

ALBAN RESIDENCE - RENOVATION

1 7 7 C l a r e n d o n A v e . , P a l m B e a c h , F l o r i d a 3 3 4 8 0

FINAL PLAN SET
NOVEMBER 20, 2024 LPC

DEVELOPMENT REVIEW PHASE:

PRE APP SUBMISSION- 08.19.24 PRE-

~~APP MEETING- 08.20.24~~

~~FIRST SUBMITTAL- 09.05.24~~

~~STAFF REVIEW ISSUED- 09.16.24~~

~~SECOND SUBMITTAL- 09.23.24~~

~~NOTICE TO PROCEED- 09.30.24~~

PAPER SETS AND FEES DUE- 10.07.24

LPC MEETING DATE- 11.20.24

WINDOWS AND DOORS APPROVED BY LPC
STAFF REVIEW: LPCS-24-0043 (08-05-24)



PROJECT SCOPE:

- Addition of pergola on north side of Cabana building.
- Exterior Addition of bay window bump-out on east interior courtyard elev.
- Removal/Modification of select windows.
- Exterior Modification of 1 out of 3 garage bays on east elevation.
- Exterior Modification of hip roof above kitchen (east wing) for rain drainage.
- Replacement of exterior light fixtures on house
- Replacement of Driveway Pavers.



FLOWER
CONSTRUCTION



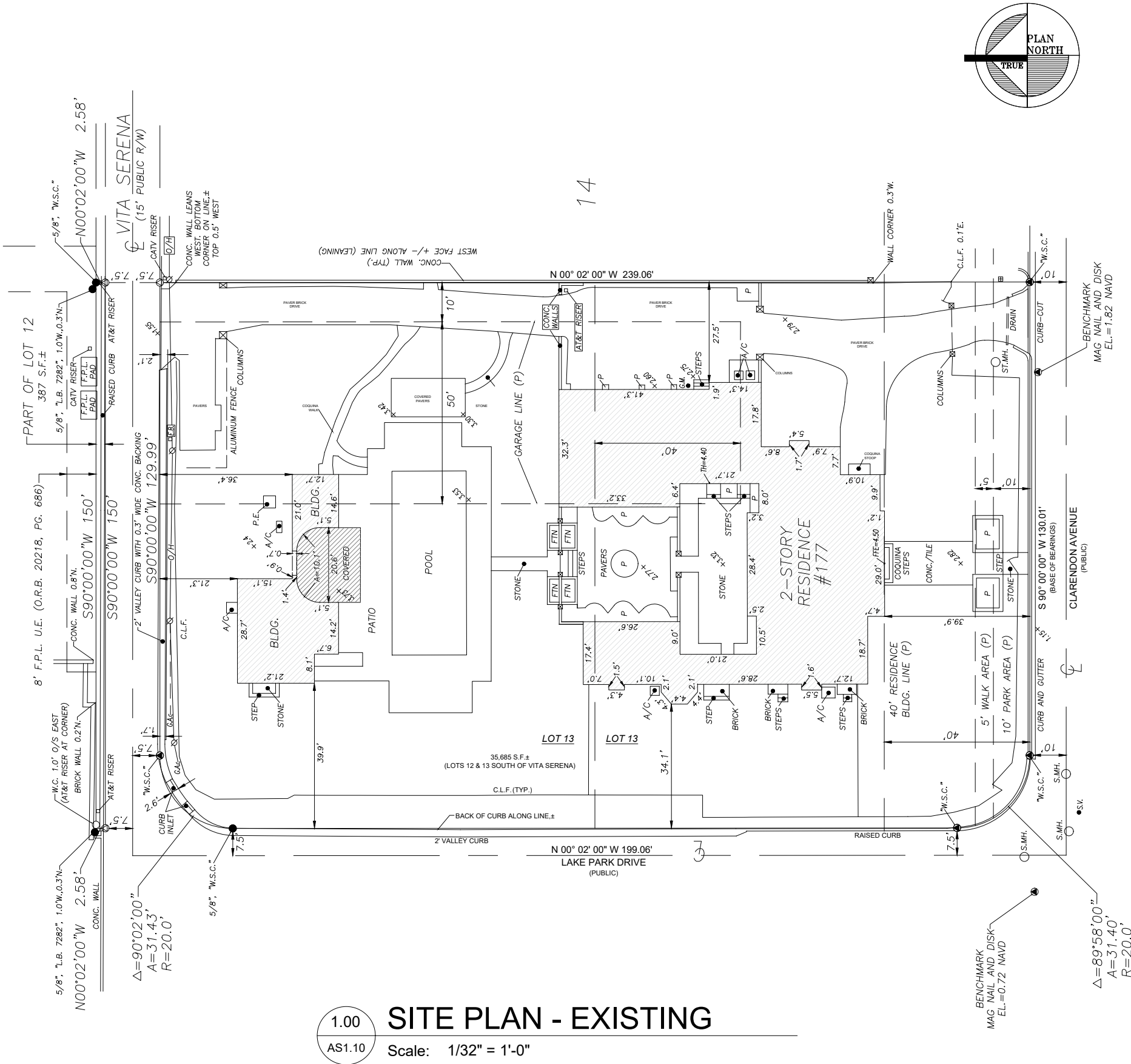
CRONK DUCH
ARCHITECTURE

COA-24-0024: SITE PLAN FINAL SUBMITTAL October 07, 2024

CS COVER SHEET

ARCHITECTURAL

- AS1.00 PROPERTY SURVEY
- AS1.10 SITE PLAN- EXISTING + ZONING LEGEND
- AS1.11 SITE PLAN- PROPOSED
- AS1.12 REPLACEMENT PAVER DETAILS
- AS1.30 CONSTRUCTION STAGING + SCREENING PLAN
- AS1.40 VICINITY LOCATION MAP & PLAN,
- A0.00-06 HISTORIC IMAGES & BROCHURES
- A0.10-11 HISTORIC DOCUMENTATION- 1929 DRAWINGS
- A0.20 IMAGES OF IMPACTED AREAS



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Line #	Zoning Legend			
1	Property Address:	177 Clarendon Avenue, Palm Beach, Florida.		
2	Zoning District:	R-A Estate Residential		
3	Lot Area (sq. ft.):	35,685 sq ft		
4	Lot Width (W) & Depth (D) (ft.):	W: 150' D:239'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	FEMA Flood Zone Designation:	AE		
7	Zero Datum for point of meas. (NAVD)	NAVD ELEVATION 0.0		
8	Crown of Road (COR) (NAVD)			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25 % (8,921.25 sq ft)	15.8%(5,639.35 sqft)	16.2%(5,811 sq ft)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		1flr: 4534, 2 flr:3447 Cabana: 844	1 Floor: 4,568 2 Floor: N/C Cabana: N/C
12	*Front Yard Setback (Ft.)		35'	N/C
13	* Side Yard Setback (1st Story) (Ft.)		15'	N/C
14	* Side Yard Setback (2nd Story) (Ft.)		N/A	N/C
15	*Rear Yard Setback (Ft.)		15'	N/C
16	Angle of Vision (Deg.)	100 Degrees	<100 Degrees	N/C
17	Building Height (Ft.)		N/C	N/C
18	Overall Building Height (Ft.)		N/C	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A		
20	** Max. Fill Added to Site (Ft.)		N/C	N/C
21	Finished Floor Elev. (FFE)(NAVD)		FFE: 0'0", NAVD 4.5'	N/C
22	Base Flood Elevation (BFE)(NAVD)		6'	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	50% (17842.5 sq ft)	56.3%(20,096 sq ft)	55.9%(19,959 sq ft)
24	Perimeter LOS (Sq Ft and %)			N/C
25	Front Yard LOS (Sq Ft and %)	45% OF FRONT SB(2,324 SQ FT)	82% OF FRONT SB OPEN (4,256.6 SQ FT)	N/C
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

* Indicate each yard area with cardinal direction
(N,S,E,W)

** Difference of Fin. Floor Elev. (FFE) and
highest Crown of Rd (COR) divided by two. (FFE -
COR) / 2 = Max. Fill [\(Sec. 134-1600\)](#)

*** Provide Native plant species info per
category as required by [Ord. 003-2023](#) on
separate TOPB Landscape Legend

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

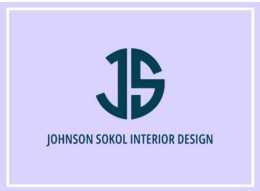
REV BF 20230626

5164.6

PERGOLA ADDITION TO CABANA: 104 SQ FT
BAY WINDOW ADDITION TO COURTYARD: 34 SQ FT
FIREPLACE FOOT PRINT AT POOL PERGOLA: 33.4 SQ FT

