TOWN OF PALM BEACH



Planning, Zoning & Building Department 360 South County Road Palm Beach, FL 33480

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PLANNING, ZONING, & BUILDING DEPARTMENT PZ&B Staff Memorandum: Landmarks Preservation Commission

FROM: Wayne Bergman, MCP, LEED-AP ()

Director PZ&B

SUBJECT: COA-24-0024 177 CLARENDON AVE

MEETING: NOVEMBER 20, 2024, LPC

<u>COA-24-0024 177 CLARENDON AVE.</u> 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:

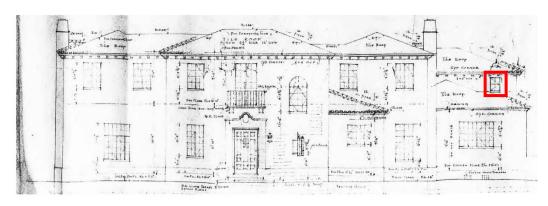
- Installation of new pergolas.
- Bay window addition.
- Removal/modification of select window openings.
- Roof modification.
- Replacement of exterior light fixtures.
- Resurfacing of the existing driveway.

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.



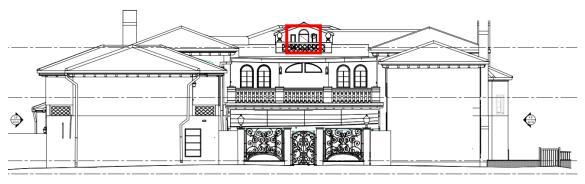
MAIN HOUSE ORIGINAL SOUTH ELEVATION (FRONT VIEW) - 1929 PLANS
Scale: N.T.S.

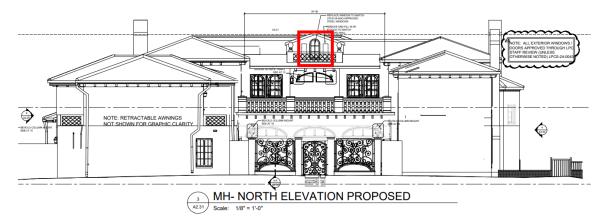


On the east façade, light fixtures will be replaced, a window and door will be removed, a new pair of 8-light casement windows will be added which is consistent with the design of other windows featured in the residence, and a garage door will be replaced to match the other existing garage doors but will be operate in an outswing rather than overhead motion to accommodate its interior retrofit. This façade features three (3) garage bays, the proposal seeks to convert the southernmost garage bay into a mudroom yet will visually remain a garage. As with other facades, the replacement of all other windows and doors was approved administratively (LPCS-24-0043).



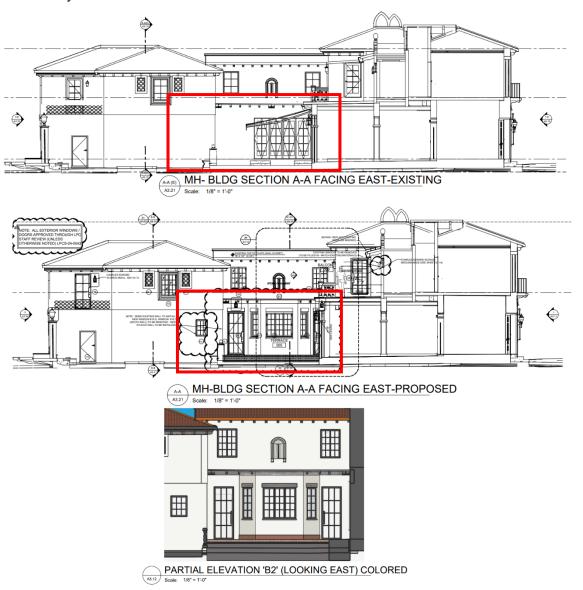
On the north façade, light fixtures will be replaced, two (2) windows will be removed, and an existing window will be replaced with divided-light patterns consistent with other windows featured in the residence. As with other facades, the replacement of all other windows and doors was approved administratively (LPCS-24-0043).





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.



The existing pergola on the east side of the property will be modified to include a new fireplace, chimney finished with stucco, and lattice detailing. A new pergola is proposed to the attached to the accessory structure on the north side of the property. Both pergola systems will be constructed out of mahogany wood.



C&P-NORTH ELEVATION PROPOSED

POOL PERGOLA









Additional modifications include driveway repaying with a herringbone drive pattern, partial roof replacement as needed to match existing, a new flat roof assembly to deter drainage issues, and new light fixtures installed on top of site wall piers/columns.

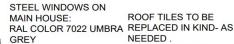
EXISTING ROOF CONDITIONS OVER





HERRINGBONE PAVERS (AT KITCHEN BAY WINDOW & DRIVEWAY):







ROOF TILES TO BE



TO MATCH EXISTING:



PERGOLA + TRELLIS SYSTEMS TO BE MAHOGANY.



Rendering of new flat roof assembly.

CONCLUSION:

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

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

WRB: FHM: ALF