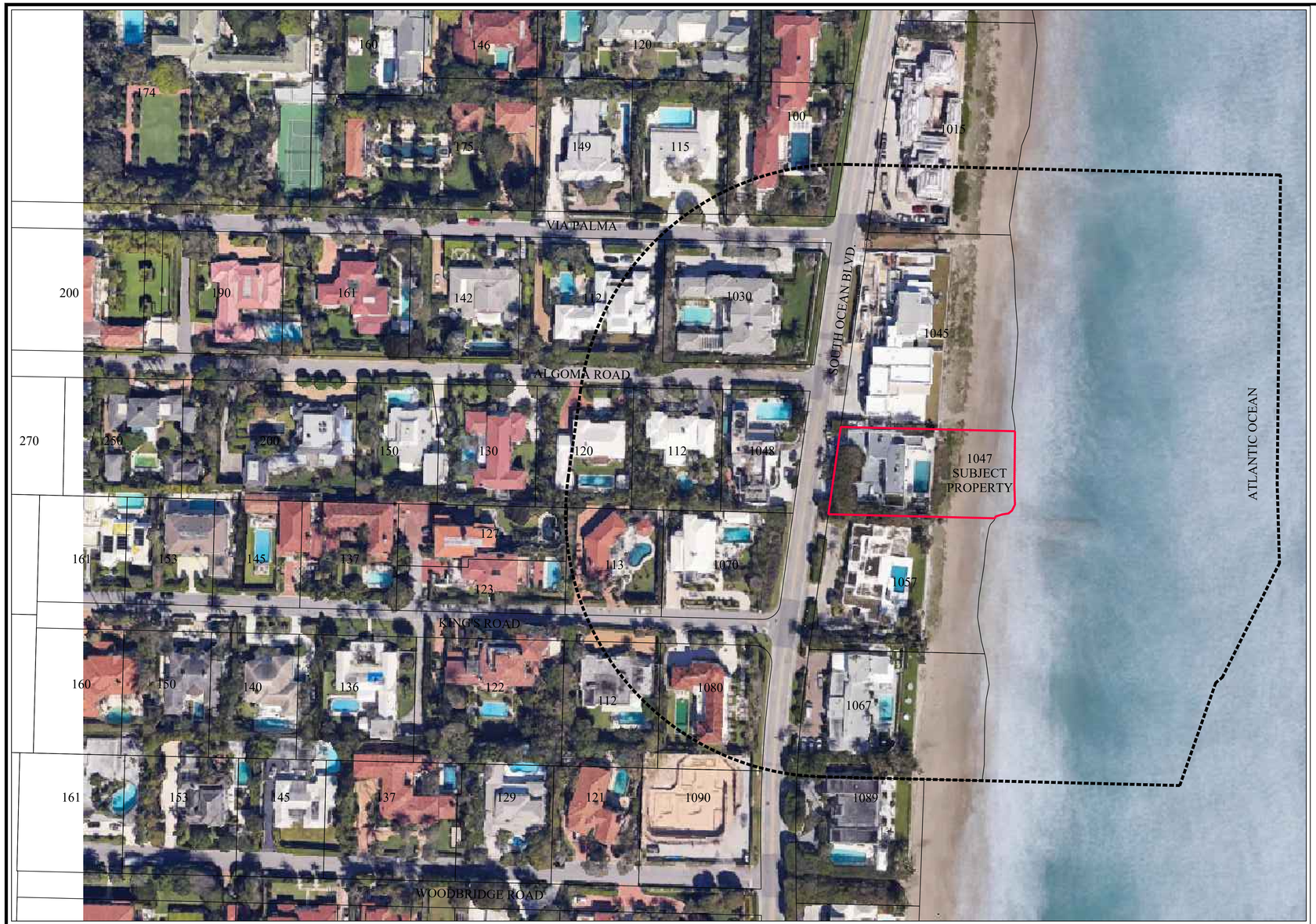
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TC # ZON-25-0014

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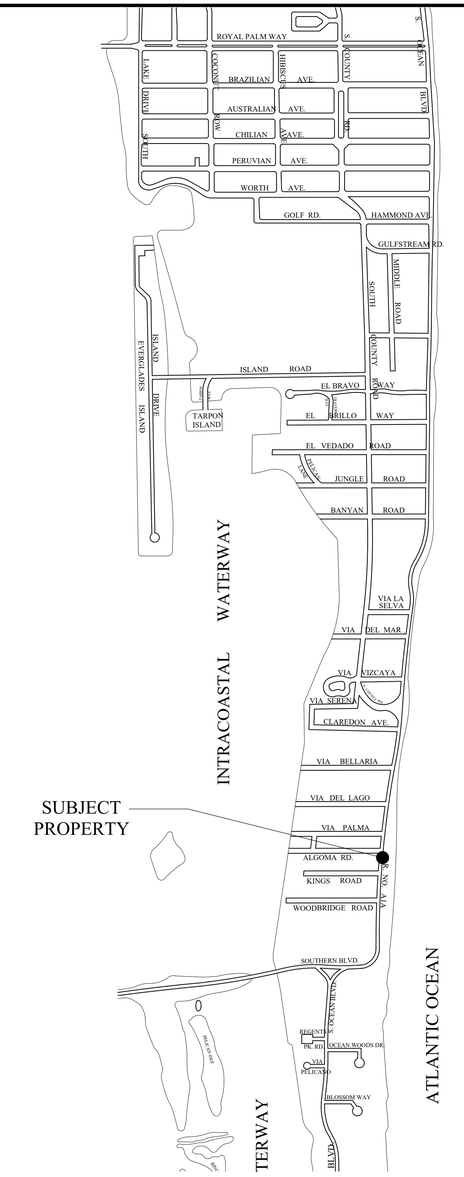
SV-101

JOB NUMBER: 25-105

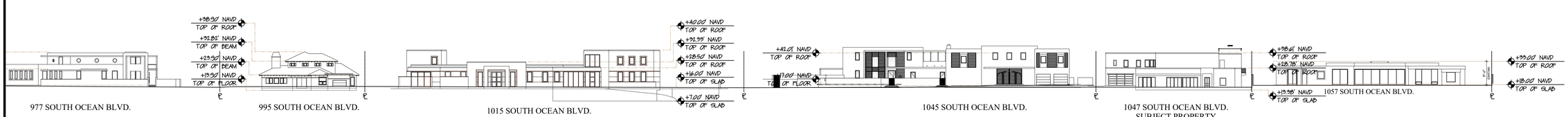


CONTEXT MAP

SCALE 1/64" = 1'-0"



LOCATION MAP



SOUTH OCEAN BLVD STREETSCAPE

SCALE 1/32" = 1'-0"

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

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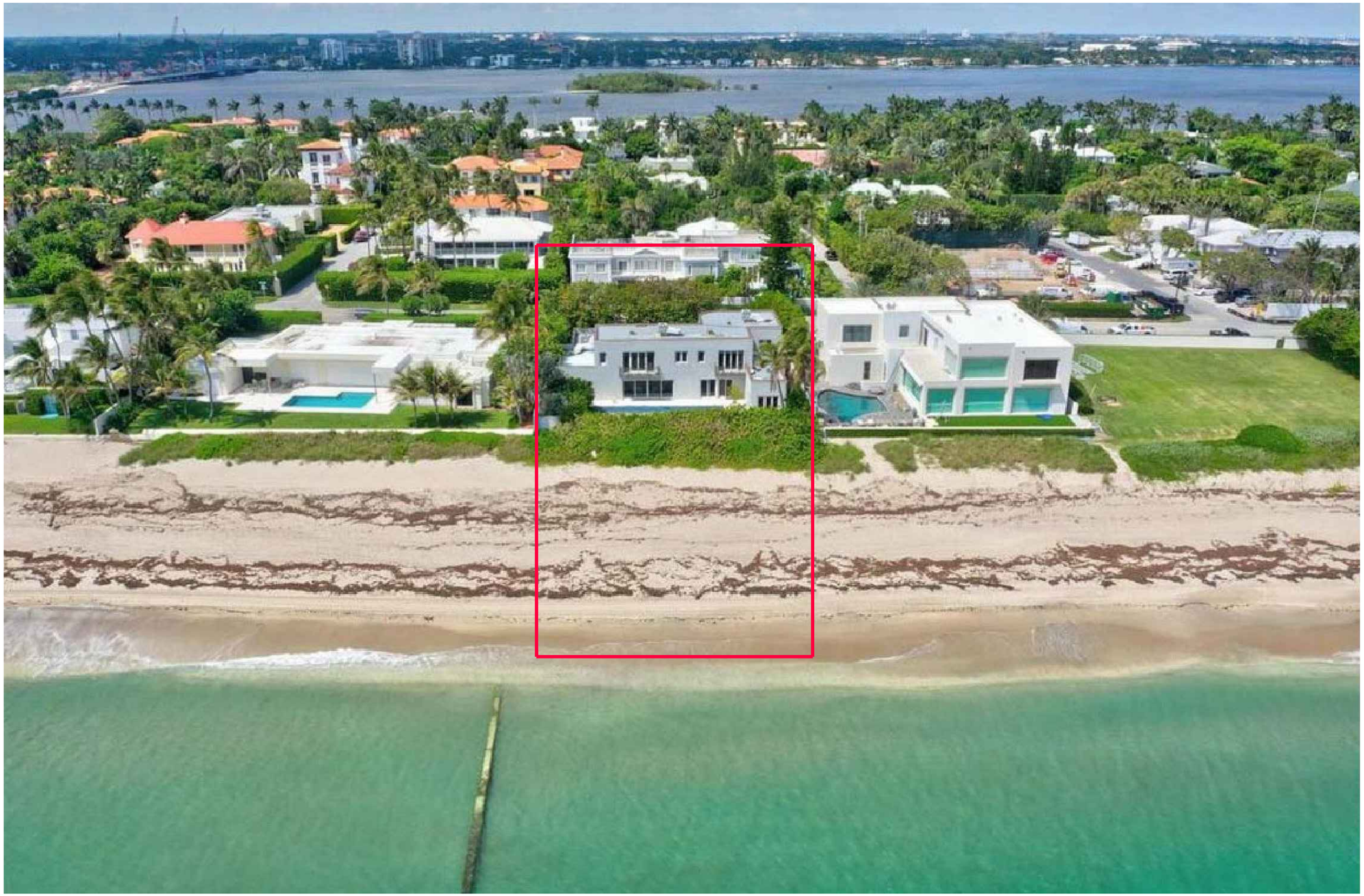
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1047 S OCEAN BLVD AERIAL VIEW

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

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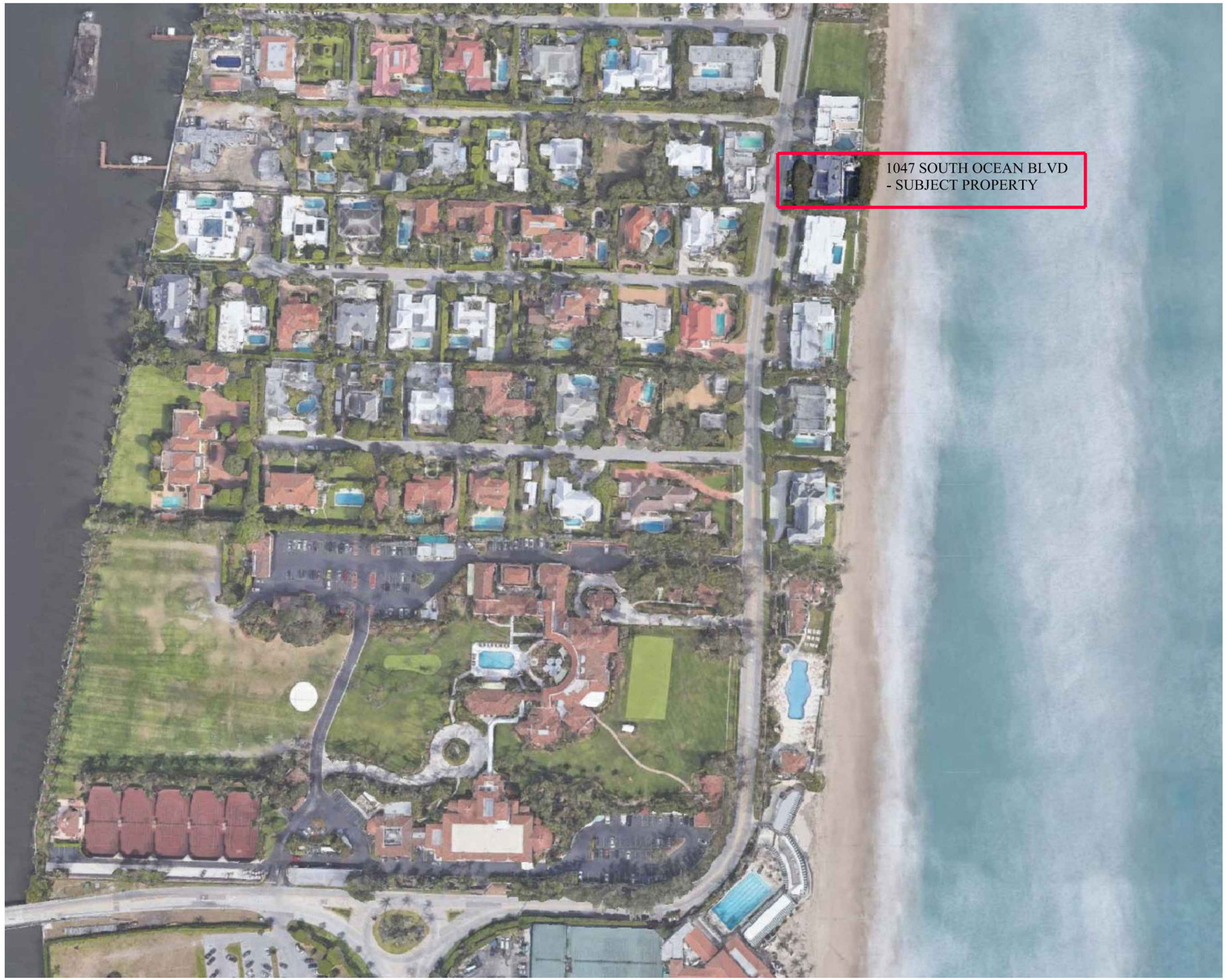
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TC # ZON-25-0014

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CONTEXTUAL AERIAL VIEW

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

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P-1

JOB NUMBER: 25-105



1015 S Ocean Blvd



1045 S Ocean Blvd



1047 S Ocean Blvd



1057 S Ocean Blvd



1067 S Ocean Blvd



1080 S Ocean Blvd

NEIGHBORING PROPERTIES

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

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1070 S Ocean Blvd



1030 S Ocean Blvd



1048 S Ocean Blvd



100 Via Del Lago



115 Via Palma



112 Via Palma

NEIGHBORING PROPERTIES

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PALM BEACH COUNTY

TOWN OF PALM BEACH

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COA-25-0008
TC # ZON-25-0014

DRAWING NO.

A0.02

JOB NUMBER: 25-105



112 Algoma Road



113 King's Road



112 King's Road



120 Algoma Road

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

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JOB NUMBER: 25-105



1047 S Ocean Blvd



1047 S Ocean Blvd



1047 S Ocean Blvd



1047 S Ocean Blvd

EXISTING CONDITIONS

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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JOB NUMBER: 25-105



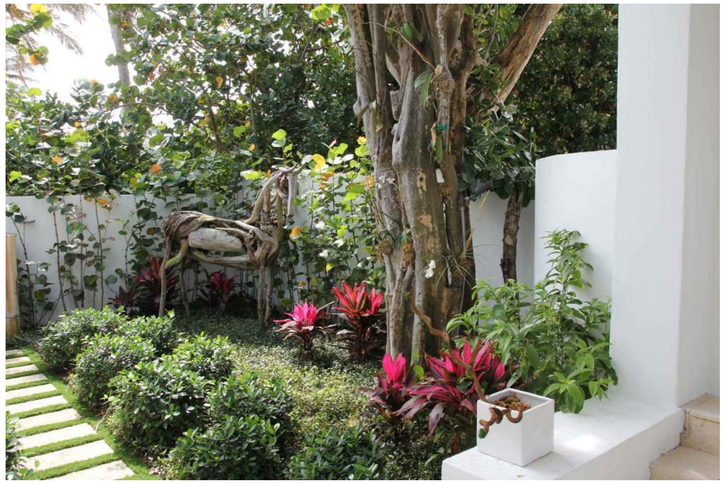
1047 S Ocean Blvd



1047 S Ocean Blvd



1047 S Ocean Blvd



1047 S Ocean Blvd



1047 S Ocean Blvd

EXISTING CONDITIONS

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

COA-25-0008
TC # ZON-25-0014

DRAWING NO.

A0.03

JOB NUMBER: 25-105



1047 S Ocean Blvd



1047 S Ocean Blvd



1047 S Ocean Blvd



1047 S Ocean Blvd

EXISTING CONDITIONS

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 2025.04.28

DRAWN:

REVISIONS:

- FIRST SUBMITTAL 2025.03.20
- SECOND SUBMITTAL 2025.04.07
- FINAL SUBMITTAL 2025.04.28

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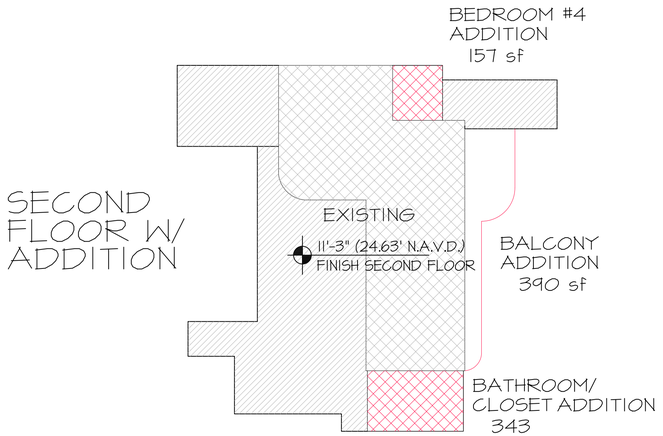
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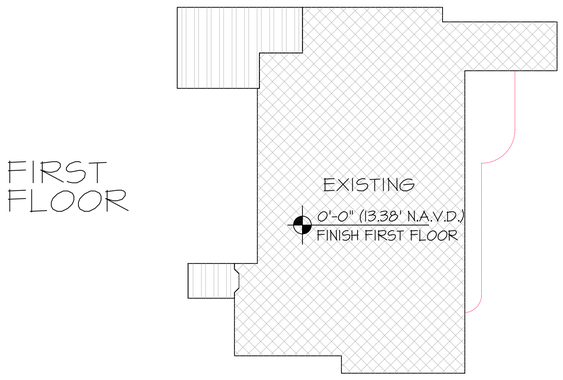
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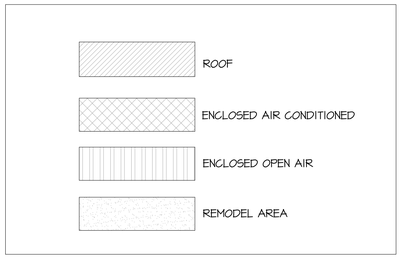
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JOB NUMBER: 25-105







