



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 *WB*
Director PZ&B

SUBJECT: COA-23-026

MEETING: AUGUST 16, 2023

COA-23-026 100 EL BRAVO WAY. The applicant, Golden Crate, LLC., has filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness for the installation of ten second floor rooftop solar panels for the Landmarked single-family residence.

Applicant: Golden Crate, LLC.
Professional: Thomas Kirchhoff | Kirchhoff Architects

HISTORY:

The residence at 100 El Bravo Way was constructed in 1923 and is a designated Palm Beach Landmark. The property has been subject to multiple exterior alterations and additions throughout its history – most recently in December 2021, when a COA was approved to reconstruct portions of the residence with masonry construction in lieu of frame construction.

REQUEST:

The current application requests the following scope of work:

- Installation of ten (10) solar panels on a second story rooftop

STAFF ANALYSIS

The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met. Per the Development Review Project Designation Matrix, all requests for solar panel installation require review and approval by the Landmarks Preservation Commission or the Architectural Commission. The application does not present any zoning concerns.

The applicants propose to install ten solar panels on the flat roof of a two-story massing element, west of the structure's main courtyard. The applicant has supplied detailed section and line-of-sight drawings illustrating the potential visibility of the panel system. Per the rooftop section diagrams provided on plan Sheet 12, the flat rooftop area where the panels are to be installed is surrounded by a nine-inch (9") barrel tile ridge cap, which visibly obscures the line-of-sight from the street. A photo of the ridge cap is provided on plan Sheet 13. The residence at 4 El Bravo Way (west neighbor) features a four-story architectural tower. A line-of-sight drawing provided on plan Sheet 11 illustrates that the solar panels may be visible from the upper floors of the tower feature.

CONCLUSION:

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.