



**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   
Director PZ&B

SUBJECT: COA-24-0020 150 S OCEAN BLVD

MEETING: NOVEMBER 20, 2024, LPC

**COA-24-0020 150 S OCEAN BLVD.** The applicant, Thomas M. Kirchhoff on behalf of the property owner Bessemer Trust Company of Delaware, N.A., has filed an application requesting a Certificate of Appropriateness for the review and approval of partial door replacement for the Landmarked structure.

Property Owner: Bessemer Trust Company of Delaware, N.A.  
Professional: Thomas M. Kirchhoff | Kirchhoff & Associates Architects

**HISTORY:**

The residence was constructed in 1924 and designed by architect Addison Mizner. The Mediterranean Revival structure was designated as a landmark in 1979. According to the designation report: *“El Sarimento, originally the Anthony Drexel-Biddle residence at 150 South Ocean Boulevard, was designed by architect Addison Mizner and constructed in 1924” ... “In contrast to many other major structures in Palm Beach, “El Sarimento” is a showpiece, designed to be seen although the clearing and very private court on the west side is clearly for family use. This is one of Palm Beach’s great houses.”*

Several administrative approvals have been issued for driveway resurfacing, pool deck resurfacing, window and door replacement, roof replacement, and minor exterior alterations to the residence (L-19-00152; L-20-00303; L-21-00415; L-22-00621; L-23-00744; L-23-00815; and L-23-00829).

The subject request for partial door replacement was originally submitted as an administrative request (LPCS-24-0076) which staff and the LPC Chair did not approve since the new doors did not match the original design.

**THE PROJECT:**

The applicant has submitted plans, entitled “ADDITION AND RENOVATION FOR: K5EAST”, as prepared by **Kirchhoff & Associates Architects**, received by the Town on October 7, 2024.

The following is the scope of work for the Project:

- Replacement of two (2) exterior doors.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Designation	1979	Architect	Addison Mizner
Lot Area	9,232 SF	Year of Construction	1924
Surrounding Properties / Zoning			
North	126 South Ocean Boulevard / R-B		
South	172 South Ocean Boulevard / R-B		
East	Atlantic Ocean		
West	130 Barton Avenue & 111 Clarke Avenue / R-B		

**STAFF ANALYSIS**

The application is seeking a Certificate of Appropriateness for the replacement of two (2) exterior doors.



CABANA DOOR 101



CABANA DOOR 102

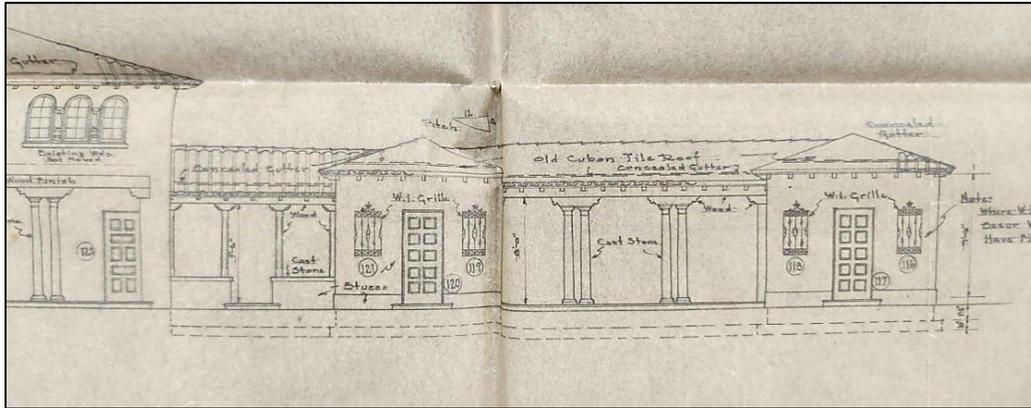
The partial door replacement will take place on the pool cabana which is attached to the residence. New glazed mahogany doors with divided-light patterns are proposed. These doors will read as if there are eight vertically oriented windowpanes.



2

**PROPOSED POOL COURTYARD SOUTH ELEVATION**  
 3/32" = 1'-0"

According to the applicant, the existing doors are not original products. However, their design matches the original doors as depicted in the Treator & Fatio addition architectural plans from 1935:



Staff recommends that LPC determine the appropriateness of the door replacement request that does not match the original design and material. The original/existing doors exhibit ten (10) perfectly square panels.

**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 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: FHM: ALF