



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: HSB-24-0006 210 EL DORADO LN

MEETING: NOVEMBER 20, 2024, LPC

HSB-24-0006 210 EL DORADO LN – Floodplain Variance. The applicant, Gilbert Meister Jr., has filed an application requesting the review and approval of window and door replacement, sunroom renovation, and landscaping and hardscape modifications including a new circular driveway, requiring a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing building at a finished floor elevation below current FEMA requirement.

Applicant: Gilbert Meister Jr.
Professional: Patrick Segraves | SKA Architect + Planner
Dustin Mizell | Environmental Design Group

HISTORY:

The Town's Historic Conservation Districts and the Historically Significant Building (HSB) program was adopted through Ordinance No. 02-2020 in August 2020. The HSB designation of 210 El Dorado Lane was completed in May 2024. The residence is located within the Canopy Conservation District. The residence was designed by the architect Ames Bennett in 1956. As indicated in the designation form: *"210 El Dorado Lane was designed by prominent Palm Beach architect Ames Bennett for developers Gottfried-Glasner, Inc. aka Realty Improvement Corporation. Robert W. Gottfried was a home builder, developer and real estate entrepreneur who developed about 400 houses in Palm Beach."*

THE PROJECT:

The applicant has submitted plans, entitled "MEISTER RESIDENCE", as prepared by **SKA Architect + Planner** and **Environmental Design Group**, received by the Town on October 7, 2024.

The scope of work for the project includes:

- Window and door replacement.
- Window and door opening reconfiguration.
- Roof replacement.
- New shutters.
- Loggia addition.
- Hardscape and landscape modifications.

The following variance is required to achieve the scope of work.

- **VARIANCE #1:** A variance to authorize the improvements to and rehabilitation of the subject historically significant building (HSB) that is determined eligible for the exception of the flood resistant construction requirements of the Florida Building Code, Existing Buildings, Chapter 12 Historic Buildings, due to a substantial improvement through the renovation of the residence with a finished floor of 6.52' NAVD in lieu of the required 7' NAVD (Reviewed by the Landmarks Preservation Commission).

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Architect	Ames Bennett	Year of Construction	1956
Lot Size	10,480.5 SF	Crown of Road	2'-2" NAVD
Lot Depth	85'	Lot Width	123.3'
Lot Coverage	Permitted: 4,192.2 SF (40.0%) Existing: 3,981.51 SF (37.9%) Proposed: 3,890.80 SF (37.1%)	Enclosed Square Footage	Existing: 3,981.51 SF Proposed: 3,579.82 SF
Cubic Content Ratio (CCR)	Permitted: 4.0 Existing: 3.92 Proposed: 3.81	Angle of Vision	Permitted: 104° Existing: 124° Proposed: No change
Building Height	Permitted: 14' Existing: 9' Proposed: No change	Overall Building Height	Permitted: 22' Existing: 16' Proposed: No change
Finished Floor Elevation	Required: 7' NAVD Existing: 6.52' NAVD Proposed: No change	FEMA Flood Zone	AE 6
Maximum Fill	No change	Zero Datum	7' NAVD
Overall Landscape Open Space	Permitted: 4,715 SF (45% Min.) Existing: 4,160.47 SF (39.70%) Proposed: 4,716 SF (45%)	Front Yard Landscape Open Space	Permitted: 1,181 SF (40% Min) Existing: 2,683 SF (87%) Proposed: 2,065 (67%)

Surrounding Properties / Zoning	
North	211 El Dorado Lane / R-B
South	Windsor Court Right-Of-Way
East	200 El Dorado Lane / R-B
West	220 El Dorado Lane / R-B

STAFF ANALYSIS

The application is seeking approval of exterior alterations, hardscape, and landscape modifications as outlined below. Due to a substantial improvement, a variance from the floodplain requirement from Chapter 50, Floods, is needed to maintain the existing building at a finished floor elevation below current FEMA requirement.