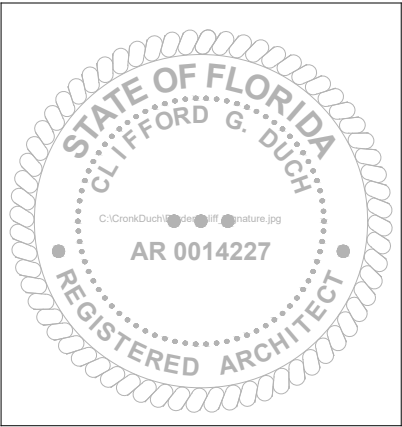
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PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

CRONK DUCH
ARCHITECTURE



FLOWER
CONSTRUCTION

ARCHITECT'S SEAL



SCALE:

AS SHOWN

CADD USER ID:

SMZ

PROJECT PHASE:

LPC FINAL SUBMITTAL

DATE:

OCTOBER 07, 2024

PROJECT NUMBER

2024

RENOVATION

177 CLARENDON AVE.
PALM BEACH, FL 33480

ALBAN
RESIDENCE

ZONING LEGEND

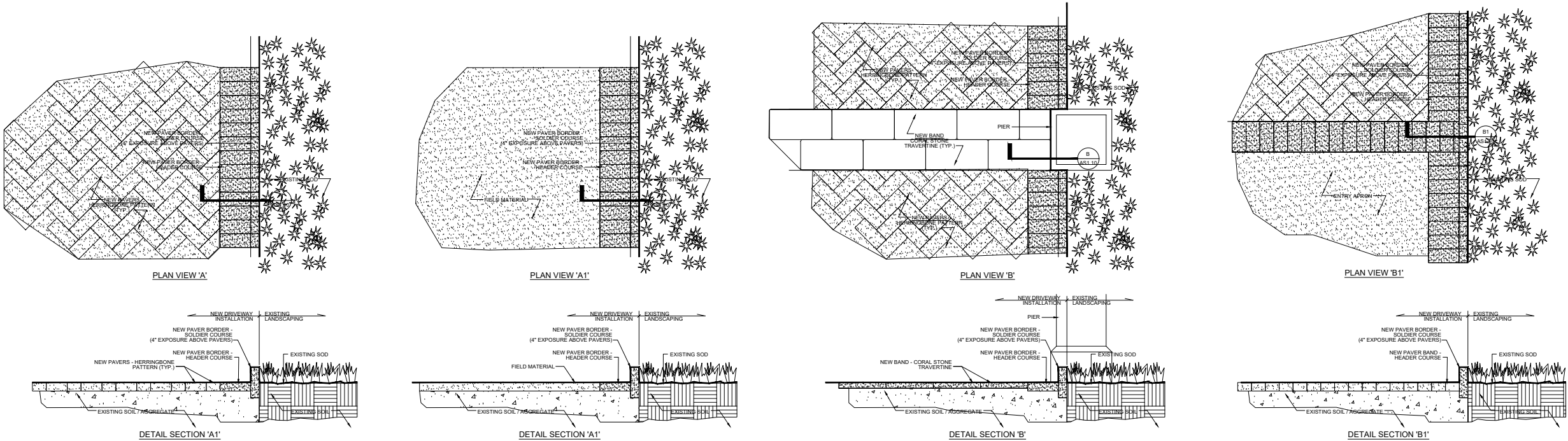
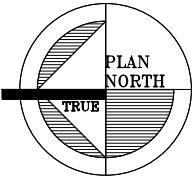
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COA-24-0024: FINAL SUBMITTAL - 10/07/23

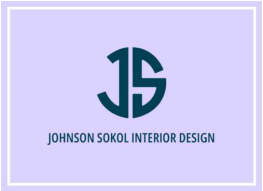
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CRONK DUCH
ARCHITECTURE



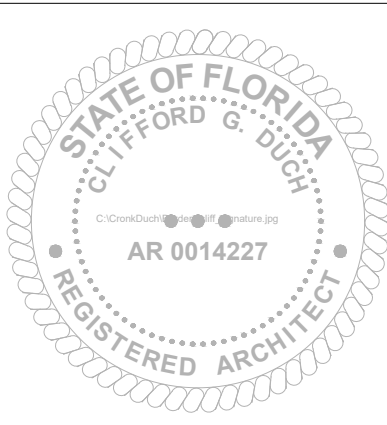
JOHNSON SOKOL INTERIOR DESIGN



PATRICK D. JAROSINSKI
& ASSOCIATES

FLOWER
CONSTRUCTION

ARCHITECT'S SEAL



SCALE:

AS SHOWN

CADD USER ID:

SMZ

PROJECT PHASE:

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DATE:

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2024

RENOVATION

177 CLARENDON AVE.
PALM BEACH, FL 33480

ALBAN
RESIDENCE

REPLACEMENT PAVER DETAILS

AS1.12



REPLACEMENT PAVER DETAILS


Scale: N.T.S.


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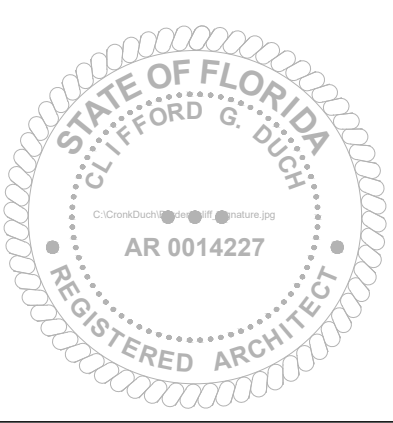
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ARCHITECTURE


JOHNSON SOKOL INTERIOR DESIGN

PATRICK D JAROSINSKI
& ASSOCIATES

FLOWER
CONSTRUCTION

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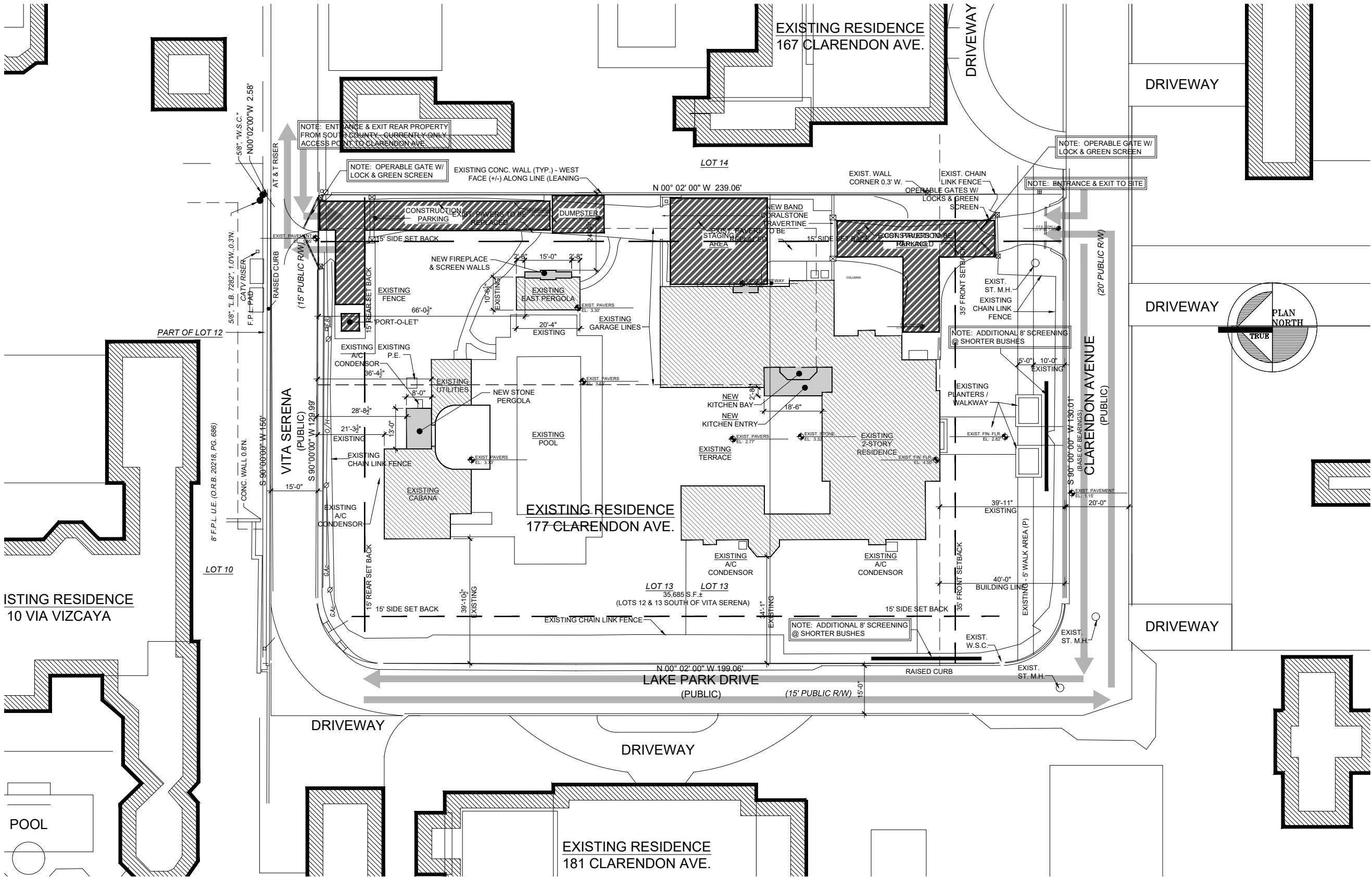
RENOVATION

177 CLARENDON AVE.
PALM BEACH, FL 33480

ALBAN
RESIDENCE

CONSTRUCTION STAGING +
SCREENING PLAN

AS1.30



1.20
AS1.30
CONSTRUCTION STAGING + SCREENING PLAN
Scale: 1/32" = 1'-0"

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145 CLARENDON AVE.



