



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
Director PZ&B

SUBJECT: LTA-24-0001 1 S COUNTY RD—THE BREAKERS

MEETING: JULY 17, 2024 LPC

LTA-24-0001 1 S COUNTY RD (TAX EXEMPTION) – THE BREAKERS. The applicant, Breakers Palm Beach Inc., has filed an application requesting a Historic Preservation Ad Valorem Tax Exemption for the internal courtyard, a conservatory addition at the westend of the Breakers courtyard and adjacent to the hotel's lobby and occupying the location of the existing lobby's exterior terrace, two (2) covered pavilions, two (2) support structures, a service elevator, and partial window and door replacement (APPROVED PER COA-24-013 AT THE APRIL 17, 2024, LPC MEETING).

Applicant: Breakers Palm Beach Inc.
Representative: James M. Crowley

THE PROJECT:

At the April 17, 2024, Landmarks Preservation Commission (LPC) meeting, COA-24-013 was approved for the scope of work being considered under the subject tax exemption application.

THE PROJECT:

The applicant has submitted a Historic Preservation Property Tax Exemption Application Part 1 Pre-Construction Application, dated May 22, 2024.

The applicants are proposing that the following scope of work at the property (approved under COA-24-013) be approved for a Historic Preservation Property Tax Exemption:

- The construction of a new 1,763 SF glass addition.
- Renovation of open-air courtyard and new addition of covered structures.

Site Data			
Zoning District	PUD-A	Future Land Use:	APPROVED PUD
Designated:	11/09/83 <i>1973 National Register</i>	Year of Construction: Architect:	1926* Schultze and Weaver

STAFF ANALYSIS

The Breakers is a 534-room landmarked hotel situated on 140 acres on the Atlantic Ocean. The resort contains many leisure amenities including an 18-hole golf course, tennis facilities, and eight food and beverage operations within its expansive recreational campus. The previously approved COA-24-013 was for the construction of a 1,763 SF conservatory addition at the west end of the Breakers interior courtyard and adjacent to the hotel's main lobby and occupying the location of the existing lobby's exterior terrace to accommodate the installation of a small indoor service bar counter and seating area. Additionally, the COA included work to improve the existing open-air courtyard and provide outdoor seating areas.



Interior open-air courtyard area under scope of work

HISTORIC PRESERVATION:

The 1,763 SF conservatory addition at the west end of the Breakers courtyard and adjacent to the hotel's main lobby was proposed to expand the lobby area in order to provide seating opportunities off of the bustling central corridor spine of the Breakers which also serves as the lobby. The addition was designed as fully glazed with three sets of sliding doors opening out on the terrace and onto the existing courtyard, which was proposed to be fully renovated. This new addition will contain a portion of the western raised terraced, configured to interior space and housing the two interior bar counters and seating areas. The new coated metal and glass conservatory will be distinguishable from the main building.



Existing east façade of courtyard



Proposed east façade of courtyard (with conservatory addition)

The fountain and eastern staircase were proposed to be renovated, while the existing steps, landing and balustrades were identified to be removed and replaced, the existing balustrade and lanterns were also noted to be restored.

Two new covered pergolas were introduced along both north and south secondary entrances to the courtyard. They feature a flat roof, aligning with the upper third portion of the windows without obstructing the columns' capitals, and are supported by verdigris-painted metal trellis supports. New mechanical areas, storage pavilions, and an accessibility ramp were also proposed within the courtyard.

As specified in Section 54-198, in order for an improvement to a historic property to qualify for a tax exemption it must be consistent with the Secretary of Interior Standards for Rehabilitation. It is staff's analysis that the scope of work approved through COA-24-013 on April 17, 2024, is generally consistent with the Secretary of Interior Standards for Rehabilitation.

The replacement of the windows and doors on the north and south sides of the courtyard with aluminum-clad windows and doors, rather than restoring the existing ones or replacing them with wood, is not the best approach from a historic preservation perspective. However, this approach is consistent with previous approvals for The Breakers.

CONCLUSION:

The application is presented to the Landmarks Preservation Commission to consider whether all criteria have been met. Approval of the project will require one (1) motion:

- (1) for the scope of improvements to be included in a Historic Preservation Tax Exemption in accordance with [Sec. 54-198](#) and [Sec. 54-199](#), subject to any imposed conditions.

WRB: JGM: FHM: ALF