

TENTATIVE:
SUBJECT TO
REVISION



TOWN OF PALM BEACH

LANDMARKS PRESERVATION COMMISSION

360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS

AGENDA

MAY 21, 2025

9:30 AM

Welcome!

For information regarding this agenda and the procedures for public participation at Town Council Meetings, please refer to the end of this agenda.

I. CALL TO ORDER

II. ROLL CALL

Brittain Damgard, Vice Chair
Jacqueline Albarran, Member
Anne Fairfax, Member
Julie Herzig Desnick, Member
Alex Hufty Griswold, Member
Alexander Ives, Member
Kim Coleman, Member
Catherine Brooker, Alternate Member
Jane Lindsay-Scott, Alternate Member
Henry Ittleson, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

V. APPROVAL OF THE AGENDA

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY

VII. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS

VIII. COMMENTS OF THE PLANNING, ZONING AND BUILDING STAFF

IX. COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)

X. PROJECT REVIEW

A. CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS

B. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS

1. **COA-25-0008 (ZON-25-0014) 1047 S OCEAN BLVD (COMBO)**. The applicant, Maura Ziska, Trustee of 1047 South Ocean Boulevard Trust, has filed an application requesting a Certificate of Appropriateness for the review and approval of two (2) second-floor additions over existing one-story portions on the north and south sides of the residence, staircase reconstruction on the south side of the residence, removal of two (2) rear cantilevered balconies and reconstruction of the original John Volk designed second-floor curvilinear balcony on the east side of the residence, requiring side yard and lot coverage variances for the Landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

C. HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS

D. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS - NONE

XI. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

XII. NEXT MEETING DATE: Wednesday, June 18, 2025

XIII. ADJOURNMENT

PLEASE TAKE NOTE:

Note 1: Live meeting audio is available on the Town's website at www.townofpalmbeach.com. To listen to the live stream, please visit the Meeting Audio page and select the "In Progress" or "Click Here to Listen" button.

Note 2: In-person or virtual Public Comment is limited to three minutes and must be preceded by your name and address for the record. Alternative public comment is also welcome for Town Council Meetings via four methods:

- To make a public comment virtually (for Town Council Meetings Only), email request to publiccomment@townofpalmbeach.com, and identify desired agenda item(s) to be addressed.
- Written public comment submittals should be sent to

publiccomment@townofpalmbeach.com,

- Direct written entry into the public meeting record through the eComment portal, or
- Mail or In-person submittal of written document to the Town Clerk's Office at Town Hall no later than the Friday prior to the meeting.

Note 3: As a public business meeting, the chair retains the right to limit discussion on any issue.

Note 4: If a person decides to appeal any decision made with respect to any matter considered at this meeting, he/she/they will need to ensure that a verbatim record of the proceedings is made for such purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Note 5: Disabled persons needing accommodations to participate in this meeting are requested to call the Clerk's Office at (561) 838-5416 at least one day prior to the meeting.

PROCEDURES FOR PUBLIC PARTICIPATION

Citizens desiring to address the Town Council should proceed toward the public microphones when the applicable agenda item is being considered to enable the Town Council President to acknowledge you.

PUBLIC HEARINGS: Any citizen is entitled to be heard on an official agenda item under the section entitled "Public Hearings," subject to the three minute limitation.

COMMUNICATIONS FROM CITIZENS: Any citizen is entitled to be heard concerning any matter under the section entitled "Communications from Citizens," subject to the three minute limitation. The public also has the opportunity to speak to any item listed on the agenda, including the consent agenda, at the time the agenda item comes up for discussion.

OTHER AGENDA ITEMS: Any citizen is entitled to be heard on any official agenda item when the Town Council calls for public comments, subject to the three minute limitation.

Landmarks Preservation Commission Meetings are public business meetings and, as such, the Landmarks Preservation Commission retains the right to limit discussion on any issue.

TOWN OF PALM BEACH

Landmarks Preservation Commission on: May 21, 2025

Section of Agenda

Certificates of Appropriateness - New Business

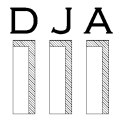
Agenda Title

COA-25-0008 (ZON-25-0014) 1047 S OCEAN BLVD (COMBO). The applicant, Maura Ziska, Trustee of 1047 South Ocean Boulevard Trust, has filed an application requesting a Certificate of Appropriateness for the review and approval of two (2) second-floor additions over existing one-story portions on the north and south sides of the residence, staircase reconstruction on the south side of the residence, removal of two (2) rear cantilevered balconies and reconstruction of the original John Volk designed second-floor curvilinear balcony on the east side of the residence, requiring side yard and lot coverage variances for the Landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Presenter

ATTACHMENTS:

- ▣ **Letter of Intent**
- ▣ **Plans**
- ▣ **Designation Report**



APRIL 07, 2025

LETTER OF INTENT - SECOND SUBMITTAL – COA-25-0008 (ZON-25-0014)
1047 South Ocean Blvd. Palm Beach

The current residence at 1047 South Ocean Blvd. was designed by John Volk in 1935 for James and Adeline Moffett, in an Art Moderne style of architecture. Mr. Moffett was the Federal Housing Administrator in 1935. The home was influenced by the National Housing Act and the “Modeltown and Modernization Magic” exhibit at the 1935 Exposition in San Diego. The Moffett’s named the residence “White Caps”. The residence was landmarked in 2013. The current owners are pleased to submit the accompanying drawings and information for Town review and approval. The following proposed structural improvements, previously approved by the Town in 2020 and 2021 were not built. The approved 2021 landscape component was installed on site and is not part of this request.

A. LANDMARK PRESERVATION COMMISSION

1. Proposed removal of existing east cantilevered balconies and reconstruction of the original Volk designed curved second floor balcony w/ metal railing on the East façade. [Per section 18-306 \(a\) \(1\) The historic or architectural significance of the building. Requesting removal of east balconies that were not original to the Volk 1935 design. Addition of the Volk east Art Moderne sculptural balcony and rail.](#) [\(b\) Partial demolition \(1\) In the event of a request for a partial demolition, in addition to the above criteria, the commission shall consider the impact of the proposed demolition on the architectural and historical integrity of the remaining structure Demolition of existing balconies are restoring the historical integrity of the remaining residence.](#)
2. Proposed 157 s.f. addition to Bedroom 4 on the second floor, northeast side with new window and French doors to match existing.
3. Proposed 343 s.f. Addition to Master Bedroom to include Bathroom and Closet on the second floor, south east side of residence, with new windows, and door to match existing. [Per section 54-122 New Construction \(a\) The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related. The north and south additions are designed with the appropriate height differentiation from the](#)

residence. (1) The height, the gross volume, and the proportion between width and height of the façade; (2) The proportions and relationships between doors and windows; (3) the rhythm of solids and voids created by openings in the façade; (4) The material used in the façade; (5) The texture inherent in the façade; (6) The colors, pattern and trim used in the façade; and (7) The design of the roof. (b) Existing rhythm created by existing building masses and space between them should be preserved. Respect of and attention to, all of these aspects have been addressed in the proposed improvements. (e) Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area. The Volk designed balcony reconstruction is a remarkable feature of the project.

4. Proposed south stair reversed travel pattern to replace existing stair.

B. ARCOM

Not applicable, special exceptions not required at this time.

C. SPECIAL EXCEPTION

Not applicable, special exceptions not required at this time.

D. SITE PLAN REVIEW

Not required due to Zoning Code update/revision.