160 CLARENDON AVE.

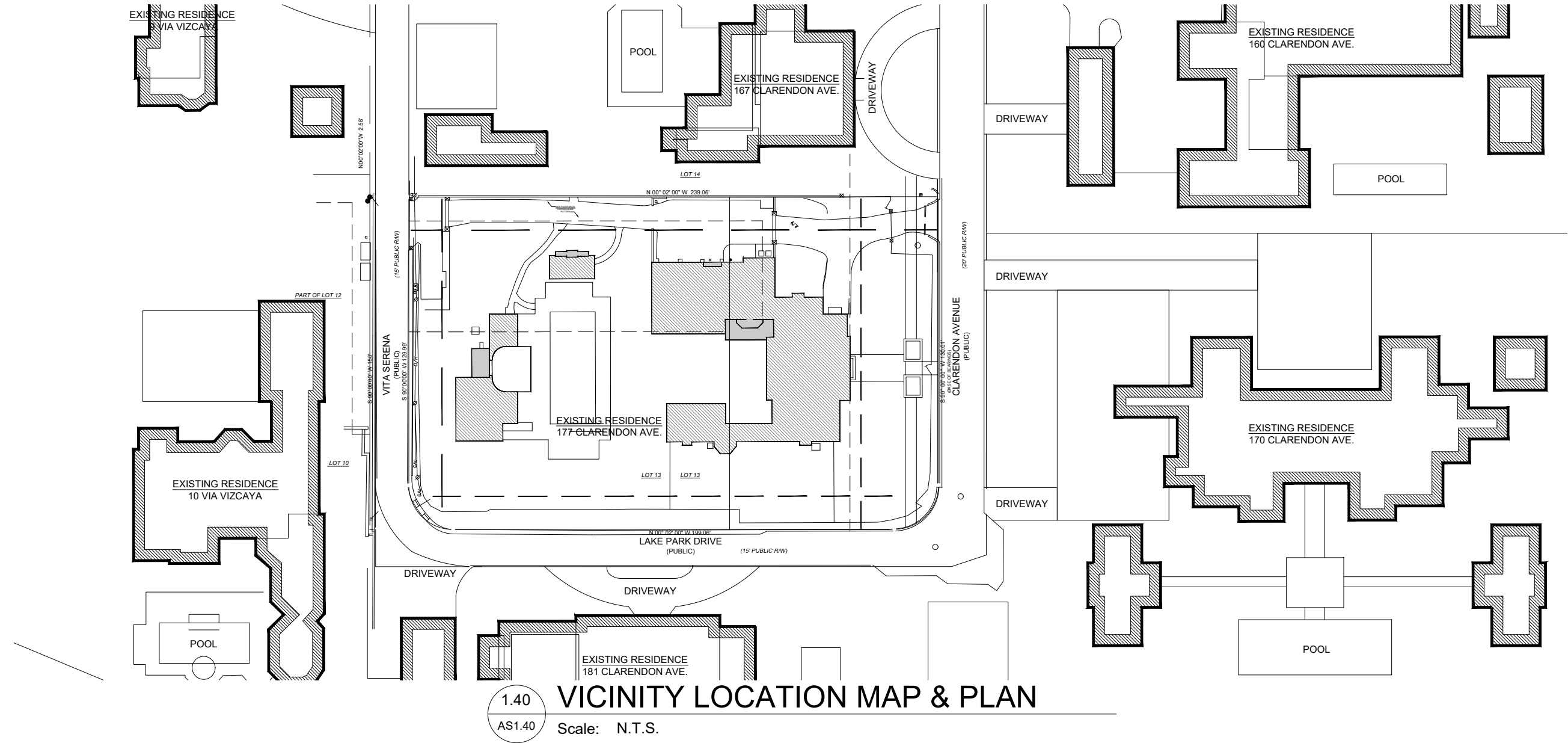
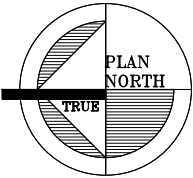


180 CLARENDON AVE.



180 CLARENDON AVE.

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157 CLARENDON AVE.



167 CLARENDON AVE.



181 CLARENDON AVE.

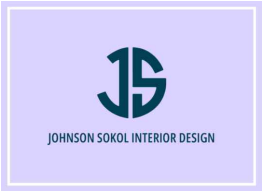


9 VIA VIZCAYA



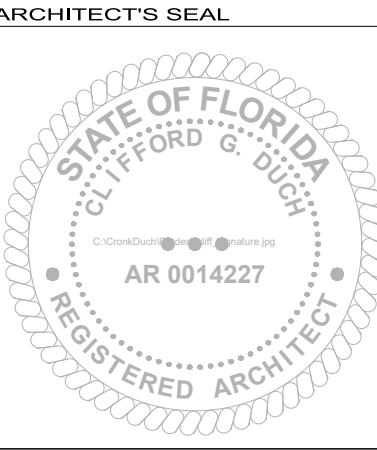
10 VIA VIZCAYA

CRONK DUCH
ARCHITECTURE



PATRICK D JAROSINSKI
& ASSOCIATES

FLOWER
CONSTRUCTION



SCALE:
AS SHOWN
CADD USER ID:
SMZ
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LPC FINAL SUBMITTAL
DATE:
OCTOBER 07, 2024
PROJECT NUMBER
2024

RENOVATION

177 CLARENDON AVE.
PALM BEACH, FL 33480

ALBAN
RESIDENCE

VICINITY LOCATION MAP & PLAN

AS1.40

COA-24-0024: FINAL SUBMITTAL - 10/07/23

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CRONK DUCH
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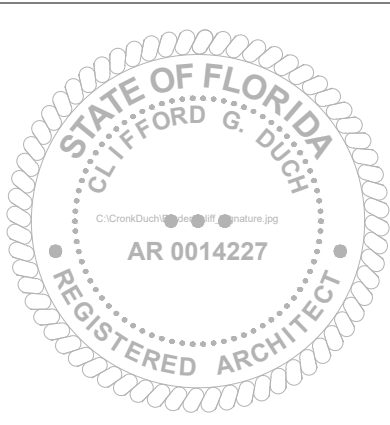
JOHNSON SOKOL INTERIOR DESIGN



PATRICK D JAROSINSKI
& ASSOCIATES

FLOWER
CONSTRUCTION

ARCHITECT'S SEAL



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DATE:

OCTOBER 07, 2024

PROJECT NUMBER

2024

RENOVATION

177 CLARENDON AVE.
PALM BEACH, FL 33480

ALBAN
RESIDENCE

MAIN HOUSE
HISTORIC DOCUMENTATION

A0.00

TABLE OF FACTS



Pool, pool house

LOCATION: 177 Clarendon Avenue, Palm Beach, Florida. Palm Beach is the foremost resort town on Florida's "Gold Coast," famed for its fine residences, its international social events, clubs, restaurants, and shopping. There are excellent schools and beautiful houses of worship. Excellent water sports and beaches are available on the Atlantic Ocean and on Lake Worth, which is a part of the Eastern Seaboard's Intracoastal Waterway. The property is located in the best residential section of Palm Beach, between the Everglades and Bath & Tennis Clubs, just minutes from Worth Avenue and the best that Palm Beach has to offer. West Palm Beach International Airport is located a 15-minutes' drive from the property and offers service facilities for private aircraft. 10 minutes to I-95 and the Florida Sunshine Turnpike is 20 minutes away.

PROPERTY: 4 1/3 acre (150' x 238') with 150 ft. on Clarendon Avenue. Completely chain-link fenced, camouflaged with ficus hedges. Circular gravel entrance drive, paved service drive, ample parking, outside lighting for house and grounds. Beautifully landscaped formal garden/courtyard with palms, potted flowering plants, banana, orange, grapefruit, and mango trees, surrounded by 3 wings of house, leads to pool terrace with pool house. Terrace and paths of coquina stone. 75 feet riparian rights on ocean. Property in excellent condition.

RESIDENCE: 14 rooms (4 master bedrooms, 3 staff bedrooms, 6 full baths, 1 powder room). Built of stuccoed hollow tile in 1929, renovated since then. Roof of Cuban red barrel tile; copper plumbing; electric reverse-cycle heating and air conditioning; gas-fired hot water heater; all new windows. Residence in pristine condition.

