



**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: COA-24-0023 218 PHIPPS PLAZA

MEETING: NOVEMBER 20, 2024, LPC

**COA-24-0023 218 PHIPPS PLAZA.** The applicant, Patrick O’Connell on behalf of the property owner Bruce Leeds Trust, has filed an application requesting a Certificate of Appropriateness for the review and approval of new brick inlays on the rear façade of the Landmarked structure.

Property Owner: Bruce Leeds Trust  
Professional: Patrick Ryan O’Connell | Patrick Ryan O’Connell Architect

**HISTORY:**

The subject property was built in 1947. It was designed by Belford Shoumate as “two small houses” in a British Colonial architectural style. In 1982, the property was landmarked as part of the Phipps Plaza Historic District. In 1994, pursuant to COA #4-94, the property received approval to enclose two existing and partially roofed first-floor patios and connect the two structures with a second-floor bridge. The approved bridge, which connected the structures, created one dwelling.

At the October 19, 2022, and December 21, 2022, LPC meetings, COA-22-042 was approved for the renovation of and addition to an existing detached rear accessory structure, the construction of a new pergola, and site wide landscape and hardscape improvements. A variance from the flood-resistant construction requirements from Chapter 50-114 of the Florida Building Code was also approved by LPC. Subsequently, ZON-22-123 was approved at the January 11, 2023, Town Council meeting, for five (5) variances to 2)-4) reduce building setback requirements in the south and west yards, 5) reduced garage parking requirements, and 6) reduce mechanical equipment (pool heater) setback requirements in the north yard.

At the April 17, 2024, LPC meeting, COA-24-014 was presented for a new covered parking structure and revisions to the hardscape and landscape of the property. The Commissioners provided comments regarding the carport alignment, size, dimensions, and column detailing. In addition, a re-study of a smaller pedestrian gate based on other gates along Phipps Plaza was advised. The project was deferred (7-0) to the May 22, 2024, LPC meeting when it was approved (6-0). Subsequently, ZON-24-0050 was approved at the June 12, 2024, Town Council meeting, for three (3) variances.

**THE PROJECT:**

The applicant has submitted plans, entitled “218 PHIPPS PLAZA”, as prepared by **Patrick Ryan O’Connell Architect**, received by the Town on October 7, 2024.

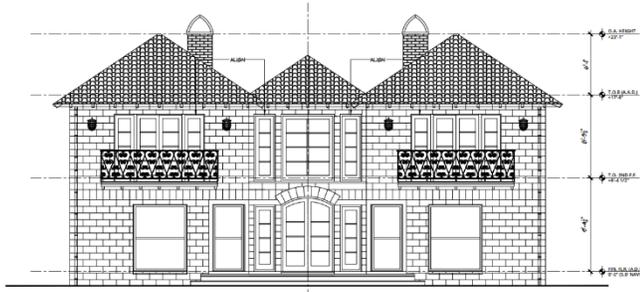
The following is the scope of work for the Project:

- Installation of new brick inlays on the rear façade.

Site Data			
Zoning District	R-B	Future Land Use	MULTI-FAMILY – MODERATE DENSITY
Designation	1982	Architect	Belford Shoumate
Lot Area	9,232 SF	Year of Construction	1947
Surrounding Properties / Zoning			
North	Palm Beach Day Academy Campus / R-B		
South	Two-Story Single-Family Residence / R-C		
East	Phipps Plaza Right-of-Way and Park		
West	Palm Beach Day Academy Campus / R-B		

**STAFF ANALYSIS**

The application is seeking a Certificate of Appropriateness for the installation of new brick inlays



1 PREVIOUSLY LPC APPROVED WEST ELEVATION  
 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION  
 1/4" = 1'-0"

The exposed concrete block is a character-defining feature of the structure. Historical photos and documentation do not substantiate that brick inlays were previously installed or originally proposed for the rear façade. The brick inlays are featured in more prominent locations such as the front façade and entrance. Plans and photos from 1996 are provided below:

Staff recommends that the LPC determine the appropriateness of brick inlays which will obscure portions of the original concrete block.



218 PROPOSED ENCLOSURE NEW YORK REGION PROPOSED ENCLOSURE 220  
 PROPOSED WEST ELEVATION



218 EXISTING WEST ELEVATION 220

**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