Per Section 50-114: *A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building,*

Chapter 12 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

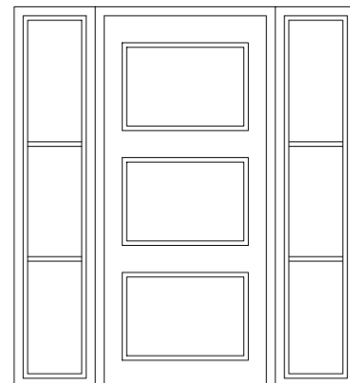
The existing residence has a finished floor of 6.52' NAVD. The proposed renovation of the residence will trigger a substantial improvement that must comply with the current finished floor requirement of 7' NAVD. Therefore, a variance from the flood-resistant construction requirements of the Florida Building Code has been requested. To grant this variance, the LPC must determine that the proposed improvements do not preclude the building's continued designation as an HSB. As explained in the 'Exterior Alterations' section of this memorandum: From a historic preservation perspective, option 1 (for window and door replacement) is the most successful if it incorporates shutters as depicted in option 3. Furthermore, windows with a clear-anodized finish frame and clear glazing are recommended based on the original material of the frames and the period of construction. The other exterior alterations and site improvements are generally compatible and would not compromise the continued HSB designation of the property.

This horizontally oriented structure features painted brick as its primary character-defining feature and a prominent bay window. The double garage door was reduced many years ago to a one-car garage.



Exterior Alterations

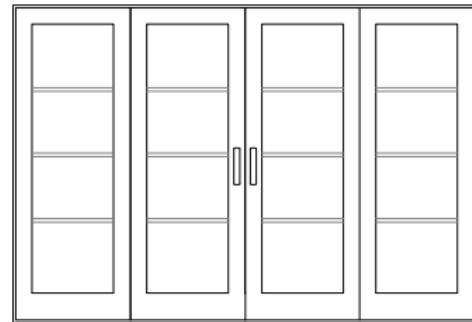
The original front door design features a single door flanked by sidelights on each side with a crisscross design. The existing door configuration features a pair of doors flanked by sidelights with panels and glazing (as shown on page 4). The proposal seeks to restore original configuration (single door flanked by sidelights) with a new design that introduces more glazing on the sidelights:



B. PROPOSED FRONT DOOR

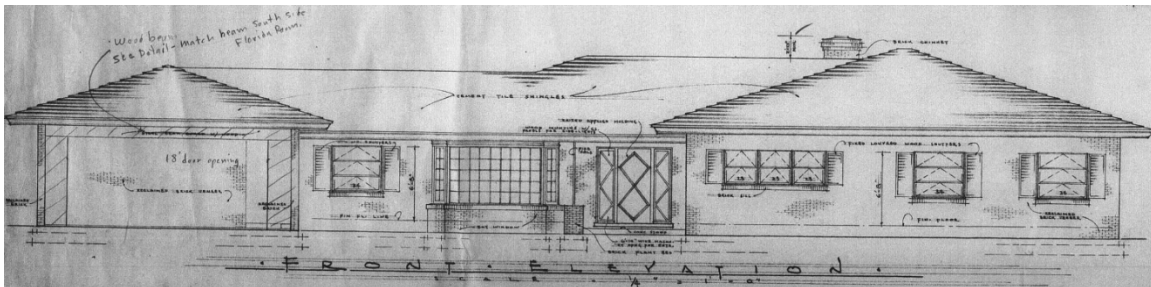
SCALE: 3/4" = 1'-0"

The front (north) and rear (south) facades feature bay windows with divided-light patterns that will be replaced with fixed windows that match the existing divided-light patterns. The scope of work also includes replacement of the existing French doors and sliding glass doors with new French doors with a 4-light horizontal divided-light pattern that were common for masonry residences from this time period. The existing 15-light patterns are not featured in the original architectural plans and do need to be replicated.



D. TYPICAL PATIO DOOR
 SCALE: 3/4" = 1'-0"

The proposal presents three (3) options for the remaining windows. The front façade (north) is shown below to exemplify the proposed options.



