



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Landmarks Preservation Commission

TO: LPC Chairperson and Members

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

SUBJECT: COA-23-005 1095 N OCEAN BLVD.

MEETING: FEBRUARY 17, 2023

COA-23-005 1095 N OCEAN BLVD. The applicants, Carl & Mary Jane Panattoni, have filed an application requesting Certificate of Appropriateness review and approval for architectural alterations including an updated balcony railing design, a new added gable roof second on the south end of the main house, and a revision to roof material. Landscape and hardscape updates include an updated driveway gate design, new entry step handrails, and revised pool terrace pavilion/pergola structure for the Landmarked property.

Applicant: Carl & Mary Jane Panattoni
Professional: Keith Williams and Cody Sylvia | Nievera Williams Design

HISTORY:

The subject property was constructed circa 1925 in a Mediterranean Revival architectural style. There have been numerous alterations to the property over time, including fenestration alterations and additions approved by the Landmarks Preservation Commission in 2021.

The current application was initially reviewed by LPC at the January 2023 meeting, where the new glazed dining pavilion and kitchen were approved. The proposed changes to the roof, railing, and gate designs were deferred to the February meeting.

THE PROJECT:

The applicant has submitted plans, entitled "Mr. and Mrs. Panattoni", as prepared by **Nievera Williams Design**, dated February 9, 2023.

The following is the scope of work for the Project:

- Landscape and hardscape modifications
- Modified railing, gate, and handrail designs
- ~~Construction of a 254 SF glazed connecting addition between the primary structure and the guest house.~~ (Approved at the January LPC Meeting).
- Installation of a new barrel tile roof

Site Data			
Zoning District	R-A Low Density Res.	Lot Size (sq ft)	46,300 SF
Future Land Use	SINGLE-FAMILY	Total Building Size (sq ft)	38,423 SF
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	25%	23.94% (11,086 SF)	24.49% (11,340)
Landscape Open Space (LOS)	Required 50% Existing 36% Proposed 42%	Front Yard Landscape Open Space	Required 45% Existing 27% Proposed 41%
Surrounding Properties			
North	1100 N Ocean Blvd. Single Family Residence		
South	1075 N Ocean Blvd. Single Family Residence		
East	Atlantic Ocean		
West	1080 N Ocean Blvd. Single Family Residence		

STAFF ANALYSIS

The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met.

The application requests a series of architectural and site modifications to the Landmarked property, including roof replacement, railing replacement, and new vehicular gates. The previously proposed slate roof reviewed at the January meeting has been changed to a new barrel tile roof to match the existing material. Additionally, the proposed railing designs have been modified. The proposed vehicular gate has also been redesigned per LPC recommendation, as the applicants have removed the heavy wood surround/frame in exchange for a lighter and more transparent design with decorative metal scrollwork.

The application, as proposed, is zoning compliant and does not require zoning relief. Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria.

WRB:JGM:JRH