E. VARIANCES

- a. Per Section 134-843(8); The minimum side yard setback is 15 feet, except that for lots of 60,000 square feet or more in area, the minimum side yard setback shall be 30 feet.
 - i. A variance has been requested to reduce the minimum required north side yard setback.
 - ii. A variance has been requested to reduce the minimum required south side yard setback.
- b. Per Section 134-843 (11); The maximum lot coverage for two-story buildings is 25 percent. A variance has been requested to increase the maximum lot coverage.

Please let us know if you need additional information.

Respectfully Submitted

Roger P. Janssen, AIA
Dailey Janssen Architects, P.A.

ADDITION, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:
1047 SOUTH OCEAN BLVD

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

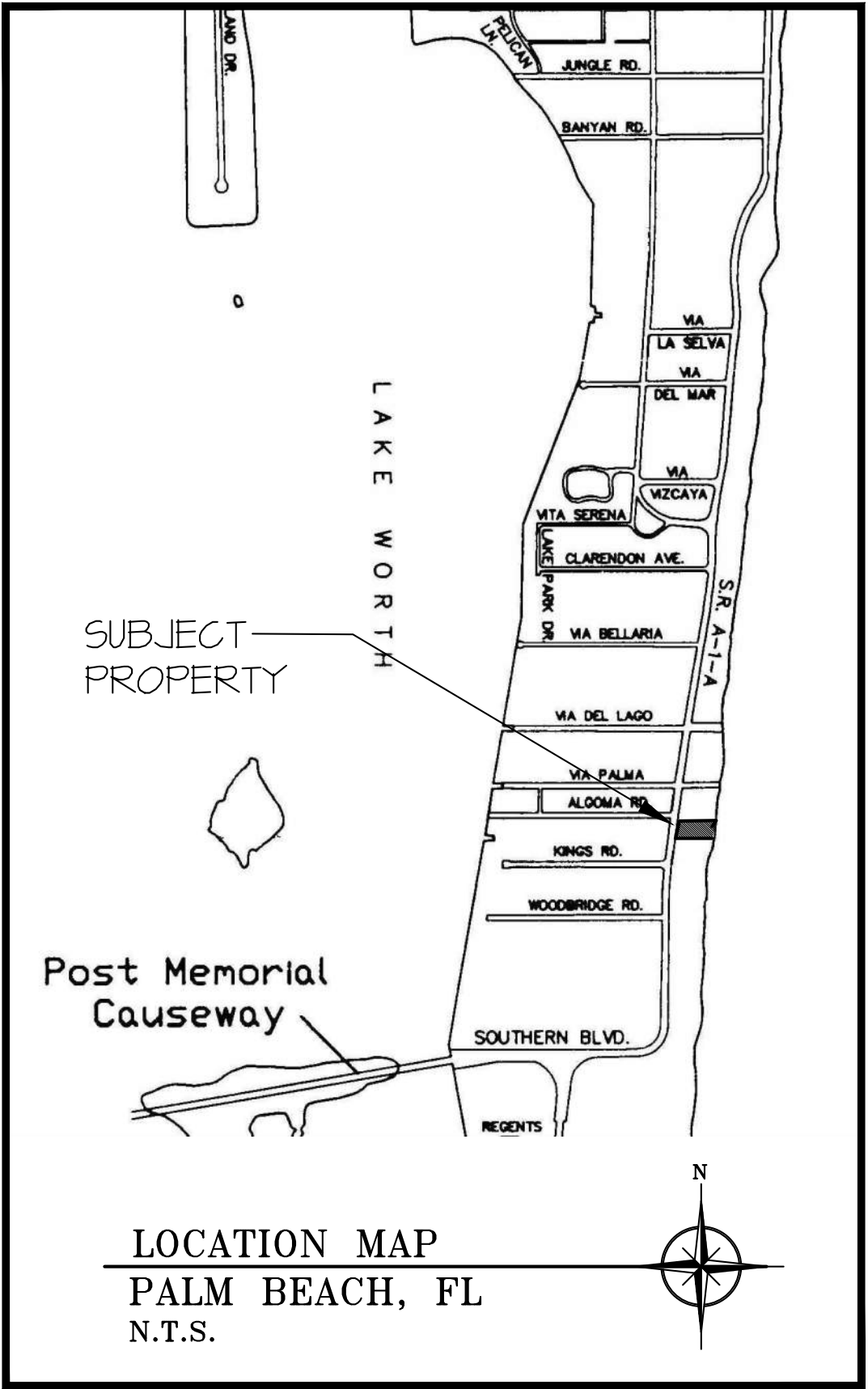
COA-25-0008, ZON-25-0014

FIRST SUBMITTAL 05.21.25

SECOND SUBMITTAL 04.07.25

TENTATIVE NOTICE TO PROCEED 04.14.25

TENTATIVE MEETING DATES 05.21.25, 06.11.25



DAILEY JANSSEN ARCHITECTS, P.A.

400 CLEMATIS STREET, SUITE 200

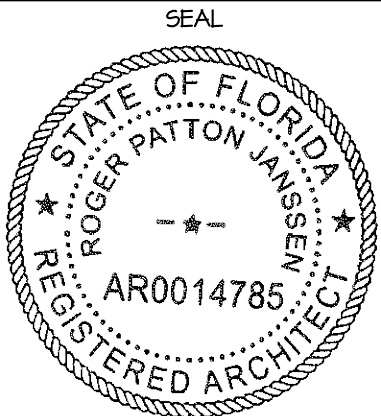
WEST PALM BEACH, FLORIDA 33401

TEL: 561-833.4707

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:
1047 S. OCEAN BLVD.
PALM BEACH COUNTY
DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL. 561-833-4707, LICENSE #AA-C00914

