



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 *WRB*
Director PZ&B

SUBJECT: HSB-24-003 201 QUEENS LN

MEETING: MARCH 20, 2024 LPC

HSB-24-003 201 QUEENS LN. The applicant, Cory Meyer with Nievera Williams Design on behalf of owners Jon and Liza Mauck, has filed an application requesting review and approval of a site wall on the west side of the property.

Applicant/Professional: Cory Meyer (Nievera Williams Design)

HISTORY:

The subject property was designated as a Historically Significant Building in November of 2021. The property is located within the North Beach Conservation District. The two-story Colonial Revival dwelling was constructed in 1935 and designed by Howard Chilton.

At the April 21, 2021, LPC meeting, project H-001-2021 was approved for rehabilitation and construction of a new accessory structure. On December 13, 2021, project L-21-00520 was approved by staff to satisfy the LPC condition of approval to return the central door on the south side as a single French door. In addition, the request widened the accessory structure by 18 inches.

On November 11, 2023, project L-23-00778 was approved by staff for primarily north site wall adjustments, addition of glazing in loggia openings, and minor hardscape and landscape changes.

On December 18, 2023, project L-23-00894 was submitted for staff review. The scope of work included relocation of the west wall to be placed along the west property line. The project did not proceed with staff approval since the subject property did not receive neighbor consent from the property owner to the west at 223 Queens Lane.

THE PROJECT:

The applicant has submitted plans, entitled "MAUCK RESIDENCE", as prepared by **NIEVERA WILLIAMS DESIGN**, received, and stamped by the Town on February 12, 2024.

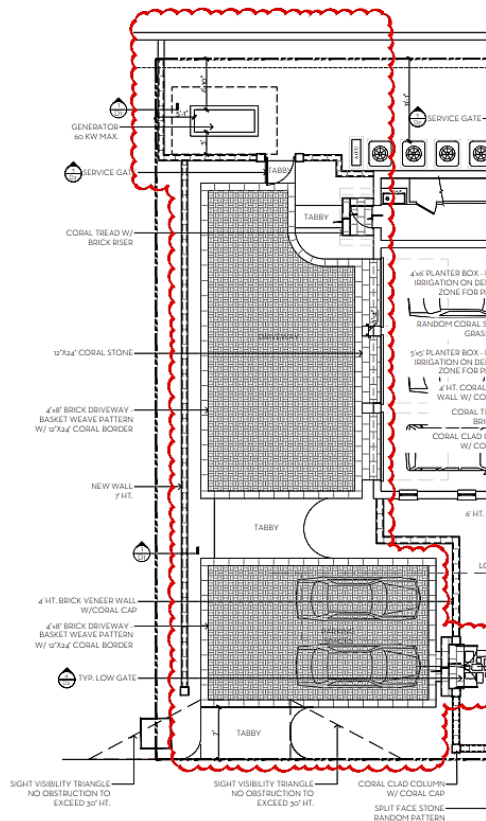
The following is the scope of work for the Project:

- Adjust the west site wall location
- Landscaping modifications

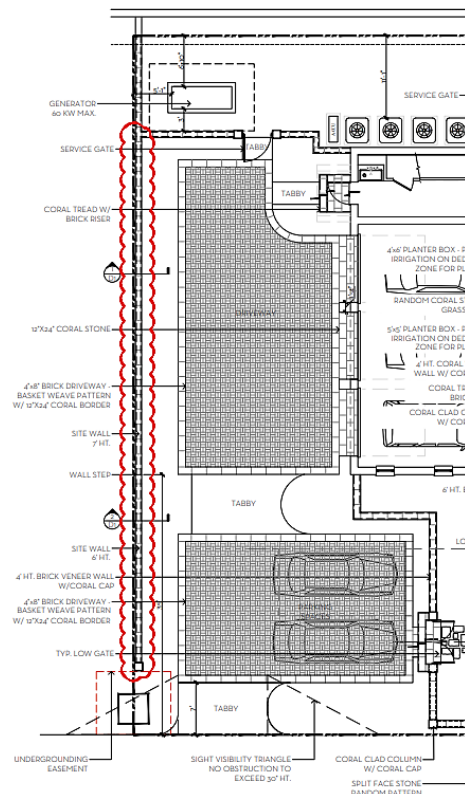
Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
HSB	November 2021	Architect/Builder:	Howard Chilton
Lot Area	23,140 square feet	Year of Construction	1935
Surrounding Properties / Zoning			
North	208 EL PUEBLO WAY / R-B		
West	223 QUEENS LANE / R-B		
East	110 EL PUEBLO WAY & 117 QUEENS LANE / R-B		
South	206 QUEENS LANE & 200 QUEENS LANE / R-B		

STAFF ANALYSIS

The application is seeking approval to relocate the previously approved west site wall from approximately 3 feet off the property line to the west property line. The landscaping will be adjusted to include 14-foot high Calophyllum trees on the east side of the site wall. The wall is designed to begin at a height of 4 feet then step up to 6 feet in height, setback 35 feet from the property line (south) fronting Queens Lane. The site wall is designed with a brick veneer and coral cap.



Previously Approved



Proposed

The application, as proposed, is zoning-compliant and does not require relief. The site wall will not impact the historically significant structure on site and has design elements that tie back to the architectural features found historically on the building. 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.

CONCLUSION:

As an HSB project the proposed changes must meet the Secretary of the Interior's Standards for Rehabilitation and Sections 18-306, 54-122, and 54-123 of the Landmark Preservation Ordinance. Approval of the project will require one (1) motion:

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: ALF