



**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: COA-23-042 127 DUNBAR RD

MEETING: NOVEMBER 17, 2023, LPC

**COA-23-042 127 DUNBAR RD** The applicant, 127 Dunbar Trust, has filed an application requesting the Landmarks Preservation Commission review for approval of a Certificate of Appropriateness for installation of vehicular gates at a Landmarked residence.

Applicant: 127 Dunbar Trust  
Professional: Tralongo & Taylor

**HISTORY:**

The residence was built in 1921 and renovated by Traenor and Fatio. The property was landmarked in February 2013 with Resolution 025-2013. The resolution was passed and adopted subject to the understanding that all structural changes after 1930 are “non-contributing” and should be considered as such by the LPC.

Several minor modifications have been made since the initial construction including fenestration changes in 2021, a roof replacement and construction of a new garage in 2022. At the April 19, 2023 LPC meeting the commission approved the demolition of the existing port cohere and construction of a 4’ high privacy wall under COA-23-012 (ZON-23-058). A variance was part of the application to retain a portion of the porte cochere wall on the east that exceeded allowable height by 2.5 feet.

**THE PROJECT:**

The applicant has submitted plans, entitled "Proposed Vehicular Gates at 127 Dunbar Rd", as prepared by **Tralongo & Taylor** dated October 12, 2023.

The following is the scope of work for the Project:

- Addition of two vehicular gates at the property entrance.

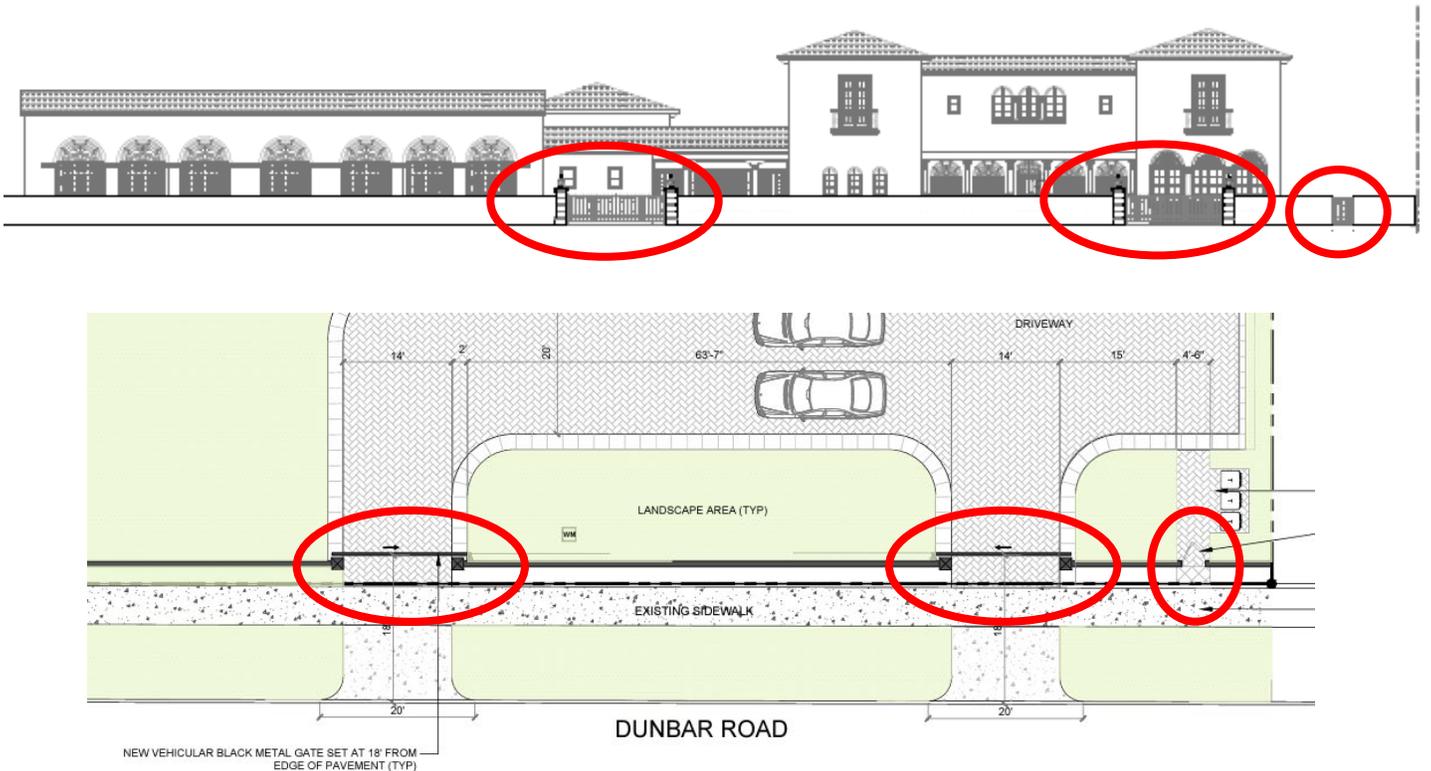
Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Designation	2/13/13	Architect/Builder:	Cooper C. Lightbown
Lot Area	39,000 SF	Year of Construction	1920
Surrounding Properties / Zoning			

