

**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

**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-23-004 249 SANDPIPER DR

**MEETING:** APRIL 19, 2023

**HSB-22-013 249 SANDPIPER DR.** The applicant, Alec Scheiner, has filed an application requesting Landmarks Commission review and approval for roof replacement from the existing flat white concrete tile to a dark slate clay tile for the Historically Significant Building.

**Applicant:** Alec Scheiner  
**Professional:** Varnava Design Studio, LLC | Yianni Varnava

**HISTORY:**

The subject property is located within the Garden Conservation District and was designated 'historically significant' in August of 2021. The structure was built in 1969 during Palm Beach's Contemporary Period, which lasted from roughly 1960-1979.

On January 19, 2022, the subject property was approved by the LPC for partial enclosure of existing front covered porch and new entry door and replacement of all existing doors and windows with new impact rated product, pursuant to HSB-22-001. In November of 2022, the property received LPC approval for driveway reconfiguration and associated landscape and hardscape improvements, pursuant to HSB-22-013.

**THE PROJECT:**

The applicant has submitted plans, entitled "Scheiner Residence", as prepared by **Varnava Design Studio**, dated March 6, 2023.

The following is the scope of work for the Project:

- Replacement of the existing flat white cement tile roof with a new clay tile roof in "slate" grey

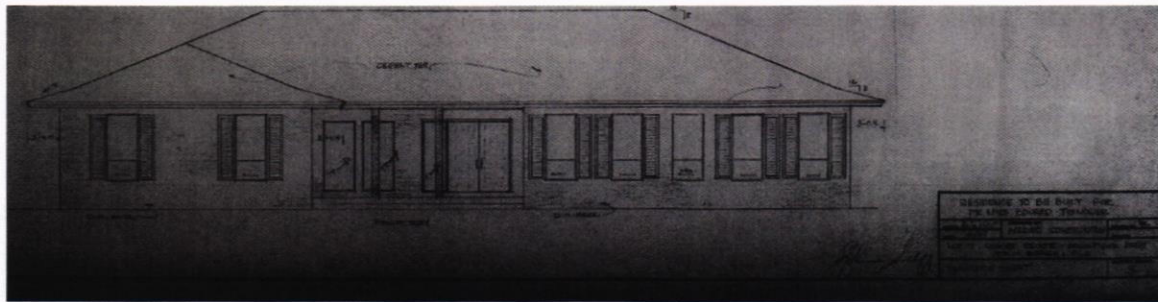
Site Data		
Zoning District	Future Land Use	Lot Size (SF)
R-B	SINGLE-FAMILY	12,800 SF

Surrounding Properties / Zoning	
North	1985 Two-story residence / R-B
South	1989 One-story residence / R-B
East	1982 One-story residence / R-B
West	2016 One-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. As this application is exclusively for the replacement of a roof, no zoning concerns are presented with the application.

The application requests the replacement of the existing flat white cement tile roof with a new flat clay tile roof in "Slate" grey. Per Town records from 1969, the original roof was a flat cement tile. Although the roofing color is not specified in the Town's documentation, white was the predominate color for post-war cement roof tiles in South Florida. The proposed replacement tiles are similarly flat in appearance, but the material and color change will have a visual impact on the historically significant property.



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