AREA DIAGRAM

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

Line #	Zoning Legend			
1	**Property Address:**	1047 South Ocean Boulevard		
2	**Zoning District:**	R-A ESTATE RESIDENTIAL		
3	**Lot Area (sq. ft.):**	26,213 S.F. +/-		
4	**Lot Width (W) & Depth (D) (ft.):**	100.68' (W) +/- 122', 258.94' and 130.69', 262.48' (L)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Additions to Existing 2 Story Landmark Single-Family Residence		
6	**FEMA Flood Zone Designation:**	X, VE 11		
7	**Zero Datum for point of meas. (NAVD)**	13.38' N.A.V.D.		
8	**Crown of Road (COR) (NAVD)**	15.88' N.A.V.D.		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	PARCEL 1	5,325	5,488
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		7,284	7,784
12	*Front Yard Setback (Ft.)	35'	17'-8"	17'-8"
13	* Side Yard Setback (1st Story) (Ft.)	15'	9'-9"	9'-9"
14	* Side Yard Setback (2nd Story) (Ft.)	15'	8'-7"	8'-7"
15	*Rear Yard Setback (Ft.)	15'	14'-2"	14'-2"
16	Angle of Vision (Deg.)	N/A	100°	100°
17	Building Height (Ft.)	25'	21'-8"	21-8"
18	Overall Building Height (Ft.)	35'	24'-1"	24'-1"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)		13.38' N.A.V.D.	13.38 N.A.V.D.
22	Base Flood Elevation (BFE)(NAVD)	N/A	VE 11	VE 11
23	Landscape Open Space (LOS) (Sq Ft and %)		16,644 (63.50%)	NO CHANGE
24	Perimeter LOS (Sq Ft and %)		N/A	N/A
25	Front Yard LOS (Sq Ft and %)		1,612 (45.78%)	NO CHANGE
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

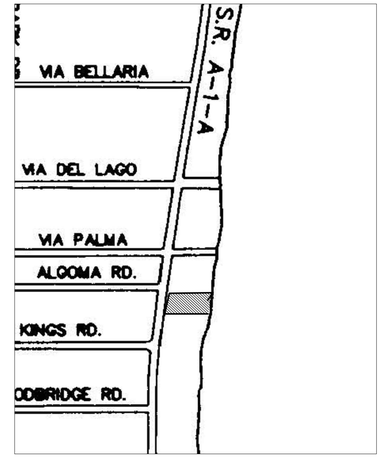
*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)*

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

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

REV BF 20230626

ZONING TABLE



LOCATION MAP

SITE DATA		
ZONING DISTRICT:	R-A	
LOT AREA: PARCEL I, II:	26,213 SQ. FT.	
LOT AREA: PARCEL I:	12,698 SQ.FT.	
ALLOW. LOT COVERAGE 25% OF 12,698 = 3,174.5 S.F.		
LOT COVERAGE (EXISTING):	5,326 SQ. FT.	*
LOT COVERAGE (PROPOSED):	5,488 SQ. FT.	*
EXISTING		
1ST FLOOR A/C (EXISTING TO REMAIN):	4,655 SQ. FT.	*
2ND FLOOR A/C (EXISTING):	2,162 SQ. FT.	
TOTAL A/C FLOOR AREA (EXISTING):	6,817 SQ. FT.	
1ST FLOOR ENTRY (EXISTING TO REMAIN):	95 SQ. FT.	*
1ST FLOOR 2-CAR GARAGE (EXISTING TO REMAIN):	467 SQ. FT.	*
EXTERIOR STAIRCASE (TO BE REMOVED)	109 SQ. FT.	*
PROPOSED SECOND FLOOR ADDITION		
2ND FLOOR A/C (PROPOSED):	500 SQ. FT.	
2ND FLOOR BALCONY (PROPOSED):	367 SQ. FT.	
AREA OVER 2' ALLOW. BALC.:	271 SQ.FT.	*
TOTAL A/C FLOOR AREA (EXISTING):	6,817 SQ. FT.	
TOTAL A/C FLOOR AREA (PROPOSED):	7,317 SQ. FT.	

ALL EXISTING LANDSCAPE / HARDSCAPE TO REMAIN

+ EXTERIOR STAIRCASE @ 109 SQ. FT./ 0.86%

AREA CALCULATIONS

1 REV CLARIFICATION LOT COVERAGE, CALCULATIONS

PROPOSED ZONING, DIAGRAMS

1047 S. OCEAN BLVD.

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001114

DATE: 2025.04.28
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- 05.08.2025 CLARIF. ZONING CALCS. LOT COVERAGE PER TOWN REQUEST

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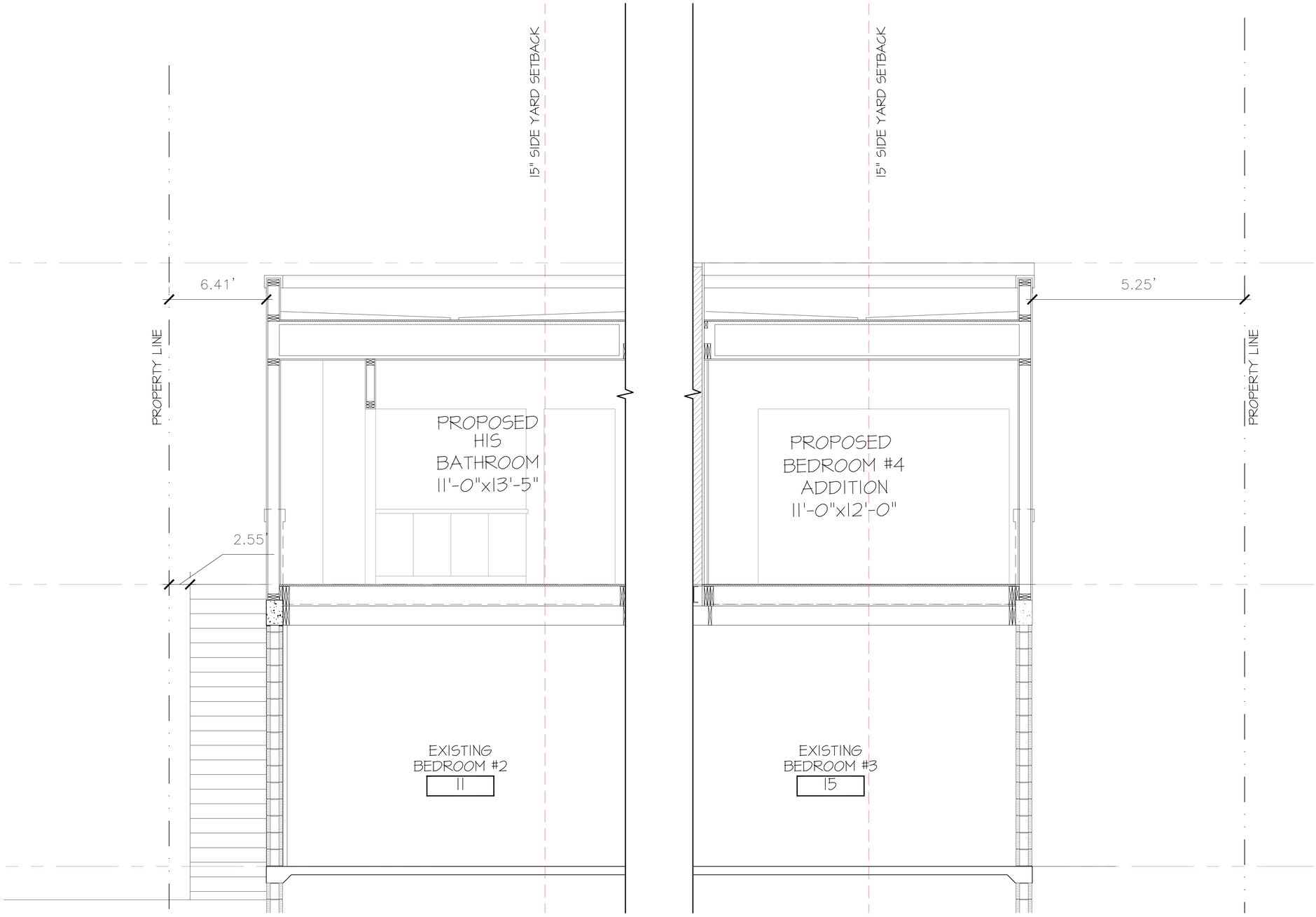
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SECTION 134-843 VARIANCE

VARIANCE DIAGRAMS

SCALE 1/2" = 1'-0"

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

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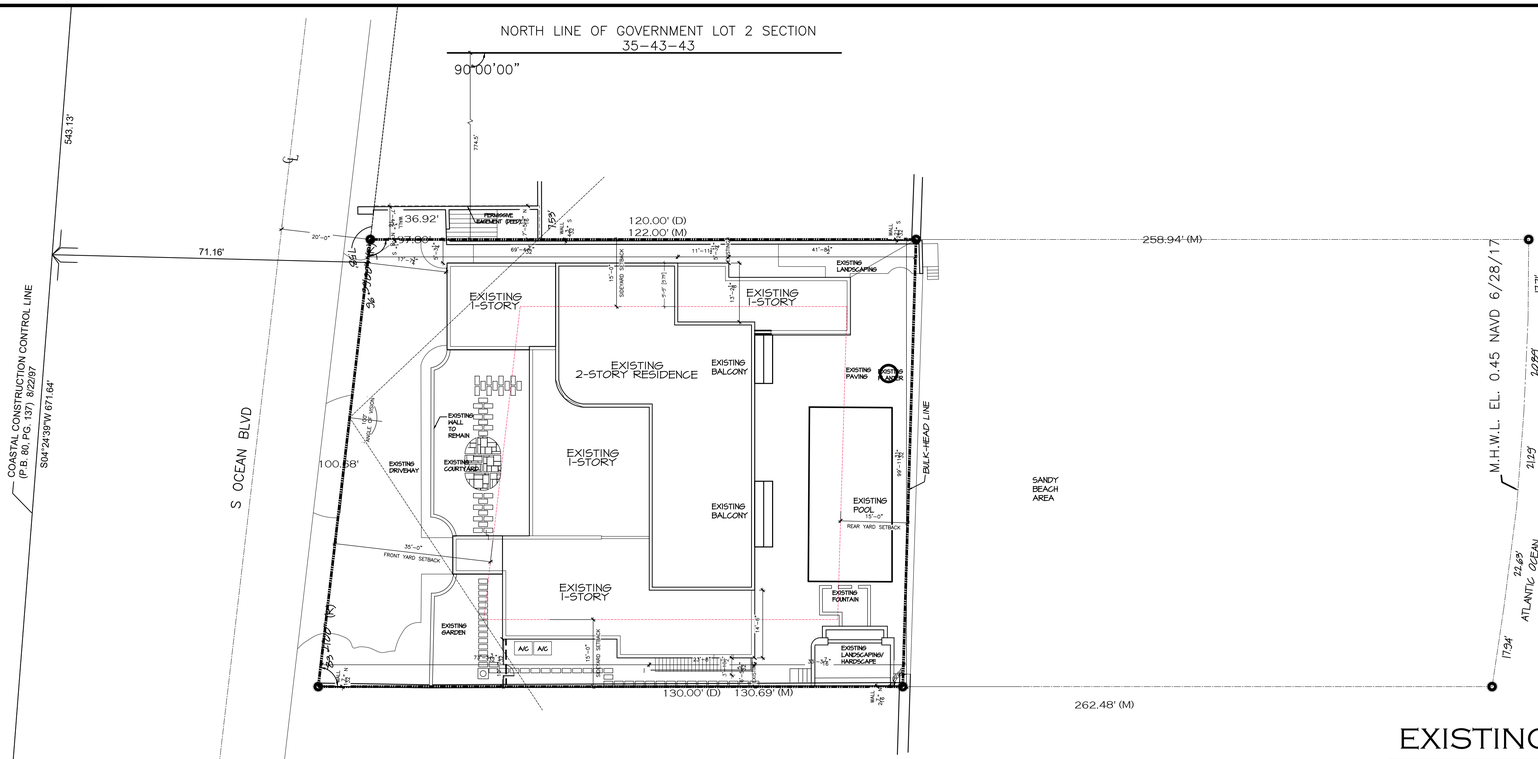
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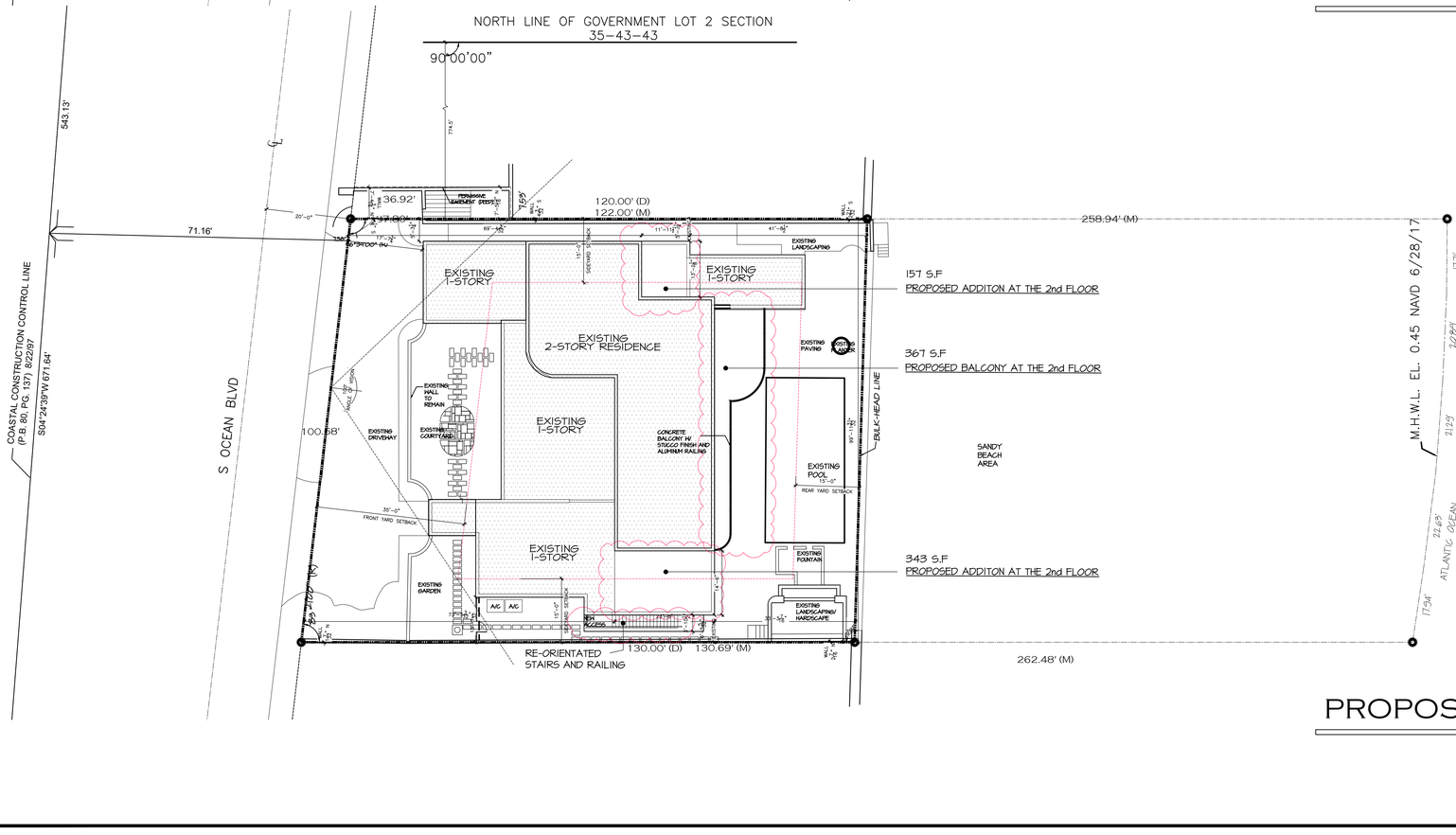
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JOB NUMBER: 25-105



EXISTING SITE PLAN

SCALE 1/16" = 1'-0"



157 S.F
PROPOSED ADDITON AT THE 2nd FLOOR

367 S.F
PROPOSED BALCONY AT THE 2nd FLOOR

343 S.F
PROPOSED ADDITON AT THE 2nd FLOOR

PROPOSED SITE PLAN

SCALE 1/16" = 1'-0"

N
W E
S

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

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COA-25-0008
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DRAWING NO.

A1.000

JOB NUMBER: 25-105

S OCEAN BLVD

100.68'

36.92'

PERMISSIVE EASEMENT (DEED)

7.53'

120.00' (D)
122.00' (M)

137.80'

20'-0"

7.58'

16°39'00" (R)

WALL 7.4" N

WALL 4.3/32" S

WALL 2.1/32" S

69'-4 3/32"

17'-7 3/4"

5'-3 1/4"

11'-11 2/32"

5'-3 1/4" EXISTING

41'-8 1/2"

EXISTING LANDSCAPING

15'-0" SIDEYARD SETBACK

9'-9" [2.79']

157 S.F
PROPOSED ADDITON AT THE 2nd FLOOR

13'-2 1/8"

EXISTING RESIDENCE

367 S.F
PROPOSED BALCONY

EXISTING PAVING

EXISTING PLANTER

EXISTING WALL TO REMAIN

EXISTING COURTYARD

EXISTING DRIVEWAY

100' ANGLE OF VISION

CONCRETE BALCONY W/ STUCCO FINISH AND ALUMINUM RAILING

99'-11 31/32"

BULK-HEAD LINE

EXISTING POOL

15'-0" REAR YARD SETBACK

35'-0" FRONT YARD SETBACK

EXISTING FOUNTAIN

343 S.F
PROPOSED ADDITON AT THE 2nd FLOOR

8'-7" [2.57']

14'-6"

EXISTING GARDEN

A/C A/C

73'-3 3/32"

15'-0" SIDEYARD SETBACK

NEW ACCESS

23'-8"

3'-10 1/2"

5'-5 9/32"

EXISTING

33'-3 7/16"

EXISTING LANDSCAPING/ HARDSCAPE

WALL 1.7" N

WALL 2.7/16" N

130.00' (D) 130.69' (M)

PROPOSED SITE PLAN

SCALE 3/16" = 1'-0"

N
W E
S

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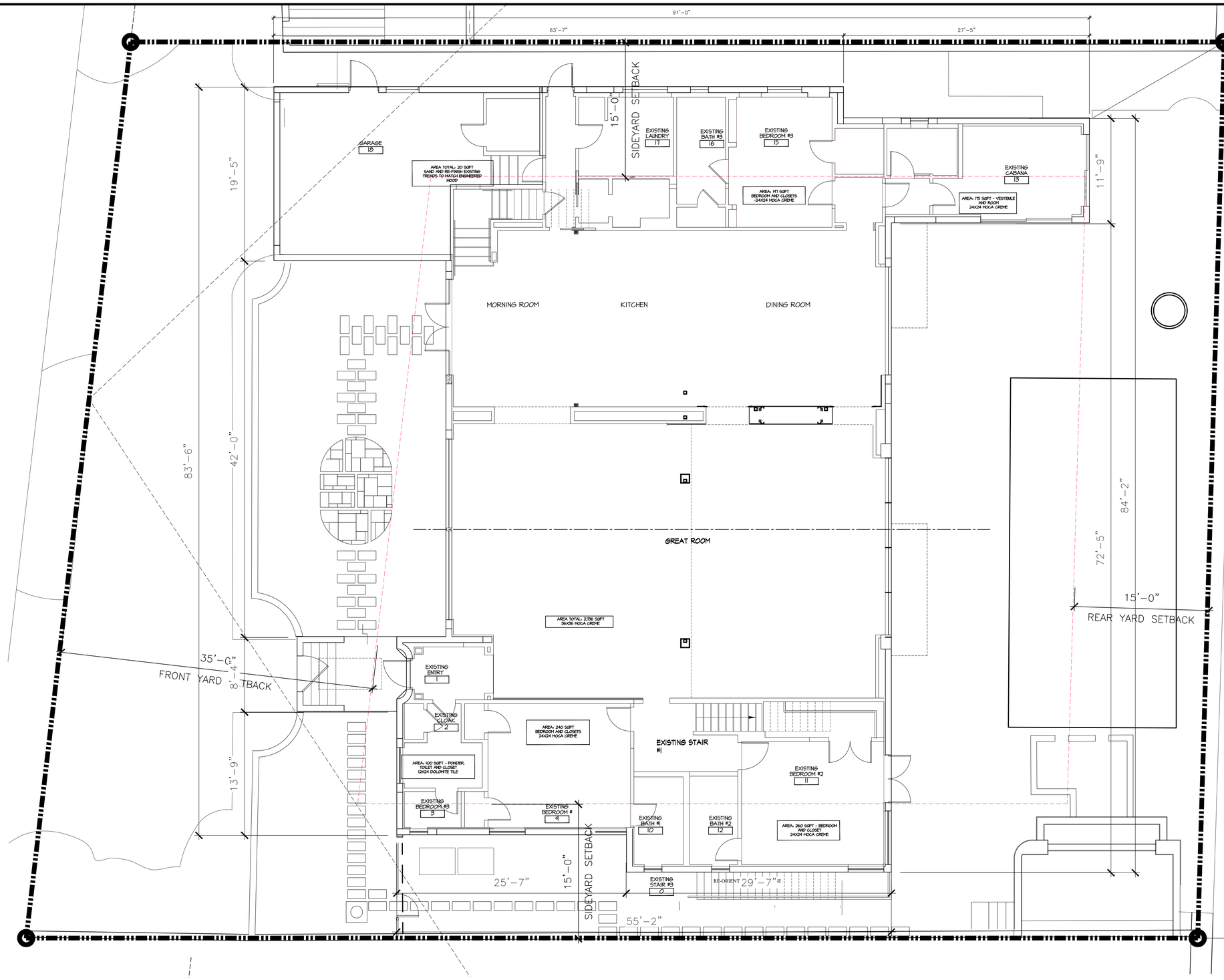
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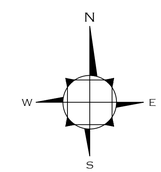
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EXISTING FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"