DATE: 2025.03.20
DRAWN:
REVISIONS:
• FIRST SUBMITTAL 2025.03.20

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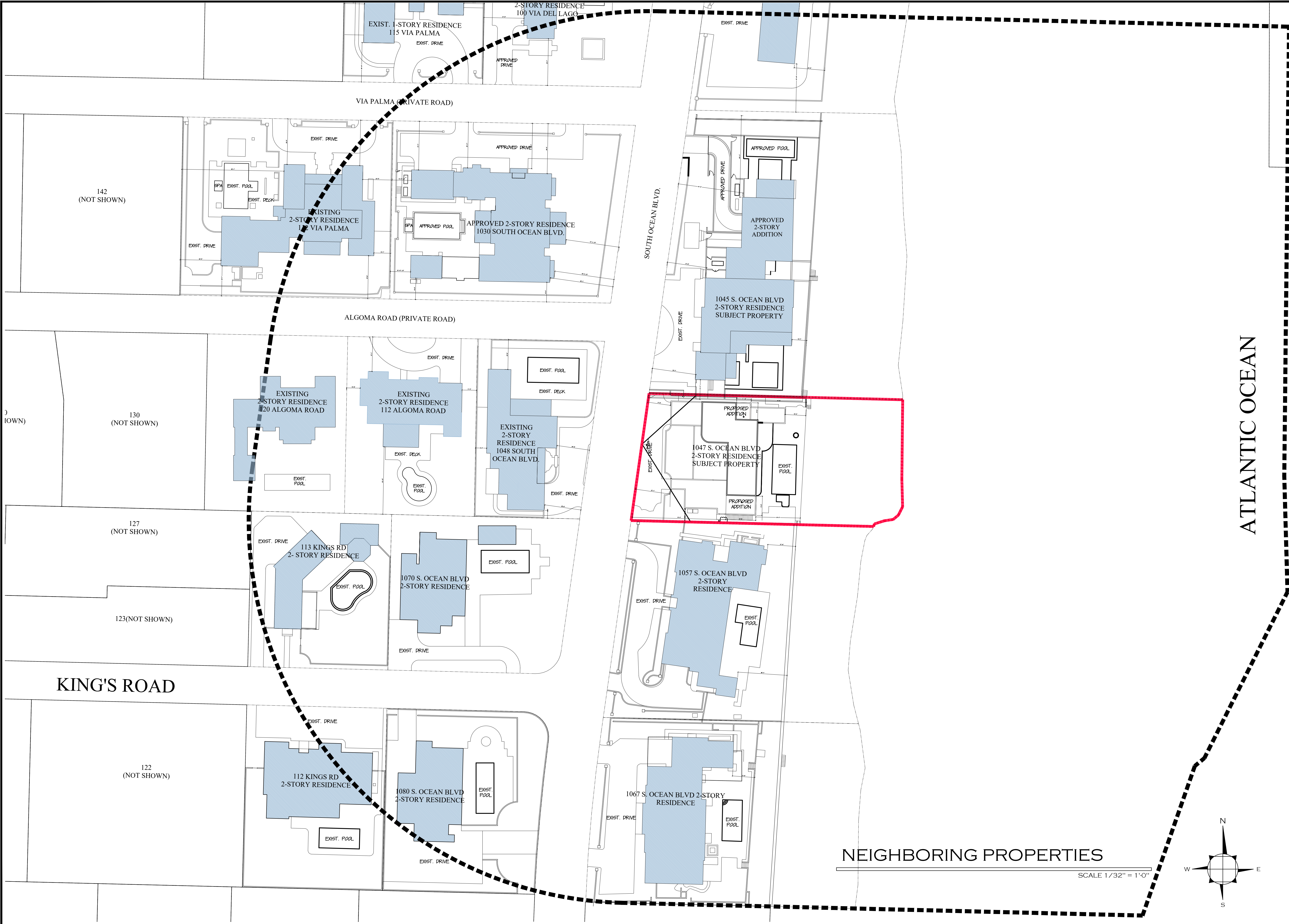


ROGER P. JANSSEN AR-14785
COA-25-0008
TC # ZON-25-0014

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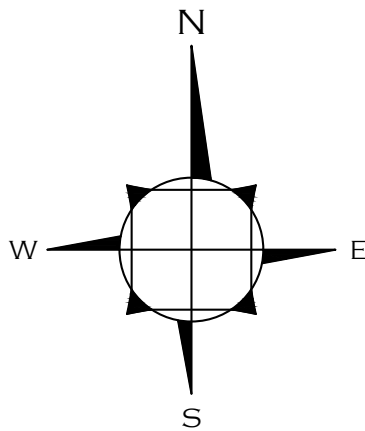
JOB NUMBER: 25-105



ATLANTIC OCEAN

NEIGHBORING PROPERTIES

SCALE 1/32" = 1'-0"



ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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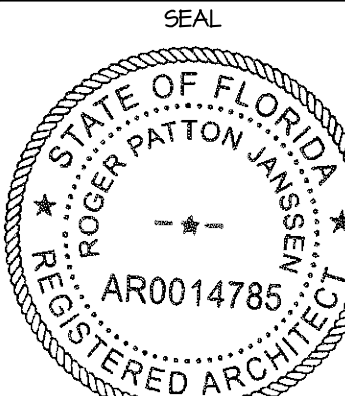
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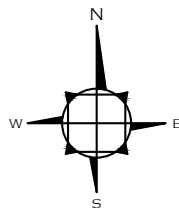
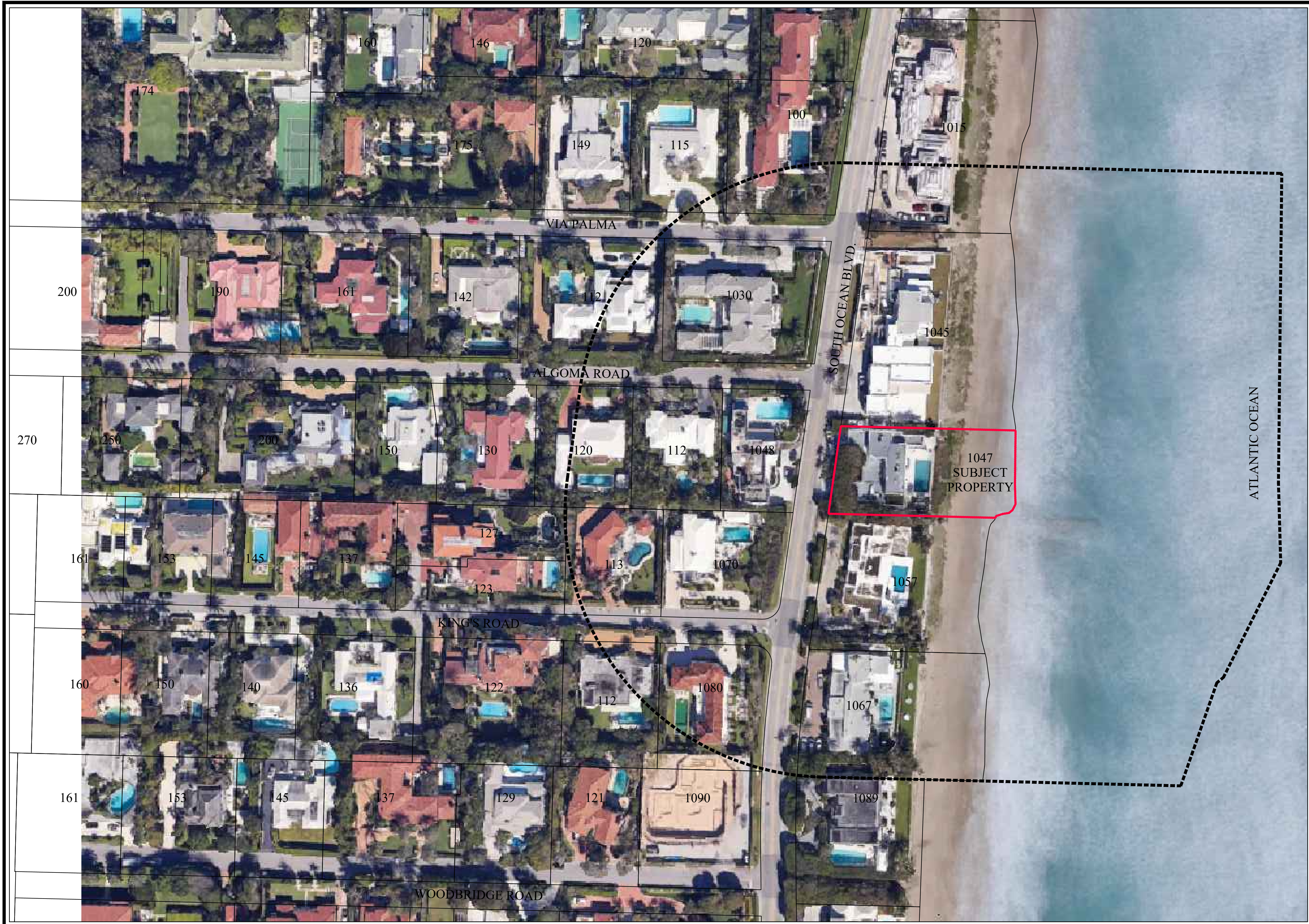
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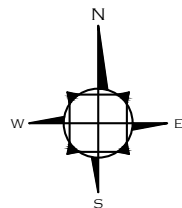
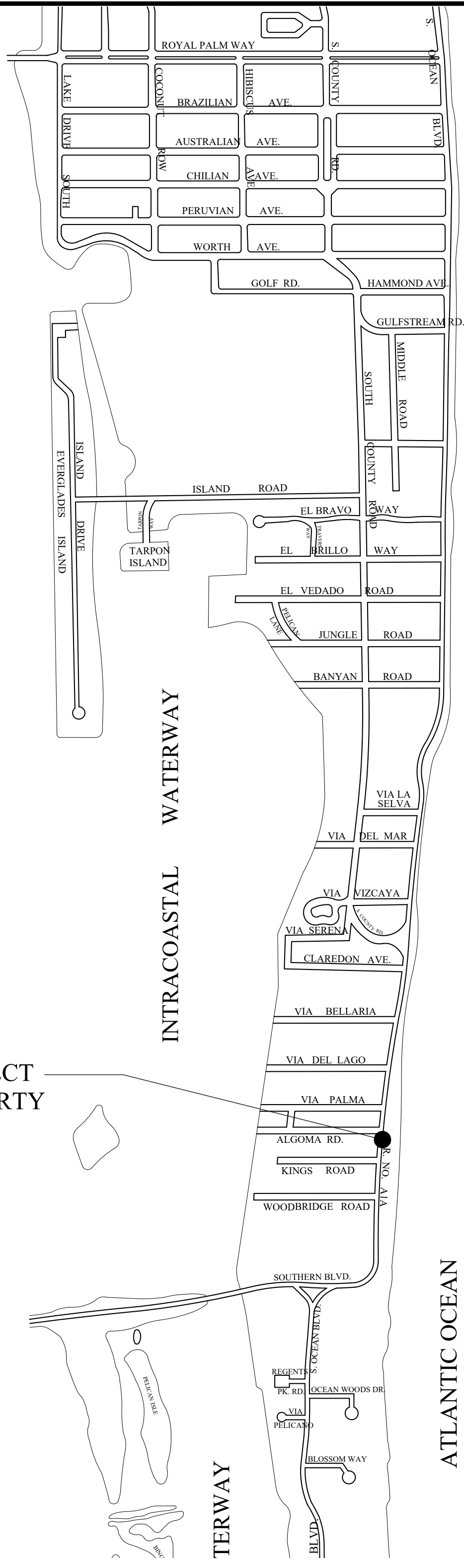
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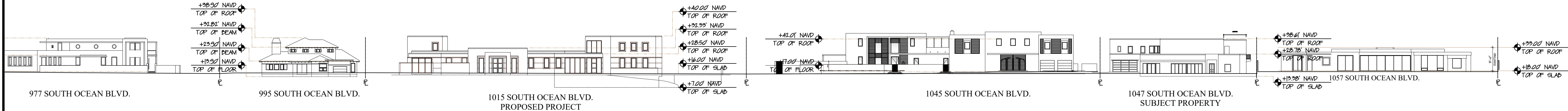


