



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

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

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

**SUBJECT:** HSB-24-001 311 PENDLETON LN

**MEETING:** APRIL 17, 2024, LPC

**HSB-24-001 311 PENDELTON LN.** The applicant, Starr Haymes Kempin for Pendleton Lane Trust has filed an application requesting review and approval for a modified front entry, addition of shutters, relocation of a few windows in addition to hardscape modifications changing the driveway and reducing the paver pool deck to an existing two-story historically significant building.

**Applicant:** Starr Haymes Kempin for Pendleton Lane  
**Professionals:** BGS Landscape, Architecture & Engineering

**HISTORY:**

The subject property was designated as Historically Significant in December of 2022. The property is located within the Mid-Town Conservation District. The two-story Monterey-style dwelling was constructed in 1938 and designed by John L. Volk.

At the March 22, 2023 LPC meeting, project HSB-23-003 was approved for exterior alterations and modifications to the landscape and hardscape plan.

At the January 17, 2024 LPC meeting, the subject project was approved with the following conditions:

1. Applicant shall retain the existing shutters on the front façade.
2. Applicant shall return to the February 21, 2024, LPC meeting for review and approval of the hardscape and landscape.

The applicant requested a 1-month deferral to satisfy condition of approval #2 at the March 20, 2024, LPC meeting. This condition of approval was prompted by public comment and concerns by the Commissioners that the circular driveway was not compatible with the neighborhood.

At the March 20, 2024, LPC meeting, the subject project received an additional approval with the following conditions:

1. Applicant shall remove the existing hedge.
2. Applicant shall return to the April 17, 2024, LPC meeting to present the proposed front walkway.

**THE PROJECT:**

The applicant has submitted plans, as prepared by BGS Landscape, Architecture & Engineering, received by the Town on April 2, 2024.

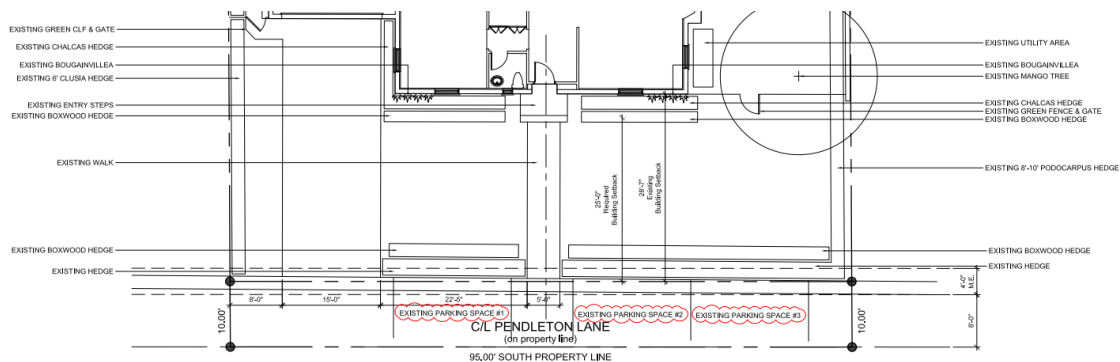
The following is the scope of work for the Project:

- Revision to the previous proposal that removes the existing hedge (as conditioned).
- Revision to the previous proposal to include a new walkway (as conditioned).
- Revision to landscaping in the front yard.
- The applicant requested revision to the driveway material from tabby concrete to pavers and wider ribbon stripes.

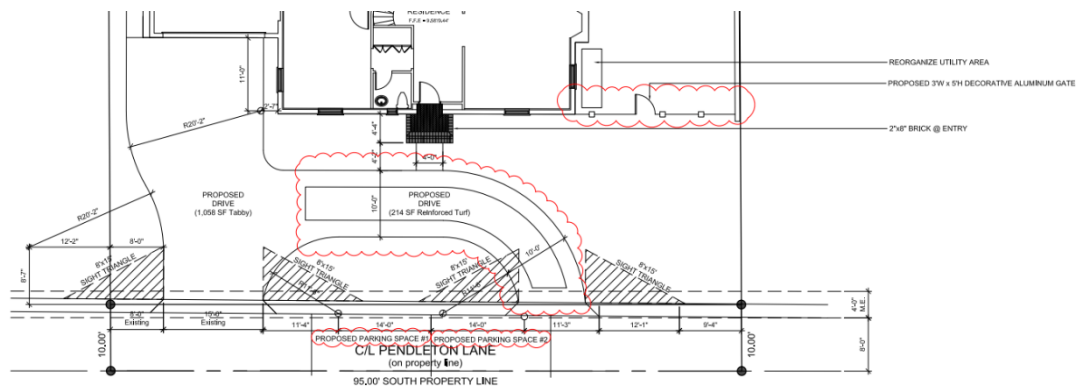
## **STAFF ANALYSIS**

As an HSB project, the proposed changes must comply with the Secretary of the Interior's Standards for Rehabilitation and Sections 18-306, 54-122, and 54-123 of the Landmark Preservation Ordinance. Most of the requested changes are minor, removable or site related.

