



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: HSB-24-001 311 PENDELTON LANE

MEETING: JANUARY 17, 2024

HSB-24-001 311 PENDELTON LN. The applicant, Starr Haymes Kempin for Pendleton Lane Trust has filed an application requesting a Certificate of Appropriateness review and approval for a modified front entry, addition of shutters, relocation of a few windows in addition to hardscape modifications changing the driveway and reducing the paver pool deck to an existing two-story historically significant building.

Applicant/Professionals: Pat Seagraves and Daniel Clavijo with SKA Architect + Planner/
BGS Landscape, Architecture & Engineering

HISTORY:

The subject property was designated as Historically Significant in December of 2022. The property is located within the Mid-Town Conservation District. The two-story Monterey style dwelling was constructed in 1938 and designed by John L. Volk.

THE PROJECT:

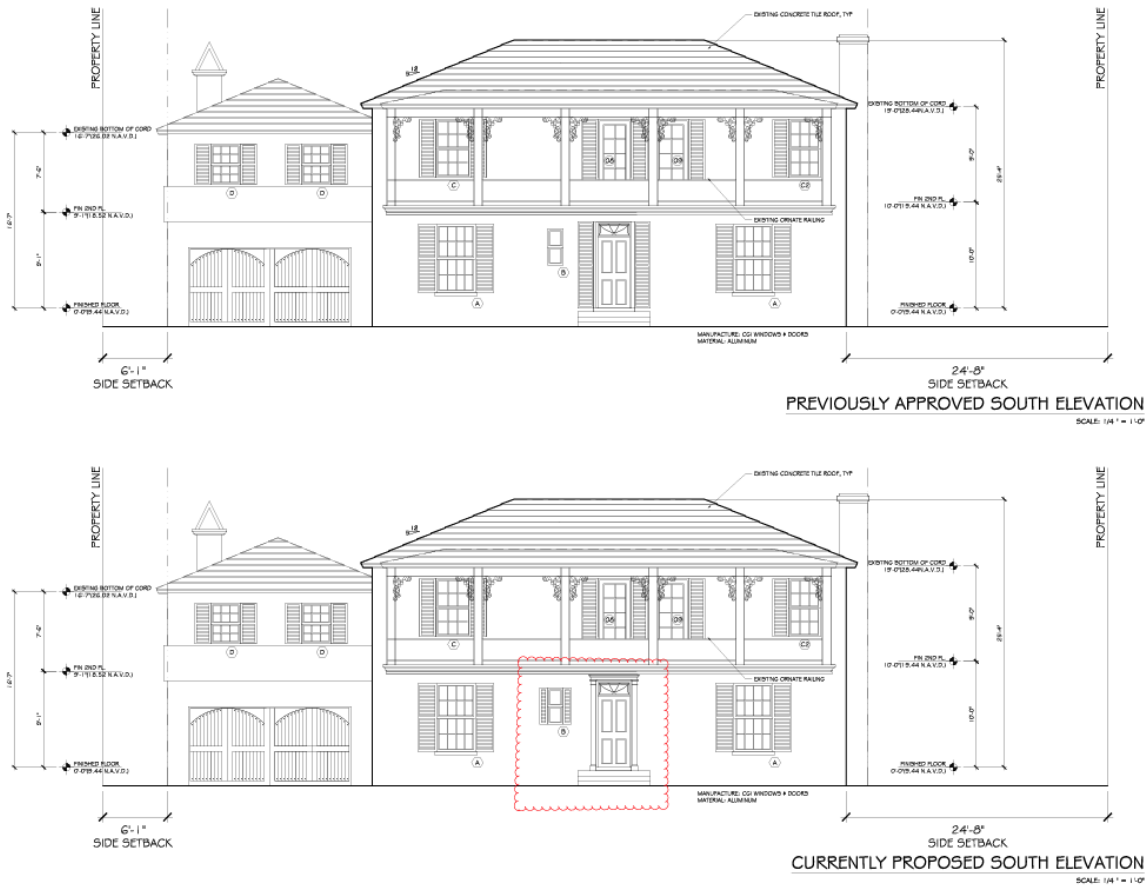
The applicant has submitted plans, entitled "Front Landscape, Drive & Pool Deck", as prepared by BGS Landscape, Architecture & Engineering, dated as received by the Town as December 5, 2023.

The following is the scope of work for the Project:

- Modified front entry (added pilasters).
- Addition of shutters (window next to front entry).
- Movement of window (east elevation)
- Modification of driveway layout
- Reduction on size of overall pavers area of pool deck

STAFF ANALYSIS

As an 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. Most of the requested changes are minor, removable or site related. However, the modification of the front door to have applied pilasters in place of the original application of flanking full length shutters is inconsistent with the Secretary of the Interior's Standards. The other most visibly obvious proposed modification is the driveway layout from a straight driveway to a circular drive utilizing Chattahoochee gravel as the primary material.



Front elevation changes

CONCLUSION:

As an HSB project the proposed changes must meet the Secretary of the Interior's Standards for Rehabilitation and [Sec. 18-306](#), [Sec. 54-122](#) and [Sec. 54-123](#) of the Landmark Preservation Ordinance.

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, subject to any imposed conditions.

WRB: JGM: FHM