CONTEXT MAP

SCALE 1/64" = 1'-0"



LOCATION MAP



SOUTH OCEAN BLVD STREETSCAPE

SCALE 1/32" = 1'-0"

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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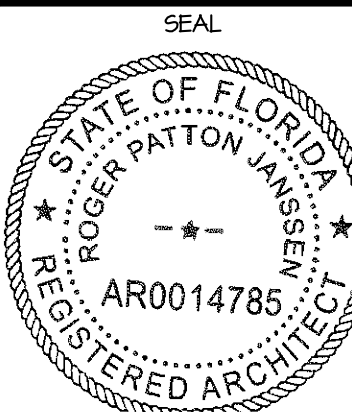
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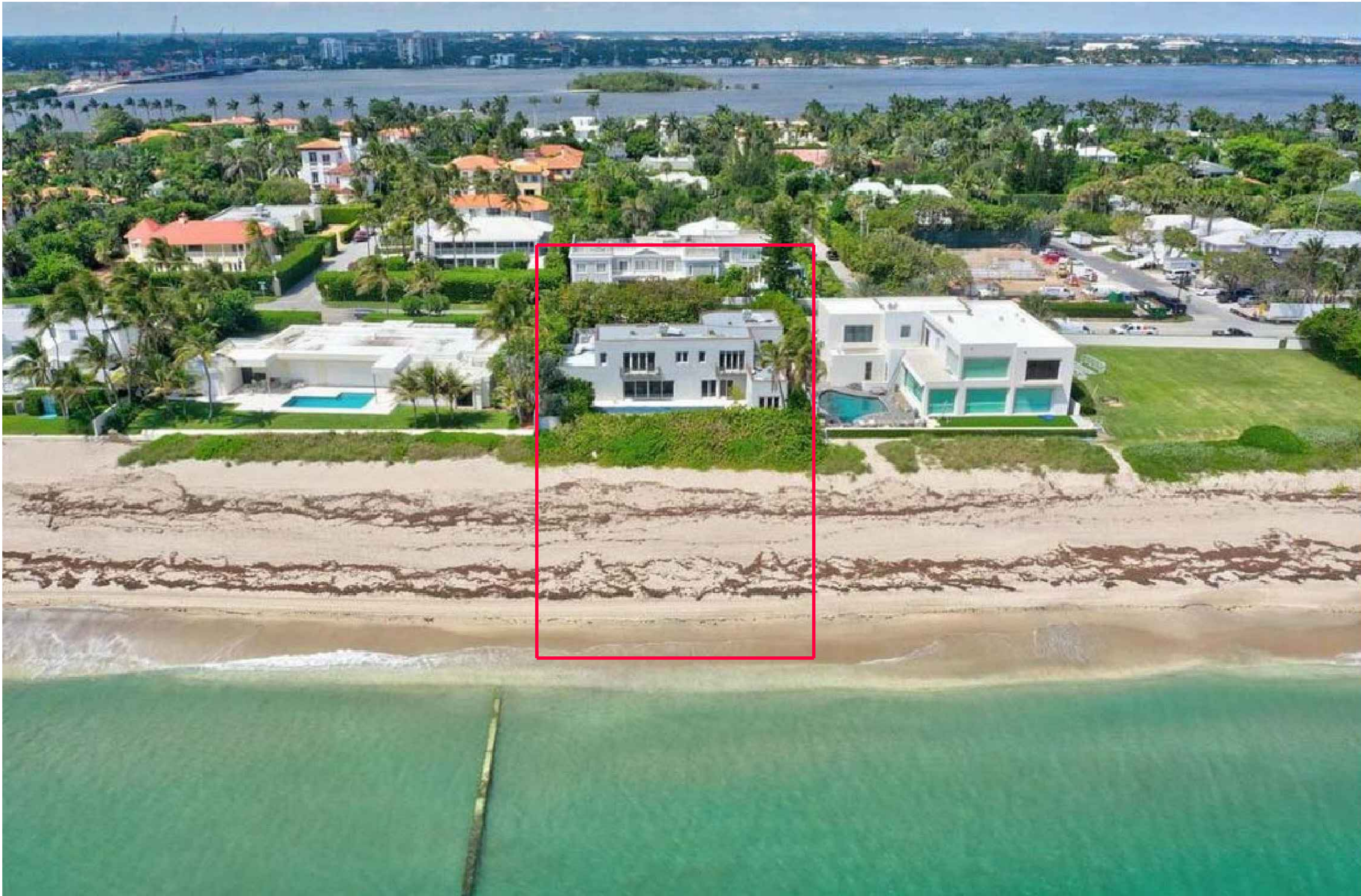
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COA-25-0008
TC # ZON-25-0014

DRAWING NO.