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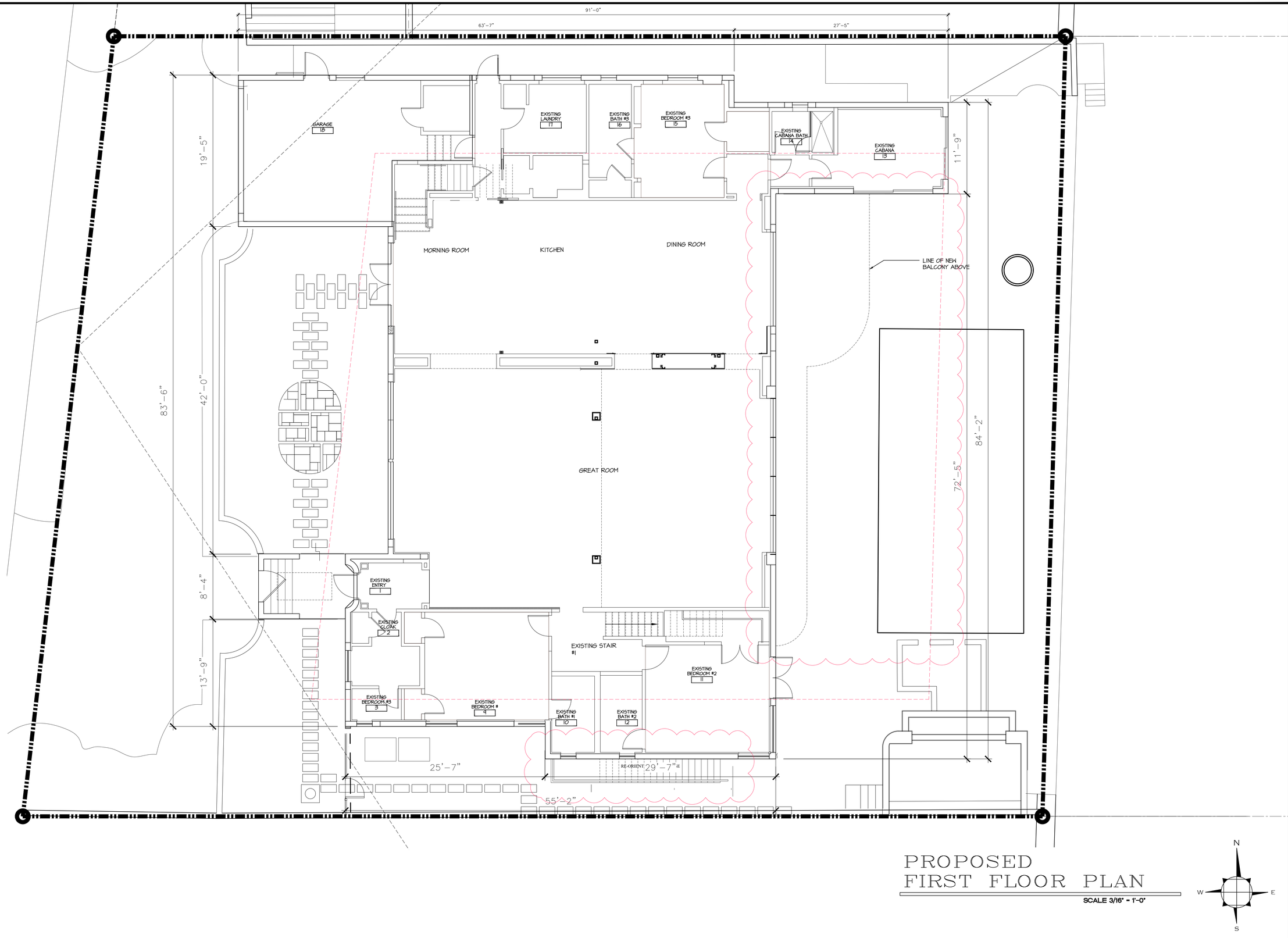
ROGER P. JANSSEN AR-14785

COA-25-0008
TC # ZON-25-0014

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A1.01 E

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PROPOSED FIRST FLOOR PLAN

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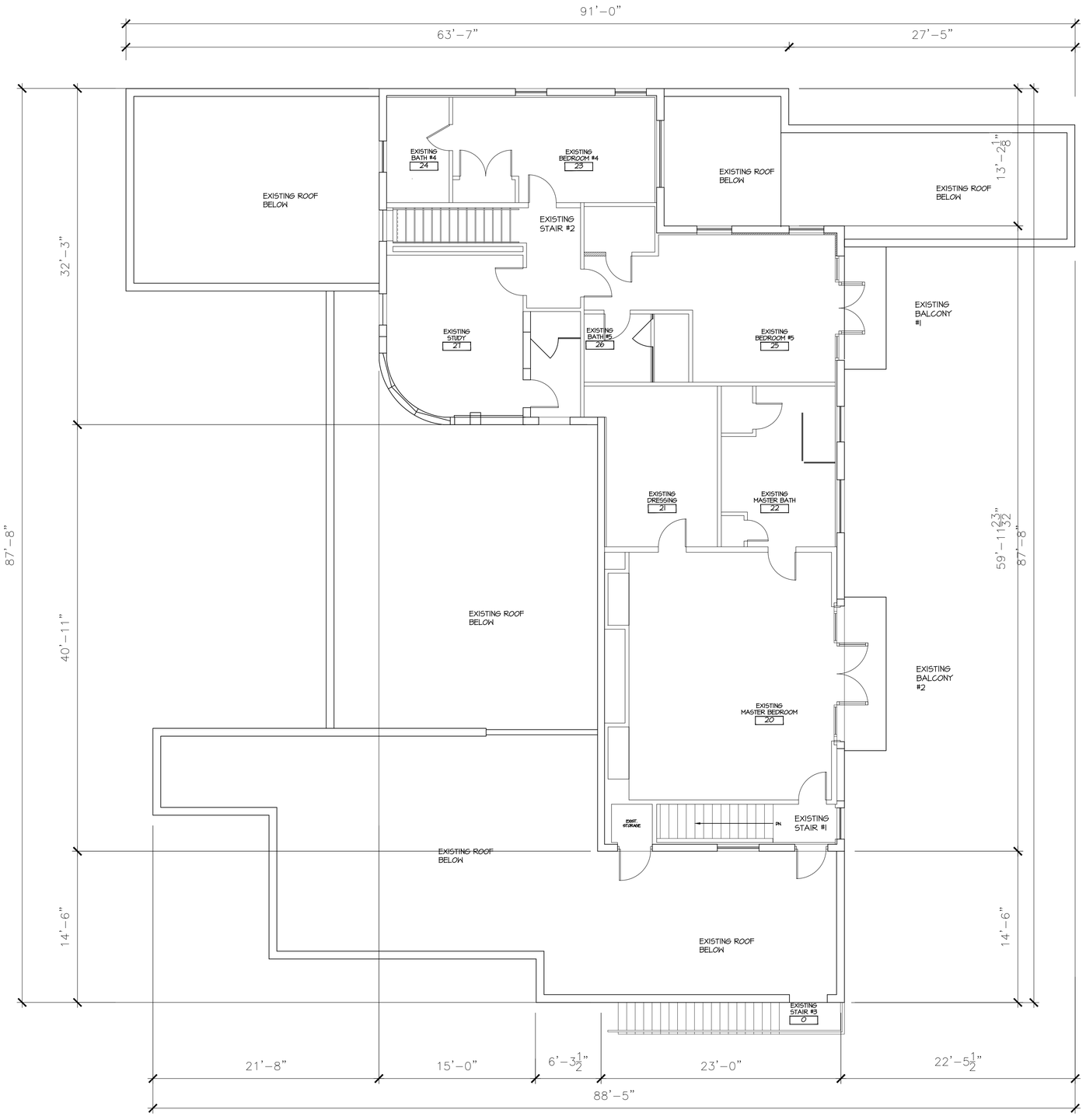
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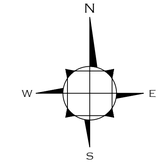
A1.01 P

JOB NUMBER: 25-105



EXISTING SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"



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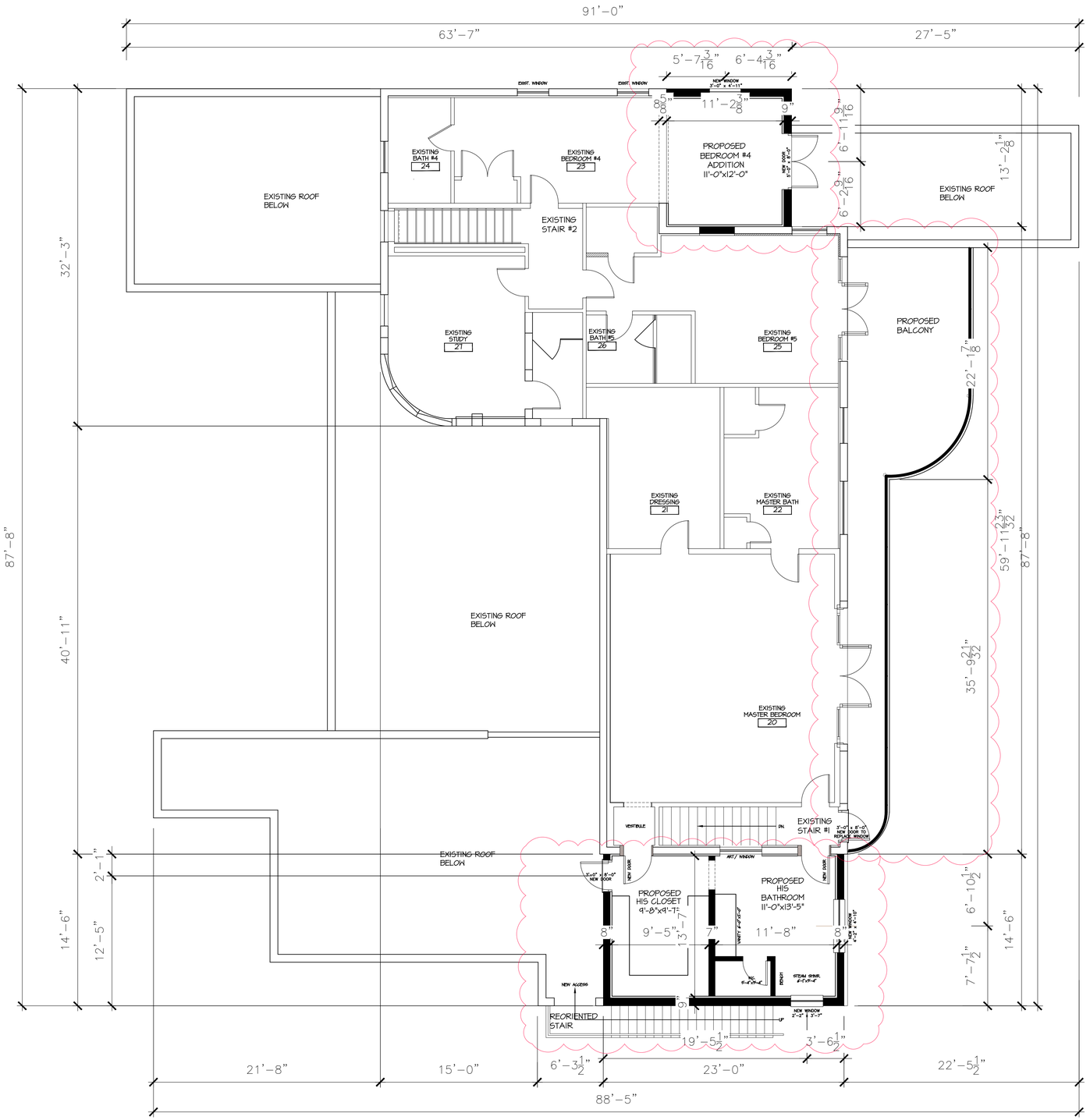
ROGER P. JANSSEN AR-14785

COA-25-0008
TC # ZON-25-0014

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A1.02 E

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PROPOSED SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

N
W E
S

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PALM BEACH COUNTY

TOWN OF PALM BEACH

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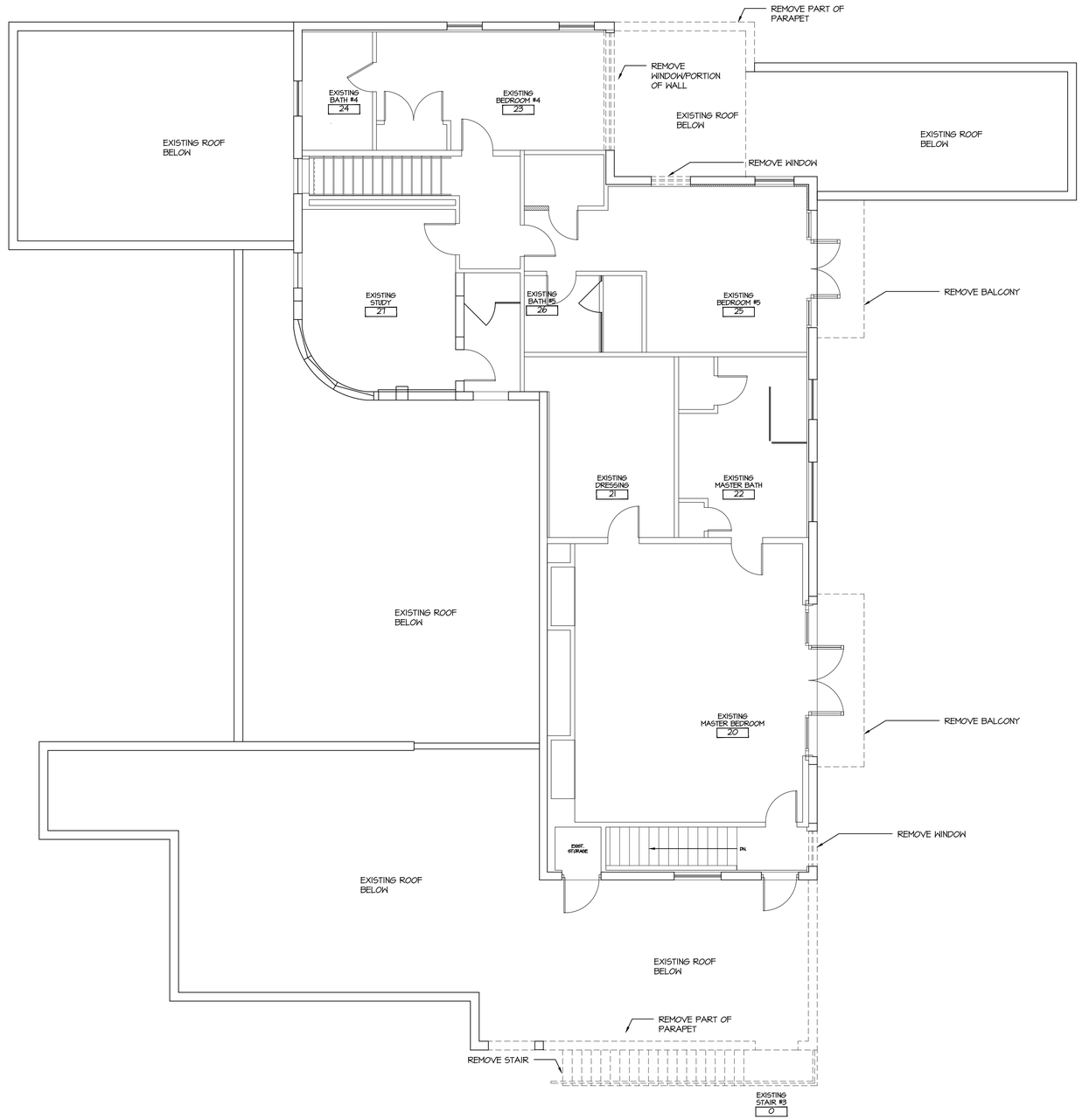
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SECOND FLOOR DEMOLITION PLAN

SCALE 3/16" = 1'-0"

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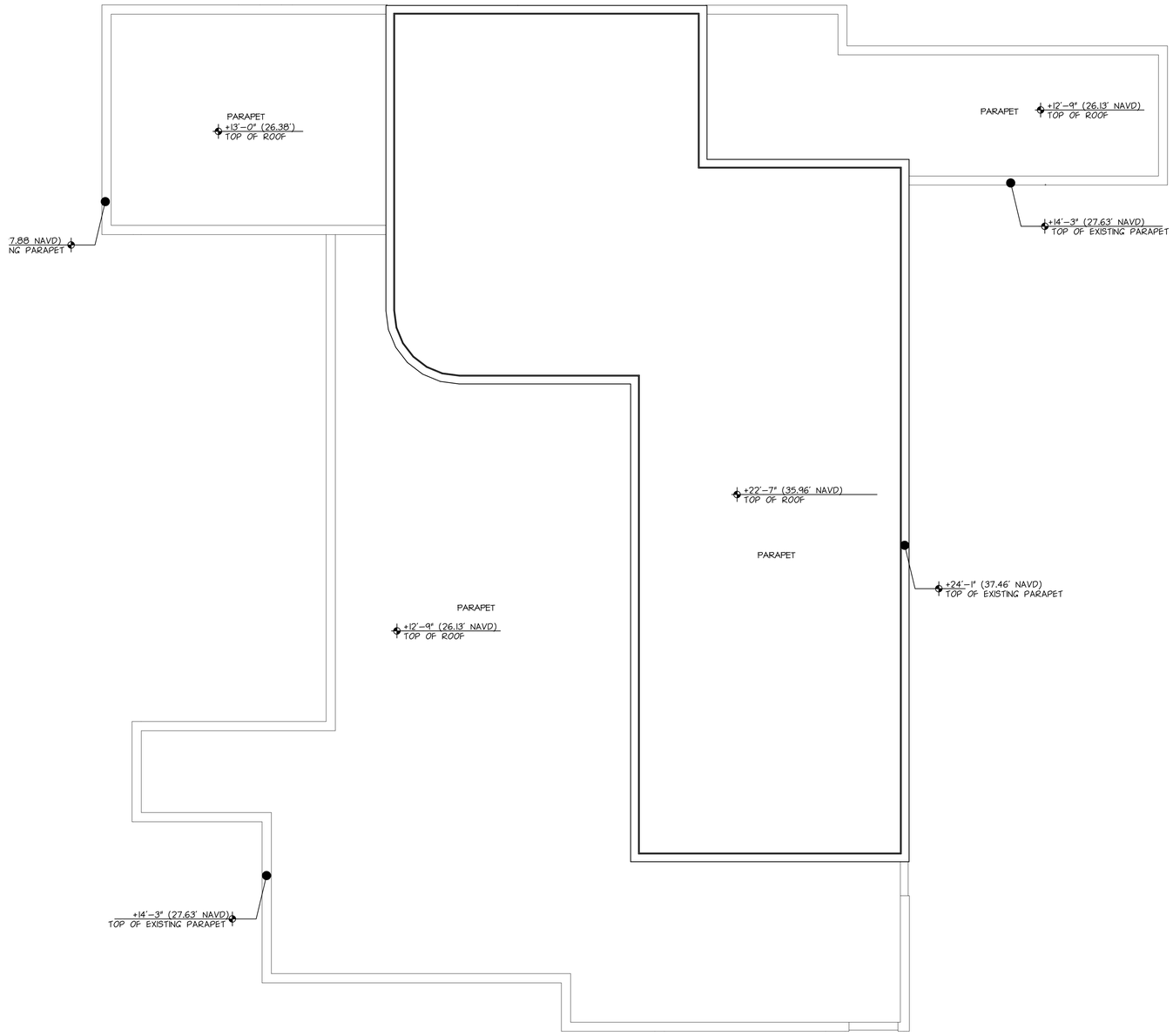
ROGER P. JANSSEN AR-14785

COA-25-0008
TC # ZON-25-0014

DRAWING NO.