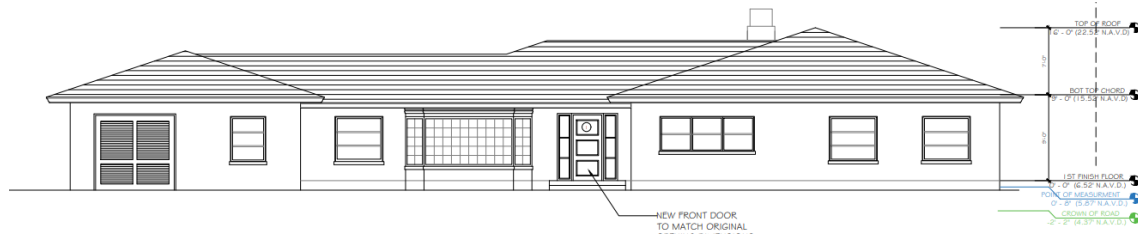
Original Design



Existing

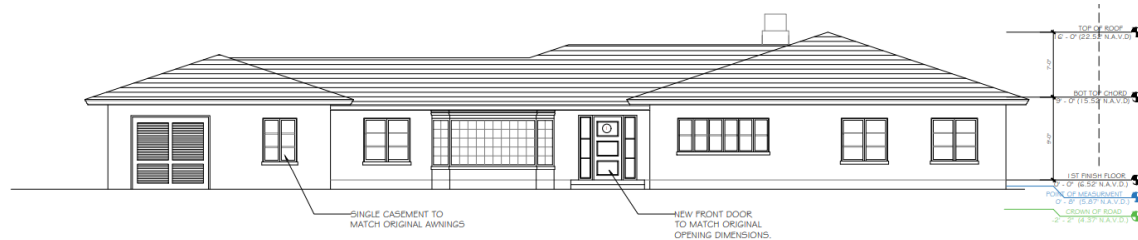
Option 1

Replicates the original 2-light and 3-light awning window designs with single casement windows and divided-light patterns:



Option 2

Replicates 3-light and 6-light casement window designs (non-original) with single casement windows and divided-light patterns:



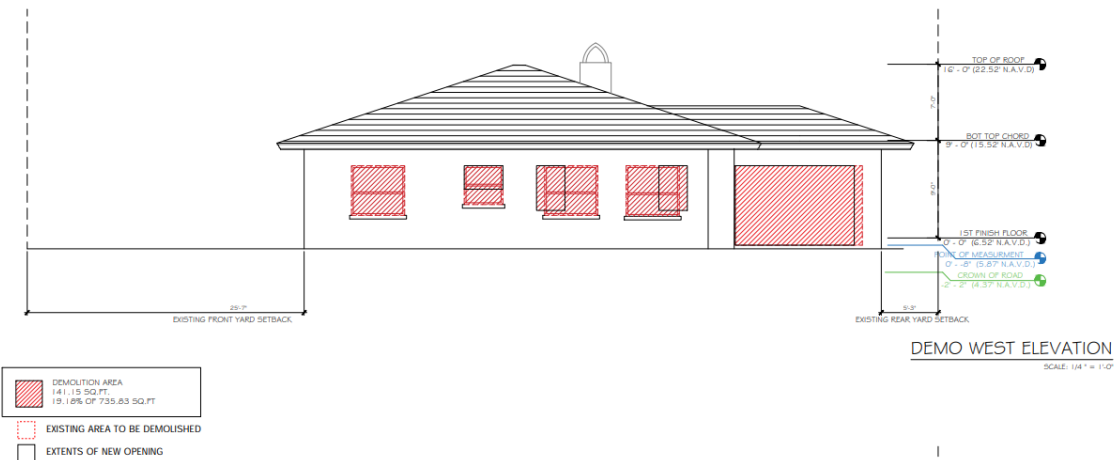
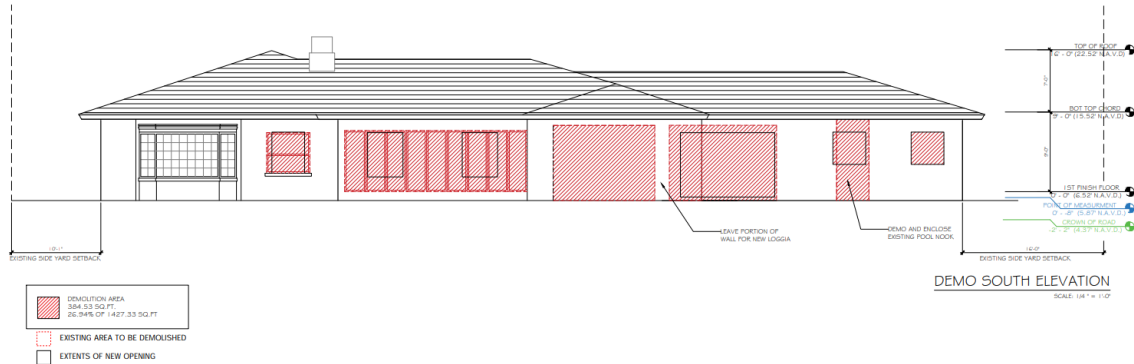
Option 3

