



**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

FROM: Wayne Bergman, MCP, LEED-AP<sup>WB</sup>  
Director PZ&B

SUBJECT: COA-23-039 400 S OCEAN BLVD

MEETING: SEPTEMBER 20, 2023

**COA-23-039 400 S OCEAN BLVD.** The applicant, 400 Association Inc, has filed an application requesting a Certificate of Appropriateness for the tile replacement of the 2nd and 4th floor balconies of a Landmarked condominium.

Applicant: 400 South Ocean Boulevard Association  
Representative: Maura Ziska

**HISTORY:**

The 400 South Ocean Boulevard Condominiums were built in 1962 by Edward Durell Stone as a 63-unit apartment building. A major restoration of the building was conducted in 2000 but maintained the architectural integrity of the structure. The building was landmarked in 2012 under Resolution No. 11-2012. Minor modifications to landscape and common areas have taken place, most recently the renovation of the atrium reflecting pool in 2022. Research reveals that the building was Palm Beach's first condominium, and the Town's first building to feature a rooftop pool. It was also architect Edward Durell Stone's first apartment building and first project in Florida. The bold modernist balconies with slender pilotis are character defining elements of the building.

**REQUEST:**

The current application is for the removal of the existing travertine terrace finishes on the second and fourth floor balconies to be replaced with a porcelain tile 24" by 48". The building is currently



undergoing concrete restoration which includes repairs and waterproofing to the balconies.

The application was submitted for administrative approval and determined that due to resident concerns the item be heard by the Commission. The permanent removal of exterior original finishes requires LPC review. The applicant has provided Condominium Association approval for the proposed tile replacement.

**CONCLUSION:**

The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met. 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.

WRB:SCP