



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

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

SUBJECT: COA-23-015 189 BRADLEY PLACE

MEETING: APRIL 19, 2023

**COA-23-015 189 BRADLEY PLACE**. The applicant, Richard Sammons and Anne Fairfax Ellett, have filed an application requesting a Certificate of Appropriateness for the review and approval for the restoration of an existing mixed-use landmarked building, including window replacement and restoration, new masonry openings, new door opening, and new awnings.

Applicant: Richard Sammons and Anne Fairfax Ellett  
Professional: Fairfax & Sammons | Richard Sammons

**THE PROJECT:**

The applicant has submitted plans, entitled "189 BRADLEY PLACE", as prepared by **Fairfax & Sammons**, dated March 14, 2023.

The applicant is requesting review and approval of the following scope of work for a Certificate of Appropriateness and has submitted a Historic Preservation Tax Abatement application for the proposed improvements:

- Window and door replacement and restoration
- Fenestration restoration, relocation, and the creation of new openings
- Awning installation
- New rooftop HVAC units with screening
- New plantings

Site Data			
Zoning District	C-TS	Lot Size (SF)	5,488 SF
Crown of Road C-O-R	1.98' NAVD	Flood Zone	AE 6
Exist Fin. Floor Elevation	7'	Prop. Fin. Floor Elevation	2.5' (N/C)
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	70%	49% (5,718 SF)	N/C
Landscape Open Space	25%	1% (56 SF)	N/C

<b>Front Yard Landscape Open Space</b>	35%	0% (0 SF)	N/C
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	191 Bradley Place / Restaurant (Meat Market)		
<b>South</b>	179 Bradley Place / Commercial Building (Christian Angle Real Estate)		
<b>East</b>	184 Bradley Place / Condominium Building (Parc Regent)		
<b>West</b>	263 Oleander Ave / Two-Family Residence		

#### **STAFF ANALYSIS**

The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met. As the requested changes are cosmetic in nature, there are no zoning concerns presented with the application.

The two-story commercial building at 189 Bradley Place was designated as a Palm Beach Landmark in 2014. Per the applicant's Letter of Intent, the building's interior is currently demolished and interior renovations are planned to update its functionality. There is no change of use, occupancy, square footage, or building height proposed as part of this application.

The current application seeks to create new masonry openings on the north elevation to accommodate new windows, and to install new awnings, exterior paint, and new and restored windows and doors. Additionally, three new air conditioning condensing units with screening is proposed for the northeast quadrant of the flat roof top.

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 criteria, subject to any imposed conditions.

WRB:JGM:JRH