



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Landmarks Preservation Commission

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

SUBJECT: COA-23-045 1200 S OCEAN BLVD

MEETING: OCTOBER 18, 2023

COA-23-045 1200 S OCEAN BLVD. The applicant, Jeffrey Greene, has filed an application requesting a Certificate of Appropriateness for the construction of a new two-story addition to the east side of the existing Landmarked single-family residence and landscape modifications.

Applicant: Jeffrey & Mei S. Greene
Representative: M. Mark Marsh | Bridges Marsh & Associates, Inc.

HISTORY:

The project received unanimous approval (7-0) by the Landmarks Preservation Commission per COA-001-2021 at the January 2021 meeting. Per the applicant's Letter of Intent, complications obtaining a contractor, permit review, and materials availability delayed the start of the project for over a year, which led to the expiration of the 2021 Certificate of Appropriateness. The applicant has reapplied with the same scope of work to proceed with the current project as initially approved.

THE PROJECT:

The applicant has submitted revised plans, entitled "Final Submittal for Proposed Addition to La Bellucia 1200 South Ocean Blvd., Palm Beach, Florida", as prepared by **Bridges Marsh & Associates, Inc.**, dated September 12, 2023.

The following is the scope of work:

- Construction of a new 835 SF two-story addition on the east façade.

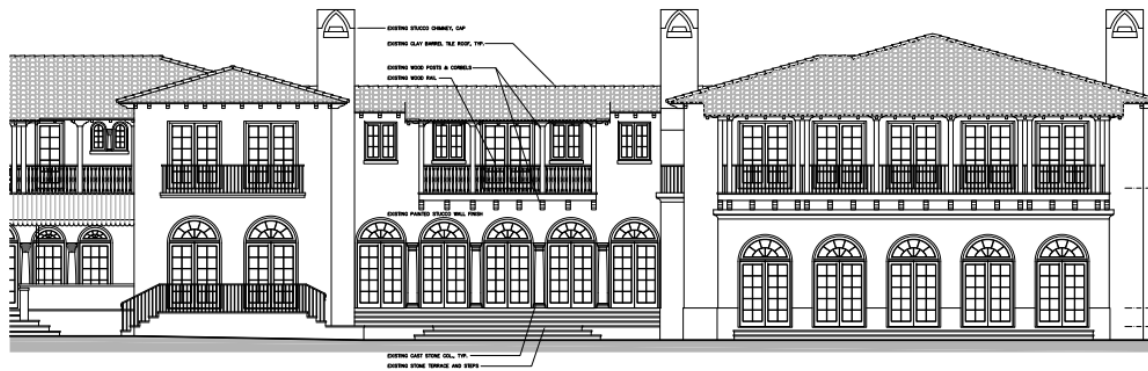
Site Data			
Zoning District	R-AA	Lot Size (SF)	175,500 SF
Future Land Use	SINGLE-FAMILY	Designated Landmark	7/11/1979
Year of Construction	ca. 1924	Architect:	Addison Mizner
Enclosed Square Footage	Existing: 36,941 SF Proposed: 37,528 SF	Lot Coverage	Permitted: 25% (43,875 SF) Proposed: 14.5% (25,452 SF)
Surrounding Properties / Zoning			
North	The Bath and Tennis Club Commercial / R-AA		
South	120 S Ocean Blvd., 1235 S Ocean Blvd., 100 Emerald Beach Way Single-Family Res. / R-AA		

The application requests the construction of a new +/- 835 SF two-story addition to the existing two-story landmark single-family residence's east façade. The application, as proposed, is zoning compliant.

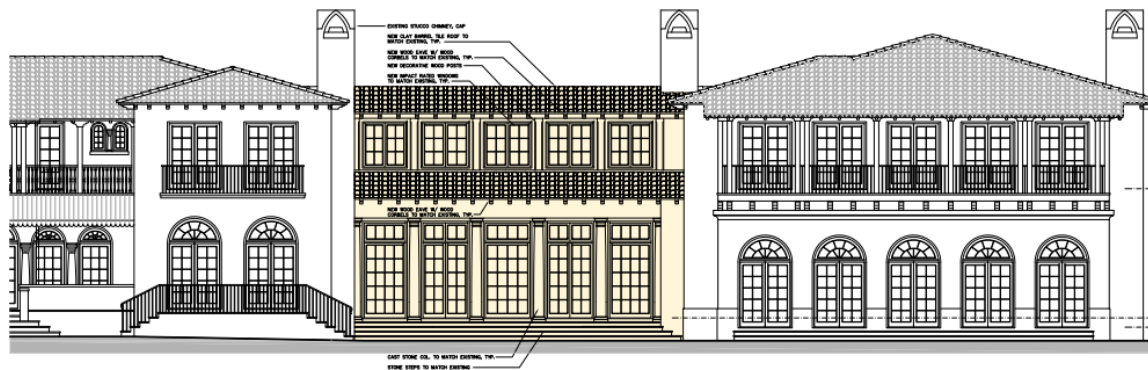
The architectural drawings include:

- Floor Plan:** Shows existing areas (shaded gray), new floor area (yellow), and existing floor area from 2011 additions (light gray). A red dashed box indicates the location of Section A.
- SOUTH SECTION DEMOLITION:** A cross-section drawing showing the removal of existing clay barrel tiles, doors/windows, exterior floor/paving, cast stone columns, and stone terrace/steps.
- PROPOSED BUILDING SECTION A:** A cross-section drawing showing the new structure with labels for existing brick chimney/cap, new clay barrel tile roof, existing wood posts/combs, sun compass, existing aluminum railing, existing outdoor lighting, existing stone steps, new impact rated doors, new stone terrace/steps, new piers & grade beams as needed, office space, and ocean room.

The two-story addition's east façade, depicted on Sheet A4.2, will differ from the gallery façade constructed during the 2011 additions to the building. The existing gallery's façade features five bays of French doors separated by cast stone columns and topped with arch transoms on the ground floor and a covered, cantilevered projecting balcony on the second floor. The new design features a combination of large, fixed glass windows and French doors topped with rectilinear transoms on the first floor and five bays of paired casement windows on the second floor, separated by decorative chamfered posts. The east wall of the second-floor addition will also step back approximately 3'-3" from the first-floor east wall. A barrel tile shed roof with decorative wood corbels will be installed between floors to bridge the distance.



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

Slight landscape modifications are proposed to accommodate the addition's placement on the parcel and to provide for construction access ways. Landscape plans are provided in the minisets on Sheets L1-L6.

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in [Sec.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:JGM:JRH