



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: COA-24-0024 177 CLARENDON AVE

MEETING: NOVEMBER 20, 2024, LPC

COA-24-0024 177 CLARENDON AVE. The property owners, James and Garland Alban, have filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations including the addition of pergolas, a bay window, exterior lighting, enclosure of a garage bay, removal of select windows, and hardscape modifications for the Landmarked structure.

Property Owners: James and Garland Alban
Professionals: Cronk Duch Architecture
Patrick D. Jarosinski & Associates (PDJ & Associates)

HISTORY:

The residence was constructed circa 1929. The architect of the Mediterranean Revival residence is unknown. The property was designated as a landmark in 2014. According to the designation report: *"The residences at 177 Clarendon Avenue is a two-story Mediterranean Revival style estate built in 1929 by the Arnold Construction Company. It was a "spec" house constructed after the height of the 1920s Florida Land Boom and at the beginning of the Great Depression."*

In 2021, roof replacement was approved administratively (L-21-00517). In 2024, window and door replacements were approved administratively (LPCS-24-0043).

THE PROJECT:

The applicant has submitted plans, entitled "ALBAN RESIDENCE – RENOVATION", as prepared by **Cronk Duch Architecture**, received by the Town on October 17, 2024.

The following is the scope of work for the Project:

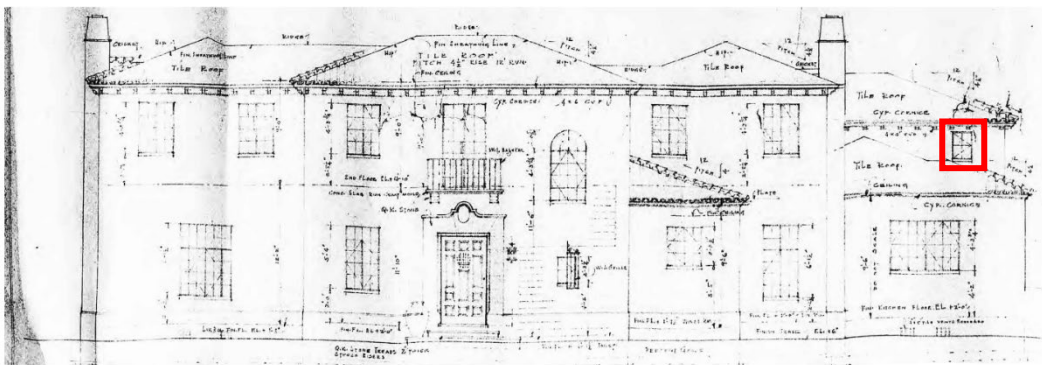
- Installation of new pergolas.
- Bay window addition.
- Removal/modification of select window openings.
- Roof modification.
- Replacement of exterior light fixtures.
- Resurfacing of the existing driveway.

Site Data			
Zoning District	R-A	Future Land Use	SINGLE-FAMILY
Architect	Unknown	Year of Construction	Circa 1929
Designation	2014	Lot Size	35,685 SF
Lot Depth	239.06'	Lot Width	150.01'
Lot Coverage	Permitted: 8,921.25 SF (25.0%) Existing: 5,639.35 SF (15.8%) Proposed: 5,811 SF (16.2%)	Overall Landscape Open Space	Permitted: 17,842.5 SF (50% Min.) Existing: 20,096 SF (56.3%) Proposed: 19,959SF (55.9%)

STAFF ANALYSIS

The application is seeking a Certificate of Appropriateness for exterior alterations including the addition of pergolas, a bay window, exterior lighting, enclosure of a garage bay, removal of select windows, and hardscape modifications for the Landmarked structure.