First Floor: Enter on south through wrought-iron outer doors and oak main doors to entrance hall which opens through wrought-iron door to GALLERY (29' x 10') with beamed ceiling and Cuban tile floor which opens to gardens. Two staircases at either end of gallery lead to second floor. At west end of gallery, French doors open to LIVING ROOM (29' x 19') with paneled, beamed ceiling of pecky cypress, wood-burning stone fireplace, wall-to-wall carpet. The BAR (14' x 9') with paneled, beamed ceiling, Cuban tile floor; complete wet bar is located off the gallery near the living room. Down a small hall north of the living room is the LIBRARY (15' x 17'), beautifully paneled, with built-in bookshelves and

fireplace, adjoining full bath (library is suitable for use as guest bedroom). A powder room (11' x 12') is off the gallery. At east end of gallery is DINING ROOM (22' x 18') with stone fireplace and Cuban-tile floor. The service area includes the kitchen, pantry, laundry and staff dining room: KITCHEN (16' x 12') with double stainless steel sinks, two 4-burner Kenmore gas stoves in center island, 2 double Kenmore ovens, 2 refrigerator-freezers, vinyl floor. Formica counter top and cabinets, large pantry closet. Pantry (13' x 9') has double stainless steel sinks, freezer and generous storage. The laundry is equipped with washer and dryer and 2 sinks. Staff dining room (10' x 9') adjoins.

Second Floor: MASTER BEDROOM (17' x 16') offers a beautiful view of Lake Worth, has a large cedar closet, carpeted oak floor, and compartmented tiled bath. BEDROOM (17' x 13') has a sliding glass door leading to a small balcony at the front of the house, carpeted oak floor, large cedar closet, and tiled bath. BEDROOM (10' x 13') has carpeted oak floor, ample closet space, and tiled bath. "Tower" BEDROOM (15' x 15') at north end of west wing is reached by separate stairway, has oak floor, large cedar closet, and tiled bath. LOGGIA (21' x 6') once a breezeway, now glazed and carpeted, runs along east wing north to the staff quarters and can serve as a family/playroom. The 3 bright, attractive STAFF BEDROOMS are reached by a separate stairway and share a full bath. Two separate pull-down stairways lead to ATTIC, with ample storage space.

OUTBUILDINGS:

Pool house (built 1939), screened loggia with complete wet bar, ladies' and men's dressing rooms with full baths, tiled grill area, attractive latticework at back.

Garage, 3-car, with gardener's bath.

Slat house for plants.

Some furniture available for separate sale.

REAL ESTATE TAXES: \$4,391 in 1979.

Inspection by appointment only.

Offering subject to errors, omissions, prior sale, change of price or withdrawal without notice.

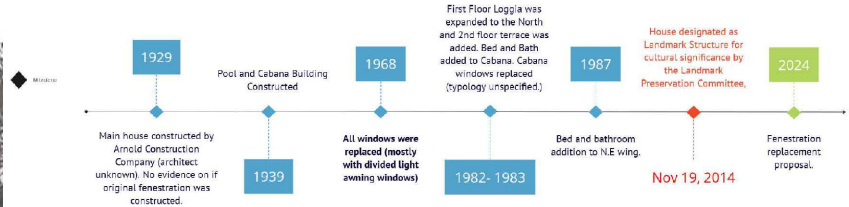
Offered at \$850,000

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Villa Serena
Palm Beach, Florida



COA-24-0024: FINAL SUBMITTAL - 10/07/23

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Residence

A classic Palm Beach residence in pristine condition

The heyday of Palm Beach in the early part of this century produced the residences whose look we identify with Palm Beach today. These are the residences built by or in emulation of Addison Mizner who had found the key to suiting an architecture to a special place.

The 2½-story Spanish-style residence offered here is quintessentially Palm Beach. It is located in the premier residential section, which lies between the Everglades Club and the Bath & Tennis Club. It is across the street from Lake Worth and just 1,000 feet from the ocean at the opposite end of Clarendon Avenue. While totally bespeaking the elegance of Palm Beach, the house has an air of easy well-being and can be managed with a very small staff. Laid out symmetrically on a north-south axis, with the main entrance to the south, the U-shaped residence encloses part of the formal gardens which continue through to the landscaped pool patio and the pool house at the north. The property comprises nearly an acre of land. Thoroughly renovated and exquisitely maintained in every detail, the house and grounds complement each other perfectly. The Spanish theme is carried

out in the red barrel-tiled roof, the arched gallery/loggia, the ceramic tile floors, the wrought-iron work at doorways, windows and balconies, and the beamed ceilings in several of the rooms. The beautifully proportioned rooms include four master bedrooms and three staff bedrooms, large living and dining rooms, a paneled library which could double as a downstairs guest bedroom, and a kitchen generously equipped to deal with the most lavish parties. The gardens are planted with banana, mango, orange, and grapefruit trees, with glorious palms ranging above the house on two sides. Leading through the gardens is a path of coquina stone terminating in the elegant pool terrace which offers a delightful setting for entertaining al fresco. The pool house beyond is complete with wet bar, a tiled grill area, and separate dressing rooms with full baths. The property includes a three-car garage and a slat house for plants.

Villa Serena is just minutes away from Worth Avenue's renowned shopping and Palm Beach's eminent clubs, and the drive to the international airport in West Palm Beach takes all of fifteen pleasant minutes.



Loggia/gallery to living room



Photography by Lucien Capehart

Entrance

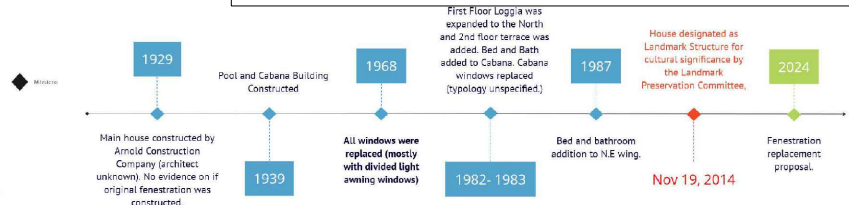


Living room



Dining room

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CRONK DUCH
ARCHITECTURE



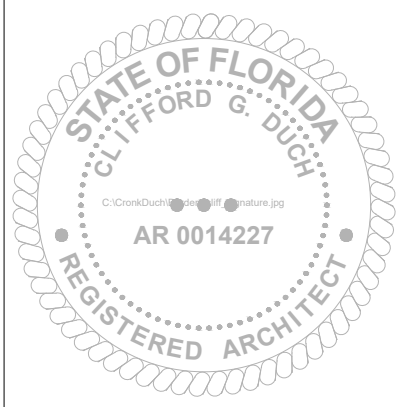
JOHNSON SOKOL INTERIOR DESIGN



PATRICK D. JAROSINSKI
& ASSOCIATES

FLOWER
CONSTRUCTION

ARCHITECT'S SEAL



SCALE:

AS SHOWN

CADD USER ID:

SMZ

PROJECT PHASE:

LPC FINAL SUBMITTAL

DATE:

OCTOBER 07, 2024

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2024

RENOVATION

177 CLARENDON AVE.
PALM BEACH, FL 33480

ALBAN
RESIDENCE

MAIN HOUSE
HISTORIC DOCUMENTATION

A0.01

COA-24-0024: FINAL SUBMITTAL - 10/07/23

This listing carries one commission of 6% of the selling price to selling broker or brokers.

Owner: N. MARSHALL SEEBURG
 c/o A. PARKER BRYANT, Inc., 256 Worth Ave., Palm Beach, Fla.

This offering is made subject to errors, omissions, prior sale and change in price, or withdrawal without notice, and approval of purchaser by seller.



Entrance Hall



Bar

TABLE OF FACTS

RESIDENCE: Spanish style; stucco on hollow tile. Built in 1929 with later additions of pool and pavilion in 1939. Cuban red barrel-tile roof. Copper plumbing.

Ground Floor: Entrance Hall (7' 6" x 15'); Cuban tile floor. Powder Room (11' x 12'); tile floor. Loggia (29' x 10'); tile floor. Living Room (29' 2" x 18' 6"); cork composition floor, pecky-cypress ceiling, wood-burning fireplace. Dining Room (21' 10" x 17' 6"); Cuban tile floor; fireplace. Paralled Library (15' x 17') with complete bath. Butler's Pantry. Kitchen. Servants' Dining Room. 3-car Garage, Laundry, Storage Room. Wooden storm shutters.

