



**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-24-0002 211 PARK AVENUE

MEETING: AUGUST 21, 2024, LPC

**HSB-24-0002 211 PARK AVE.** The applicant, Jonas Heidrich, has filed an application requesting the review and approval of window and door replacement, the addition of new window and door openings, roof replacement, installation of exterior detailing, landscaping, and hardscape modifications.

Property Owner: 211 Park Avenue LLC  
Applicant: Jonas Heidrich  
Professionals: LaBerge & Menard Inc.  
TODD MACLEAN OUTDOORS

**HISTORY:**

The Town's Historic Conversation Districts and the Historically Significant Building (HSB) program was adopted through Ordinance No. 02-2020 in August 2020. The HSB designation of 211 Park Avenue was completed in April 2024. The residence is located within the Flagler Conservation District. As indicated in the designation form: *"The 1919 frame vernacular home was one of the first constructed in the Bungalow Park subdivision, one of Palm Beach's early subdivisions which is a part of the Flagler Conservation District."*

**THE PROJECT:**

The applicant has submitted plans, entitled "Renovation of 211 Park Ave. Palm Beach, FL 33480", as prepared by **LaBerge & Menard Inc.** and **TODD MACLEAN OUTDOORS**, received by the Town on July 20, 2024.

The following is the scope of work for the Project:

- Window and door replacement.
- Roof replacement.
- Re-stucco exterior.
- Exterior color change.
- New window and door openings.
- New flower/planter boxes.
- New exterior lighting fixtures.
- New garage doors.
- Landscape and hardscape modifications.

Site Data			
<b>Zoning District</b>	R-C	<b>Lot Size (SF)</b>	4,233 SF
<b>Future Land Use</b>	MULTI-FAMILY MODERATE DENSITY	<b>Total Building Size (SF)</b>	2,568 SF
<b>HSB Designation</b>	April 2024	<b>FEMA Flood Zone</b>	AE
<b>Year of Construction:</b>	1919	<b>Architect/Builder:</b>	Unknown

Project			
	Required/Allowed	Existing	Proposed
<b>Landscape Open Space</b>	45% (1,904.85 SF)	43.54% (1,843 SF)	44.67% (1,891)
Surrounding Properties / Zoning			
<b>North</b>	210 Oleander Ave / R-C		
<b>South</b>	200 Park Ave / C-TS		
<b>East</b>	172 N County Rd / C-TS		
<b>West</b>	213 Park Ave / R-C		

### **STAFF ANALYSIS**

The application is seeking approval of exterior alterations as well as hardscape and landscape modifications as outlined below.

### **Exterior Alterations**

The scope of work includes window and door replacement; roof replacement; re-stucco of the exterior; exterior color change; new window and door openings; new flower/planter boxes; new exterior light fixtures; new garage doors; landscape modifications; and hardscape modifications.

The new aluminum-framed windows will feature 6/1 divided-light patterns, adjusted to 4/1 or 8/1 for varying window widths. There is only one remaining historic window and that has been the inspiration for the lite pattern. The frames will have a light green color as depicted on sheet A-017 of the plans. The proposal also seeks to add trim and sill details to the windows.

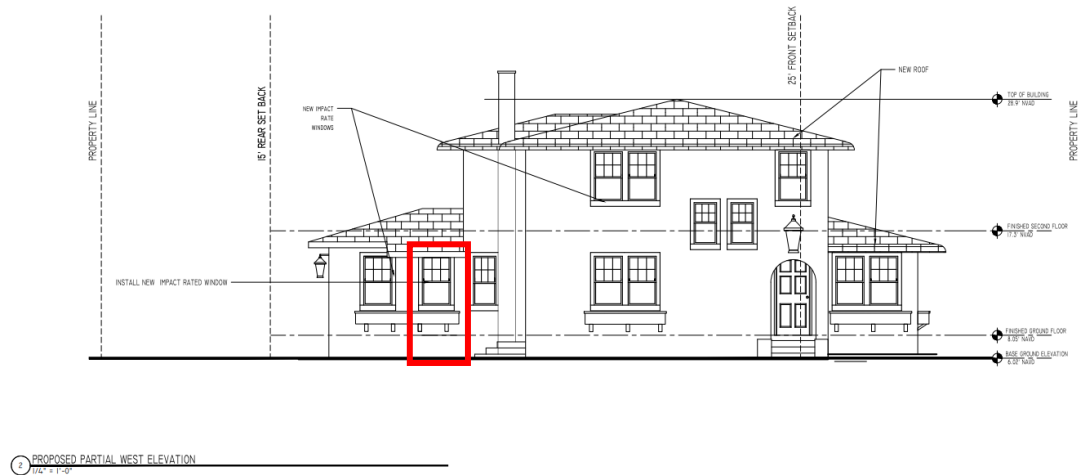
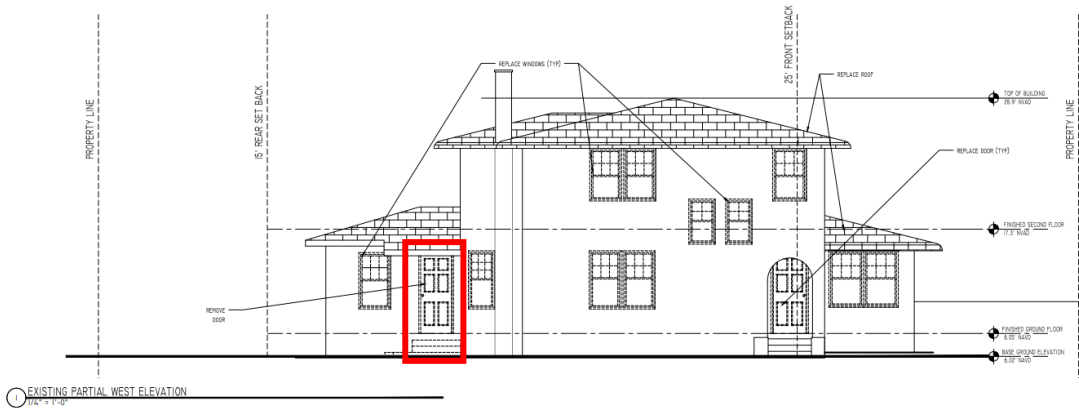