A1.02 D

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EXISTING ROOF PLAN

SCALE 3/16" = 1'-0"

N
W E
S

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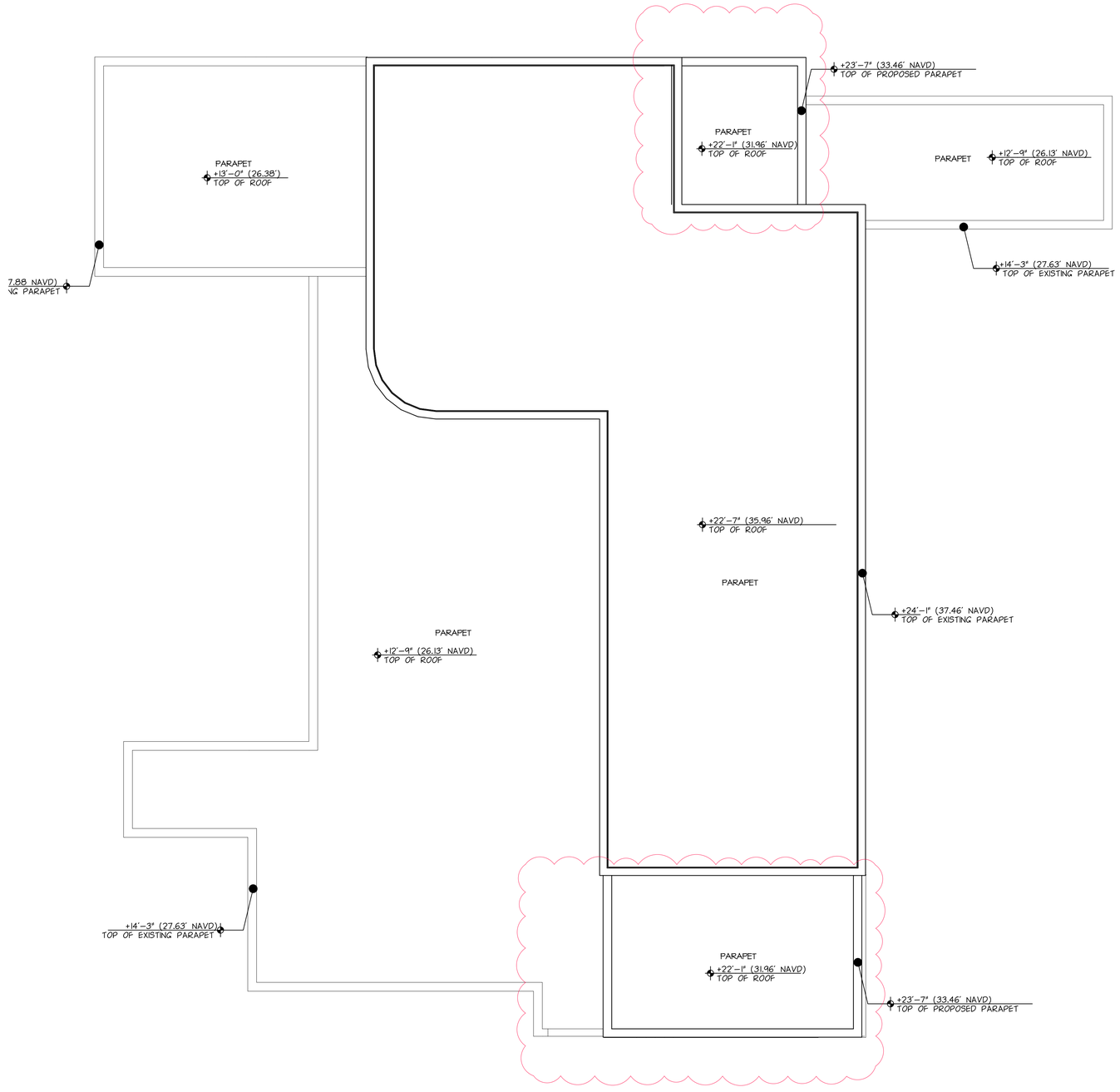
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JOB NUMBER: 25-105



PROPOSED ROOF PLAN

SCALE 3/16" = 1'-0"

N
W E
S

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

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- FIRST SUBMITTAL 2025.03.20
- SECOND SUBMITTAL 2025.04.07
- FINAL SUBMITTAL 2025.04.28

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

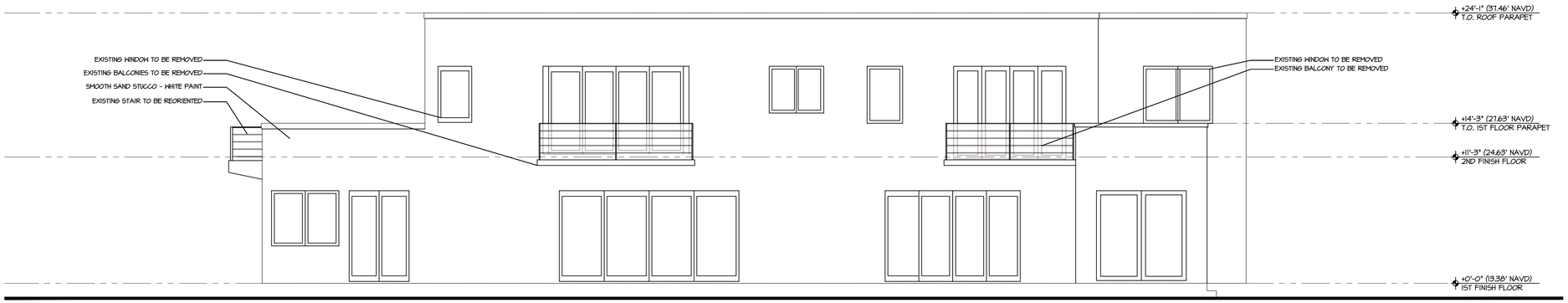
ROGER P. JANSSEN AR-14785

COA-25-0008
TC # ZON-25-0014

DRAWING NO.

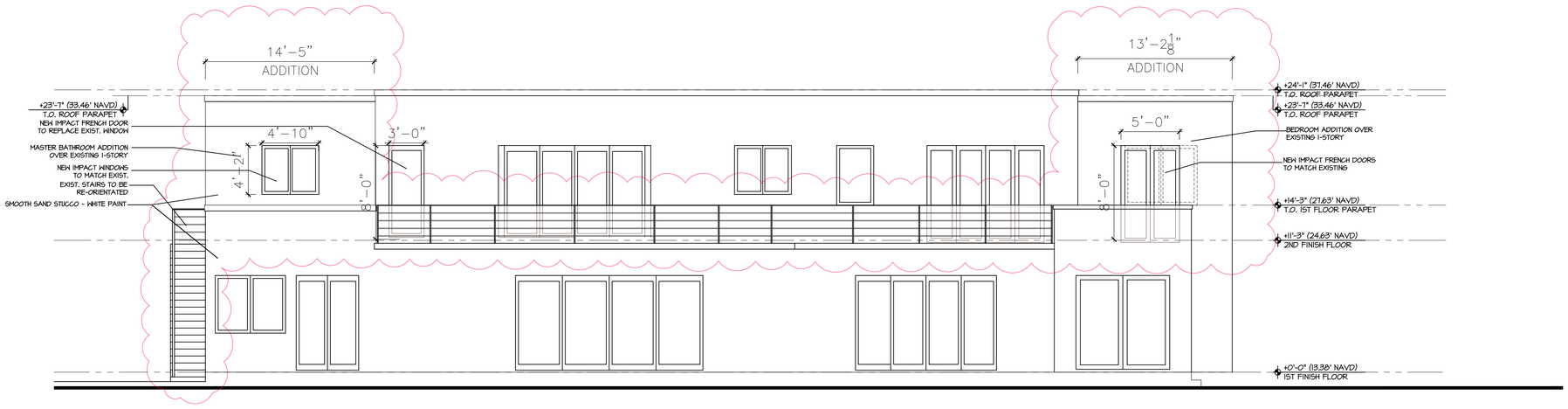
A1.03 P

JOB NUMBER: 25-105



EXISTING EAST ELEVATION

SCALE 3/16" = 1'-0"



NOTES:

*NEW WALL MATERIALITY TO MATCH EXISTING WALLS:
SMOOTH SAND STUCCO - WHITE PAINT
*NEW WINDOWS AND DOORS TO MATCH EXISTING HARTMAN:
MAHOGANY WINDOWS AND DOORS PAINTED WHITE

PROPOSED EAST ELEVATION

SCALE 3/16" = 1'-0"

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 2025.04.28

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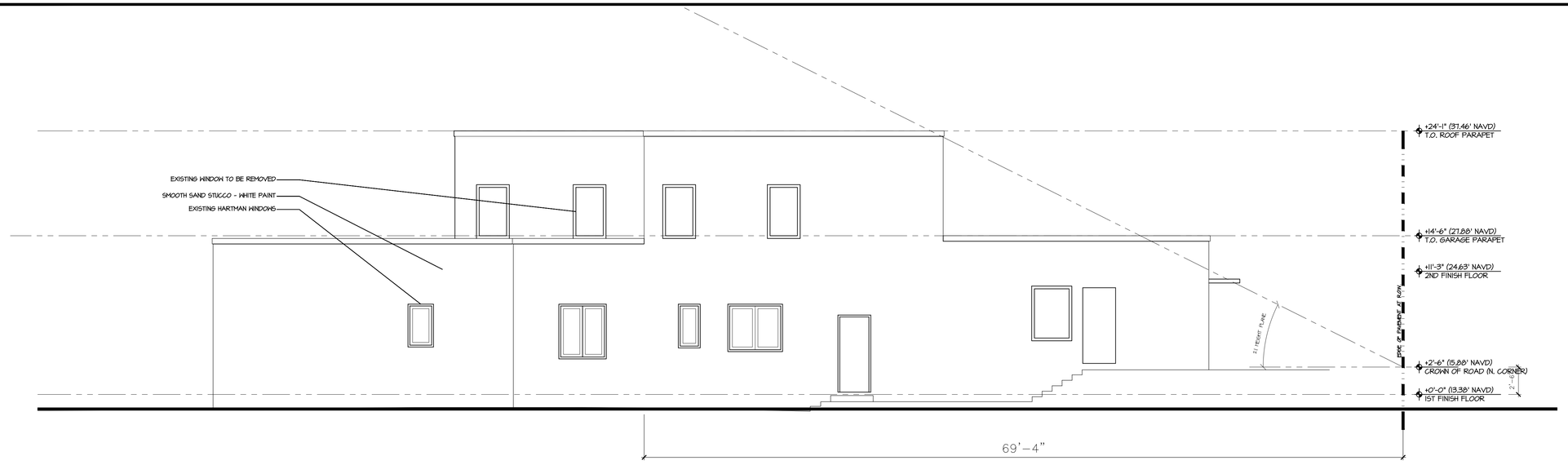
ROGER P. JANSSEN AR-14785

COA-25-0008
TC # ZON-25-0014

DRAWING NO.

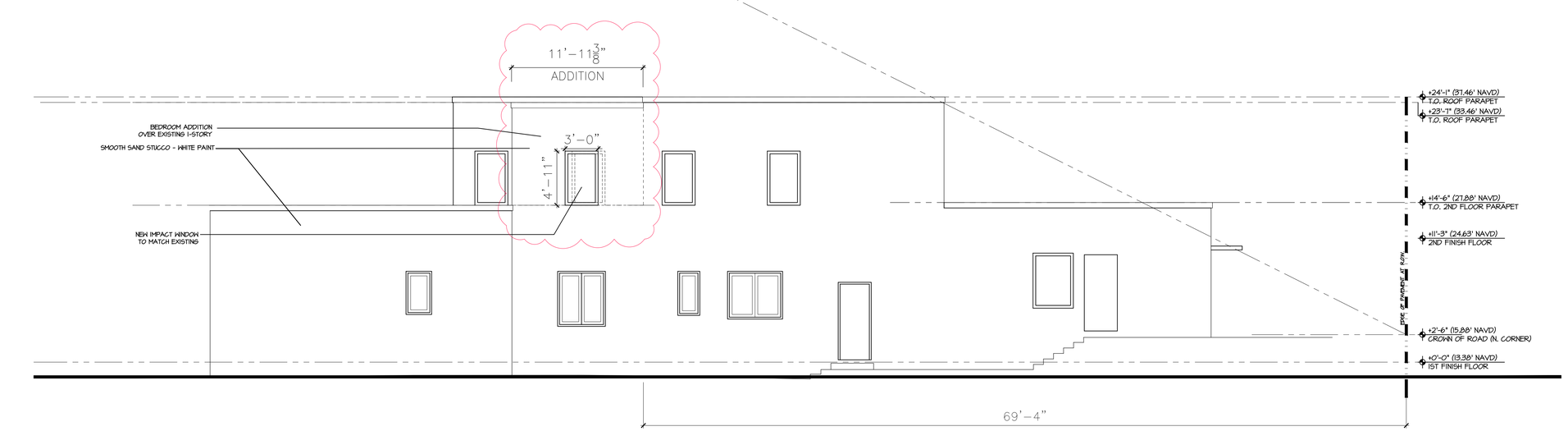
A2.01

JOB NUMBER: 25-105



EXISTING NORTH ELEVATION

SCALE 3/16" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE 3/16" = 1'-0"

NOTES:

*NEW WALL MATERIALITY TO MATCH EXISTING WALLS:
SMOOTH SAND STUCCO - WHITE PAINT
*NEW WINDOWS AND DOORS TO MATCH EXISTING HARTMAN:
MAHOGANY WINDOWS AND DOORS PAINTED WHITE

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

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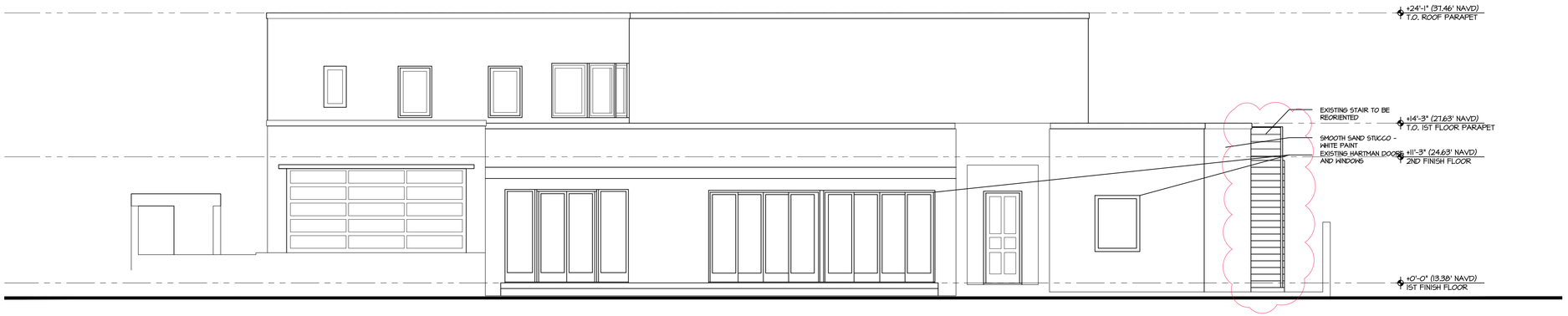
ROGER P. JANSSEN AR-14785

COA-25-0008
TC # ZON-25-0014

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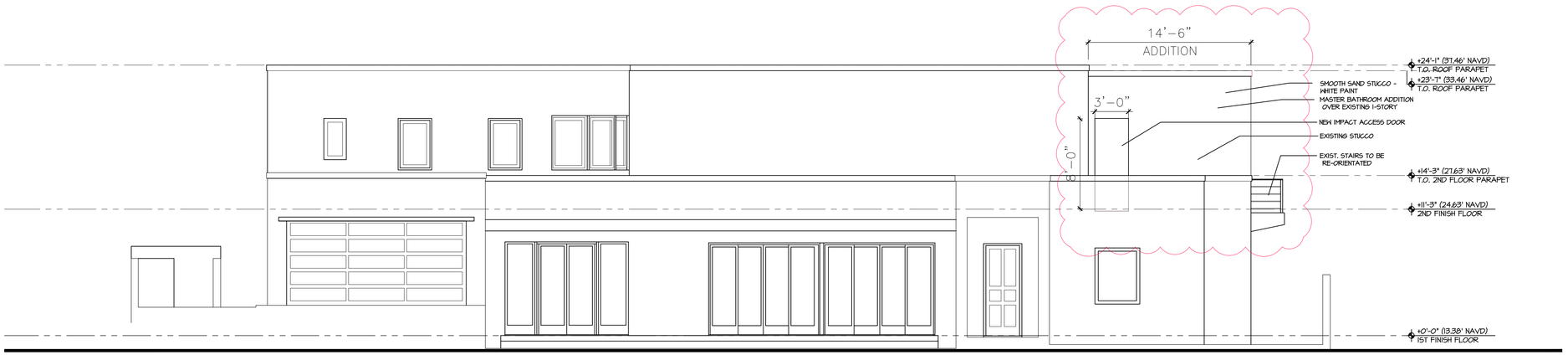
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JOB NUMBER: 25-105



EXISTING WEST ELEVATION

SCALE 3/16" = 1'-0"



PROPOSED WEST ELEVATION

SCALE 3/16" = 1'-0"

NOTES:

*NEW WALL MATERIALITY TO MATCH EXISTING WALLS:
SMOOTH SAND STUCCO - WHITE PAINT
*NEW WINDOWS AND DOORS TO MATCH EXISTING HARTMAN:
MAHOGANY WINDOWS AND DOORS PAINTED WHITE

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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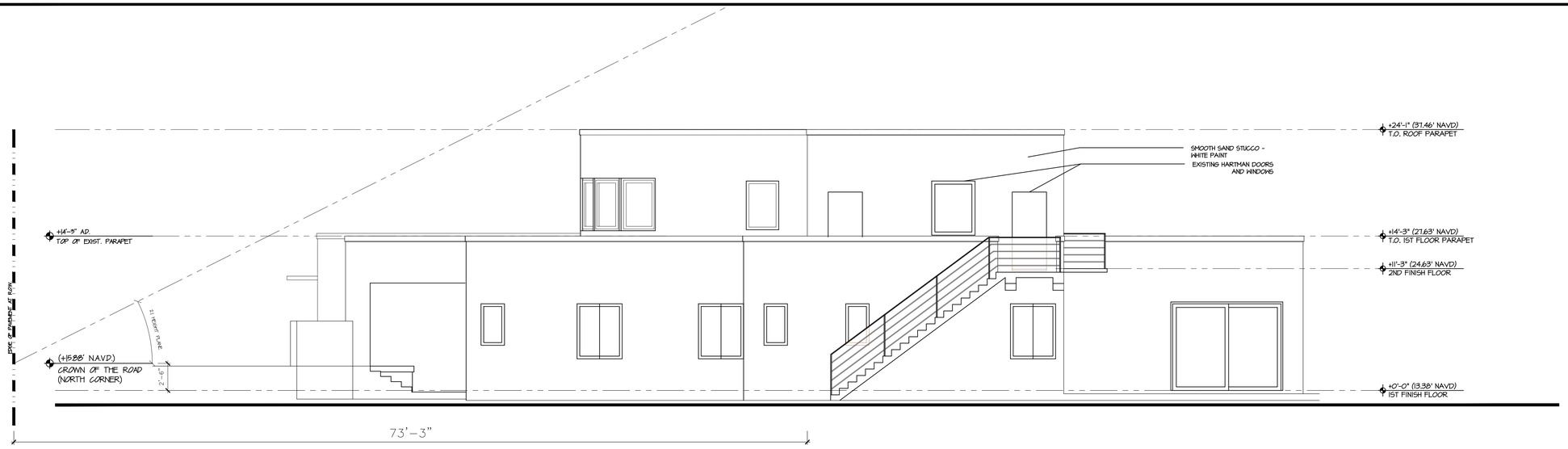
ROGER P. JANSSEN AR-14785

