

HARRISON DESIGN

ARCHITECTURE - INTERIORS - LANDSCAPE ARCHITECTURE

November 2, 2023

Town of Palm Beach
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480

Dear Members of the Town of Palm Beach Landmark Commission,

Please find this application on behalf of 930 S Ocean Trust (the “Applicant”), the owners of the property located at 930 South Ocean Blvd (collectively the “Property”) in the Town of Palm Beach (the “City”). The applicants’ are submitting a proposal for minor additions and alterations that we consider to be compatible with and subordinate to the 1927 Romanesque home designed by Maurice Fatio (Landmarked 12/11/1979).

Property Description. The Palm Beach County Property Appraiser’s Office identifies the Property with Folio Nos. 50-43-43-35-00-001-0290. The Property is a rectangular shaped lot comprised of approximately 21,607 square feet.

Located in the R-A, Estate Residential Zoning District, the Property is surrounded with similar single-family homes. This residential area has two-story homes with pools, and lush landscaping.

Proposed Development. The scope proposed is articulated below.

Garage storage/trash & grill addition:

Enclose the existing mechanical/trash open air space between the garage and pool cabana for storage and trash enclosure. To the east of this enclosure is proposed a new covered grill area. The proposed addition will be subordinate to the historic principal house and will maintain the proportions and detailing of the existing pool cabana.

Removal of the existing balcony over the conservatory:

Remove the existing balcony and access door over the southeast half of the conservatory and replace with new roofing and a bronze window to more closely approximate the roof line and fenestration of the original construction.

Roof replacement:

Replace the existing machine-made barrel roof tiles with hand-made barrel roof tiles which more closely approximate the reclaimed Cuban roof tiles utilized in the original construction.

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Window & Door replacement:

Replace the existing painted mahogany doors and windows manufactured by MQ and Oliveri with new bronze units manufactured by Hope's Windows, Inc. which more closely approximate the steel units utilized in the original construction. Change the 2 existing door units on the south elevation of the conservatory back to their original configuration of windows. Change the existing door unit on the west elevation of the conservatory to a window unit to match those on the south and east elevations. Replace existing glass and wrought iron entry doors & transom with a paneled limed cypress entry doors and glass and bronze transom which more closely approximate the entry fenestration of the original construction.

Exterior gates, railings, and grilles:

Replace the existing powder coated steel and aluminum units with new bronze units and simplify the overall design.

Pool:

Replace the existing pool with a smaller pool which is better scaled for the courtyard space.

Courtyard fountain:

Replace the existing fountain with a new rectangular fountain, remove the existing decorative tiles and precast trim and clad the wall with new Fl coral and provide 3 bronze spouts.

Mechanical enclosure:

Utilize the southern 1/3 of the existing southeast courtyard to create a new mechanical enclosure for HVAC equipment, generator, and pool equipment. The new dividing wall to match the height and detailing of the existing walls and the new access gate to be limed cypress planks.

Hardscape:

Replace existing precast pavers at southern courtyards and drives with new Fl coral at the courtyards and cobblestones at the drives. Replace the precast wall caps throughout the property with new Fl coral wall caps.

Landscape:

All existing trees and palms to remain except that 4 Pygmy Date Palms in the courtyard are to be removed and 2 Christmas Palms in the courtyard are to be re-located. Green Island Ficus hedging in east and north yards will be removed and replaced with new Sea Grape hedging.

Conclusion. The Applicants' goal is to return some of the original detailing which has been lost through previous renovations/additions and to retain the historic fabric where possible and where new fabric is inserted to have it be compatible with the historic.

The Following Variances are being requested as part of this Application:

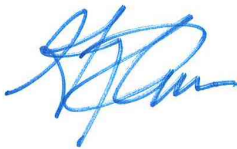
Variance 1: Section 134-843: Variance request for an addition between the garage and cabana with a 2.9 foot west side yard setback in lieu of the 15 foot minimum required.

Variance 2: Section 134-1728: Variance to allow swimming pool equipment to be in excess of 25 feet from the water's edge.

Variance 3: Section 134-1728: Variance to allow more than 2 pieces of equipment in the southeast yard (3-HVAC units, 60kw generator, pool equipment and 2 pool heaters).

- 1) The property is located in the R-A Zoning District and the residence was constructed in 1927 and is a Landmarked property and non-conforming to today's code in many aspects as well as being a corner lot.
- 2) The applicant was not the cause of the special conditions of the property or residence. The non-conformities of the residence and property were existing prior to the applicant owning the property.
- 3) The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties.
- 4) The hardship, which runs with the land, is that the residence and property is nonconforming and is situated on a corner.
- 5) The variances requested are the minimum necessary to make reasonable use of the land considering the opportunity to bring the home up to today's living standards.
- 6) The granting of the variances will not be injurious to the neighborhood. A renovated single family landmarked residence will be beneficial to the neighborhood.

Sincerely,



Gregory L. Palmer, AIA
Principal Architect