SV-102

JOB NUMBER: 25-105



1047 S OCEAN BLVD AERIAL VIEW

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C001914

DATE: 2025.03.20

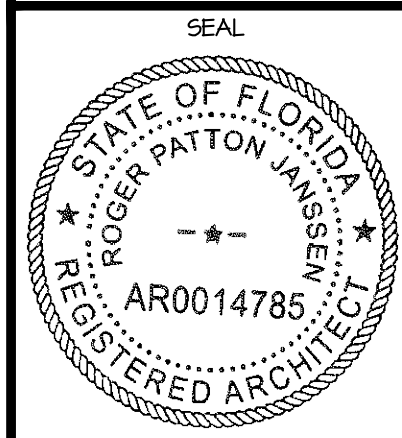
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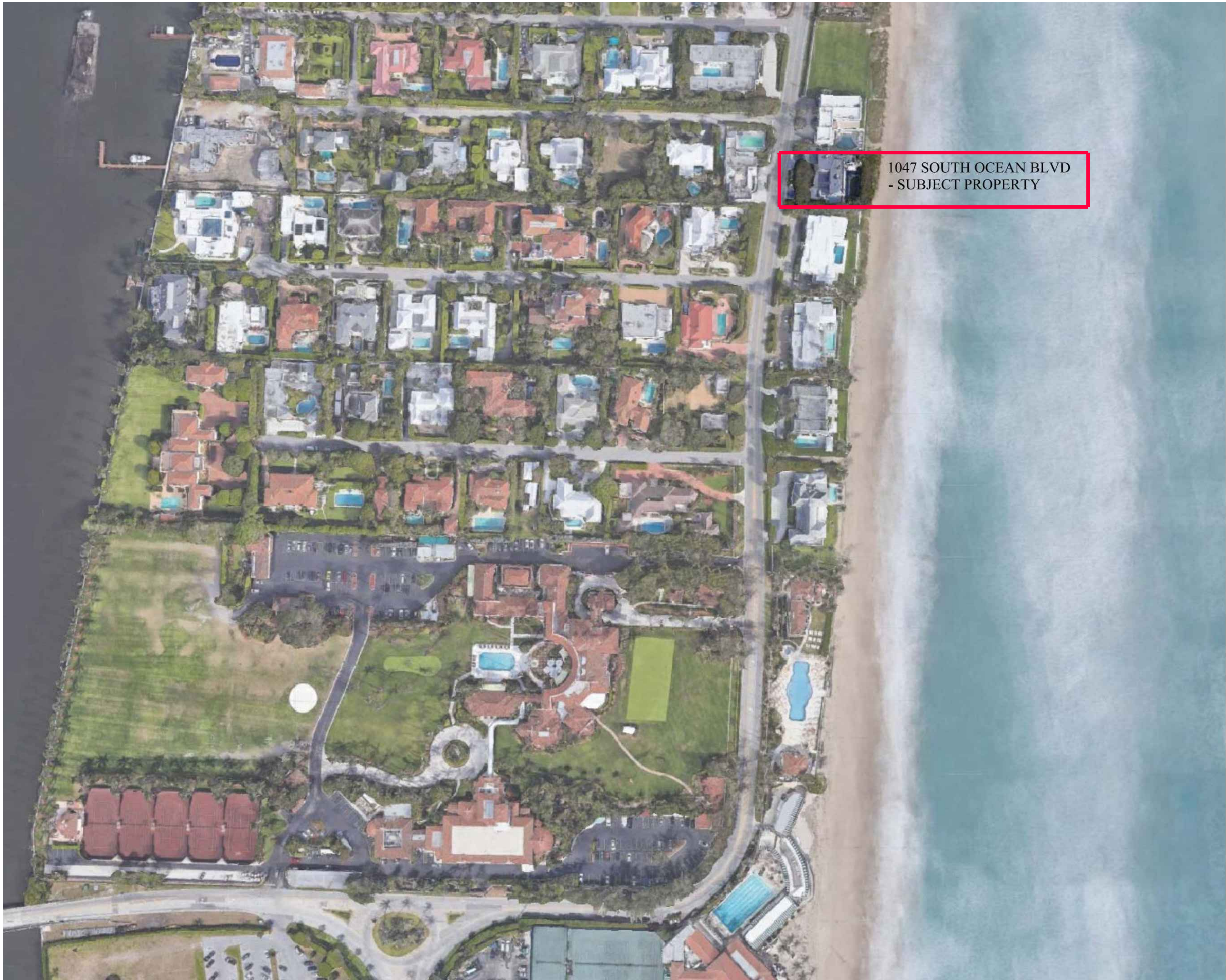
ROGER P. JANSSEN AR-14785

COA-25-0008
TC # ZON-25-0014

DRAWING NO.

P-O

JOB NUMBER: 25-105



1047 SOUTH OCEAN BLVD
- SUBJECT PROPERTY

CONTEXTUAL AERIAL VIEW

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS
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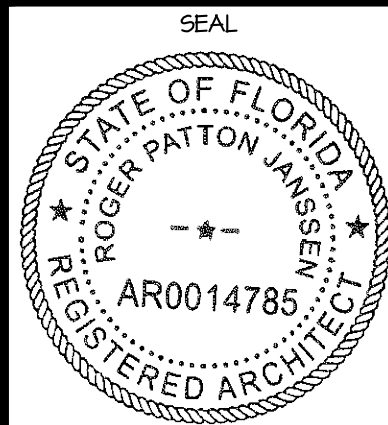
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COA-25-0008
TC # ZON-25-0014

DRAWING NO.

P-1

JOB NUMBER: 25-105



1015 S Ocean Blvd



1045 S Ocean Blvd



1047 S Ocean Blvd



1057 S Ocean Blvd



1067 S Ocean Blvd



1080 S Ocean Blvd

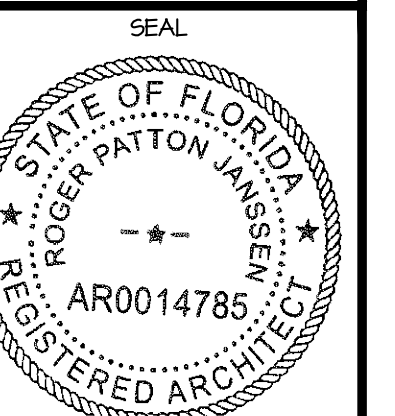
NEIGHBORING PROPERTIES

1047 S. OCEAN BLVD.

DAILEY JANSSEN ARCHITECTS

DATE: 2025.03.20
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COA-25-0008
TC # ZON-25-0014

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JOB NUMBER: 25-105



1070 S Ocean Blvd



1030 S Ocean Blvd



1048 S Ocean Blvd



100 Via Del Lago



115 Via Palma



112 Via Palma

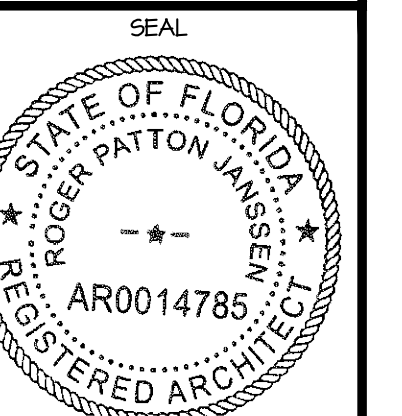
NEIGHBORING PROPERTIES

1047 S. OCEAN BLVD.

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ROGER P. JANSSEN AR-14785
COA-25-0008
TC # ZON-25-0014
DRAWING NO.