COA-25-0008
TC # ZON-25-0014

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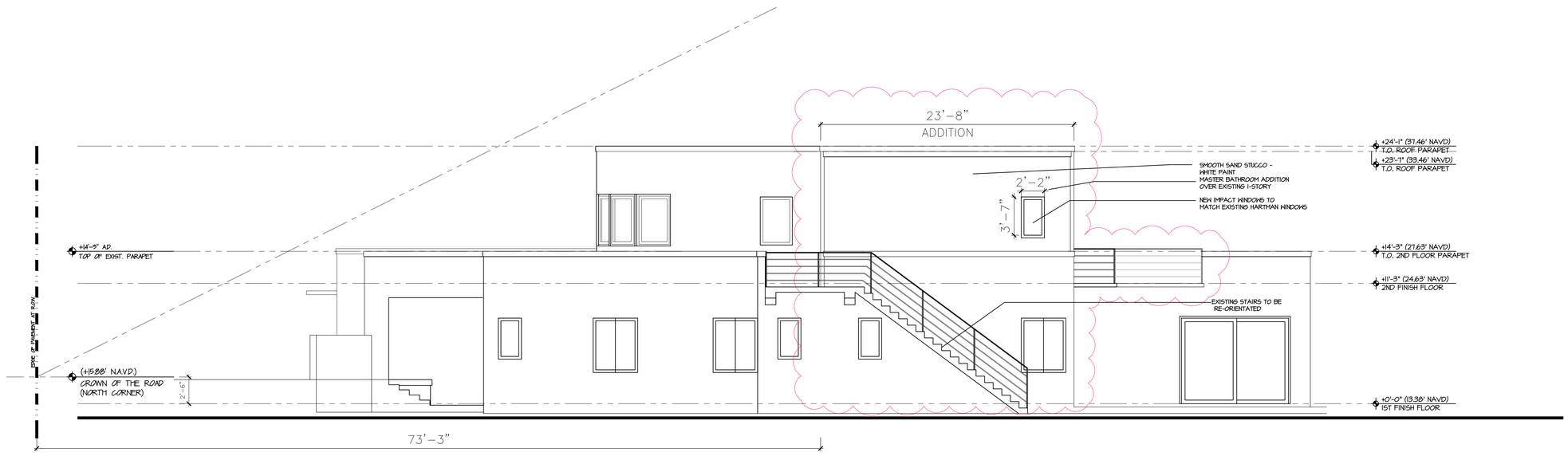
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JOB NUMBER: 25-105



EXISTING SOUTH ELEVATION

SCALE 3/16" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE 3/16" = 1'-0"

NOTES:

*NEW WALL MATERIALITY TO MATCH EXISTING WALLS:
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*NEW WINDOWS AND DOORS TO MATCH EXISTING HARTMAN:
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ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA, 33401, TEL: 561-833-4707, LICENSE #AA-C001814

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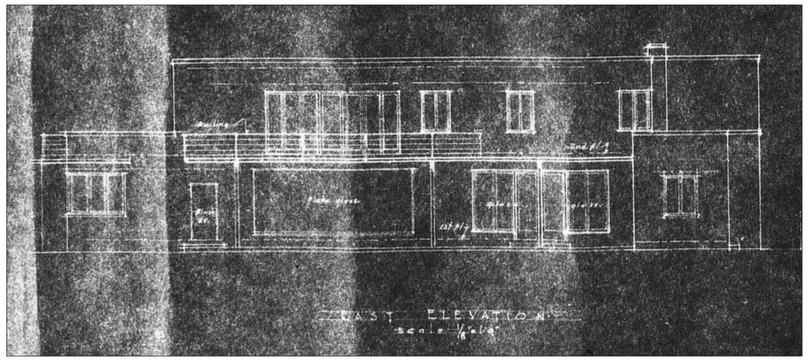
ROGER P. JANSSEN AR-14785

COA-25-0008
TC # ZON-25-0014

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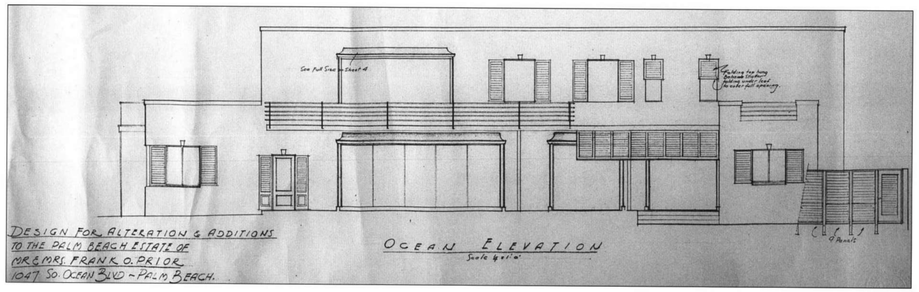
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JOB NUMBER: 25-105



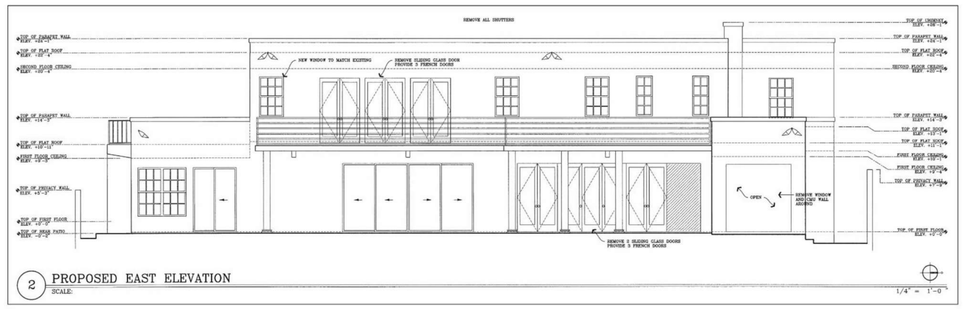
1935 EAST ELEVATION - JOHN VOLK

SCALE 1/8" = 1'-0"



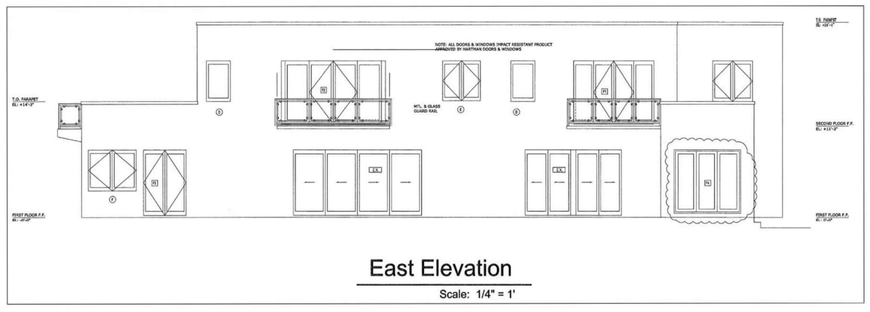
1962 EAST ELEVATION - GEORGE VOTAW

SCALE 1/8" = 1'-0"



2007 EAST ELEVATION - BROWER ARCHITECTURAL ASSOCIATES, INC.

SCALE 1/8" = 1'-0"



2008 EAST ELEVATION - BLUE MINGES

SCALE 1/8" = 1'-0"

ARCHIVED ELEVATIONS

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

COA-25-0008
TC # ZON-25-0014

DRAWING NO.

A2.04

JOB NUMBER: 25-105



1047 SOUTH OCEAN BLVD

05.21.2025

DAILEY JANSSEN ARCHITECTS, P.A.
400 Clematis Street, Ste 200 West Palm Beach, Florida 33401

PROPOSED AERIAL
FROM NE CORNER



1047 SOUTH OCEAN BLVD

05.21.2025

DAILEY JANSSEN ARCHITECTS, P.A.
400 Clematis Street, Ste 200 West Palm Beach, Florida 33401

EXISTING PERSPECTIVE

EASTERN FACADE



1047 SOUTH OCEAN BLVD

05.21.2025

DAILEY JANSSEN ARCHITECTS, P.A.
400 Clematis Street, Ste 200 West Palm Beach, Florida 33401

ENTRY PERSPECTIVE
WESTERN FACADE



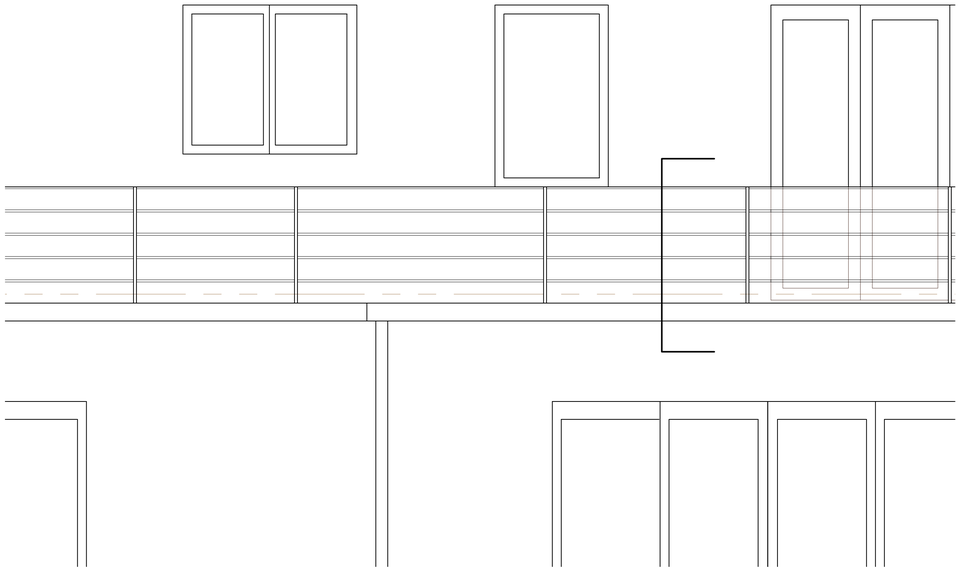
1047 SOUTH OCEAN BLVD

05.21.2025

DAILEY JANSSEN ARCHITECTS, P.A.
400 Clematis Street, Ste 200 West Palm Beach, Florida 33401

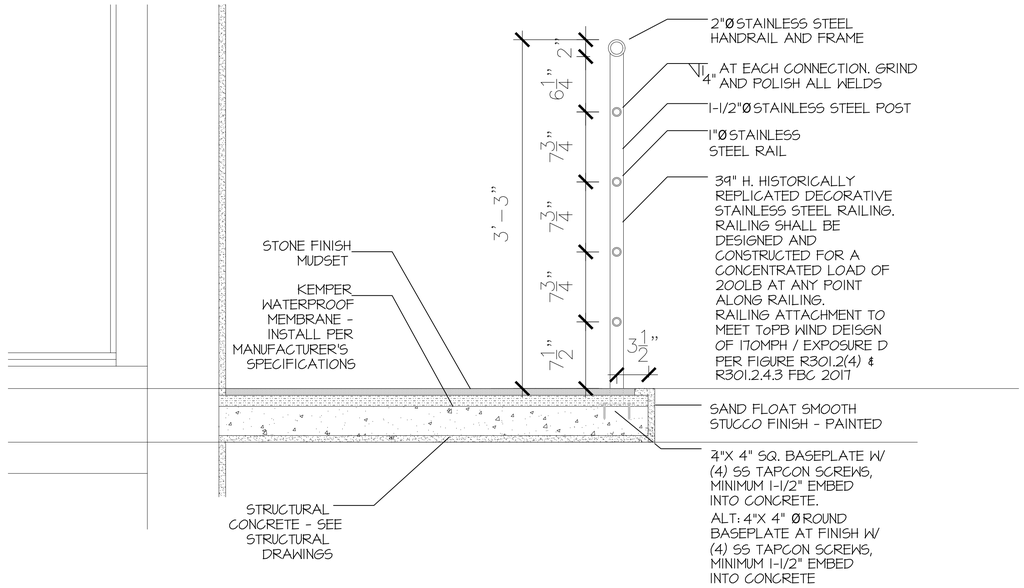
PROPOSED PERSPECTIVE

EASTERN FACADE



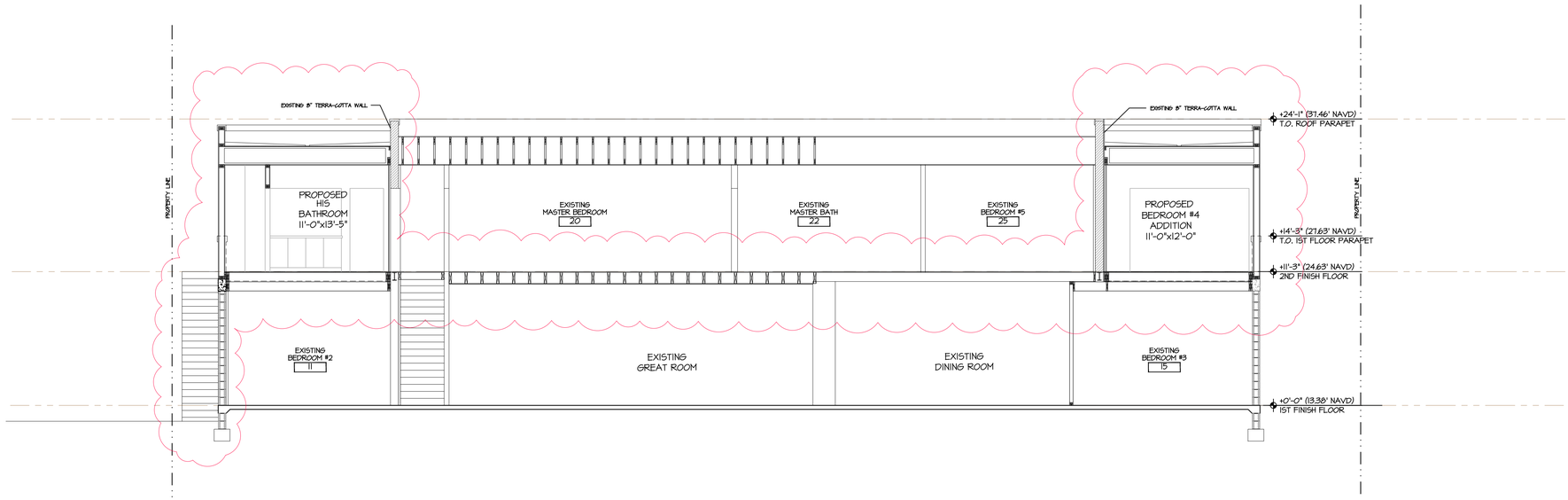
PROPOSED RAILING ELEVATION

SCALE 1/12" = 1'-0"



PROPOSED BALCONY DETAIL

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



PROPOSED EAST SECTION

SCALE 3/16" = 1'-0"

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

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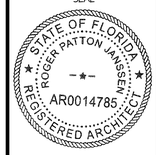
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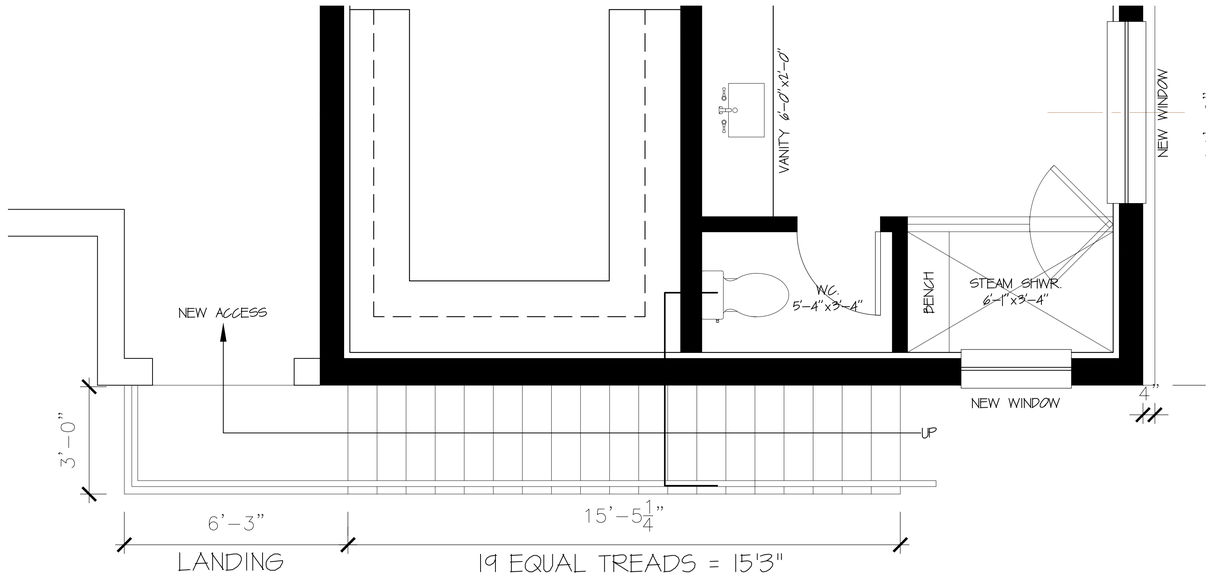
ROGER P. JANSSEN AR-14785