<b>North</b>	144 Wells Rd / Two-story Single Family Residence w/ <b>no gate</b> / R-B
<b>South</b>	136 Dunbar Rd / Two-story Single Family Residence w/ <b>no gate</b> / R-B 146 Dunbar Rd / Two-story Single Family Residence w/ <b>gate</b> / R-B
<b>East</b>	111 Dunbar Rd / Two-story Single Family Residence w/ <b>recessed gate from street</b> / R-B
<b>West</b>	137 Dunbar Rd / Two-story Single-Family Residence w/ <b>gate</b> / R-B

**STAFF ANALYSIS**

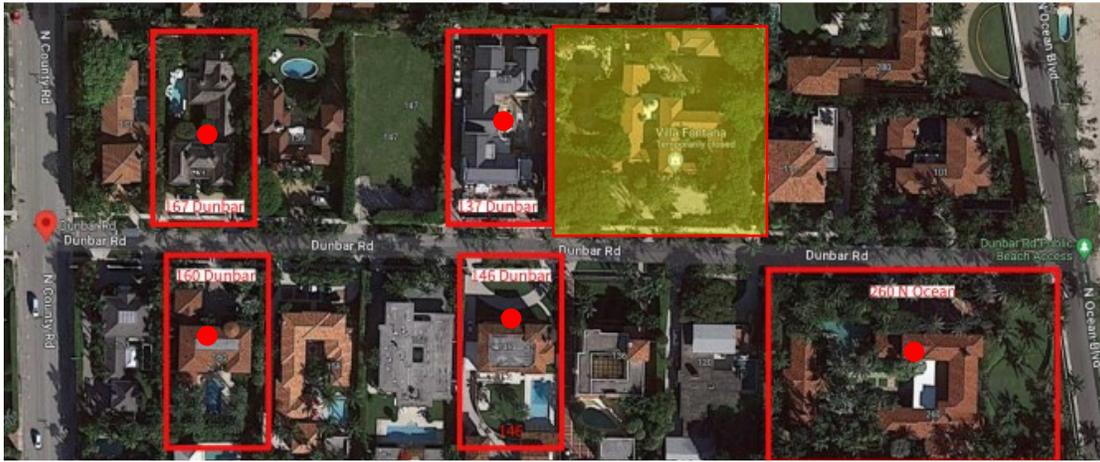
The application is seeking a Certificate of Appropriateness for the introduction of vehicular and pedestrian gates on site that contains a landmarked property. A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the abovementioned sections of the Town zoning code.

The application is for the installation of two new rolling vehicular gates and one pedestrian swing gate. The proposed design maintains the existing approved site wall and column layout. The site wall was approved in April 2023 on the south property line. The column design indicates coral columns- design details to match original Fatio’s designed garden columns in his 1930 addition. The subject property contains 200’ of frontage along Dunbar Road, nearly twice the size of all properties fronting along the street.

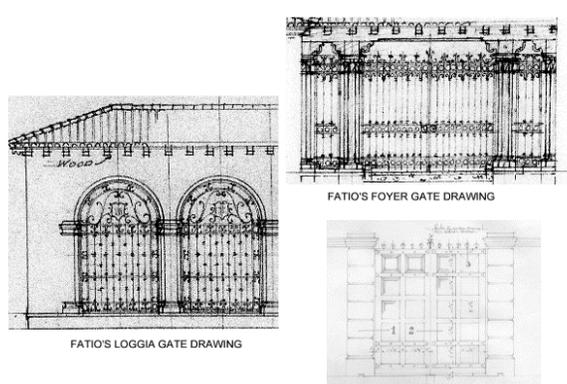
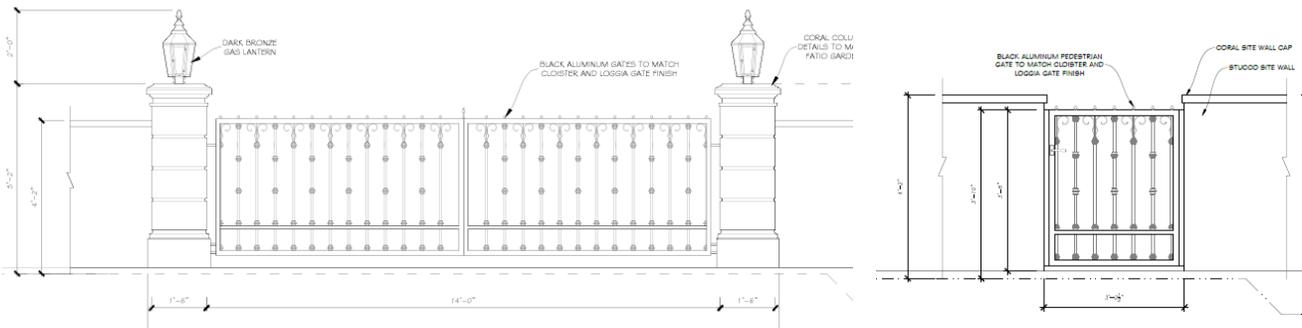


Gates are not an uncommon security element within the immediate area as of the 15 residences on the ocean block of Dunbar, 5 currently have vehicular gates at the property entrance. This is roughly

1/3<sup>rd</sup> of the residences on the street, as depicted in the graphic below.



The proposed gates design is not incompatible with the home, as it is transparent, and the vertical metal formed black aluminum design matches portions of the metal work of the balconies and loggia of the main residence.



Staff has no objections to the request and the elements do not require a variance, as they meet code and zoning requirements. Staff would note that at the time of this writing, no design details have been provided regarding the pedestrian gate.

**CONCLUSION:**

The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met. 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:SCP