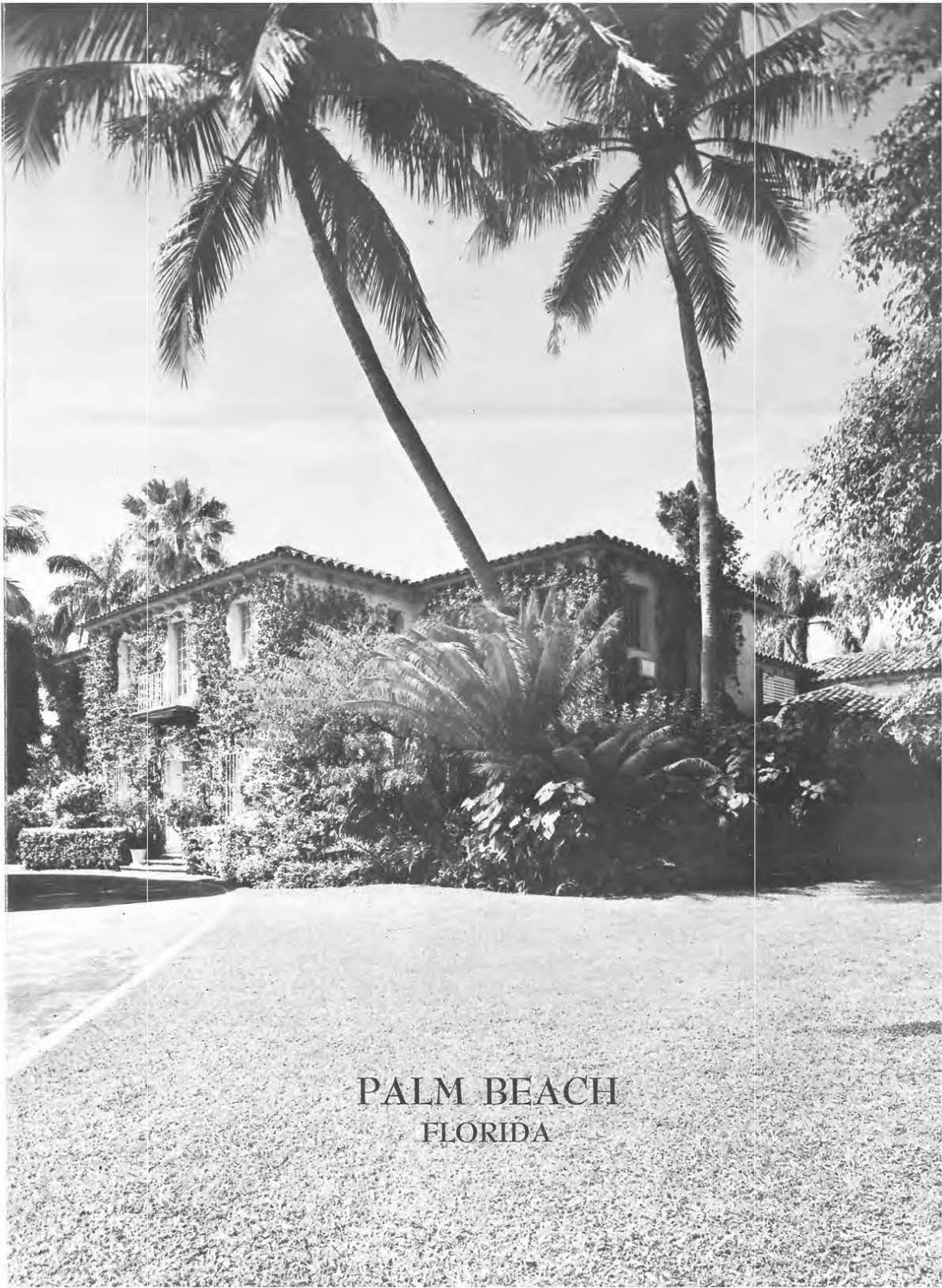
Second Floor: Oak Floors. Screened and jalousied Loggia leading to master bedrooms. Four Master Bedrooms and four Baths. Large linen Closet. All closets cedar-lined.

Swimming Pool: (53' x 22') Built by Paddock Engineering Company in 1939, complete with automatic filtration plant. Pool House: ladies' dressing room with full bath; men's dressing room with full bath. Covered Loggia with complete bar, refrigerator and running water. Many fruit trees. Large slat house. A special filtration system purifying the city water and removing chlorine.

Furnishings: Sale price includes complete furnishings and equipment now on property.

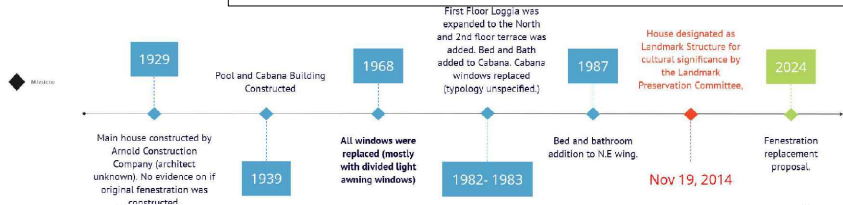
Property: Lots 12 and 13 Vita Serena. Grounds are beautifully landscaped and have 150' frontage on the north side of Clarendon Avenue, with a depth of 238' back to a private service alley. The property has a great variety of tropical foliage and many citrus as well as banana and avocado trees. A curving driveway gives a graceful approach to the residence. The grounds are beautifully illuminated at night.

OFFERED AT: \$185,000 — Furnished



PALM BEACH
 FLORIDA

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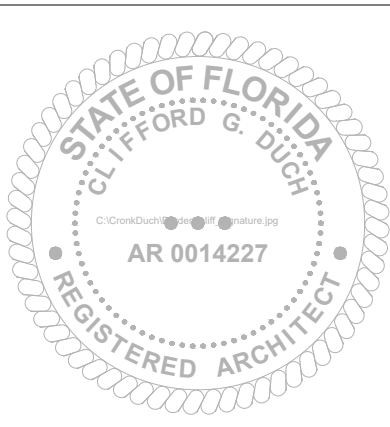


CRONK DUCH
 ARCHITECTURE



FLOWER
 CONSTRUCTION

ARCHITECT'S SEAL



SCALE:

AS SHOWN

CADD USER ID:

SMZ

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RENOVATION

177 CLARENDON AVE.
 PALM BEACH, FL 33480

ALBAN
 RESIDENCE

MAIN HOUSE
 HISTORIC DOCUMENTATION

A0.02



Pool



Master Bedroom



Guest Bedroom

BEAUTIFUL SPANISH VILLA

with

Charming Swimming Pool and Pavilion

A truly outstanding home in the exclusive south end of Palm Beach, this gracious residence is situated on one of the town's most enchanting streets. It is only a few steps from scenic Lake Worth and just one block from the blue Atlantic.

In its delightful setting, the beautiful Spanish-style villa contains every facility for ease of living and entertaining and will appeal to those who also wish to have the utmost in privacy.

Built in 1929 by Arnold Construction Company, one of Palm Beach's outstanding contractors, the house is constructed of hollow tile with Cuban barrel-tile roof. The floors are predominantly of Oak and Spanish tile.

The large living room contains an artistically decorated cypress ceiling

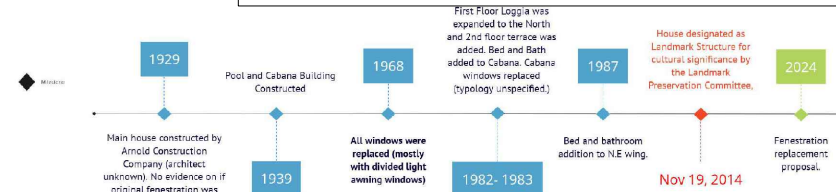
and exquisite fireplace. Immediately adjacent is a large glass-enclosed loggia, off of which is a well-equipped bar and tap room. The dining room, which also has an entrance to the loggia, provides ample seating for sixteen or more.

To the north of the residence are the beautiful patio and garden with Olympic-size swimming pool and adjacent pool pavilion built in 1939 by the Paddock Engineering Company.

The pool pavilion contains a large lounge with rotisserie, refrigerator, bar, two dressing rooms and two baths. The three-car garage has four servants' rooms and bath on the second floor.

Framed by luxuriant plantings of tropical shrubs and trees, and enclosed by picturesque Spanish walls, the property is convenient to clubs, schools, shops, and all facilities of the resort.