COA-25-0008
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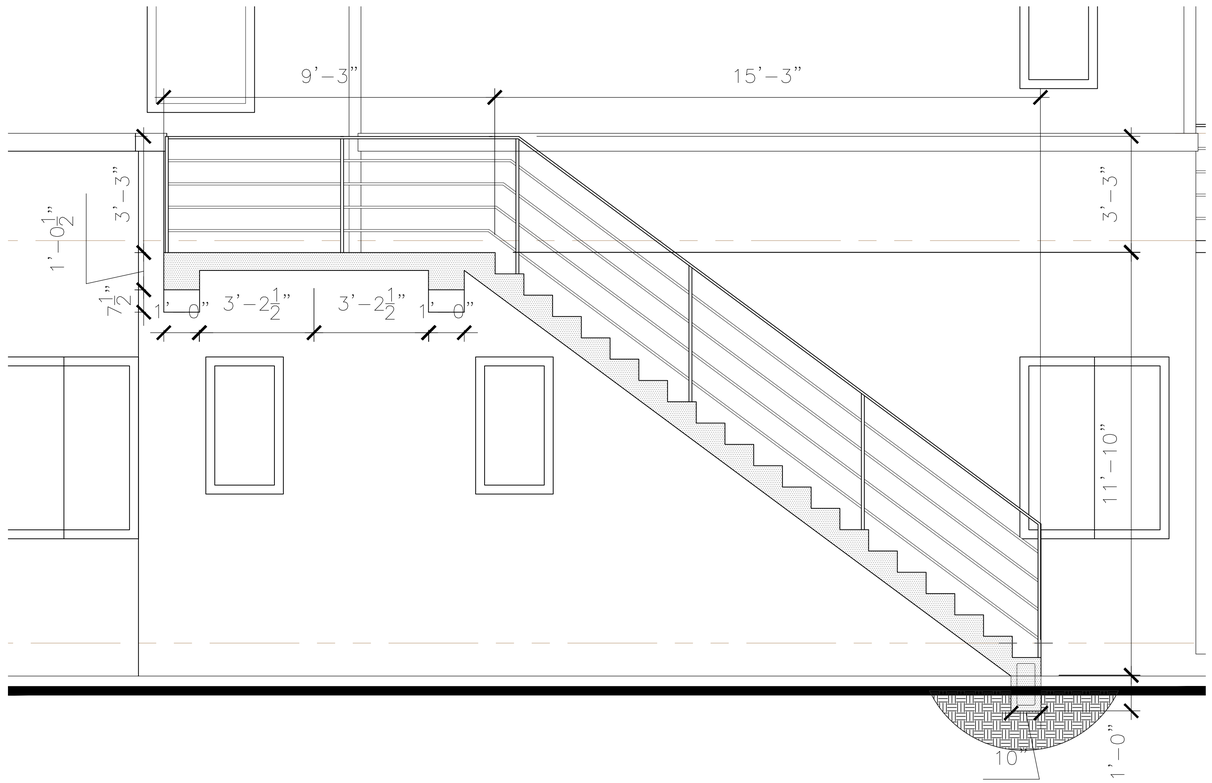
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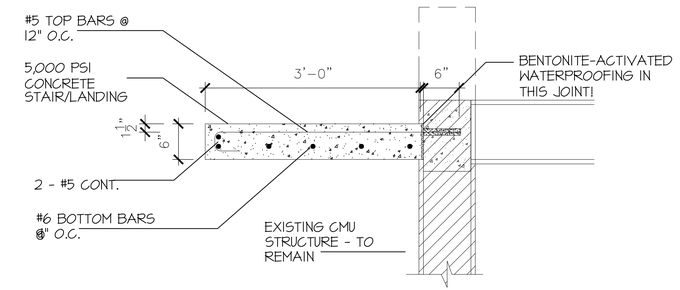
JOB NUMBER: 25-105



PROPOSED RAILING ELEVATION

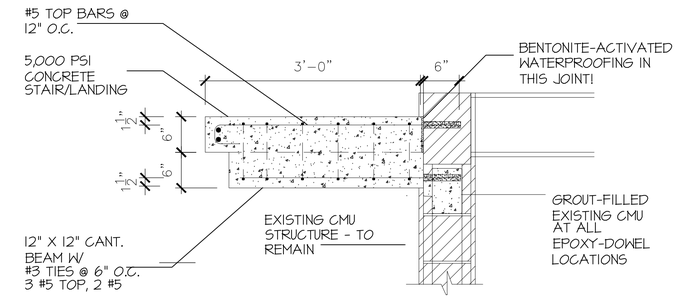
SCALE 1/12" = 1'-0"





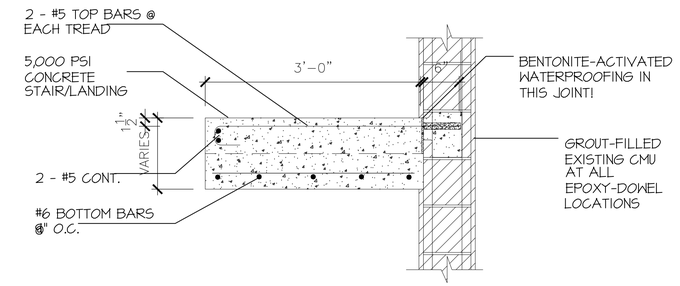
SECTION AT LANDING

SCALE 1" = 1'-0"



SECTION AT LANDING BEAMS

SCALE 1" = 1'-0"



SECTION AT TYPICAL RISER

SCALE 1" = 1'-0"

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

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TOWN OF PALM BEACH

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ROGER P. JANSSEN AR-14785

COA-25-0008
TC # ZON-25-0014

DRAWING NO.

A3.02

JOB NUMBER: 25-105



1047 SOUTH OCEAN BLVD

05.21.2025

DAILEY JANSSEN ARCHITECTS, P.A.
400 Clematis Street, Ste 200 West Palm Beach, Florida 33401

SOUTH FACADE

COLORED ELEVATION



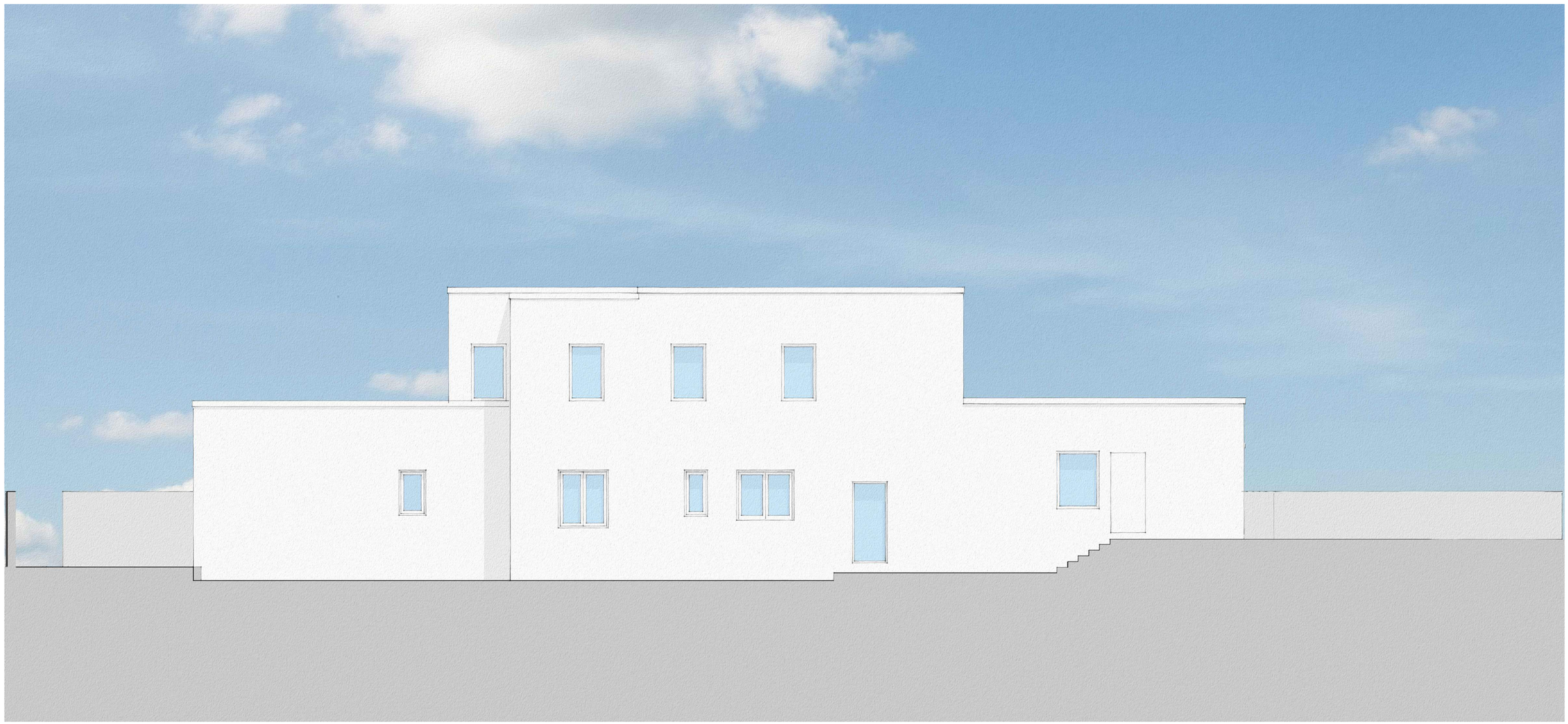
1047 SOUTH OCEAN BLVD

05.21.2025

DAILEY JANSSEN ARCHITECTS, P.A.
400 Clematis Street, Ste 200 West Palm Beach, Florida 33401

EAST FACADE

COLORED ELEVATION



1047 SOUTH OCEAN BLVD

05.21.2025

DAILEY JANSSEN ARCHITECTS, P.A.
400 Clematis Street, Ste 200 West Palm Beach, Florida 33401

NORTH FACADE

COLORED ELEVATION



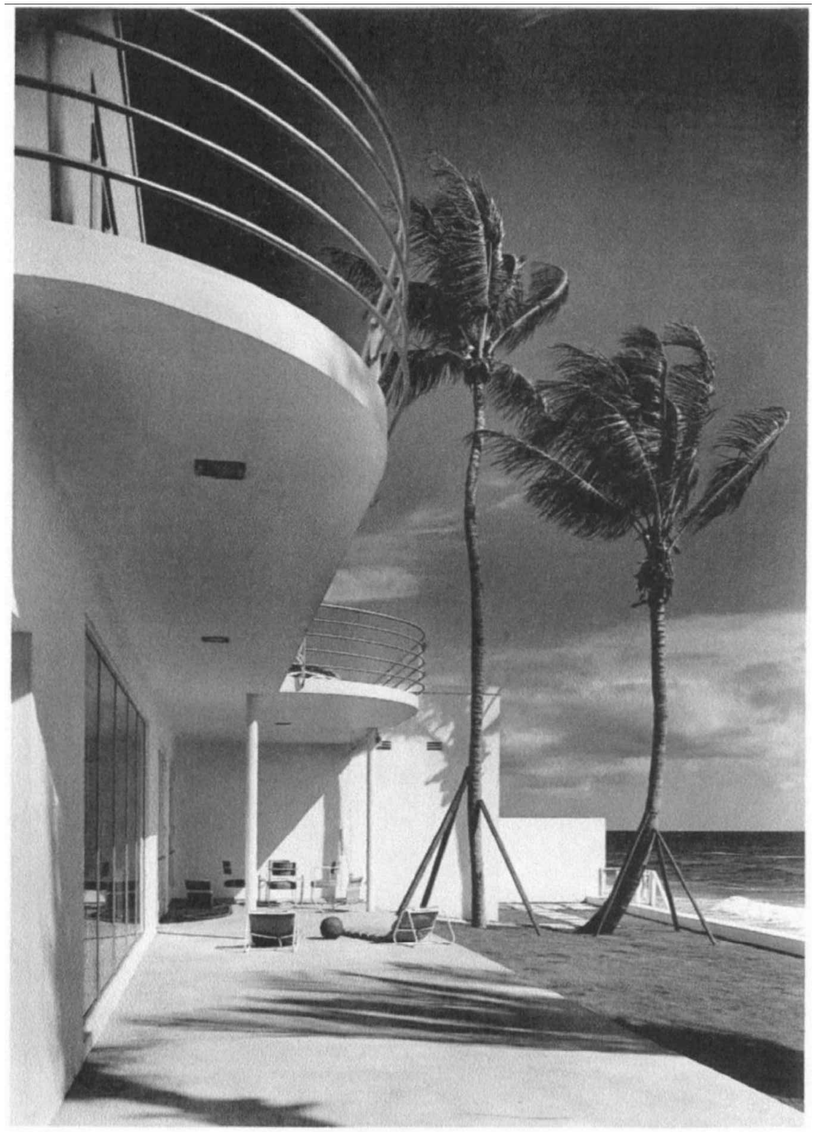
1047 SOUTH OCEAN BLVD

05.21.2025

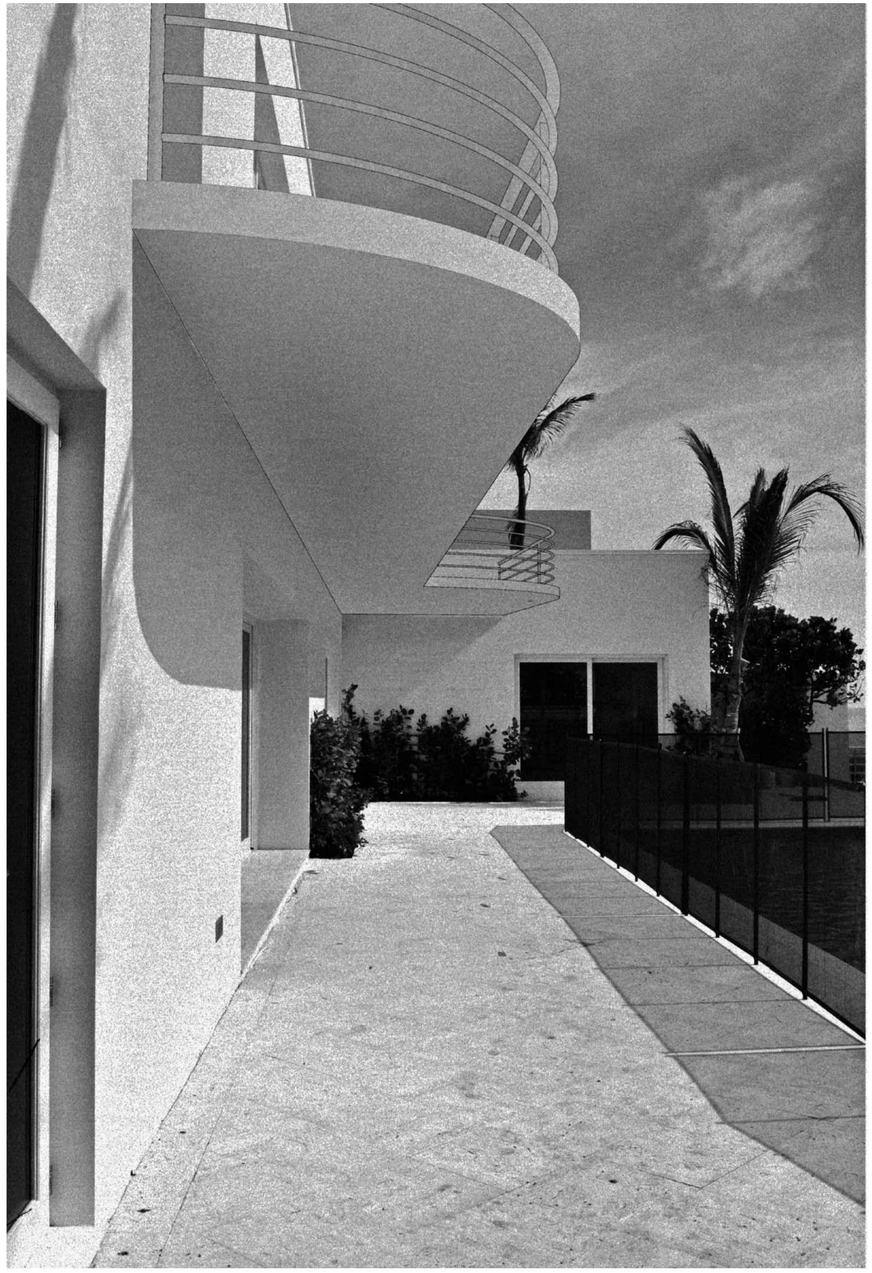
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400 Clematis Street, Ste 200 West Palm Beach, Florida 33401

WEST FACADE

COLORED ELEVATION



Rear (East) Façade with Curvilinear Balcony
Courtesy of the John L. Volk Foundation



1047 SOUTH OCEAN BLVD

05.21.2025





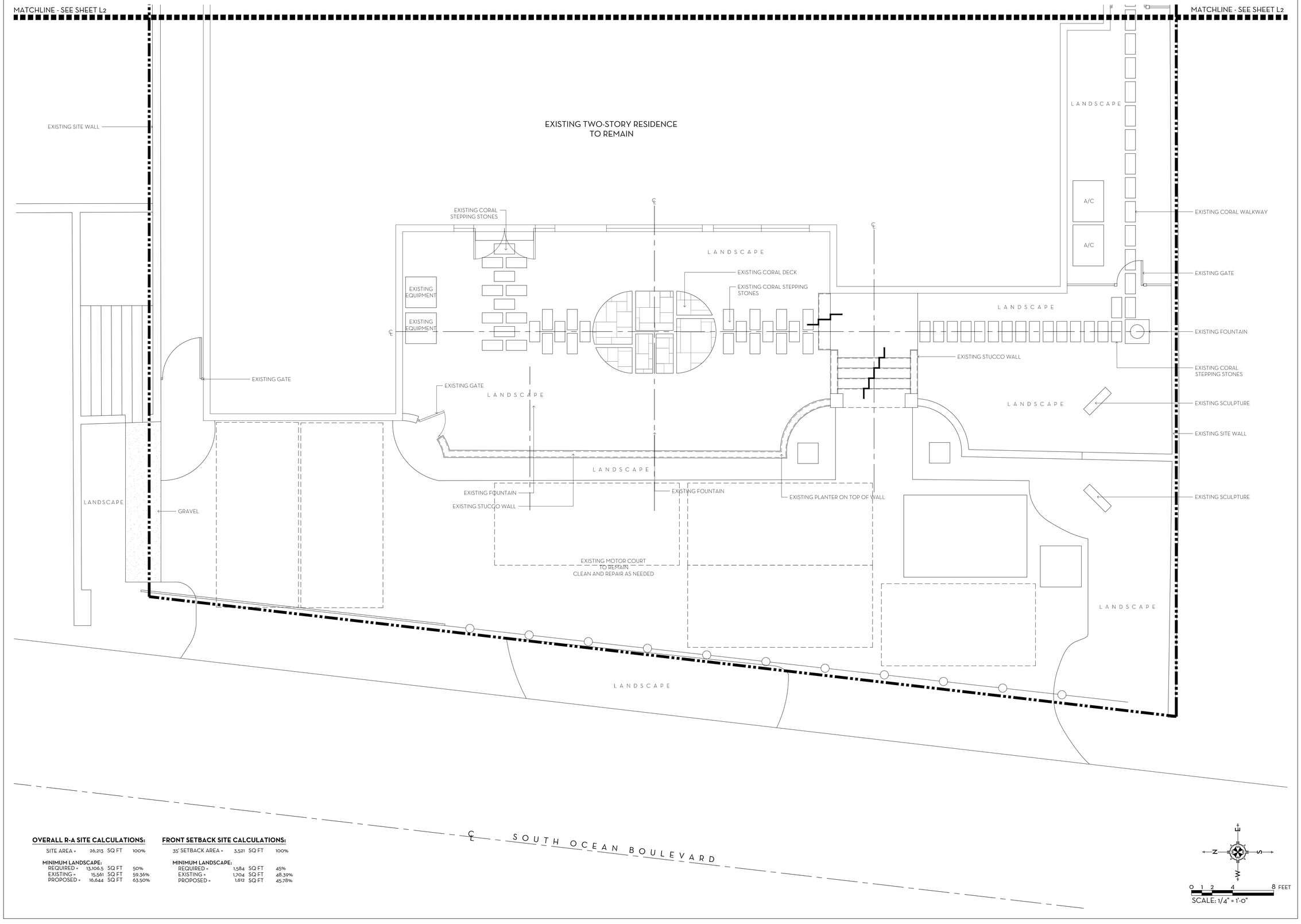
Rear (East) Façade with Curvilinear Balcony
Courtesy of the John L. Volk Foundation

1047 SOUTH OCEAN BLVD

05.21.2025

DAILEY JANSSEN ARCHITECTS, P.A.
400 Clematis Street, Ste 200 West Palm Beach, Florida 33401

SKETCH BY JOHN VOLK
1953 MOFFETT RESIDENCE



OVERALL R-A SITE CALCULATIONS:

SITE AREA =	26,213	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	13,106.5	SQ FT	50%
EXISTING =	15,561	SQ FT	59.36%
PROPOSED =	16,644	SQ FT	63.50%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	3,521	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,584	SQ FT	45%
EXISTING =	1,704	SQ FT	48.39%
PROPOSED =	1,612	SQ FT	45.78%

N E S W

0 1 2 4 8 FEET

SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN - PARTIAL

1047 SOUTH OCEAN BLVD.

PALM BEACH, FLORIDA

SCALE: 1/4" = 1'-0"