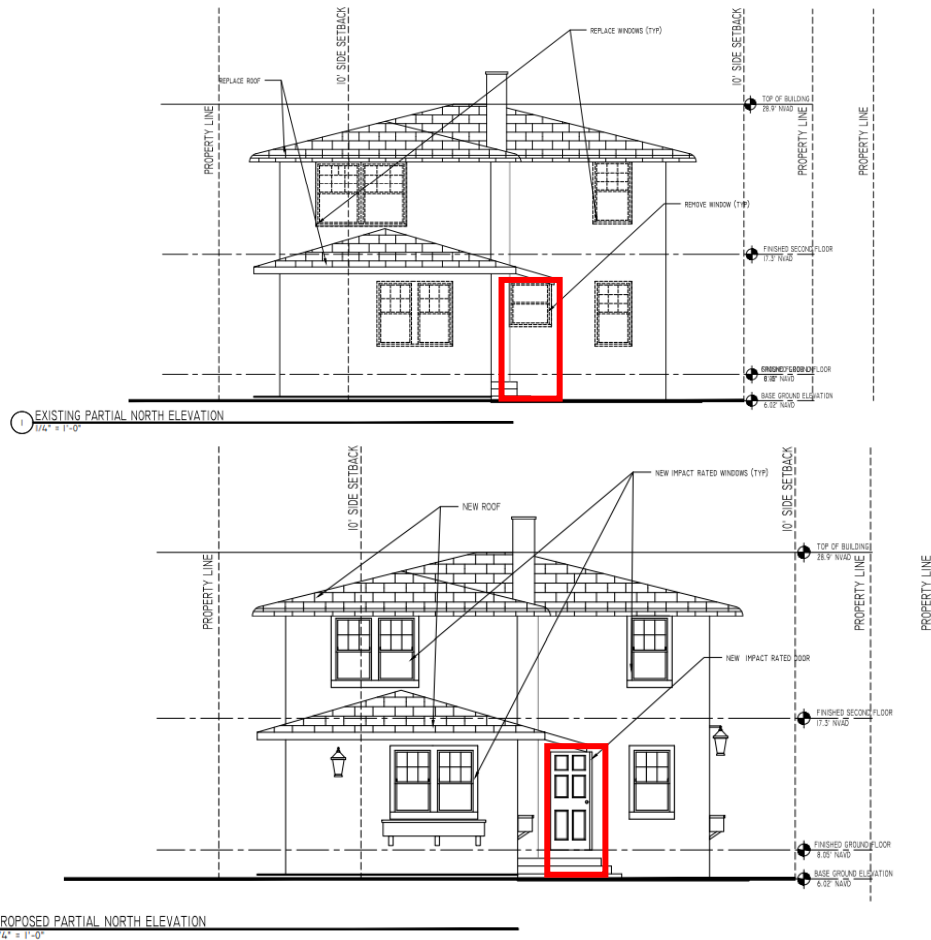
1 PROPOSED SOUTH ELEVATION

New asphalt shingles in the “aspen gray” color are proposed to replace the existing asphalt shingles. The application also seeks to re-stucco and repaint the residence in accordance with the color scheme depicted on sheet A-017.

