



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 *WLB*
Director PZ&B

SUBJECT: COA-24-0009 125 VIA DEL LAGO

MEETING: AUGUST 21, 2024, LPC

COA-24-0009 125 VIA DEL LAGO. The applicant, Chris Kindle with Laberge & Menard Inc. on behalf of owners Todd and Kim Glaser, has filed an application requesting a Certificate of Appropriateness for the review and approval of an office accessory structure.

Property Owners: Todd and Kim Glaser
Applicant: Chris Kindle | Laberge & Menard Inc
Professionals: Laberge & Menard Inc
Christopher Cawley | Landscape Architect

HISTORY:

The subject property was built in 1929. It was designed by Marion Sims Wyeth in a Mediterranean Revival architectural style. In 2011, the property was landmarked. As stated in the designation report: *"Throughout the twentieth century Casa Sanada had many noteworthy owners and at some point in its history the house was renamed Casa Vera."*

At the January 18, 2023, and February 17, 2023, LPC meetings, the property received approval for exterior modifications, including removal and relocation of a stair way, and a new addition over the driveway, requiring variances. The associated variances received Town Council approval at the February 15, 2023, meeting.

In 2024, the property at 111 Via Del Lago was acquired and split between the abutting properties (125 Via Del Lago and 980 South Ocean Breeze). The existing residence at 111 Via Del Lago was demolished. As a result, the lot area of the subject property increased substantially.

Several administrative approvals have been issued for landscaping (L-18-00038), roof replacement (L-19-00192), window and door replacement (L-20-00244, L-22-00584, L-23-00813), a generator (L-20-00327), and a minor revision (L-23-00868) to the addition approved in 2023.

THE PROJECT:

The applicant has submitted plans, entitled "NEW ACCESSORY STRUCTURE TO 125 VIA DEL LAGO", as prepared by **Laberge & Menard Inc** and **Christopher Cawley**, received by the Town on July 12, 2024.

The following is the scope of work for the Project:

- A new accessory structure for an office and library.
- A new swimming pool.
- A new driveway.
- A new 36kw generator.
- Landscape and hardscape modifications.

STAFF ANALYSIS

The application is seeking a Certificate of Appropriateness to construct a new one-story accessory structure on the east side of the property. The exterior finishes will include stucco, clay barrel tile-hipped roofs, and brick cornice detailing that will match the existing residence. The fenestration will consist of multiple pairs of French doors with divided-light patterns, including fanlight transoms above the three (3) central pairs of French doors on the south elevation. Casement windows with divided-light patterns are also proposed. The windows on the north elevation will be flanked by shutters.

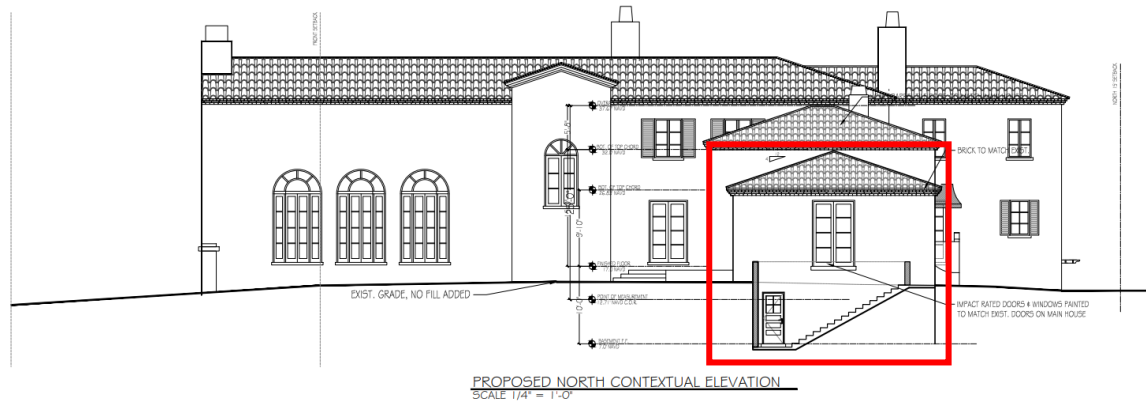


PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"

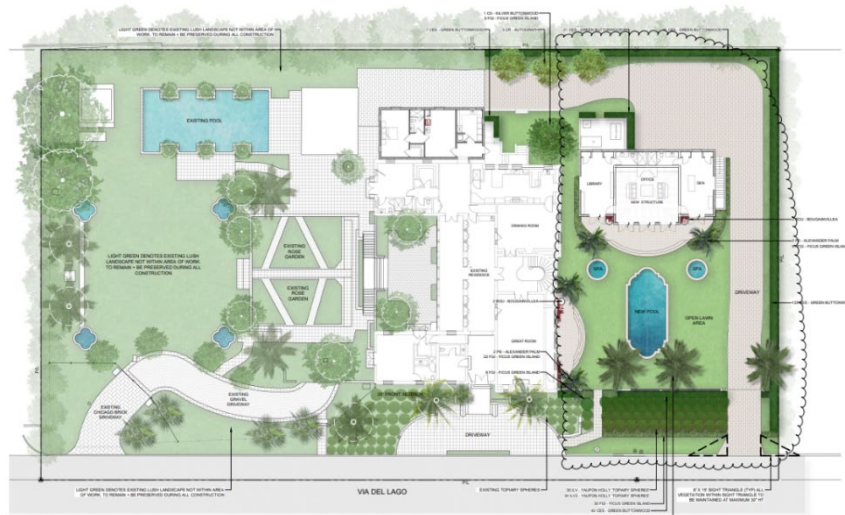
Additional features include a chimney and exterior staircase on the east side of the new accessory structure that provides access to the basement level. A mechanical equipment enclosure which includes a new generator will be located on the north side of the new accessory structure.



Hardscape modifications will include a new driveway, accessed from Via Del Lago, walkways, as well as exterior patios and steps. A new pool and spas are proposed south of the new accessory structure.



New interior and perimeter landscaping is proposed. The plant selection includes Autograph, Silver Buttonwood, Medjool Date Palms, and Alexander Palms. Yaupon Holly, Green Buttonwood, and Ficus Green Island shrubs will also be installed. Bougainvillea vines will be added on the south elevation of the new accessory structure.



Site Data			
Zoning District	R-A	Future Land Use	SINGLE-FAMILY
Designation	2011	Architect/Builder:	Wyeth
Lot Area	45,458 SF	Year of Construction	1929
C-O-R	12.71' NAVD	Flood Zone	X
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	25.0% (11,364.5 SF)	15.5% (7,039 SF)	18.7% (8,495 SF)
Building Height	25'-0"	N/A	19'-4" Accessory Structure
Overall Building Height	35'-0"	N/A	25'-0" Accessory Structure
Number of Stories	2	N/A	1 Accessory Structure
Landscape Open Space (LOS)	50.0% (22,729 SF)	46.6% (21,190 SF)	46.8% (21,290 SF)

Surrounding Properties / Zoning	
North	974 South Ocean Boulevard / R-A
South	120 and 146 Via Del Lago / R-A
West	159 Via Del Lago / R-A
East	980 South Ocean Boulevard / R-A

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require one (1) motion to be made by the Landmarks Preservation Commission:

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

WRB: FHM: ALF