A0.02

JOB NUMBER: 25-105



112 Algoma Road



113 King's Road



112 King's Road



120 Algoma Road

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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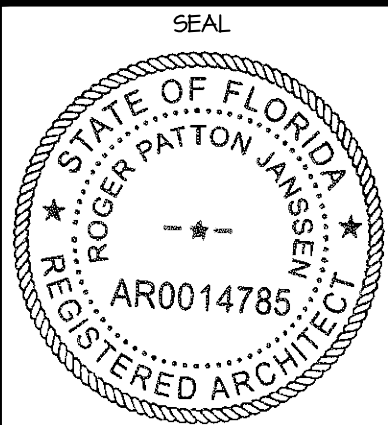
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ROGER P. JANSSEN AR-14785

COA-25-0008
TC # ZON-25-0014

DRAWING NO.

A0.04

JOB NUMBER: 25-105



EXISTING CONDITIONS

1047 S. OCEAN BLVD.

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4701, LICENSE #AA-C001914

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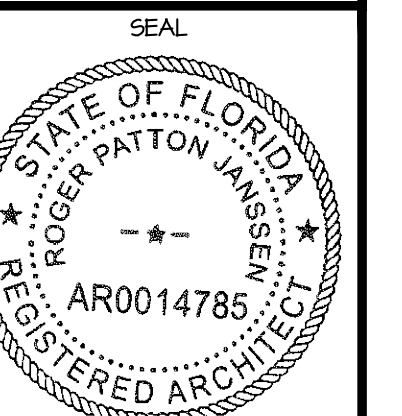
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GER P. JANSSEN AR-14785

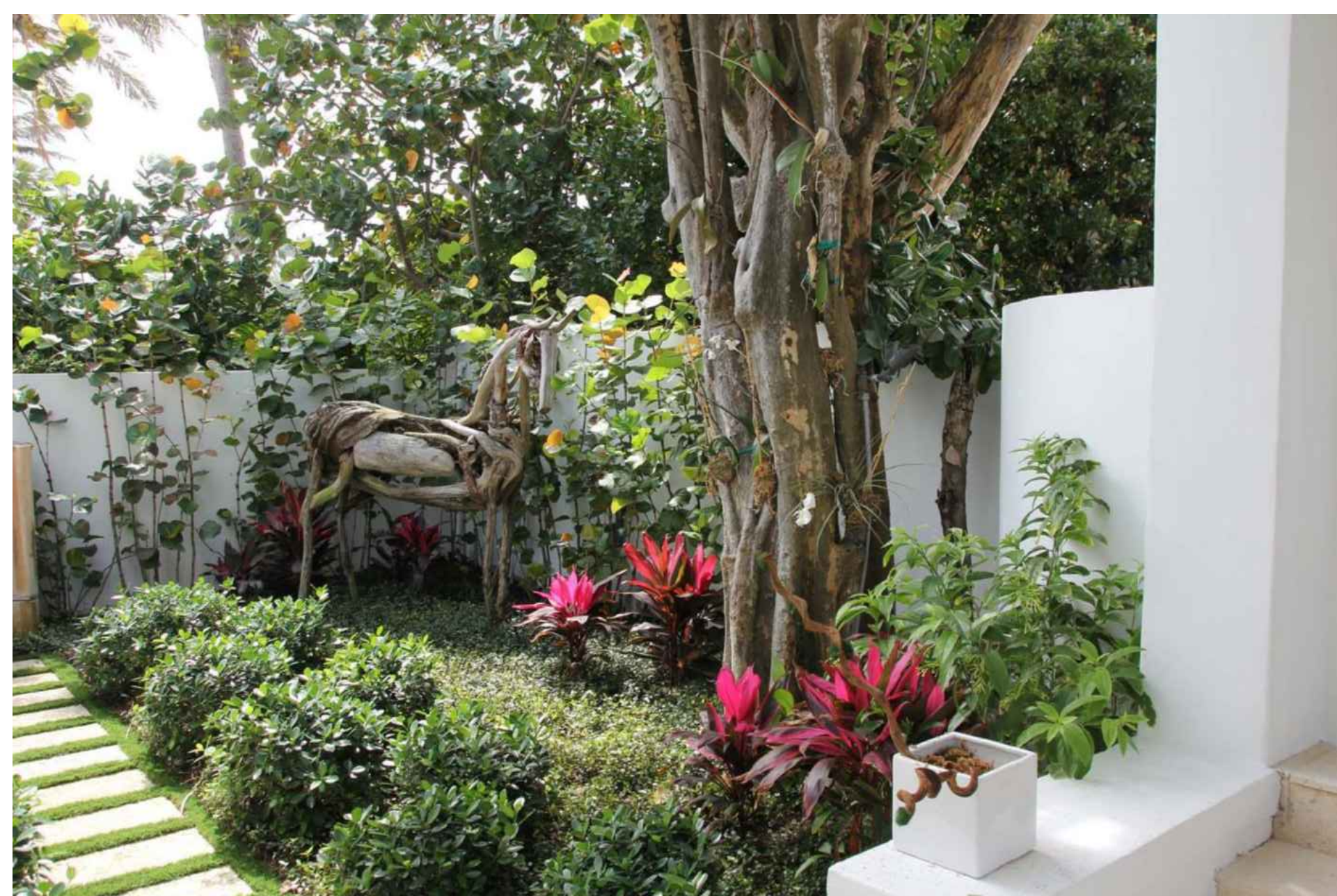
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EXISTING CONDITIONS

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
 400 CLIMATE STREET SUITE 200 WEST PALM BEACH FLORIDA 33401 TEL: 561-933-4707 | CENSE #AAA-C001974
 TOWN OF PALM BEACH

DAILEY JANZEN ARCHITECTS
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SEAL

STATE OF FLORIDA
ROGER PATTON JANSEN
— ★ —
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-1478

COA-25-0008
TC # ZON-25-0014

DRAWING NO.

