



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: HSB-23-003 311 PENDELTON LANE

MEETING: MARCH 22, 2023

HSB-23-003 311 PENDELTON LANE. The applicant, Mr. & Mrs. Kempin, has filed an application requesting Landmarks Preservation Commission review and approval of renovation to an existing two-story Historically Significant Building and exterior modifications to the existing driveway and pool deck.

Applicant: Mr. & Mrs. Kempin
Professional: SKA Architect + Planner (Daniel Clavijo)

HISTORY:

The subject property was designated 'historically significant' in December of 2022. The property is located within the Mid-Town Conservation District. The structure was built in 1938 and designed by John L. Volk in his interpretation of the Monterey style of architecture.

THE PROJECT:

The applicant has submitted plans, entitled "Kempin Residence 311 Pendleton Lane", as prepared by **SKA Architect + Planner** dated February 09, 2022.

The following is the scope of work for the Project:

- Renovation of existing two-story residence.
- Redesign of driveway and reduction in hardscape in the rear of the property.

Site Data			
Zoning District	R-B	Lot Size (SF)	12,885 SF
Future Land Use	SINGLE-FAMILY	Exist Fin. Floor Elevation	9.44' (residence) 8.1' (garage)
C-O-R	7.37'	Flood Zone	X
Year of Construction:	1938	Architect/Builder:	John L. Volk
Project			
	Required/Allowed	Existing	Proposed

Front Yard Open Space 40% OF FRONT YARD:	Existing: 77% (1,842 SF) Proposed: 45% (1,066 SF) Required: 40% (950 SF)	Landscape Open Space	Existing: 50% (6,181 SF) Proposed: 45.6% (5,601 SF) Required: 45% (5,528 SF)
Surrounding Properties / Zoning			
North	1983 Two-story residence / R-B		
South	1937 Two-story residence / R-B		
East	1937 Two-story residence / R-B		
West	1937 Two-story residence / R-B		

STAFF ANALYSIS

As a HSB project the proposed changes must meet the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122 and 54-123 of the Landmark Preservation Ordinance. A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code.

The scope of work includes site work with no essential architectural changes. Specifically, the applicant is proposing front yard alterations including modifying the original driveway and incorporating a circular drive configuration and changing the pool deck area in the rear.

WRB:JGM