




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: HSB-22-012 (ZON-22-121) 428 CHILEAN AVE (COMBO)

MEETING: AUGUST 16, 2023

HSB-22-012 (ZON-22-121) 428 CHILEAN AVE—FLOODPLAIN VARIANCE (COMBO).

The applicant, David Mooney, has filed an application requesting a Landmarks Preservation Commission review and approval for modifications and an addition to a Historically Significant Building, requiring variances from the Floodplain requirements from Chapter 50, Floods, for the required floor elevation of the existing structure and addition to remain below FEMA requirements, and a variance to exceed maximum wall height for equipment screening. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: David Mooney
Professional: Luigi Vitalini | Vitalini Corazzini Architects

HISTORY:

The subject property was designated as Historically Significant in May of 2022. The property is located within the Royal Park Conservation District. The one-and-a-half story bungalow style dwelling was constructed around 1920.

The application was initially presented at the April 2023, Landmarks Preservation Commission meeting, and was deferred with Commissioners requesting refinements to the addition's height, roofline, connecting hyphen, and window muntin configurations, amongst other detailing.

A significant redesign of the project was reviewed at the July 2023 meeting, where it was approved with the following conditions:

1. Applicant shall utilize the bracketed trellis over the garage bay in lieu of the post supported trellis.
2. Applicant shall utilize the clipped gable roof design over the garage wing in lieu of the typical gable.
3. Applicant shall return to LPC for final review and approval of the connecting mass between the residence and the new garage wing and for final approval of the proposed fencing.

Additionally, the Floodplain variance request for the project was approved (7-0). The LPC also found that the mechanical screening variance request would not result in negative architectural impacts to the property. The mechanical screening variance is scheduled to be reviewed by Town Council at the August 9, 2023, Town Council Development Review meeting.

THE PROJECT:

The applicant has submitted plans, entitled "Addition to 428 Chilean Avenue", as prepared by **Vitalini Corazzini Architects**, dated August 7, 2023.

The following is the scope of work for the Project:

- Final design review and approval of the connecting mass between the residence and the new garage wing and the proposed fencing (July LPC Development Order Condition of Approval #3).

Site Data			
Zoning District	R-C	Lot Size (SF)	9,375 SF
Future Land Use	MULTI-FAMILY	Enclosed Sq. Ft.	2,334 Existing 4,180 Proposed
Crown of Road C-O-R	1.98' NAVD	Flood Zone	AE 6
Flood Zone	AE-6	Crown of Road	1.98' NAVD
Year of Construction	ca. 1920	Architect/Builder:	unknown
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	30% (2,813 SF)	13.5% (1,263 SF)	26.1% (2,450 SF)
Finished Floor Elevation	7' NAVD	4.5' NAVD	4.5 NAVD <i>Floodplain Variance</i>
Landscape Open Space	45%	66%	46%
Surrounding Properties / Zoning			
North	2022 Two-story residence / R-C		
South	Surface parking lot for Three Eighty-Nine Corp Condominium / R-C		
East	1950 Two-story four-unit Condominium / R-C		
West	1980 Seven-story residence 'Eliot House condominium' / R-C		

STAFF ANALYSIS

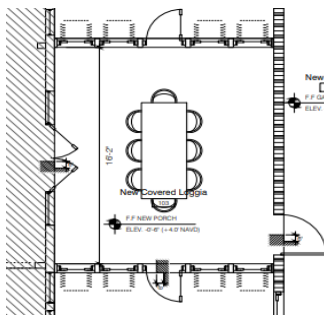
As a HSB project, the proposed changes must comply with the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122 and 54-123 of the Landmark Preservation Ordinance. The Floodplain variance request for the project was approved (7-0) at the July 2023 LPC meeting. The LPC also found that the mechanical screening variance request would not result in negative architectural impacts to the property. The mechanical screening variance is scheduled to be reviewed by Town Council at the August 9, 2023, Town Council Development Review meeting. No zoning concerns are present with the current scope of the application.

Per the LPC's July deliberations, the first-floor design of the connecting hyphen between the historic residence and the garage massing warranted additional study. The version proposed at the

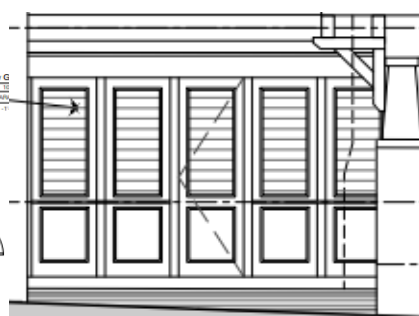
July meeting featured an open-air first floor loggia, with the second floor supported above by columns. LPC members discussed and recommended possible design solutions, including the utilization of louvered shutters or screens to partially enclose the loggia.

The revised design for loggia provides two (2) options for consideration, with similar aesthetic implications but different operability:

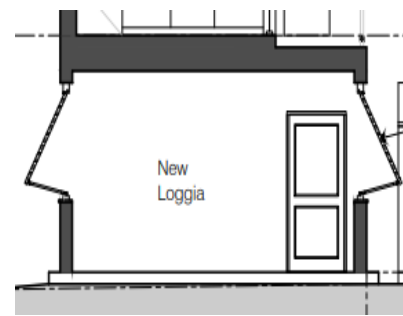
Option 1 features a low knee wall with a central door opening on the north and south facades. A panel design is utilized along the knee wall and the bottom portion of the door. Louvered Bahama shutters are then utilized above the knee wall, with the upper portion of the door also featuring a louvered design.



Option 1 Plan

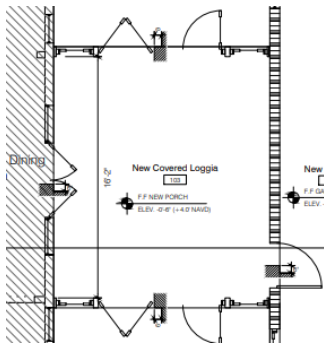


Option 1 Elevation

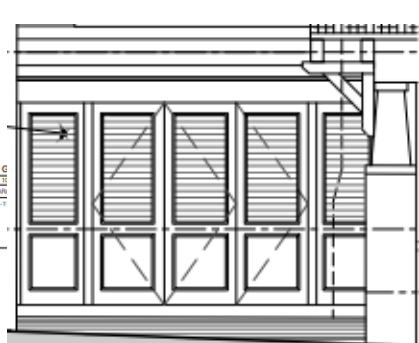


Option 1 Section

Option 2 utilizes the same panel and louver design in elevation as Option 1, but instead of utilizing a single swing door in the center, Option 2 features a swing door and a folding door, creating a larger central opening. The door configuration is flanked by two immovable panels on the far east and west ends.



Option 2 Plan



Option 2 Elevation

The application also removes the previously proposed front courtyard fence and gate.

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 criteria, subject to any imposed conditions