A0.03

JOB NUMBER

25-10



1047 S Ocean Blvd



1047 S Ocean Blvd



1047 S Ocean Blvd



1047 S Ocean Blvd

EXISTING CONDITIONS

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

TOWN OF PALM BEACH

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C00174

DATE: 2025.03.20

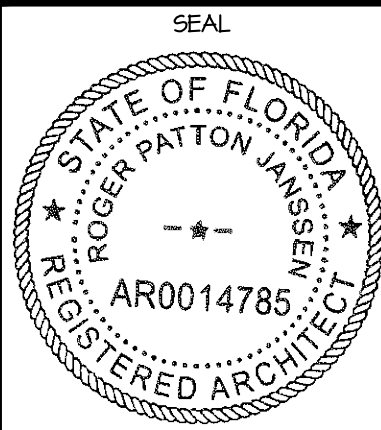
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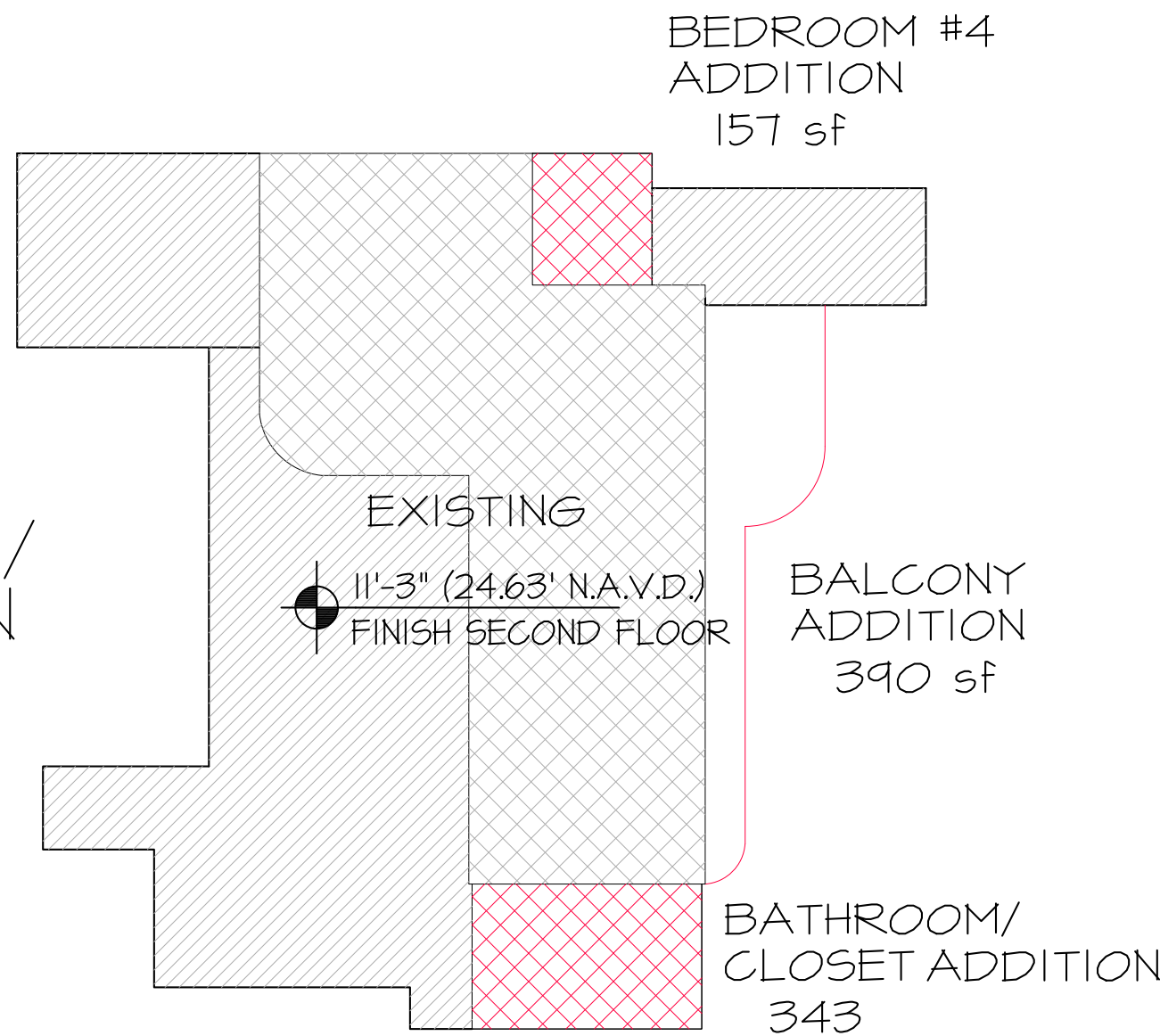
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TC # ZON-25-0014

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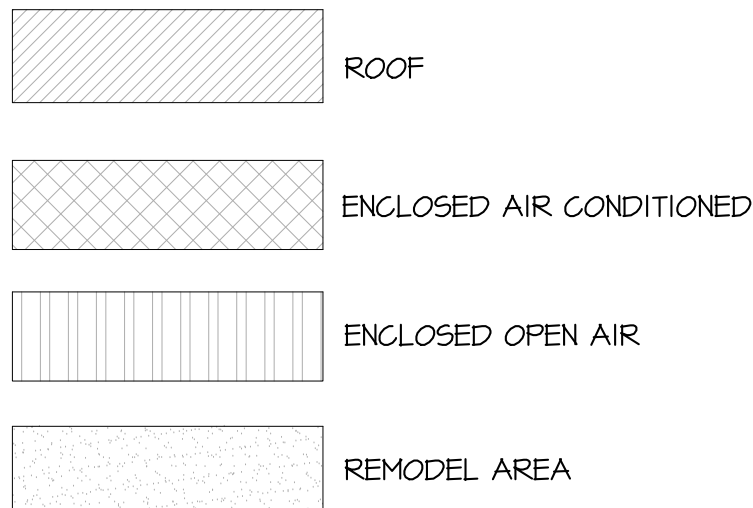
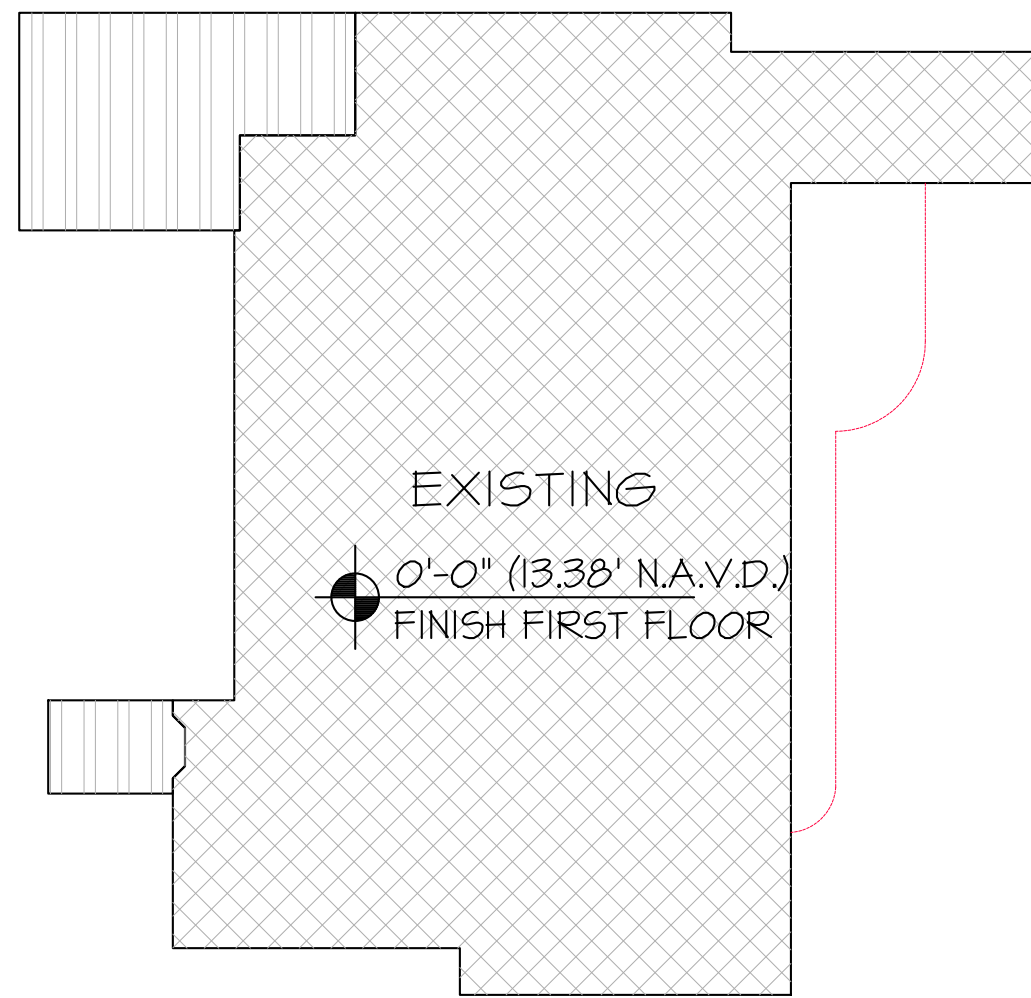
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JOB NUMBER: 25-105