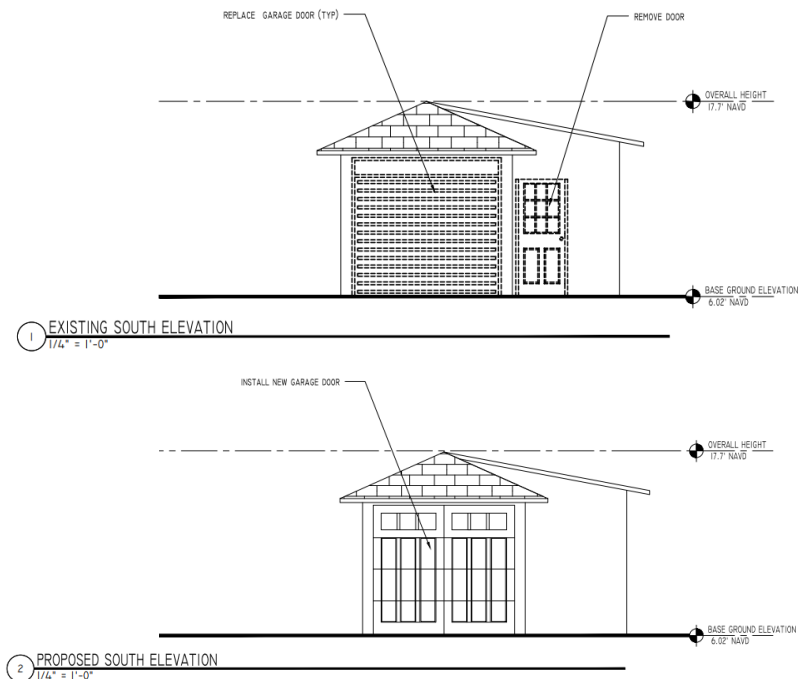


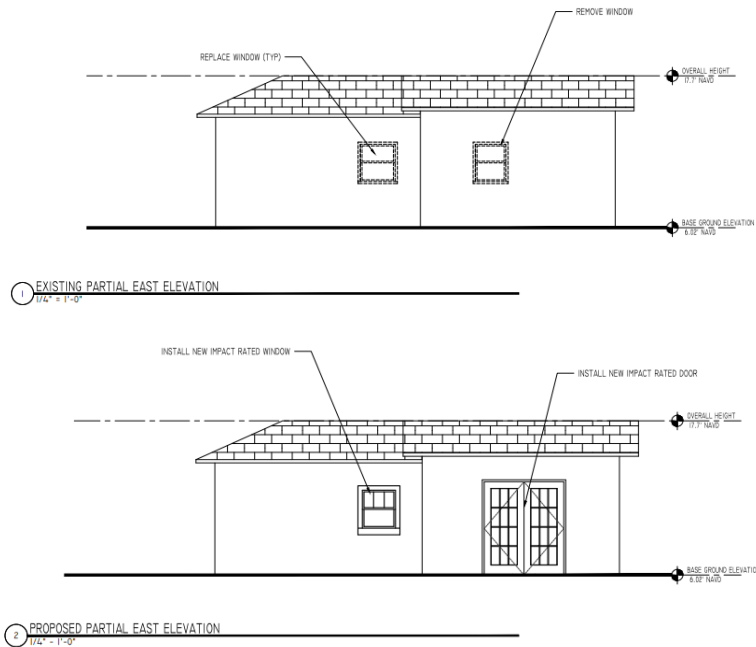
On the west elevation, a door opening will be replaced with a window on the first floor. On the north elevation, a door opening will be replaced with a window on the first floor. On the east elevation, a window opening will be added on the first floor.





On the garage accessory structure, a new aluminum-framed garage door is proposed. Additionally, a door will be removed on the south elevation, a window will be replaced on the east elevation, and a pair of French doors with divided-light patterns will be added on the east elevation.





New planter/flower boxes will be added below several windows on the first floor. Exterior light fixtures will be added to the west and north elevations.



### **Landscape and Hardscape Modifications**

The majority of the site's hardscape consists of a driveway and patio that connects the residence to the garage accessory structure. The proposal seeks to remove all the concrete in these areas and replace it with Old Chicago Brick pavers in a smaller footprint. The new landscaping includes Alexander Palm, Geiger, Seminole, and Silver Buttonwood Trees. Shrubs include Bougainvillea,



Emerald Blanket, Green Buttonwood, Hibiscus, Podocarpus, and Spanish Necklace. Note: Although the landscape plan shows the relocation of the A/C units, they shall remain in place as depicted in the site plan.

From a historic preservation perspective, most of the improvements are compatible and consistent with the Town's regulations for Historically Significant Buildings. However, the roof replacement, window trim and sill details, window frame material, and the reconfiguration of openings warrant further analysis. Additional study of the window trim and sill details is needed to substantiate the proportions selected. Staff recommends that local examples within the Town of Palm Beach be utilized, such as the property at 232 Australian Avenue. In-kind replacement of the windows with wood-framed products to match the original, rather than aluminum-framed products as proposed, is advised for successful replacement. The roof replacement could be improved with dimensional asphalt shingles.

**CONCLUSION:**

As a 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 (1) 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, and

WRB: JGM: FHM: ALF