



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-23-002 COA-23-029 363 COCOANUT ROW

MEETING: JANUARY 17, 2024

COA-23-002 363 COCOANUT ROW – THE VINETA HOTEL. The owner, 363 Cocoanut Row Propco LLC, represented by Mr. Tim Hanlon in conjunction with Nelo Friejomel of SpinaOrourke, has filed an application requesting a Certificate of Appropriateness review and approval for wholesale stucco removal and new stucco application as well as minor window and door modifications and new exterior lighting fixtures.

Applicant: 363 Cocoanut Row Popco LLC
Professional: Nelo Friejomel / Spina Orourke + Partners
Representative: Timothy Hanlon

HISTORY:

The Vineta Hotel was designed by an unknown architect in 1925 and opened in 1926 as the Lido-Venice"; the structure underwent renovations in 1927 by notable Palm Beach architect John Volk. The Chesterfield Hotel was designated as a Landmark by the Town of Palm Beach in 1991 and was licensed as a 57-room hotel with 113 dining seats and nightclub use. In January 2022, the applicant received LPC and Town Council approval for restoring missing architectural details and elements to the structure while undergoing much needed upgrades to modernize the hotel for as it pertains to the room sizes, amenities, and infrastructure, as well as associated variances.

THE PROJECT:

The applicant has submitted plans, entitled "The Vineta Hotel, Landmark Presentation", as prepared by **Spina Orourke + Partners**, dated November 28, 2023.

The applicant is proposing the following scope of work at the subject property:

- Removal and replacement of additional stucco due to existing, deteriorating condition of existing stucco.
- Exterior decorative light fixture requested by Landmarks Preservation Commission.
- Minor modification to fenestration at pool lounge not visible from public right of way.

Site Data			
Zoning District	R-C	Lot Size	18,750 SF
Future Land Use	MULTIFAMILY MODERATE	Total Building Size	32,758 SF

C-O-R	1.75 NAVD (Intersection)	Flood Zone	AE 6' NAVD
Finished Floor Elevation	3'-10" (3.76' NAVD) Must be flood-proofed	Designated Landmark *Nat'l Register	01/08/91
Year of Construction:	1925	Architect:	Unknown 1937 Renovations Volk
Surrounding Properties / Zoning			
North	Two-story condominium / R-C		
South	Two-story townhouse / R-C		
East	Two-story townhouse / R-C		
West	Three-story condominium / R-C		

STAFF ANALYSIS

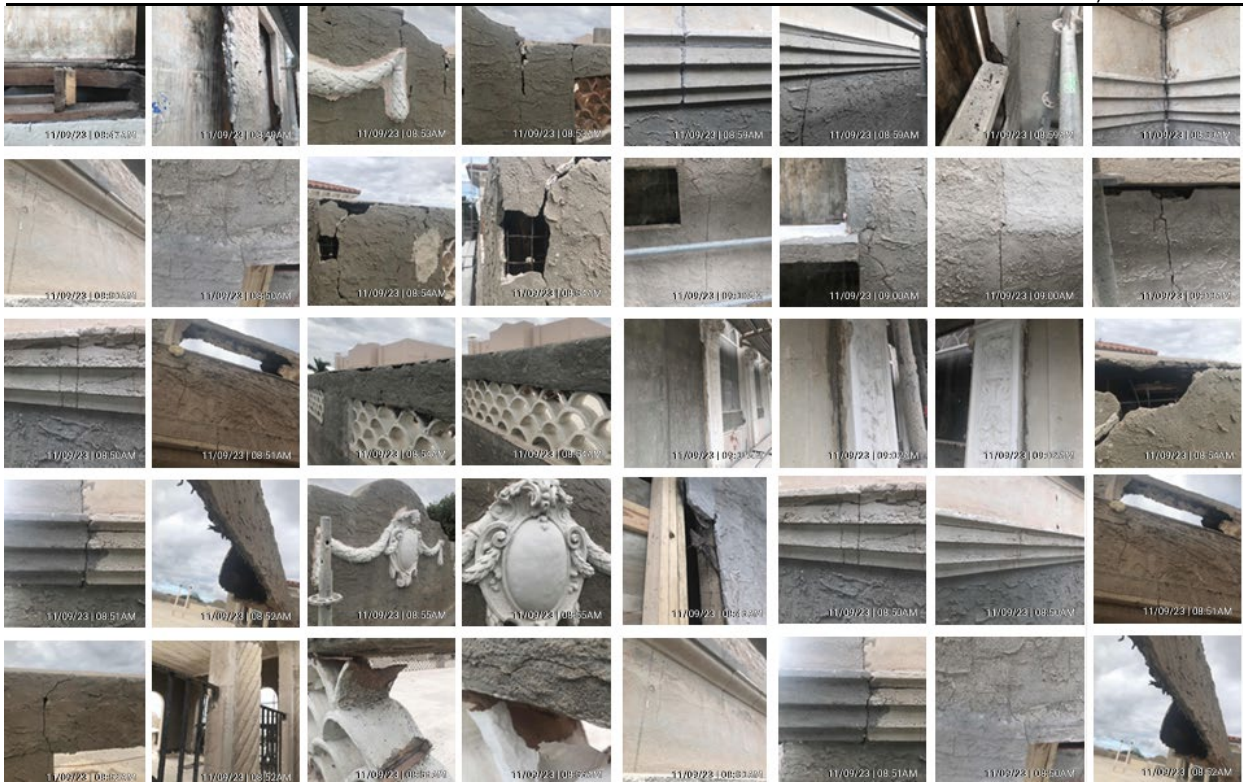
The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met. The applicant has approvals for substantial alterations and additions to the fabled and landmarked hotel building and site, designed in the Mediterranean Revival style of architecture. Located at the southeast corner of Cocoanut Row and Australian Avenue the three-story hotel is sited with a turreted tower feature in the northwest corner of the structure and two front projecting wings separated by a central open-air courtyard that fronts Cocoanut Row. The hotel originally opened as the “Lido-Venice” in 1926; in 1928 the hotel changed its name to the “Vinita” where it operated for the next 51 years. As part of the rehabilitation of the site, the Chesterfield Hotel is proposed to be renamed back to the “Vineta”.