DO NOT MEASURE DRAWINGS
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PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



Living Room



Dining Room



Terrace

PROPERTY: 177 Clarendon Avenue
INSPECTION: Through A. Parker Bryant, Inc.
256 Worth Ave., Palm Beach, Fla., Tel. TE 2-7114 or TE 3-4558

TAXES:
\$2,292.71

A. PARKER BRYANT, Inc.
REAL ESTATE and INSURANCE
256 Worth Ave., Palm Beach, Fla., Tel. TE 2-7114 or TE 3-4558

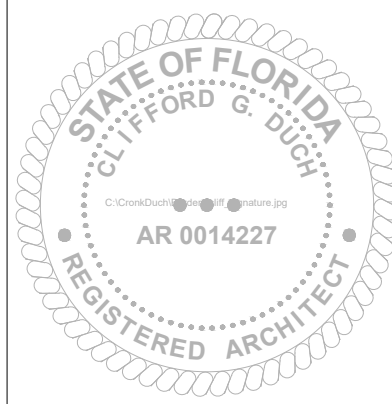
CRONK DUCH
ARCHITECTURE



PJ PATRICK D JAROSINSKI
& ASSOCIATES

FLOWER
CONSTRUCTION

ARCHITECT'S SEAL



SCALE:

AS SHOWN

CADD USER ID:

SMZ

PROJECT PHASE:

LPC FINAL SUBMITTAL

DATE:

OCTOBER 07, 2024

PROJECT NUMBER

2024

RENOVATION

177 CLARENDON AVE.
PALM BEACH, FL 33480

ALBAN
RESIDENCE

MAIN HOUSE
HISTORIC DOCUMENTATION

A0.03

COA-24-0024: FINAL SUBMITTAL - 10/07/23

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177 Clarendon Avenue

This unique Marion Symes Wyeth, built in 1925, sits one house from the lake in the Estate Section of Palm Beach. The gracious entrance foyer provides a vista of lushly landscaped grounds, an Olympic size pool and guest cabana. Large major rooms with original tile floors, high pecky cypress ceilings, several stone fireplaces are but a few of the fine details.

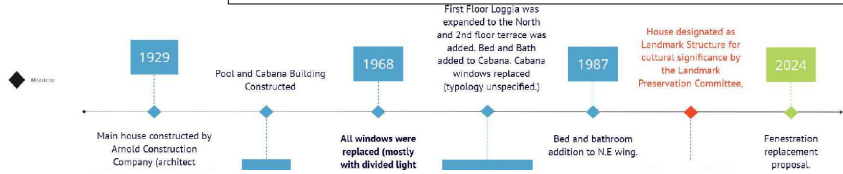
By advance appointment.

Carole Ruhlman
(561) 659-3555 or (561) 832-5861

Sotheby's
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- Lot Size: approximately 150' x 239' (survey and elevation update ordered).
- Approximate square feet: 9,600
- Bedrooms: 5 plus 2 staff
- Baths: 6 ½
- Library with bath and fireplace.
- Formal Dining and Living rooms each with fireplace, plus large glassed in loggia.
- Garage: 3-car attached, plus new orchid slat house.
- Barrel tile roof.
- Taxes: \$63,795 (2001)
- Asking Price: \$6,300,000

Carole Ruhlman
(561) 659-3555 or (561) 832-5861

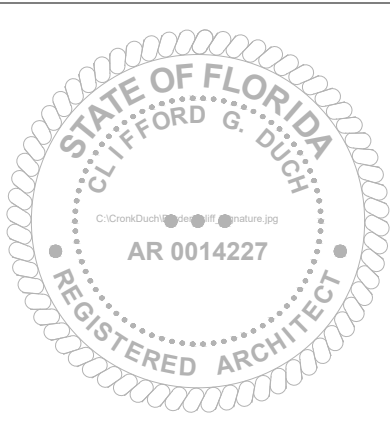
CRONK DUCH
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Patrick D. Jarosinski
& Associates

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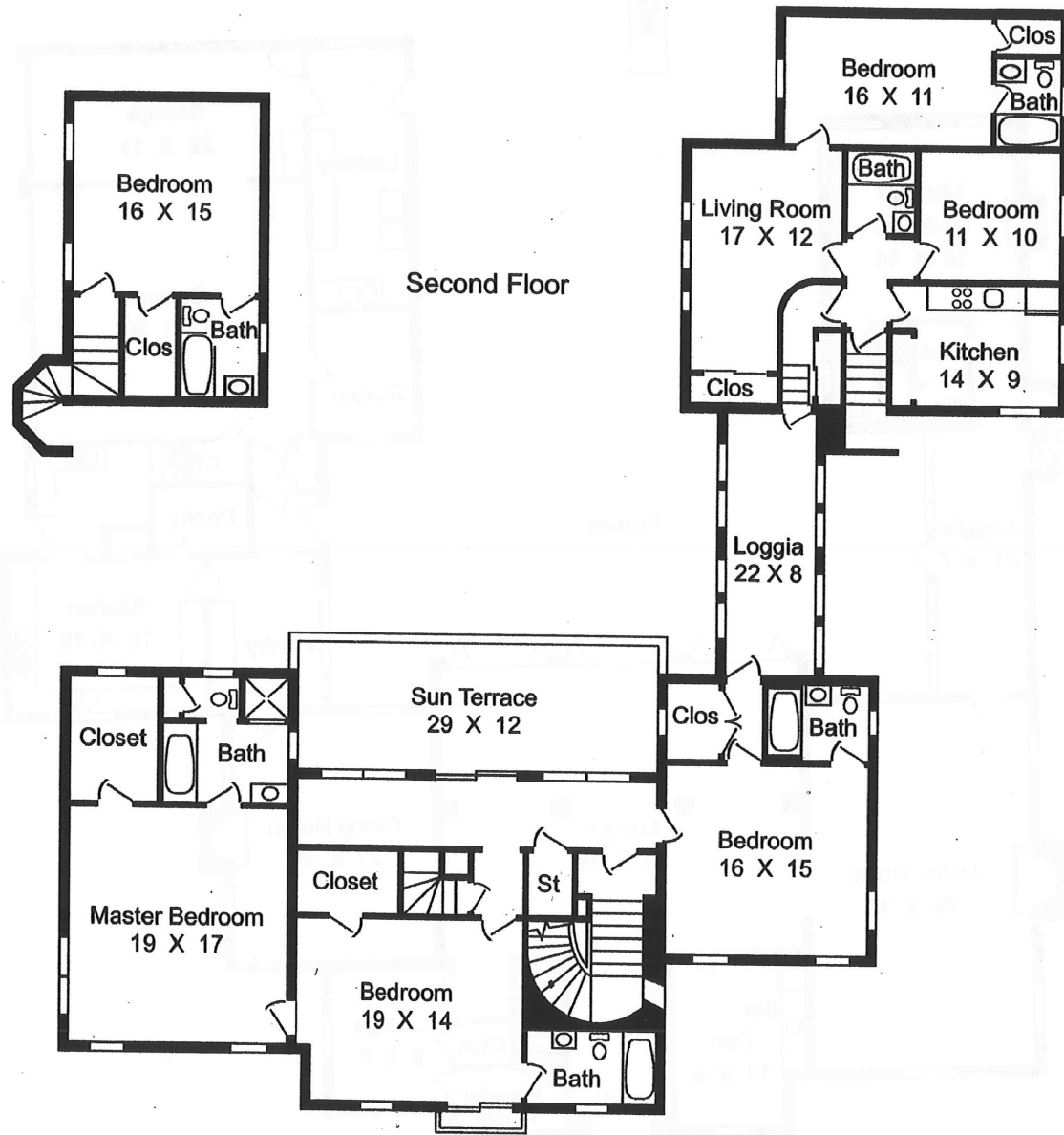
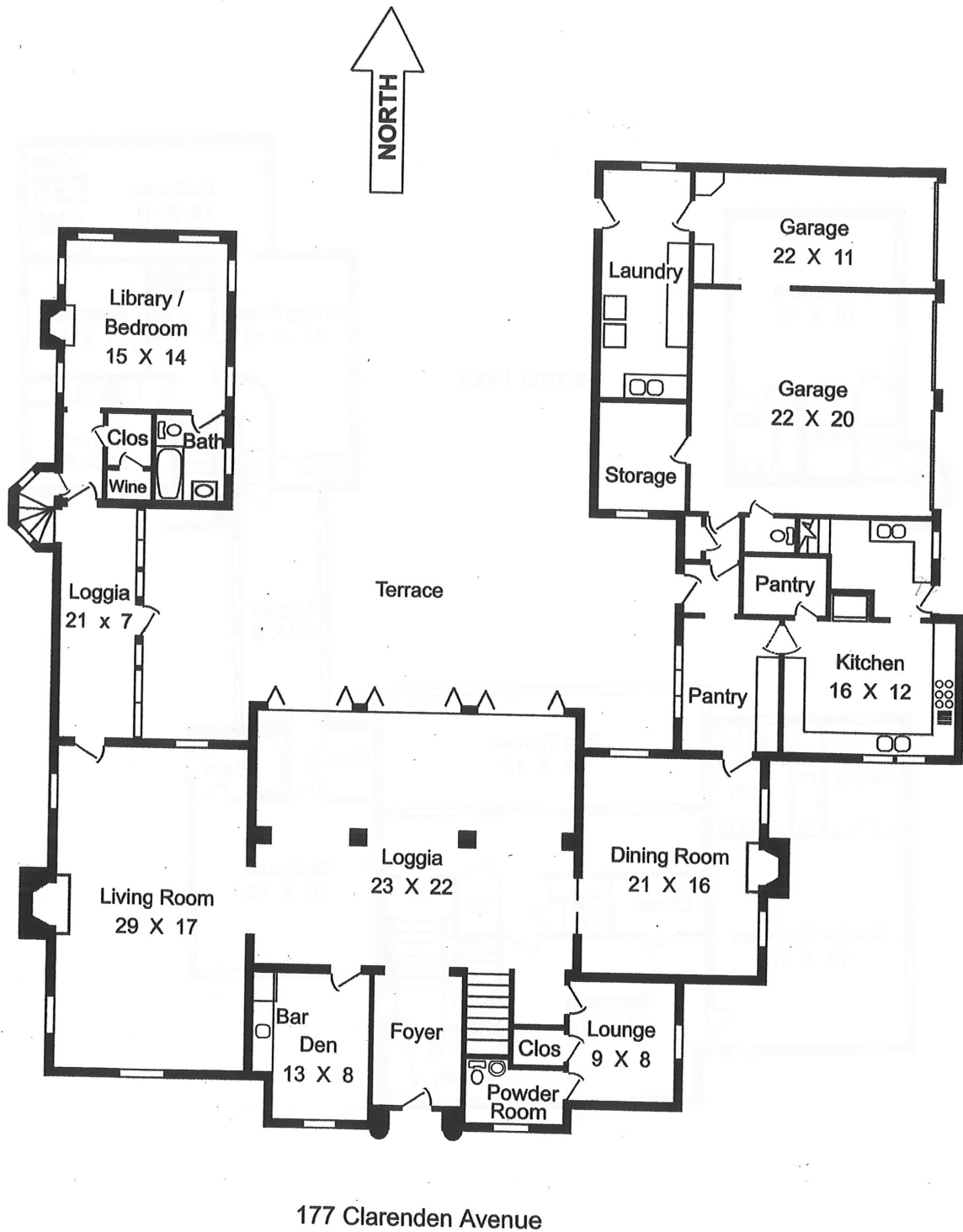
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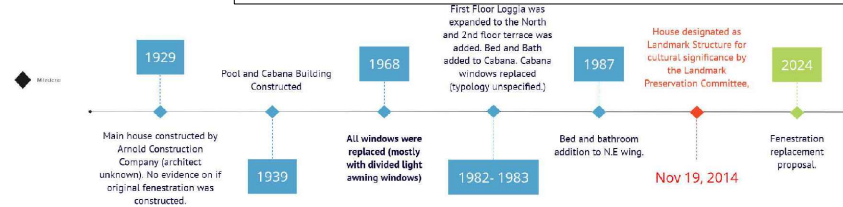
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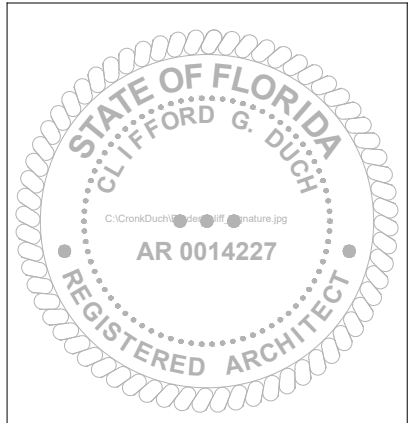


