



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 *WUB*
Director PZ&B

SUBJECT: COA-25-0002 345 PENDLETON LN

MEETING: MARCH 19, 2025, LPC

COA-25-0002 345 PENDLETON LN. The applicant, Marc. A. Landis has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations as well as landscape and hardscape modifications. The scope of work includes restoring an open terrace, partial window and door replacement, landscaping, a pool, and a generator for the Landmarked structure.

Applicant: Marc A. Landis
Professional: Jackie Albarran | SKA ARCHITECT + PLANNER

HISTORY:

The subject property was built in 1940. It was designed by the architect John Volk in the Georgian Revival architectural style. In 2022, the property was landmarked. As stated in the designation report: *"The dwelling at 345 Pendleton Avenue features the Georgian Revival form and a number of the style's elements. Constructed of brick covered with smooth stucco, the three-bay wide symmetrical dwelling consists of a front façade with equal fenestration of six-over-six double hung sash windows on the second story and longer six-over-nine double-hung sash windows on the first story, all flanked by louvered shutters."*

In 2024, roof replacement (like-for-like) of the white concrete flat tiles was approved administratively (LPCS-24-0089).

THE PROJECT:

The applicant has submitted plans, entitled "KRAKOFF RESIDENCE", as prepared by **SKA ARCHITECT + PLANNER**, received by the Town on February 27, 2025.

The following is the scope of work for the Project:

- Restoring an open terrace and adding a new hip roof.
- Partial window and door replacement.
- Landscape and hardscape modifications including a new pool, generator, fence, and gate.

Site Data			
Zoning District	R-B	Lot Size (SF)	10,605 SF
Future Land Use	SINGLE-FAMILY	Enclosed Square Footage (Existing)	4,986 SF
Designation	2022	FEMA Flood Zone	X and AE 6
Year of Construction	1940	Architect	Volk
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	30.00% (3,181.5 SF)	27.86% (2,955 SF)	27.86% (2,955 SF)
Building Height	22'	16.68'	16.68'
Overall Building Height	30'	24.34'	24.34'
Number of Stories	2	2	2
Cubic Content Ratio (CCR)	3.99	4.26	4.26

Surrounding Properties / Zoning	
North	Chapel Hill Rd / R-B
South	5 S Lake Dr / R-A & R-B
West	4 S Lake Dr / R-A
East	333 Pendleton Ln / R-B

STAFF ANALYSIS

The application is seeking a Certificate of Appropriateness for exterior alterations to restore an open terrace and add a hip roof, partial window and door replacement, landscape, and hardscape modifications including a new pool, generator, fence, and gate.

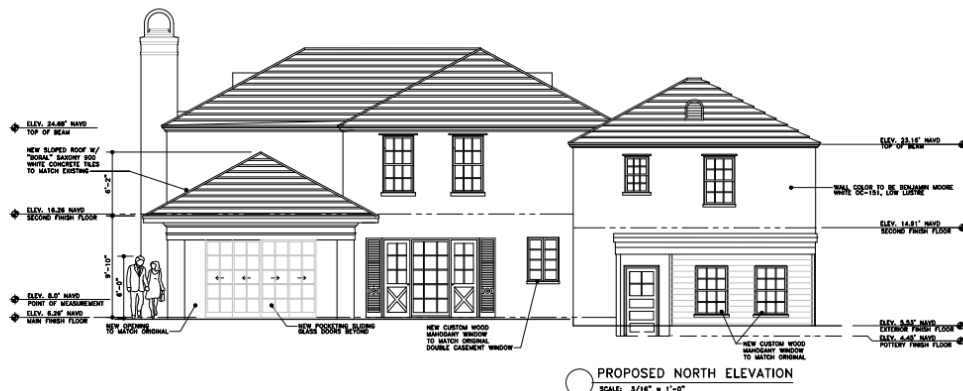
Exterior Alterations

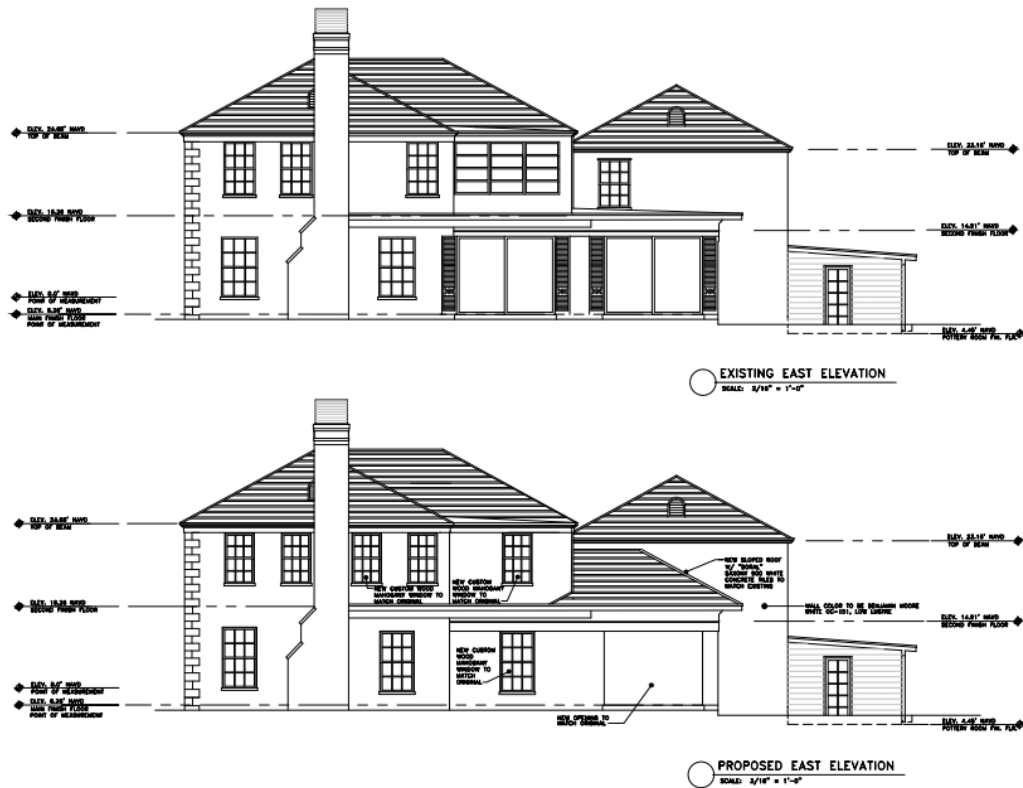
The exterior color of the residence is proposed to be Benjamin Moore White. The garage door will be replaced with a new wood product that matches the existing design.