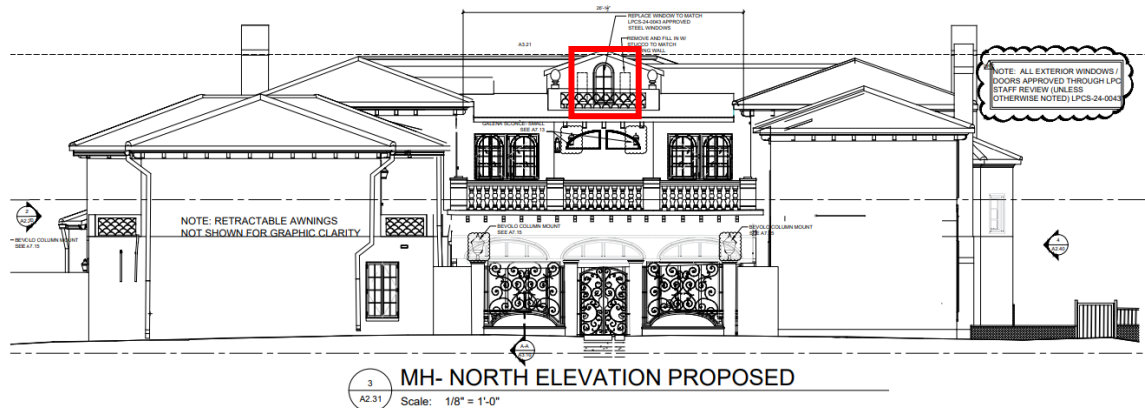
On the front (south) façade, replacement of all the existing windows and doors was approved administratively (LPCS-24-0043) except for a single sash window that will be replaced 4-light window that will match the original design. Chair approval was granted for replacement of non-original windows with steel impact windows that brought the fenestration pattern much closer to the original.



MAIN HOUSE -
ORIGINAL SOUTH ELEVATION (FRONT VIEW) - 1929 PLANS
Scale: N.T.S.

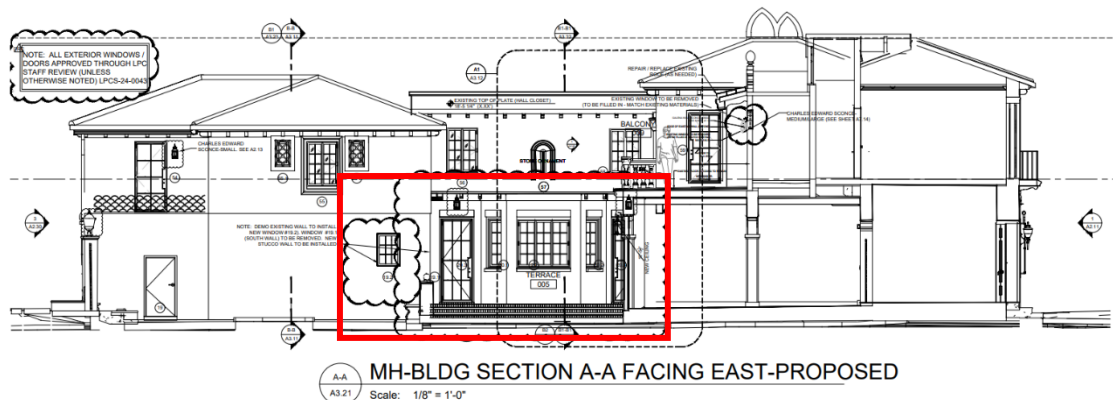
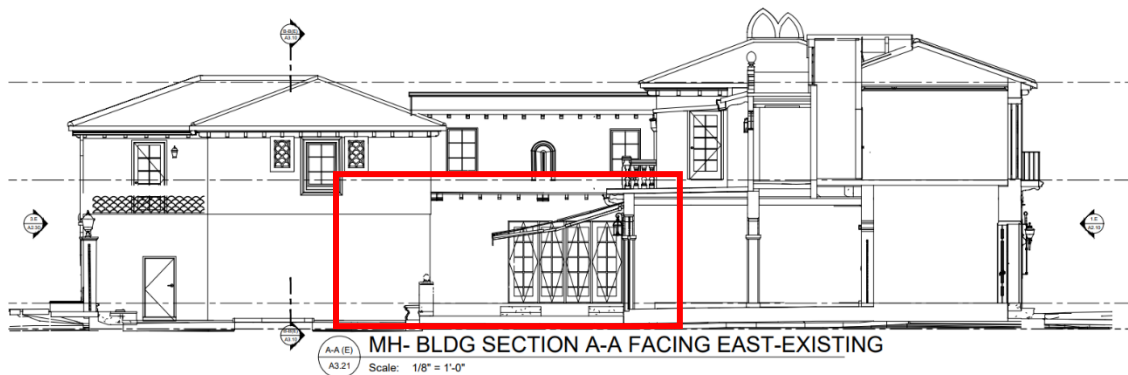


MH- NORTH ELEVATION EXISTING



On the west façade, new exterior lighting fixtures are proposed on this façade. No further changes are proposed to the window and doors other than the previously approved replacement.

On the interior side of the east wing, fronting the courtyard, a new bay window addition is proposed. The proportions and divided-light light patterns of the windows and doors are consistent with the fenestration of the residence. An additional window opening was also introduced on this façade, north of the bay window addition.



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