CRONK DUCH
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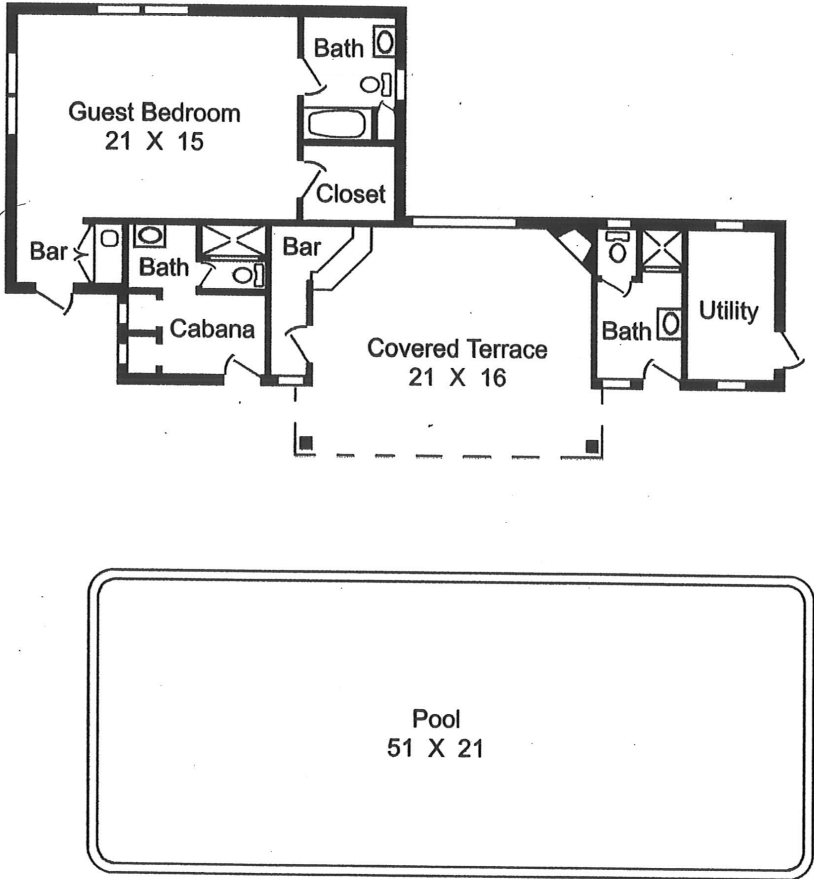
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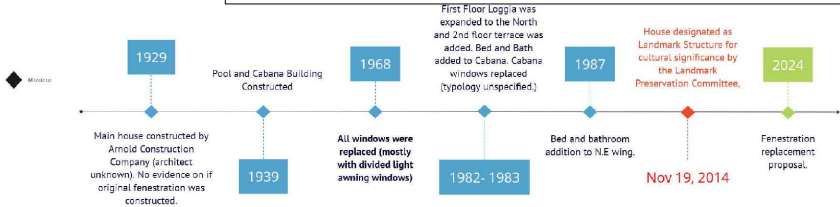
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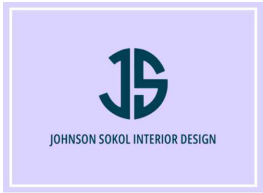
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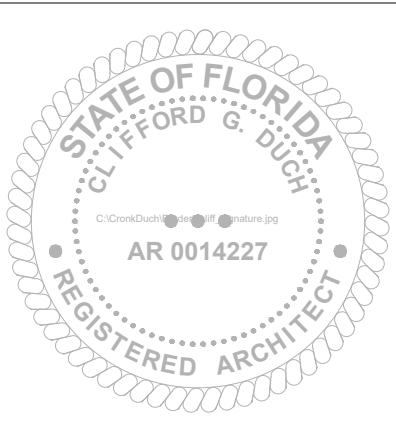
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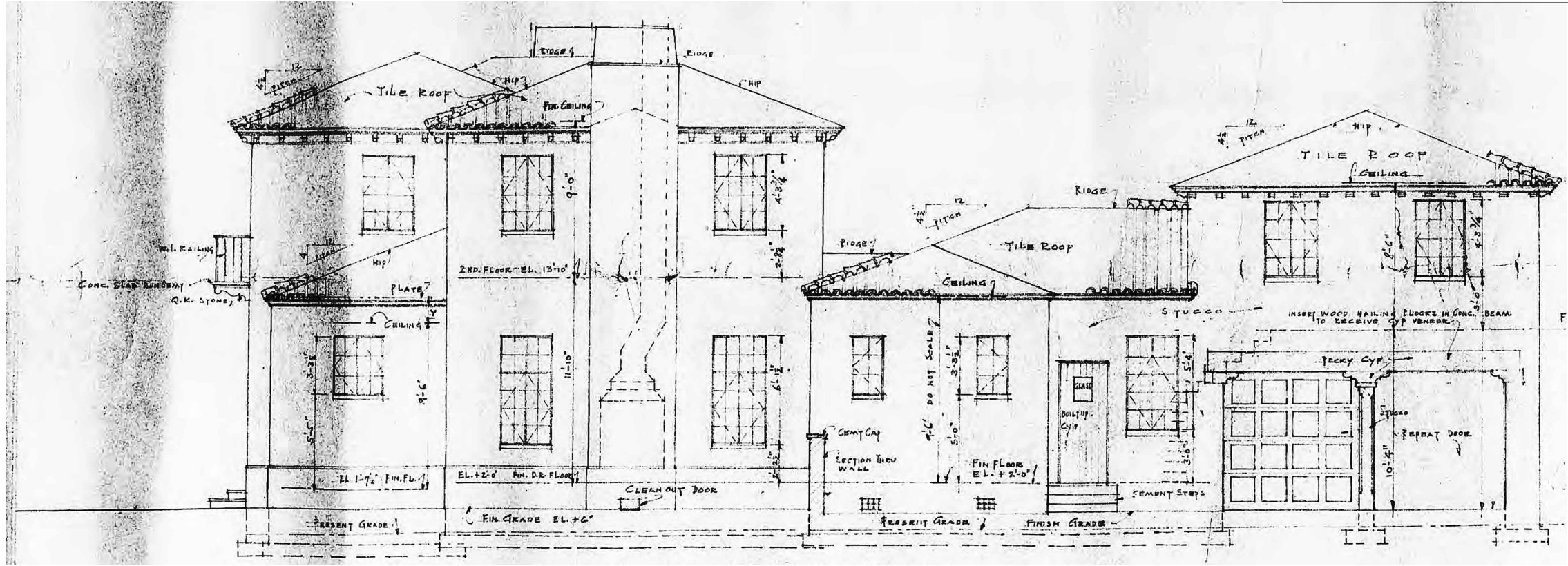
177 CLARENDON AVE.
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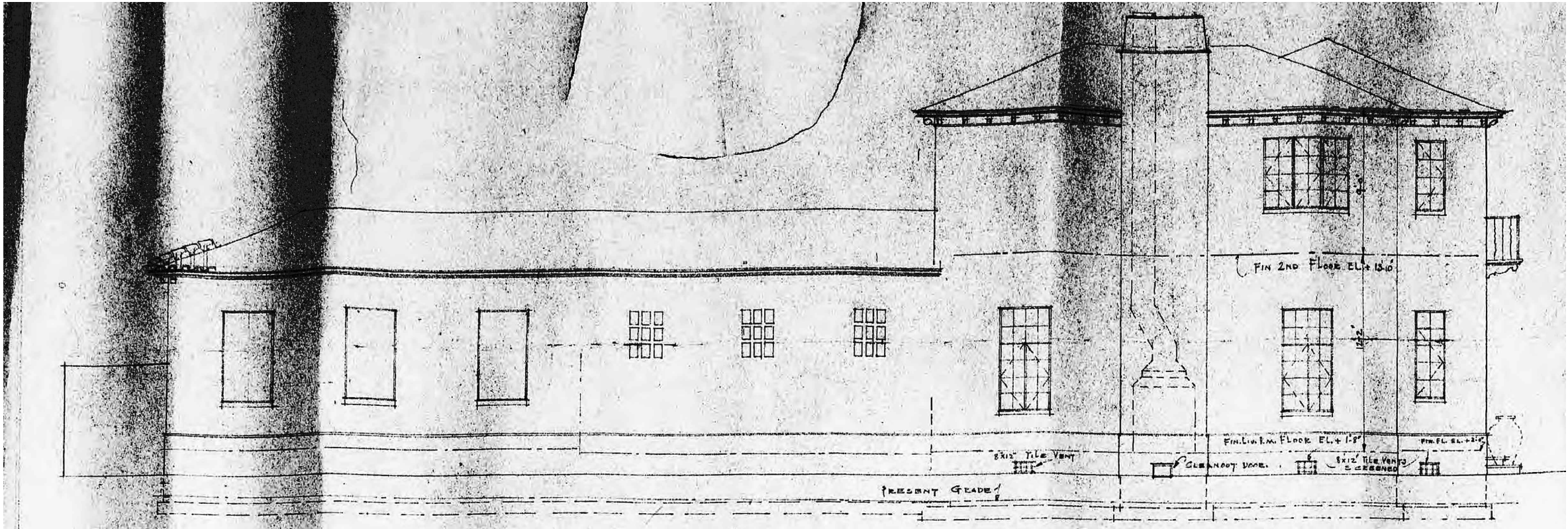
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ORIGINAL EAST ELEVATION (RIGHT-SIDE VIEW) - 1929 PLANS