Proposes the same windows as option 2 and incorporates louvered shutters as depicted in the original plans:

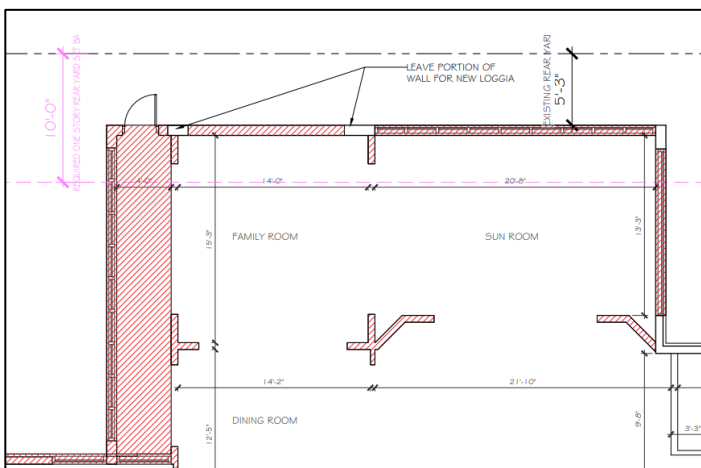


The window schedule provided on sheet 29 indicates the frame color will be white. The louvered shutters are proposed in a blue color. From a historic preservation perspective, option 1 is the most successful if it incorporates shutters as depicted in option 3. Furthermore, windows with a clear-anodized finish frame and clear glazing are recommended based on the original material of the frames and the period of construction.

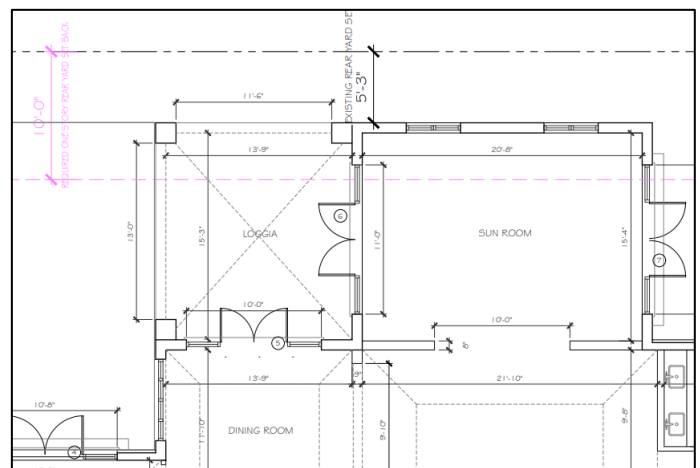
The scope of work also includes the reconfiguration of window and door openings on the south and west facades. As these are secondary facades there are less concerns related to these changes.



The existing residence has a nonconforming rear yard setback. It abuts Windsor Court to the south. A new loggia will be constructed which decreases the footprint of the building within this area. Two (2) new pairs of 4-light French doors flanked by sidelights with divided-light patterns will be visible from once interior spaces in the residence and one additional set installed facing south closer to the pool.



Demolition Plan



Proposed Plan



Existing



Proposed

Additional exterior alterations include garage door replacement with a new louvered door design, roof replacement with new flat white concrete tiles to match existing, and a white exterior color to match existing.

Hardscape and Landscape

The proposed site plan features a new circular driveway and reconfigured pool deck. Furthermore, the existing nonconforming landscape open space has been brought into compliance. The proposed hardscape surfaces are tabby concrete for the driveway and limestone pavers for the pool deck and driveway banding. A new 4-foot-high aluminum fence and gate is proposed on the east and west sides of the variance. On the east side of the residence, the same fence and gate materials are used to create an enclosure for pool equipment and mechanical equipment. A new outdoor grill is also proposed on the east side of the property. The proposed plant materials include Green Buttonwood, Gumbo Limbo, and Ligustrum. The proposed shrubs and vines include Brazilian Beauty Leaf, Clusia Hedge, Green Tip Cocoplum, Dioon, Green Island Ficus, Creeping Fig, Gardenia Standards Mono Grass, Ground Orchids, and Blue-Sky Ivy.



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 and Sec.50-114 for the flood plain variance. Approval of the project will require two (2) motions 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.
- (2) that the implementation of the proposed work and flood plain variance **will not** preclude the building's continued designation as a historic building.

WRB: JGM: FHM: ALF