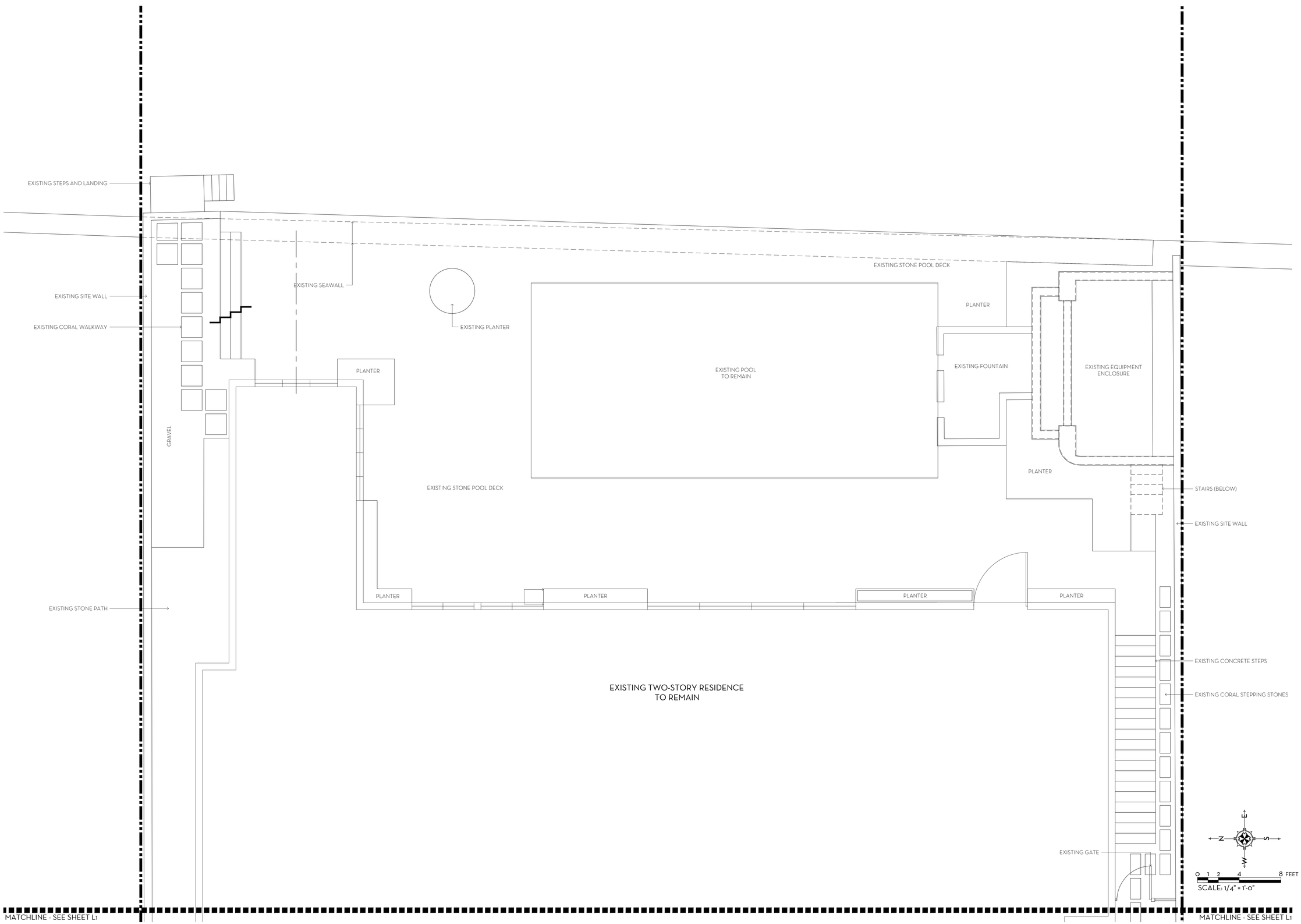
04 APRIL 2025

NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

L1



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/4" = 1'-0"

HARDSCAPE PLAN - PARTIAL

1047 SOUTH OCEAN BLVD.

PALM BEACH, FLORIDA

04 APRIL 2025

NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

L2

MATCHLINE - SEE SHEET LP2

MATCHLINE - SEE SHEET LP2

EX. NIGHT BLOOMING JASMINE 3 GAL.

EX. GREEN ISLAND FICUS 3 GAL.

EX. CONFEDERATE JASMINE VINES 6' HT., ESPALIER TO WALL

EX. MINIMA 4" LINERS

EXISTING ADONIDIA PALMS

EX. GREEN ISLAND FICUS 3 GAL.

EX. CONFEDERATE JASMINE 14' HT, ESPALIER TO WALL

EX. PIGEON PLUM TREE 14' HT.

EX. AWABUKI 4' HT.

S O D

EX. RHAPIS PALMS 4' HT.

EX. VARIEGATED MINIMA 4' POTS

EX. SEAGRAPE TREES TO REMAIN

EXISTING RHAPIS PALMS

EX. CONFEDERATE JASMINE 14' HT, ESPALIER TO WALL

EX. GREEN ISLAND FICUS 3 GAL.

EX. BOUGAINVILLEA 'BARBARA KARST' VINES 6' HT., ESPALIER TO WALL

EX. PHILODENDRON GIGANTEUM 7 GAL.

EXISTING NORONHIA TREES

EX. GREEN ISLAND FICUS 3 GAL.

EX. VARIEGATED SHELL GINGER 7 GAL.

EX. RHAPIS PALMS 4' HT.

S O D

EX. CONFEDERATE JASMINE VINES 6' HT., ESPALIER TO WALL

EX. THRINAX PALM 5' x 5'

EX. NIGHT BLOOMING JASMINE 3 GAL.

EX. WHITE BIRD OF PARADISE 8' HT.

GRAVEL (150 SF)

EX. SEAGRAPE 4' HT., F.T.B.

EX. SEAGRAPE 6' HT., F.T.B.

EX. GREEN ISLAND FICUS SPHERES 18" x 18"

EX. MINIMA 4' POTS

EX. SEAGRAPE FILLERS 4' HT.

EX. SEAGRAPE 4' HT., F.T.B.

EX. URNS

EXISTING SEAGRAPE

EX. BOUGAINVILLEA 'BARBARA KARST' VINES 6' HT., ESPALIERED TO WALL

EX. GREEN ISLAND FICUS 3 GAL.

EX. EXISTING NORONHIA TREES TO REMAIN

E
N
S
W

0 1 2 4 8 FEET

SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/4" = 1'-0"

LANDSCAPE PLAN - PARTIAL

1047 SOUTH OCEAN BLVD.

PALM BEACH, FLORIDA

04 APRIL 2025

NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

LP1

EXISTING DUNE PLANTING
TO REMAIN

EX. GREEN ISLAND FICUS
3 GAL.

EX. GREEN ISLAND FICUS
3 GAL.

EX. COCONUT PALM
6' G.W.

EX. ZAMIA
3' x 3'

EX. MIMUSOP VINES
6' HT., ESPALIERED TO WALLS

GRAVEL

EXISTING POOL
TO REMAIN

EX. MIMUSOP VINES
6' HT., ESPALIERED TO WALL

EX. GREEN
ISLAND FICUS
3 GAL.

EXISTING FOUNTAIN

EXISTING EQUIPMENT
ENCLOSURE

EX. SEAGRAPE
4' HT.

EX. GREEN ISLAND FICUS MOUNDS
18" x 18"

EX. BEACH BLANKET
3 GAL.

EX. MIMUSOP VINES
6' HT., ESPALIERED TO WALL

EX. COCONUT PALM
8' G.W.

EX. SEAGRAPE
4' HT.

EX. GREEN ISLAND FICUS
3 GAL.

EX. CENTURY PLANT
4' HT.

EX. MIMUSOP VINES
8' HT., ESPALIERED TO WALL

EX. GREEN ISLAND FICUS
3 GAL.

EX. ZAMIA
3' x 3'

EX. GREEN ISLAND FICUS
3 GAL.

EX. CENTURY PLANT
4' HT.

EX. MIMUSOP VINES
8' HT., ESPALIERED TO WALLS

EX. PLANTER BOX

EX. GREEN ISLAND FICUS
3 GAL.

EX. MIMUSOP VINES
8' HT., ESPALIERED TO WALLS

EXISTING TWO-STORY RESIDENCE
TO REMAIN

MATCHLINE - SEE SHEET LP1

MATCHLINE - SEE SHEET LP1

E
N W S

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/4" = 1'-0"

LANDSCAPE PLAN - PARTIAL

1047 SOUTH OCEAN BLVD.

PALM BEACH, FLORIDA

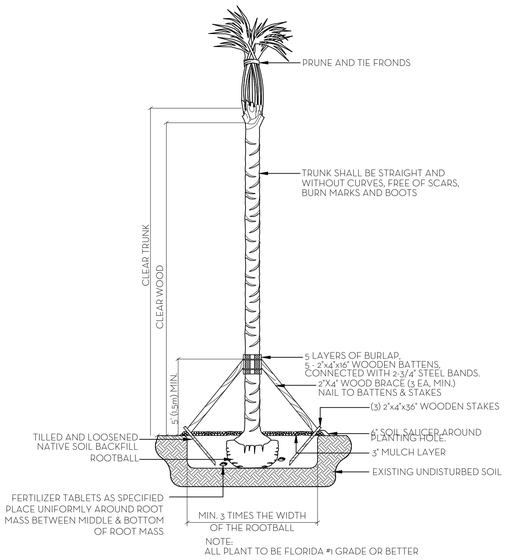
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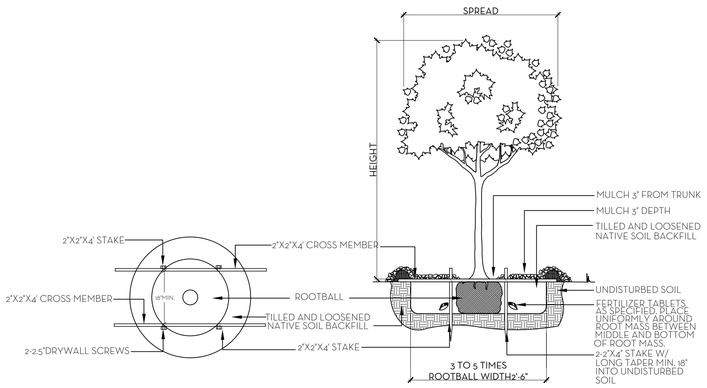
LP2



NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

PALM PLANTING DETAIL
N.T.S.

NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.

NO PROPOSED PLANTING

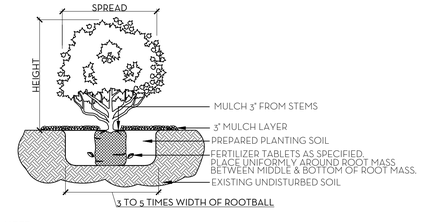
Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Landscape Legend		
1	**Property Address:**	1047 S. Ocean Blvd	
4		Required	Proposed
5	Lot Size (sq ft)		26,213
6	Landscape Open Space (LOS) (Sq Ft and %)	13,106.5 (50%)	16,644 (63.50%)
7	Perimeter LOS (Sq Ft and %)	N/A	N/A
8	Front Yard LOS (Sq Ft and %)	1,584 (45%)	1,612 (45.78%)
9	Native* Trees %	N/A	N/A
10	Native* Palms %	N/A	N/A
11	Native* Shrubs %	N/A	N/A
12	Native* Vines / Ground Cover %	N/A	N/A

To determine appropriate native vegetation, the **Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood guide shall be used.*

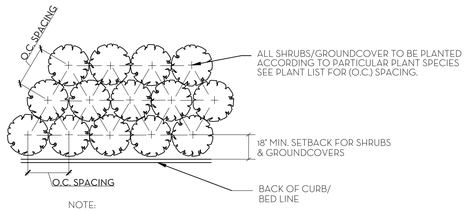
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect

REV BF 20220304



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

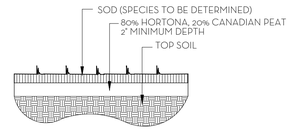
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

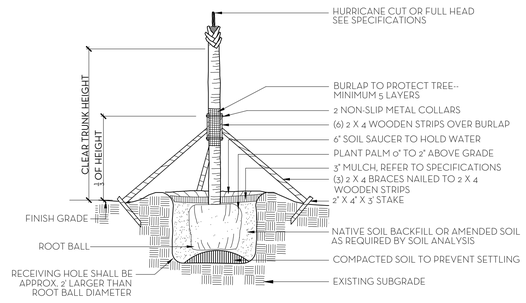
PLANT SPACING DETAIL
N.T.S.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN,
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



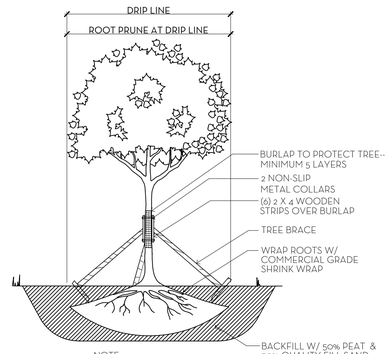
SOD PLANTING DETAIL
N.T.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



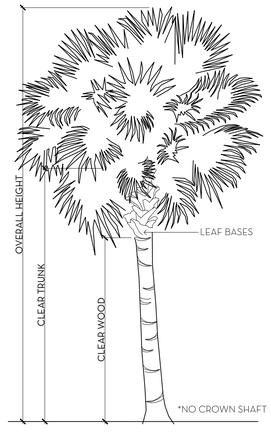
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:

1 GALLON CAN:	1 - 21 GRAM TABLET
3 GALLON CAN:	2 - 21 GRAM TABLETS
5 GALLON CAN:	3 - 21 GRAM TABLETS
7 GALLON CAN:	4 - 21 GRAM TABLETS
TREES:	3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS:	7 - 21 GRAM TABLETS

GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

MARIO F. NIEVERA
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Landscape Architect
Registration No.
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PLANT LIST AND DETAILS

1047 SOUTH OCEAN BLVD.

PALM BEACH, FLORIDA

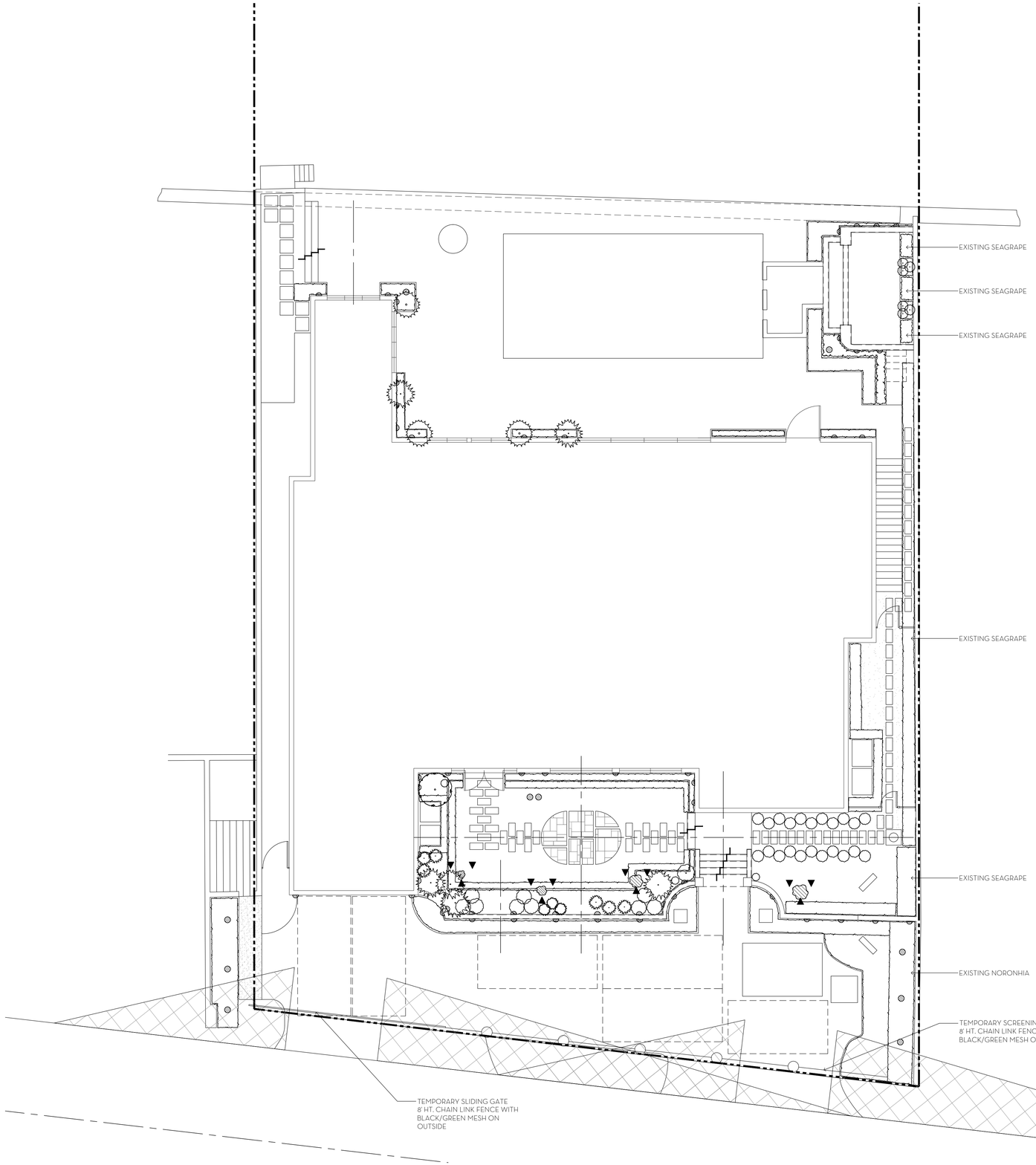
04 APRIL 2025

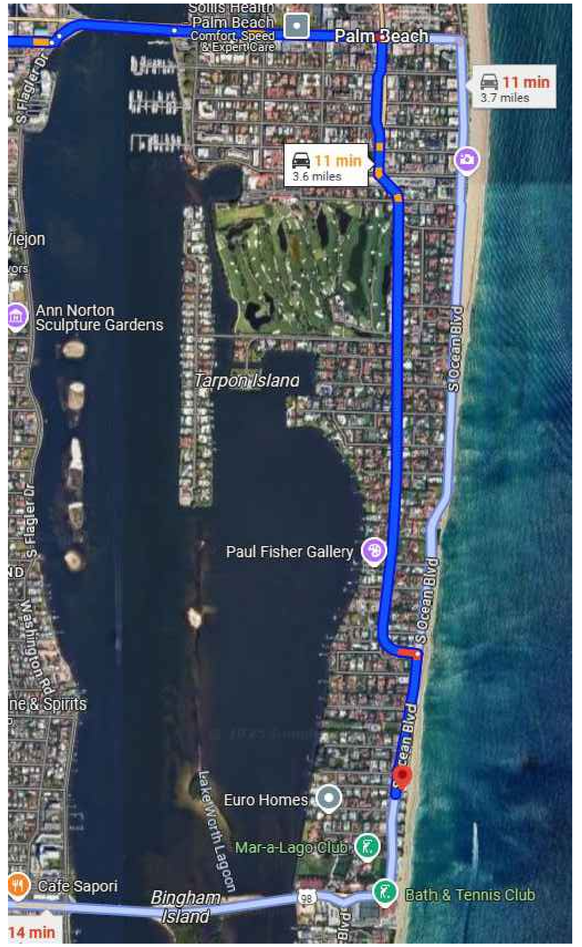
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LP3