Scale: N.T.S.



ORIGINAL WEST ELEVATION (LEFT-SIDE VIEW) - 1929 PLANS

Scale: N.T.S.

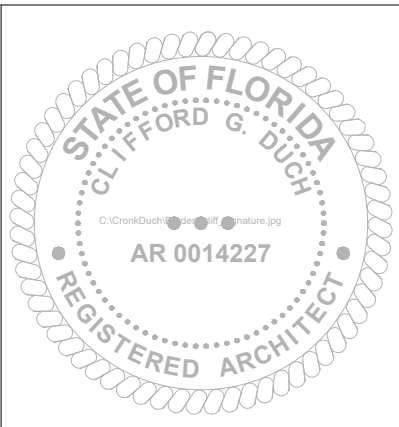
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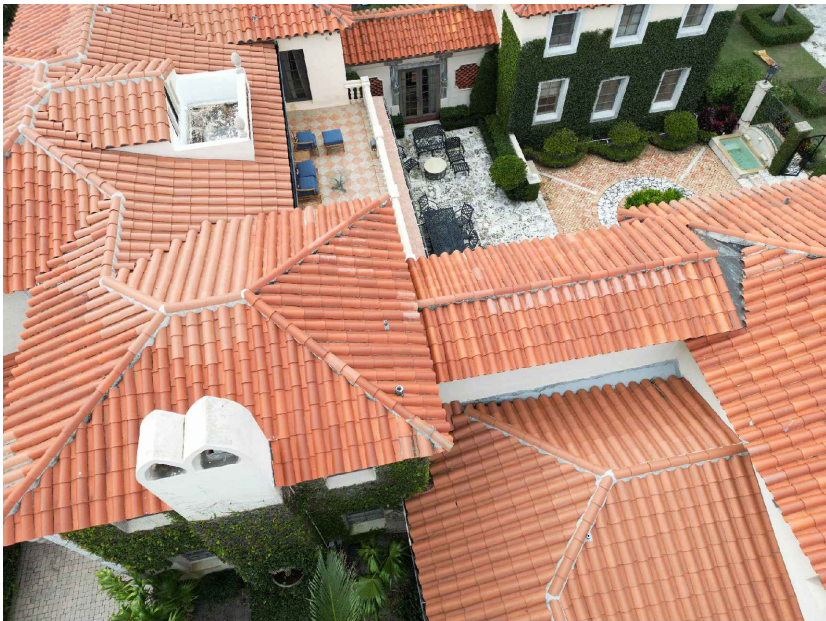
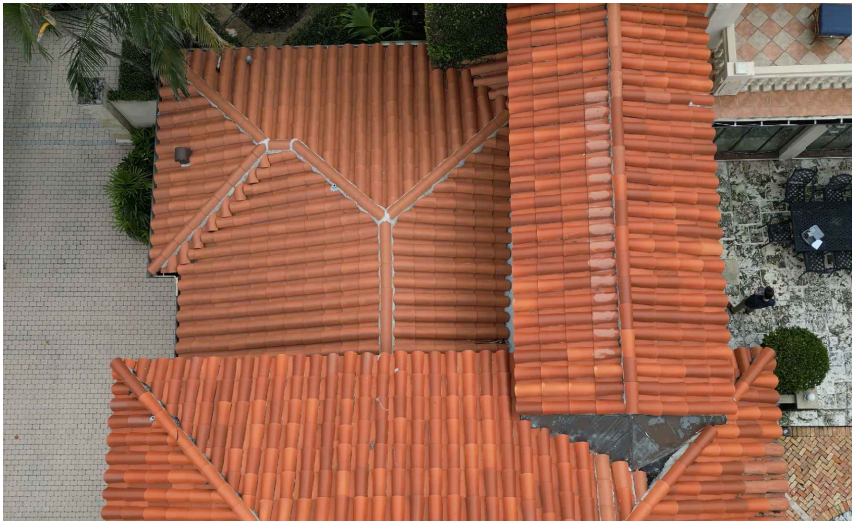
RENOVATION

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HISTORIC DOCUMENTATION
1929 DRAWINGS

A0.11

EXISTING ROOF TO BE MODIFIED:



EXISTING PERGOLA TO BE MODIFIED



GARAGE BAY TO BE MODIFIED



EXISTING PATIO TO RECEIVE BAY WINDOW ADDITION

EXISTING CABANA TO RECEIVE PERGOLA ADDITION.



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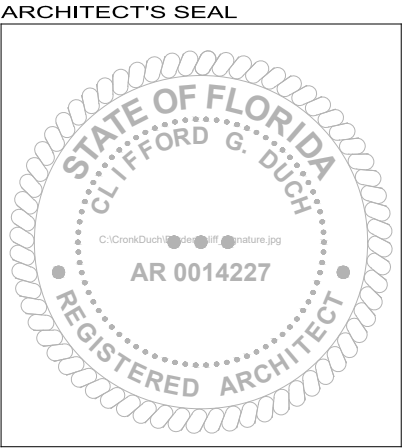


JOHNSON SOKOL INTERIOR DESIGN



PATRICK D. JAROSINSKI
& ASSOCIATES

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IMAGES OF IMPACTED
AREAS

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