During ongoing rehabilitation work that was previously approved, the applicant discovered seriously compromised underlayment and is now seeking removal of the stucco, which will be replaced with new stucco. As part of this process architectural elements such as pilasters, crests and swags would have a mold cast, carefully removed and reattached. If breakage were to occur the elements would be recast in the mold of the original. Additional changes to fenestration and light features are minimal.

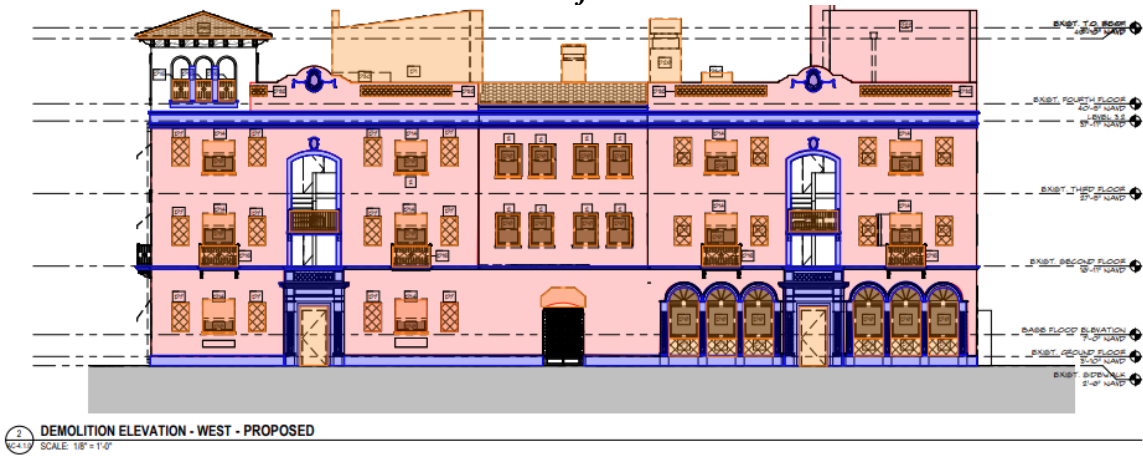
The Town’s Design and Preservation Manager of the Planning Department, along with a representative of the Preservation Foundation of Palm Beach, conducted a site visit on December 5, 2023 to ascertain the conditions. It was confirmed that the level of deterioration underneath the stucco (including wood members) has been compromised and the best path forward is to redo the support system and apply a new coat of stucco. The texture that is believed to be the most historically accurate was identified in the field and all parties believe this is the best pattern to utilize:



Stucco example to replicate.



Stucco failure



PREVIOUSLY APPROVED ELEMENT TO BE REMOVED

EXISTING DETERIORATED STUCCO TO BE REMOVED

EXISTING CAST STONE TRIM, PILASTER INTENDED TO BE REATTACHED & REMAIN

WHERE REATTACHMENT IS NOT POSSIBLE DUE TO DETERIORATION OF DECORATIVE ELEMENT IT WILL BE REPLICATED & REPLACED.

WHETHER OR NOT REPLICATION IS ANTICIPATED, MOLDS OF ALL DECORATIVE ELEMENTS TO BE TAKEN FOR RECORD.

Proposed approach

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 (1) motion:

- (1) for the overall design of the project in accordance with Sec. 54-122, subject to any imposed conditions.

WRB: JGM: FHM