Pertaining to the front yard driveway and walkway:



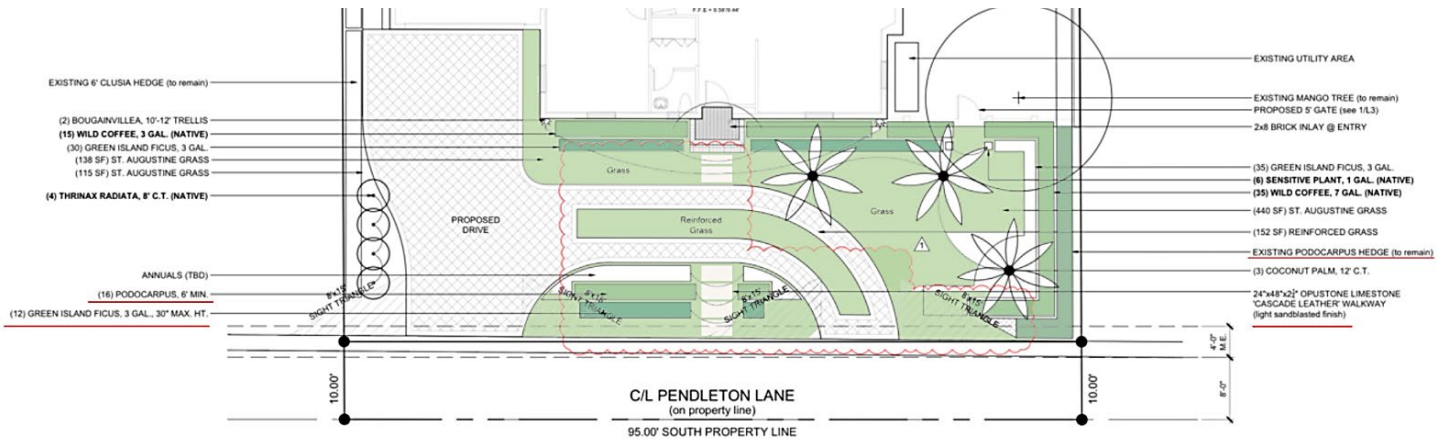
**Existing Conditions: 15'-0"-wide driveway and 5'-0"-wide walkway.**



**HSB-24-001 Proposal (March 20, 2024, LPC meeting): Circular driveway with varying widths (10'-0" and 15'-0") at the curb.**



**Proposed revision to driveway material from tabby concrete to pavers (April 17, 2024, LPC meeting).**



**HSB-24-001 Proposal (April 17, 2024, LPC meeting): Circular driveway with varying widths (10'-0" and 15'-0") at the curb, removal of existing hedge, new smaller hedges, new walkway, revised driveway material, and wider ribbon stripes.**

Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
HSB Designation	December 2022	Architect/Builder:	John L. Volk
Lot Area	11,334 SF	Year of Construction	1938
Project			
	Required/Allowed	Existing	Proposed
Landscape Open Space (LOS)	45.0% (5,528 SF) Required / 49.07% (5,561.90 SF) Proposed	Front Yard Landscape Open Space	40% (950 SF) Required / 58.71% (1,394.36 SF) Proposed
Surrounding Properties / Zoning/ Year of Construction / Number of Stories			
North	300 Chapel Hill Road / R-B / Built 1983 / 2 stories		
South	306 Pendleton Lane / R-B / Built 1937 / 2 stories		
East	303 Pendleton Lane / R-B / Built 1937 / 2 stories		
West	315 Pendleton Lane / R-B / Built 1937 / 2 stories		

### **CONCLUSION:**

As an HSB project the proposed changes must meet the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122 and Sec. 54-123 of the Landmark Preservation Ordinance. Approval of the project will require one (1) motion to be made by the Commission:

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

WRB: JGM: FHM: ALF