TRUCK LOGISTICS PLAN

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

N E S W

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

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

CONSTRUCTION SCREENING PLAN

1047 SOUTH OCEAN BLVD.

PALM BEACH, FLORIDA

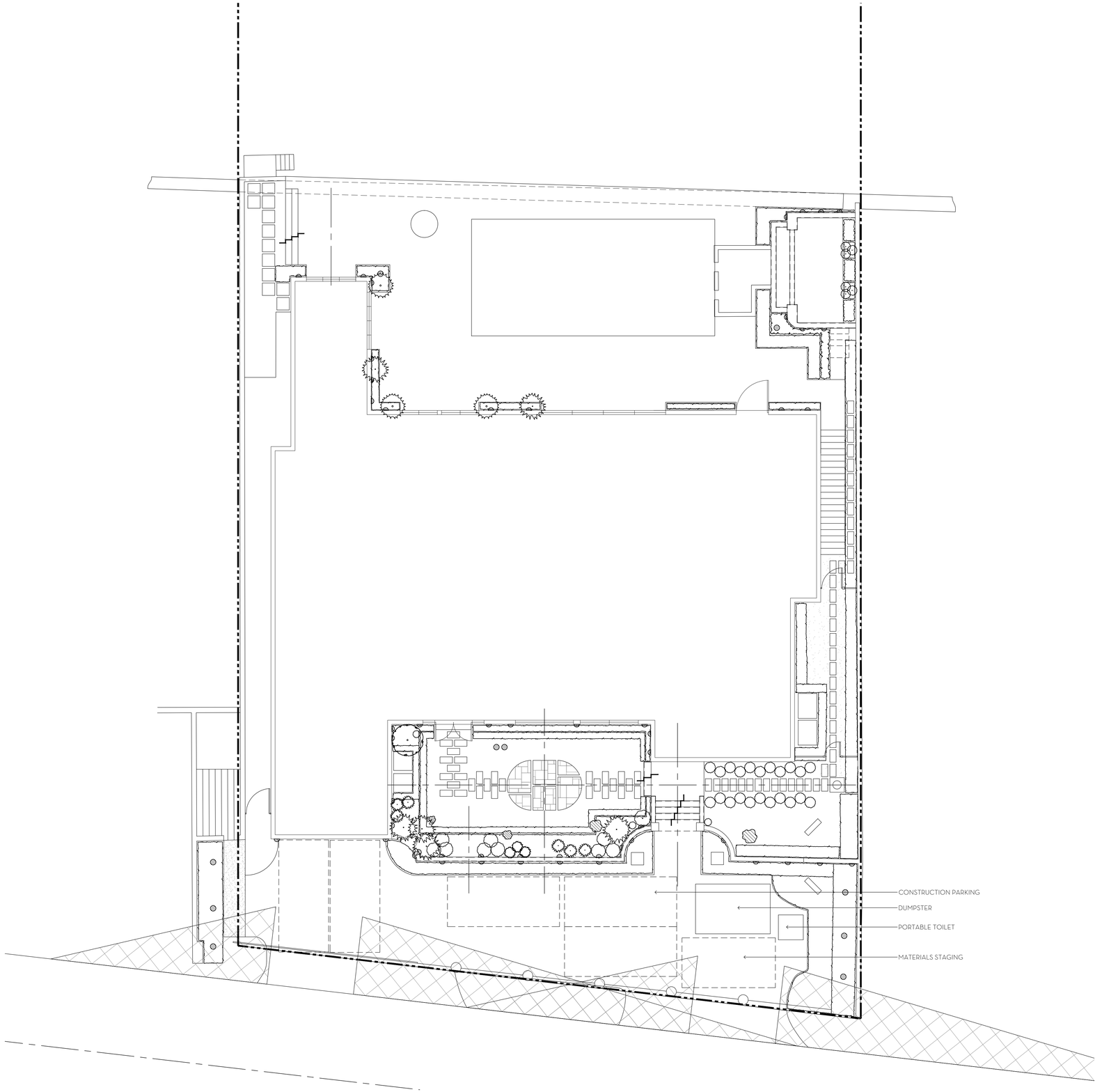
04 APRIL 2025

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CSP1



0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION STAGING PLAN

1047 SOUTH OCEAN BLVD.

PALM BEACH, FLORIDA

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

04 APRIL 2025

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DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
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CSP2

1047 South Ocean Boulevard





DESIGNATION REPORT

Wednesday, March 20, 2013
Landmark Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT

1047 South Ocean Boulevard

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Report produced by Murphy Stillings, LLC

I. General Information

Location:	1047 South Ocean Boulevard Palm Beach, Florida
Date of Construction:	1935
First Owner:	James and Adeline Moffett
Architect:	John L. Volk
Builder/Contractor:	Arnold Construction Company
Present Owner:	Karin Jack
Present Use:	Residential
Present Zoning:	R A
Palm Beach County Tax Folio Number:	50-43-43-35-00-002-0150
Current Legal Description:	North 100 Feet of South 1865.25 Feet of Government Lot 2 East of Ocean Boulevard

II. Location Map

1047 South Ocean Boulevard

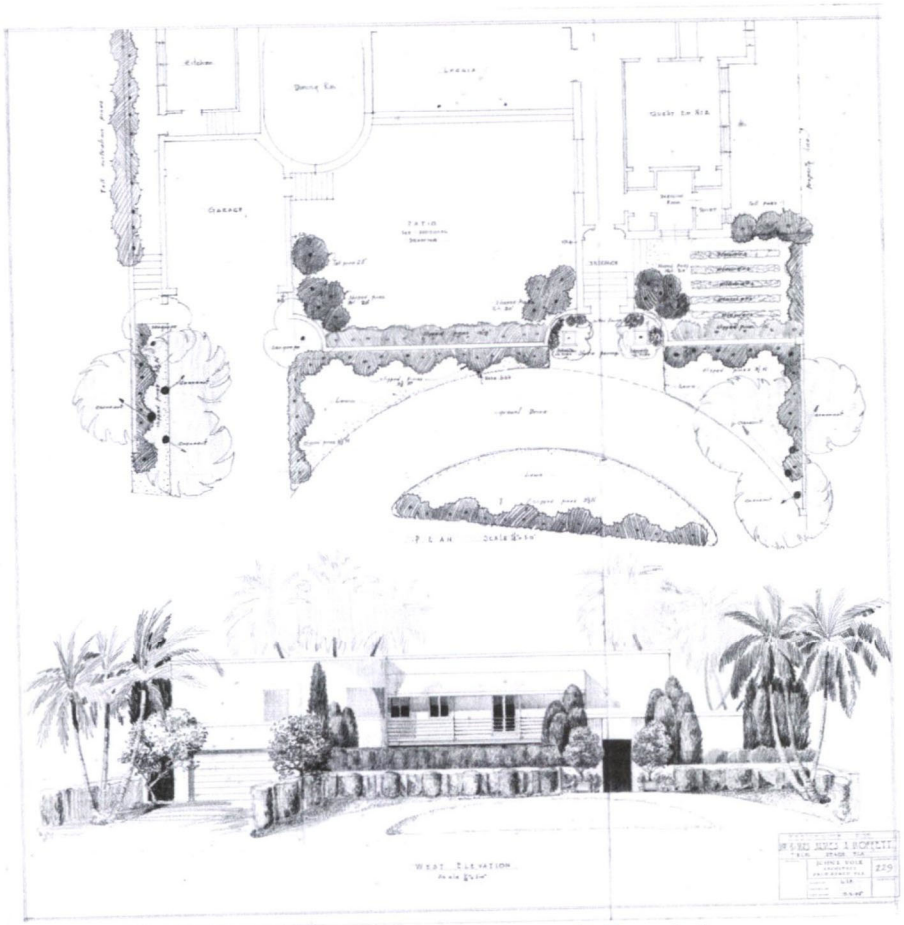




III. Architectural Information

The residence at 1047 South Ocean Boulevard is a good example of the Art Moderne style of architecture. The Art Moderne style flourished between 1930 and 1945, and was highlighted at the 1933 World's Fair in Chicago. It was influenced by the technology that followed WWI and followed the "less is more" standard of design. It drew from the streamlined aerodynamic shapes of planes and cars and used materials such as glass block and stainless steel. The Art Moderne style, with its simple geometric forms and simplicity in decorative details was becoming popular as the more decorative Art Deco style was falling out of favor. Art Moderne architecture features flat roofs, asymmetric shapes, smooth surface finishes, curvilinear features, horizontal elements, metal screen doors with stylized decorations, eyebrows, stainless steel and glass block accents.

1047 South Ocean Boulevard was designed by John Volk in 1935 for James and Adeline Moffett. Permit Number 13135 was issued to John Volk and the Arnold Construction Company of West Palm Beach for the construction of a residence and garage in the amount of $35,000 in October 1935.[1]



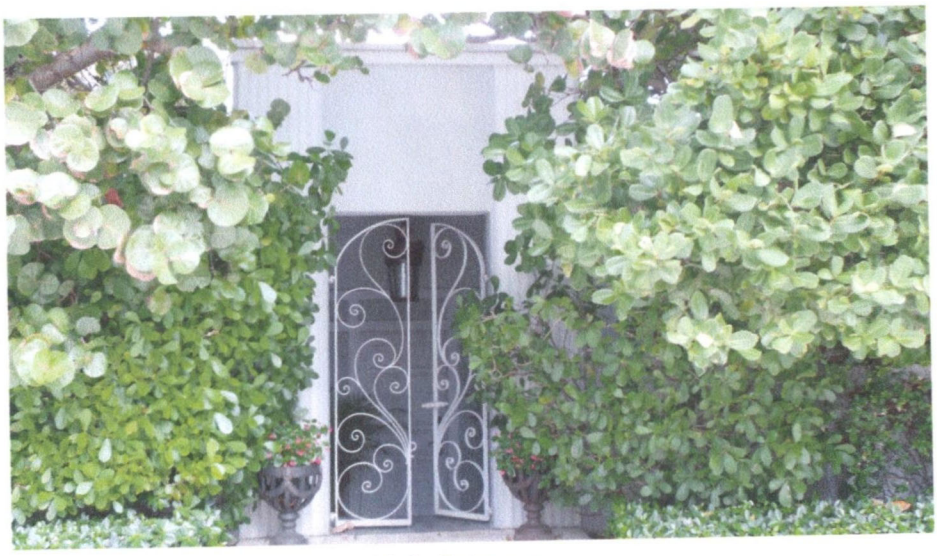
Courtesy of the John L. Volk Foundation

[1] Town of Palm Beach Building Permits

Located on the ocean side of South Ocean Boulevard, the residence is constructed of hollow tile with a smooth stucco surface and a flat roof. It has asymmetrical massing and was designed in a U-shape around a patio on the west side between the garage and entrance. A distinguishing element of Volk's design is a curved wall with a window of glass blocks facing southwest. The main entrance reflects the Art Moderne style of the house. The squared entry has fluted columns and stylized metal screen doors. Volk designed the rear façade with a curved second floor balcony with a metal railing over looking the Atlantic Ocean.



Curved Wall Containing Glass Blocks
Courtesy of the John L. Volk Foundation



Main Entrance



Rear (East) Façade with Curvilinear Balcony
Courtesy of the John L. Volk Foundation

There have been alterations to the property over time. In 1956, the owner Frank Pryor commissioned Volk and Associates to design an addition to the existing garage, located at the north end of the residence, to provide an additional six feet of depth.[2] Mr. Pryor also had the lanai and a portion of the patio at the west side of the residence enclosed to create a Florida Room in 1962[3]. In 1981, the owner Howard Ruskin had the glass blocks in the curved wall replaced with fixed glass windows. And at some time since 2007, the curved balcony on the rear façade was removed and replaced with small metal balconies.



Rear (East) Facade

IV. Historical Information

The 1930s was a period of transition in the Town of Palm Beach. The building boom of the 1920s had ended and the Island was experiencing a period of economic instability, including a building slowdown that lasted until after WWII. The architecture in Palm Beach was also transitioning during the 1930s and less elaborate styles of architecture were being explored.

[2] Town of Palm Beach Building Permit No. 32556.
[3] Town of Palm Beach Building Permit No. 14262.

In 1935, James A. Moffett, Jr. and his wife Adeline Kim Stilwell Moran Moffett purchased the property at 1047 South Ocean Boulevard. They commissioned John L. Volk to design a residence on the ocean. They named the residence "White Caps." A newspaper article in December 1935 describes the residence,

> "Palm Beach's first 'shining palace built upon the sand' is now a reality...The unusual interest centering in the Moffett house is based not only on the fact that this is an experiment in beach houses, but that it represents still another new note into the changing architectural trends in Palm Beach...There have been one or two experiments with the rather geometric, modernistic type of house, but none that to date have really met the term 'modern' in all its implications, combining simplicity of design with comfort and utility, rather than the bizarre and exotic."[4]

James Moffett Jr. was the vice president of Standard Oil of New Jersey before becoming the first Federal Housing Administrator from 1934-35. As a member of the Franklin D. Roosevelt administration he led the Federal Housing Administration (FHA), which was created by the 1934 National Housing Act to insure home mortgages.[5] Following his departure from the FHA he became the head of several other oil companies, including Standard Oil of California. While Mr. Moffett passed away in 1953, Mrs. Moffett continued to live in the residence until 1958. The property was sold in 1958 to Frank and Elsie Pryor who owned the property until 1970. Since that time, the property has changed ownership several times.

V. Architects Biography

John L. Volk

John Volk has been called the last of the "original" Palm Beach architects. He was one of an elite group of early 1920s architects that included Addison Mizner, Maurice Fatio, and Marion Sims Wyeth who developed the architectural style of the island that came to be known as the "Palm Beach Style".

[4] "Palm Beach Shows Keen Interest in Moffett's New Beach House, " December 1935. Historical Society of Palm Beach County, Moffett File.
[5] "The FHA Story in Summary", 1 May 1959, The Federal Housing Administration.

Volk was born in Graz, Austria in 1901. He came to the United States with his parents at the age of nine and grew up in New York. He attended Columbia University School of Architecture and the Ecole des Beaux Arts. Volk opened his office in Palm Beach in 1925.

Volk designed more than 1000 houses, theaters, clubs, shops, and other buildings and lived in Palm Beach from 1925 to his death in 1984. He designed homes for some of the wealthiest and most powerful people in America over his 58-year career in Palm Beach including Colonel Robert McCormack, William Paley, George Vanderbilt, Nicholas DuPont, Henry Ford II, Herbert Pulitzer, Matthew Mellon, George Storer, Horace Dodge II, and John S. Phipps. Included in the designs of John Volk are some of the most prominent commercial and private club buildings in the Palm Beach area including the First National Bank, the Royal Poinciana Plaza and Playhouse, the center section of the Town Hall, the Beach Club, Good Samaritan Hospital, and several shops on Worth Avenue including the Everglades Colonnade. He also extensively modified and rebuilt the Bath and Tennis Club after a major hurricane.

Numerous other buildings are the result of Mr. Volk's labor and it must be noted that no particular style can be exclusively associated with Mr. Volk. Unlike other talented architects who developed or refined specific styles, John Volk understood and perfected many varying architectural styles from Mediterranean Revival to Contemporary Design.

VI. Statement of Significance

The residence at 1047 South Ocean Boulevard is a good example of the Art Moderne style of architecture as interpreted by John Volk. Constructed on the ocean during the 1930s, this Art Moderne residence was a departure from the large estates of the 1920s and reflects the changing times and styles of the 1930s.

VII. Criteria For Designation

Section 54-161 of the Town of Palm Beach Landmarks Preservation Ordinance outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

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

The residence at 1047 South Ocean Boulevard is a good example of the Art Moderne style of architecture and it features many design elements characteristic of this style. The architectural style and design by John Volk is suited to its oceanfront location and is representative of the period of time that it was constructed.

(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."

1047 South Ocean Boulevard is a very good representation of the design work of the architect John L. Volk. John Volk has always been recognized as one of the most important architects to practice in the Town of Palm Beach. Unlike other talented architects who developed or refined specific styles, John Volk understood and perfected many varying architectural styles from Mediterranean Revival to contemporary designs.

VIII. Selected Bibliography

"The FHA Story in Summary," The Federal Housing Administration 1 May 1959.

John L. Volk Commission No. 229, 1935. John L. Volk Foundation.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, Inc., 1984.

"Moffett Resigns as FHA Director," The New York Times 29 August 1935.

The Palm Beach Daily News. Archived articles online and articles from the files of the Historical Society of Palm Beach County and the Preservation Foundation of Palm Beach.

The Palm Beach Post. Archived articles online and articles from the files of the Historical Society of Palm Beach County and the Preservation Foundation of Palm Beach.

"Palm Beach Shows Keen Interest in Moffetts' New Beach House," Post-Times December 1935.

Town of Palm Beach. Building Permits, 1920 – present.

"Trouble; No Trouble," Time Magazine 3 December 1934.

"Unforgettable Palm Beach: Modernist Buildings Among Town's Most Endangered Cultural Resources," Palm Beach Daily News 6 March 2011.

West Palm Beach City Directories. Asheville, NC: Florida-Piedmont Directory Company, 1918-1966.

IX. Florida Master Site File Form

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # PB04270
Recorder # Jane S. Day
Field Date 12/7/2010
Form Date 12/26/2010
Form No 201012
Form Id - Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Jack Morin, 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
1047	South	Ocean	Boulevard	

Cross Streets (nearest/ between) Algonn Rd. & Kings Rd.
City / Town (within 3 miles) Town of Palm Beach — In Current City Limits? YES
County Palm Beach — Tax Parcel #(s) 50-43-43-25-00-002-0190
Subdivision Name Gliddon tract — Block — Lot 2
Ownership Private Individual
Name of Public Trust (e.g. park)
Route to (especially if no street address) On the east side of South Ocean Between Algonn and Kings Rd., facing the beach.

MAPPING

USGS 7.5' Map Name — Publication Date — >> PALM BEACH;1946
Township: — Range: — Section: — 1/4 section: — >> 43S ;43E ;35;UNSD
Irregular Section Name:
Landgrant
UTM: Zone — Easting — Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Moderne — Other Style
Exterior Plan Irregular — Other Exterior Plan
Number of Stories 2
Structural System(s) — >> Masonry - General
Other Structural System(s)
Foundation Type(s) — >> Continuous
Other Foundation Types
Foundation Material(s) — >> Concrete Block
Other Foundation Material(s)
Exterior Fabric(s) — >> Stucco
Other Exterior Fabric(s)
Roof Type(s) — >> Flat
Other Roof Type(s)
Roof Material(s) — >> Tar & gravel
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) — >>
Other Roof Secondary Structure(s)
Number of Chimneys
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

Page 1 of 3

HISTORICAL STRUCTURE FORM

8F294270

DESCRIPTION (continued)

Window Description: glass blocks, fixed, sliding

Main Entrance Description (style/stylistic details): on the west facade, below street level and through a covered entry with fluted columns

Porches: Open 3 Screened ____ Enclosed ____ Location(s): entry - 2, terrace facing beach - 1, patio - 0

Porch Roof Type(s): ____

Exterior Ornament: glass blocks, decorative metal gate, stainless steel railings, fluted columns

Interior Plan: Irregular Other Interior Plan: ____

Condition: Excellent

Structure Surroundings

Commercial: NONE of this category Residential: ALL 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: 1935

Architect (last name first): Volk, John L. Builder (last name first): Arnold Construction Co.

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use: ____ Year Use Started: ____ Year Use Ended: ____ >> Private residence;1935;

Other Structure Uses: ____

Ownership History (especially original owner, dates, profession, etc.): This house was built for James Moffett, chairman of the Federal Housing Admin. under FDR

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

Individually Eligible for National Register? INSUFF. INFO

Potential Contributor to HR District? NO

Area(s) of historical significance: ____ >> Community planning & development

Other Historical Associations: ____

Explanation of Evaluation (required): This is an excellent example of the Modern style by John Volk from the 1930s. When it was built it was criticized for being cantilevered over the beach but has withstood the test of time. It is worthy of landmarking.

HISTORICAL STRUCTURE FORM

8PB04270

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: _____

>> Photographs (archived);Research Atlantic;;

RECORDER INFORMATION

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

Recorder Address / Phone 728 Granada Drive, Boca Raton, Fl. 33432 561-362-0473

Recorder Affiliation Research Atlantic Other Affiliation Town of Palm Beach

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

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

SHPO's Evaluation of Resource

Date

Cultural Resource Type:

Electronic Form Used:

Form Type Code:

Form Quality Ranking:

Form Status Code:

Supplement Information Status: FMSF Staffer:

Supplement File Status: 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"