



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-23-075 389 S LAKE DR.

MEETING: MARCH 27, 2024

ARC-23-075 389 S LAKE DR. The applicant, Cooperative Apartments of Three Eighty Nine Corporation, has filed an application requesting Architectural Commission review and approval for the permanent removal of the decorative concrete brise soleil architectural feature of an existing six-story residential building, and other exterior building modifications including window opening enhancements and the addition of a new decorative metal grilles and associated improvements.

Applicant: Cooperative Apartments of Three Eighty Nine Corporation
Professional: David Miller + Associates
Representative: James C. Gavigan, Jr.

HISTORY:

- Building Permit B-22-95961, applied 08/12/2022 and issued date is 08/17/2022. EXTERIOR, Page 2 of 2 ARC-23-075 389 S LAKE DR NTP Comments V 2 STUCCO AND CONCRETE REPAIRS, PAINTING. Temporary removal of brick brise soleil approved by Director Bergman conditioned **“that the applicant would retain and reapply architectural features after the work was completed.”**
- At the 12-15-23 ARCOM meeting, the item was deferred (7-0) by the Commission to the 01/24/24 meeting.
- At the 01-24-24 ARCOM meeting, the item was deferred (7-0) by the Commission to the 02/28/24 meeting.
- At the 02/28/24 ARCOM meeting, the item was deferred (7-0) by the Commission to the 03/27/24 meeting.

THE PROJECT:

The applicant has submitted plans, entitled "289 SOUTH LAKE DRIVE PROPOSED EXTERIOR RENOVATIONS ", as prepared by **David Miller + Associates**, date stamped by the Town, March 11, 2024.

The following is the scope of work for the project:

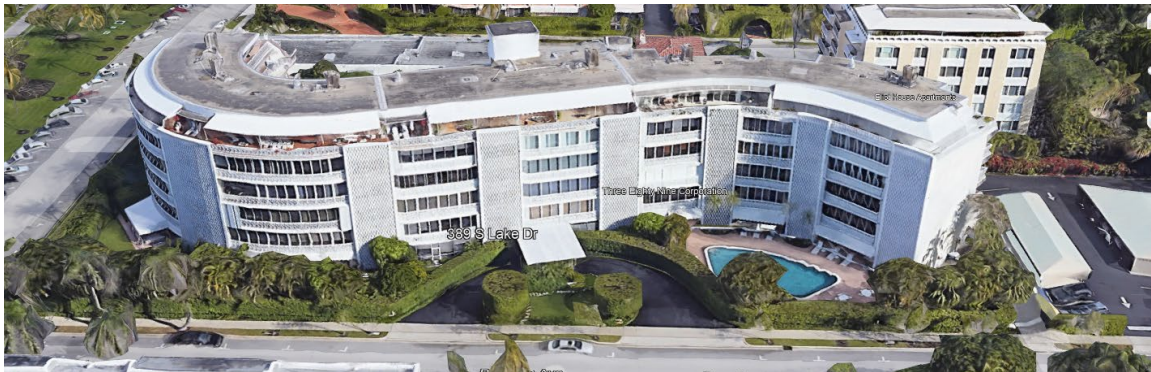
- Remove the formed and poured concrete screen wall installed in front of eight decorative concrete precast panel façade lattices on the exterior of the front façade of the building.
- Add stucco and paint finishes to the front façade.
- Enhance the window openings with new stucco surrounds and sills.

Site Data			
Zoning District	R-D(2)	Lot Size (SF)	12,510 SF
Future Land Use	MULTI FAMILY (HIGH DENSITY)	FEMA Zone	AE 6
# of stories	6-story	# of units	41 units
Architect	Howard Chilton	Year of Construction	1959
Surrounding Properties / Zoning			
North	Two-story multifamily building / R-D(2)		
South	Four-story multifamily building / R-C		
East	Two-story residence / R-C		
West	Town of Palm Beach Marina Park Two-story residence / R-B		

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town code.

The applicant is proposing an after the fact removal of decorative lattice / concrete brise soleil architectural feature to the entirety of the six-story structure. The vertical elements feature prevalently along the south façade of the curvilinear footprint of the building. Brise soleil are architectural sun-shading devices that can be applied to buildings as perforated screens. The concrete brise soleil appears seven times at the façade along Peruvian Ave, and another at the South Lake Drive elevation.



The replacement proposal alters the integrity of the building's architecture as the decorative breeze block railing was a character defining element of the Midcentury design and its permanent removal alters the architecture of the building. All 41 unit owners comprising of the Applicant unanimously approved of the proposed exterior façade changes to the Building.



Previous (original) Conditions



Existing Conditions

The applicant received a building permit for concrete restoration and repairs in 2022, conditioned that the contractor would re-install the decorative lattice. Among the many reasons expressed in the applicant's letter of intent, ease of future maintenance is at the forefront. Life safety being another, as the master bedroom windows serve as a direct point of egress. Without doubt, the views of the waterway have improved with the removal of the sun shading device that formerly shielded the expansive fenestration. The project architect acknowledging the significance of the element, proposes to enhance the window openings with new stucco surrounds and sills and install decorative railing at the window openings.

The new proposal calls for an added frame around the wall types that provide greater depth of plane and visual interest over the prior proposal.



Existing Conditions



Proposed

Staff maintains that alternate options should be explored pertaining to the retention of the original architectural character-defining feature.

CONCLUSION:

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the subject project will require one (1) separate motions to be made by the Architectural Review Commission:

- (1) that the overall design of the project is in accordance with the criteria provided below, subject to any imposed conditions.

WRB:JGM