



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Landmarks Preservation Commission

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

SUBJECT: HSB-23-006 210 DEBRA LANE

MEETING: AUGUST 16, 2023

**HSB-23-006 210 DEBRA LN.** The applicant, Seaweed Palm Beach LLC (Taylor Barton-Smith) has filed an application requesting Landmarks Preservation Commission review and approval for window replacement for a Historically Significant single-family residence.

Applicant: Seaweed Palm Beach, LLC. (Taylor Barton-Smith)  
Professional: Eli Kessel | Pella Trade Sales Consultant

**HISTORY:**

The single-family residence at 210 Debra Lane is a one-story Ranch style structure designed by Draper Babcock in 1952 and constructed by the Birdsall Construction Company during the post-WWII housing boom. The residence was evaluated by Murphy Stillings for Historically Significant building status at the request of the current owner and was designed in May of 2022 as the property satisfied designation criterion (1) and (3). The HSB designation report, 1952 architectural drawings, and current photos of the property are included in application submittal materials.

**REQUEST:**

The subject application requests the following scope of work:

- Replace original metal awning windows with new full-view aluminum-clad wood double-hung and awning style windows

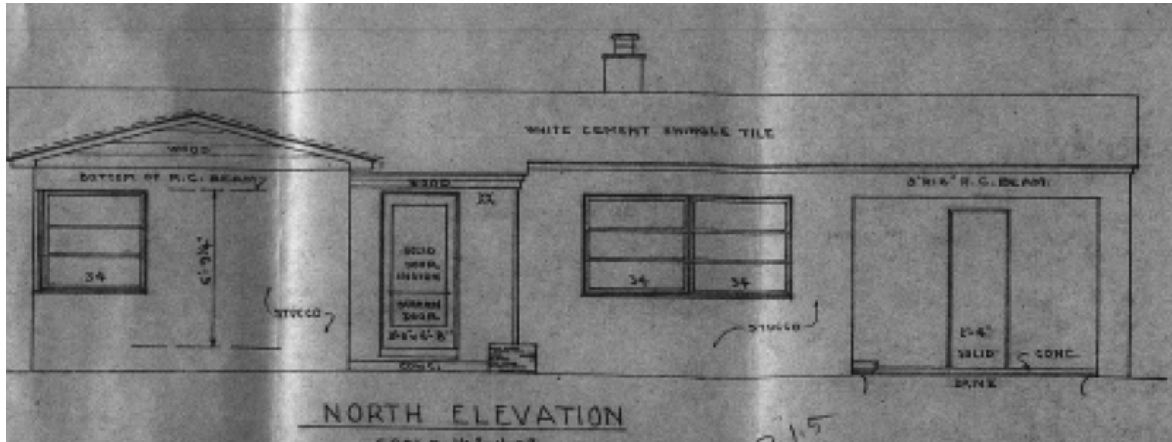
A staff approval application (L-23-00754) for the current scope of work was submitted and reviewed by the LPC Chair, Murphy Stillings, and Planning staff in June of 2023. The application was determined to require review by the Landmarks Preservation Commission and was subsequently advertised and scheduled for the August 2023 LPC meeting.

**STAFF ANALYSIS**

As a HSB project, the proposed changes must comply with the Secretary of the Interior's Standards for Rehabilitation and Sec(s). 18-306 and 54-123 of the Landmark Preservation Ordinance. The application does not pose any zoning concerns.

The application requests to replace one, two, and three-lite aluminum awning windows with new aluminum-clad wood, full-view (1/1), double-hung windows and awning windows manufactured by Pella. The original awning windows have an aluminum (silver) finish, and the proposed windows are to have a white exterior finish. Primary concerns presented during the Town's review of the staff level application include the change in frame material, the change in window type, and the change in lite count for the replacement windows.

The Town's initial recommendation during review of the staff approval application was to utilize new casement windows with horizontal applied muntins to more closely replicate the original awning window's divided lite configuration and overall appearance, as demonstrated below:



**1952 North Elevation**



**Original/Existing:**  
3-Lite Awning Window

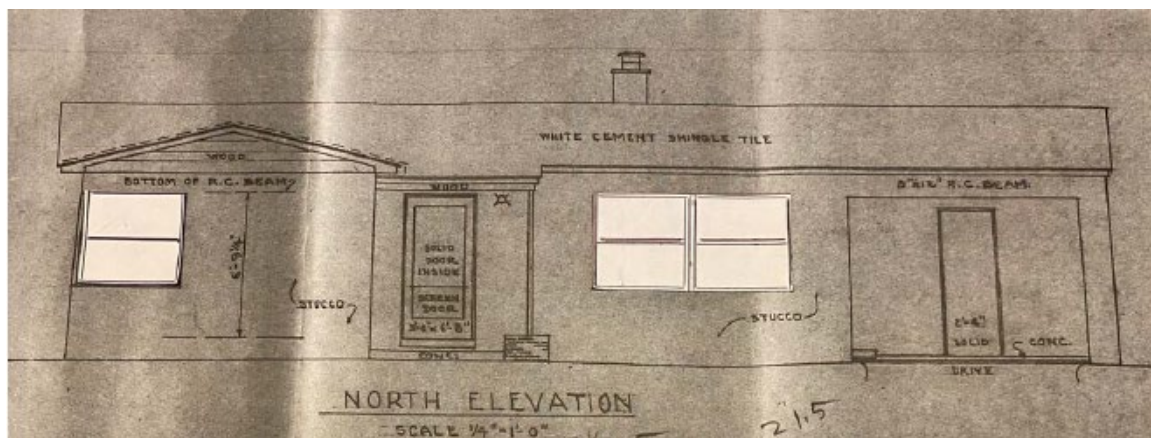


**Staff Recommendation:**  
Casement Window with  
Applied Horizontal Muntins



**Proposed:**  
1/1 Double Hung Window

Though coordination and discussion with the applicant's window representative, it was demonstrated that the applicant's desired product series does not manufacture a hurricane impact casement window wide enough to occupy the 49" X 49" openings on the building's front and side facades. Additionally, the applicant has indicated that the proposed replacement windows have already been ordered from the manufacturer. Below is a mock-up of the front elevation with the proposed 1/1 double-hung windows.



**Proposed North Elevation**

**CONCLUSION:**

Approval of the project will require one motion to be made by the Commission:  
(1) for the overall design of the project in accordance with the aforementioned criteria.

WRB:JGM:JRH