On the northeast corner of the building, the existing enclosed terrace with a flat roof will be restored to an open terrace by removing the sliding glass doors. The flat roof will be replaced with a new hip roof featuring flat white concrete tiles that match the existing residence. To accommodate this change, five (5) awning windows on the second floor of the north elevation and one (1) sash window on the interior west elevation will be removed. On the first floor of the east elevation, the sliding glass doors will be replaced with a single 6/6 sash window. Additionally, on the second floor of the east elevation, three (3) awning windows will be removed and replaced with two (2) 6/6 sash windows, consistent with the residence's existing fenestration. Access to the residence from the open terrace will be provided by new pocketing sliding glass doors with a divided-light pattern. The alteration to a hip roof brings the architectural details into greater alignment with the roof shapes of the existing structure. It also minimizes the visual impact of losing windows on the second floor of the north elevation. However, there is a missed opportunity of changing the sliders into French Doors on this rear elevation.

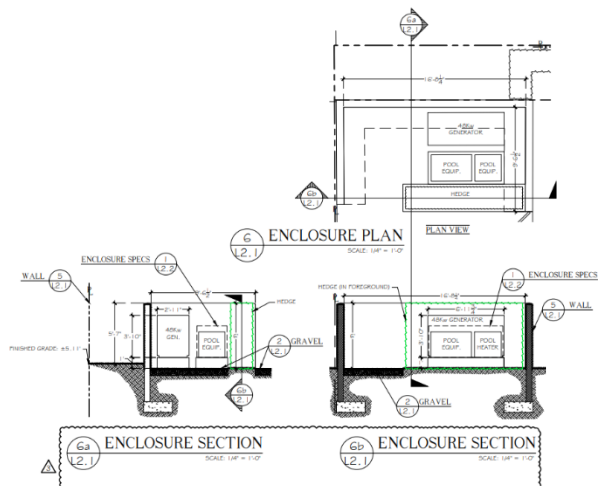
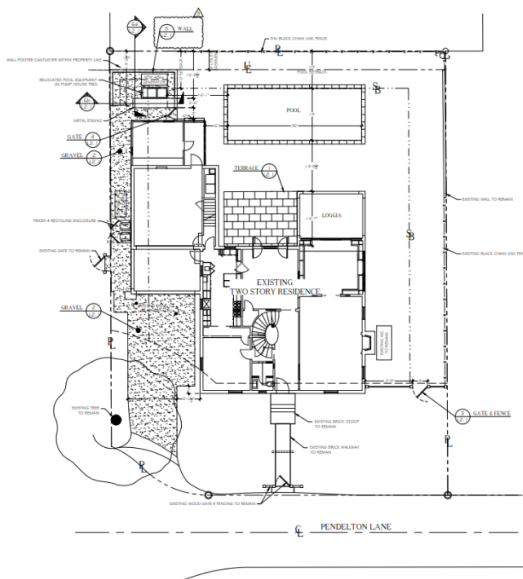


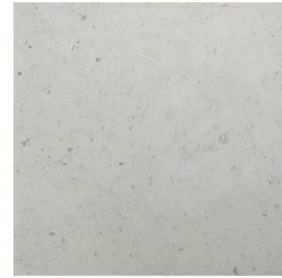
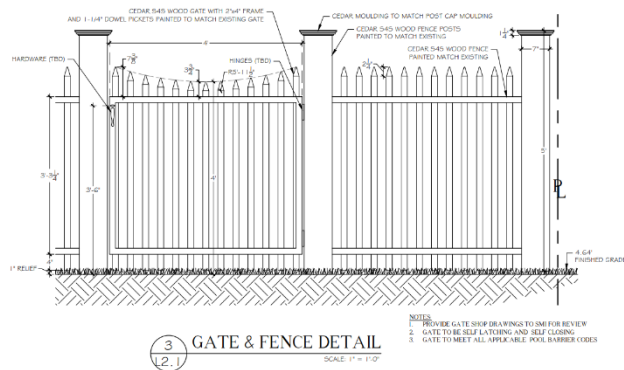


No changes are proposed on the west elevation, except to the exterior color.

Landscape and Hardscape

A new 48 KW generator is proposed within an enclosure in the backyard. The existing pool equipment will also be relocated to this required new enclosure which consists of 6-foot-high site walls. As identified in the plans, the pool equipment will be enclosed in a required pump house. The existing pool will be demolished, and a new pool will be installed. The new terrace and pool coping is proposed to be Luget Limestone.





TERRACE & POOL COPING
LUGET LIMESTONE

A new wood picket fence and gate is proposed on the east side of the property. New perimeter and interior landscaping are proposed. Two (2) new Taylor Easter Redcedars will be planted. Shrubs will include Green Island Ficus, Fukien Tea, and Tropical Sage.



South Elevation Rendering



East Elevation Rendering



North Elevation Rendering



West Elevation Rendering

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