SECOND FLOOR W/ ADDITION



FIRST FLOOR



AREA DIAGRAM



Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend		
1	Property Address:	1047 South Ocean Boulevard	
2	Zoning District:	R-A ESTATE RESIDENTIAL	
3	Lot Area (sq. ft.):	26,213 S.F. +/-	
4	Lot Width (W) & Depth (D) (ft.):	100.68' (W) +/- 122', 258.94' and 130.69', 262.48' (L)	
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Additions to Existing 2 Story Landmark Single-Family Residence	
6	FEMA Flood Zone Designation:	VE 11	
7	Zero Datum for point of meas. (NAVD)	13.38' N.A.V.D.	
8	Crown of Road (COR) (NAVD)	15.88' N.A.V.D.	
9		REQ'D / PERMITTED	EXISTING
10	Lot Coverage (Sq Ft and %)		26,213
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs, Structure, etc)		7,481
12	*Front Yard Setback (Ft.)	35'	17'-8"
13	* Side Yard Setback (1st Story) (Ft.)	15'	9'-9"
14	* Side Yard Setback (2nd Story) (Ft.)	15'	8'-7"
15	*Rear Yard Setback (Ft.)	15'	14'-2"
16	Angle of Vision (Deg.)	N/A	100°
17	Building Height (Ft.)	25'	21'-8"
18	Overall Building Height (Ft.)	35'	24'-1"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	13.38' N.A.V.D.	13.38 N.A.V.D.
22	Base Flood Elevation (BFE)(NAVD)	N/A	VE 11
23	Landscape Open Space (LOS) (Sq Ft and %)	16,644 (63.50%)	NO CHANGE
24	Perimeter LOS (Sq Ft and %)	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	1,612 (45.78%)	NO CHANGE
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.	

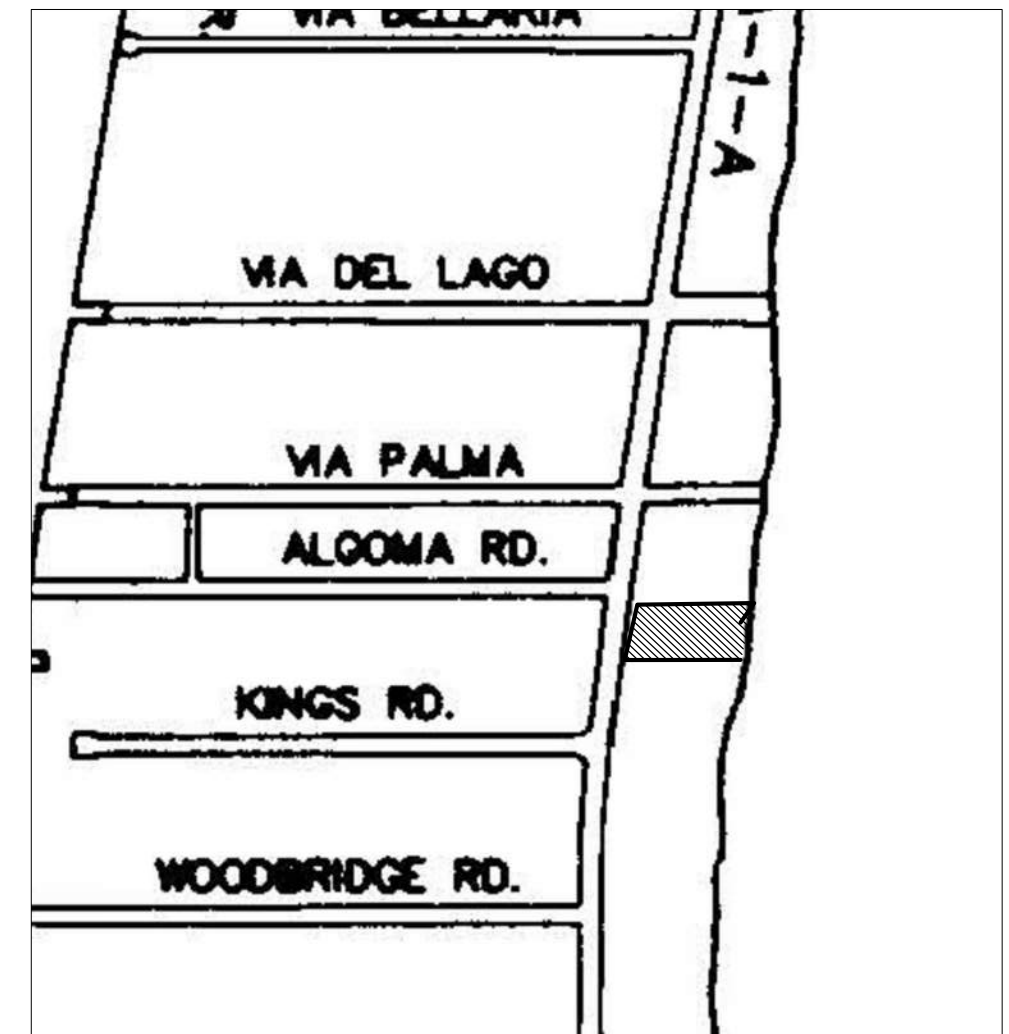
* Indicate each yard area with cardinal direction (N,S,E,W)

** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill [Sec. 134-1600]

*** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626



LOCATION MAP

SITE DATA	
ZONING DISTRICT:	R-A
LOT AREA:	12,635 SQ. FT.
LOT COVERAGE BY BUILDING:	
ALLOWABLE LOT COVERAGE (2-STORY):	3,154 SQ. FT. = 25%
LOT COVERAGE (EXISTING):	5,544 SQ. FT. = 43.92%
LOT COVERAGE (PROPOSED):	5,658 SQ. FT. = 44.78%
+ EXTERIOR STAIRCASE @ 104 SQ. FT./ 0.86%	
EXISTING	
1ST FLOOR A/C (EXISTING TO REMAIN):	4,655 SQ. FT.
2ND FLOOR A/C (EXISTING):	2,162 SQ. FT.
TOTAL A/C FLOOR AREA (EXISTING):	6,817 SQ. FT.
PROPOSED ADDITION	
2ND FLOOR A/C (PROPOSED):	500 SQ. FT.
2ND FLOOR BALCONY (PROPOSED):	367 SQ. FT.
TOTAL ADDITIONAL SF	
2ND FLOOR A/C (PROPOSED) + 2ND FLOOR BALCONY (PROPOSED) - 2ND FLOOR BALCONY (EXISTING)	
500 S.F. + 367 S.F. - 102 S.F.	=765 SQ. FT.
TOTAL A/C FLOOR AREA (PROPOSED):	
4,655 S.F. + 2,162 S.F. + 500 S.F.	=7,317 SQ. FT.

ALL EXISTING LANDSCAPE / HARDSCAPE TO REMAIN

ZONING TABLE

AREA CALCULATIONS

PROPOSED ZONING, DIAGRAMS

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

TOWN OF PALM BEACH

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-933-4101, LICENSE #AA-C0014

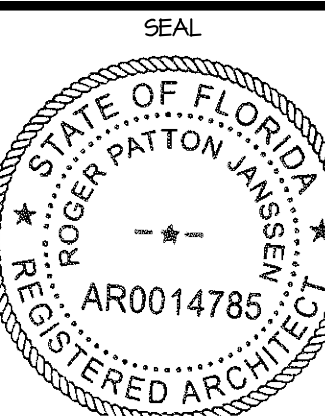
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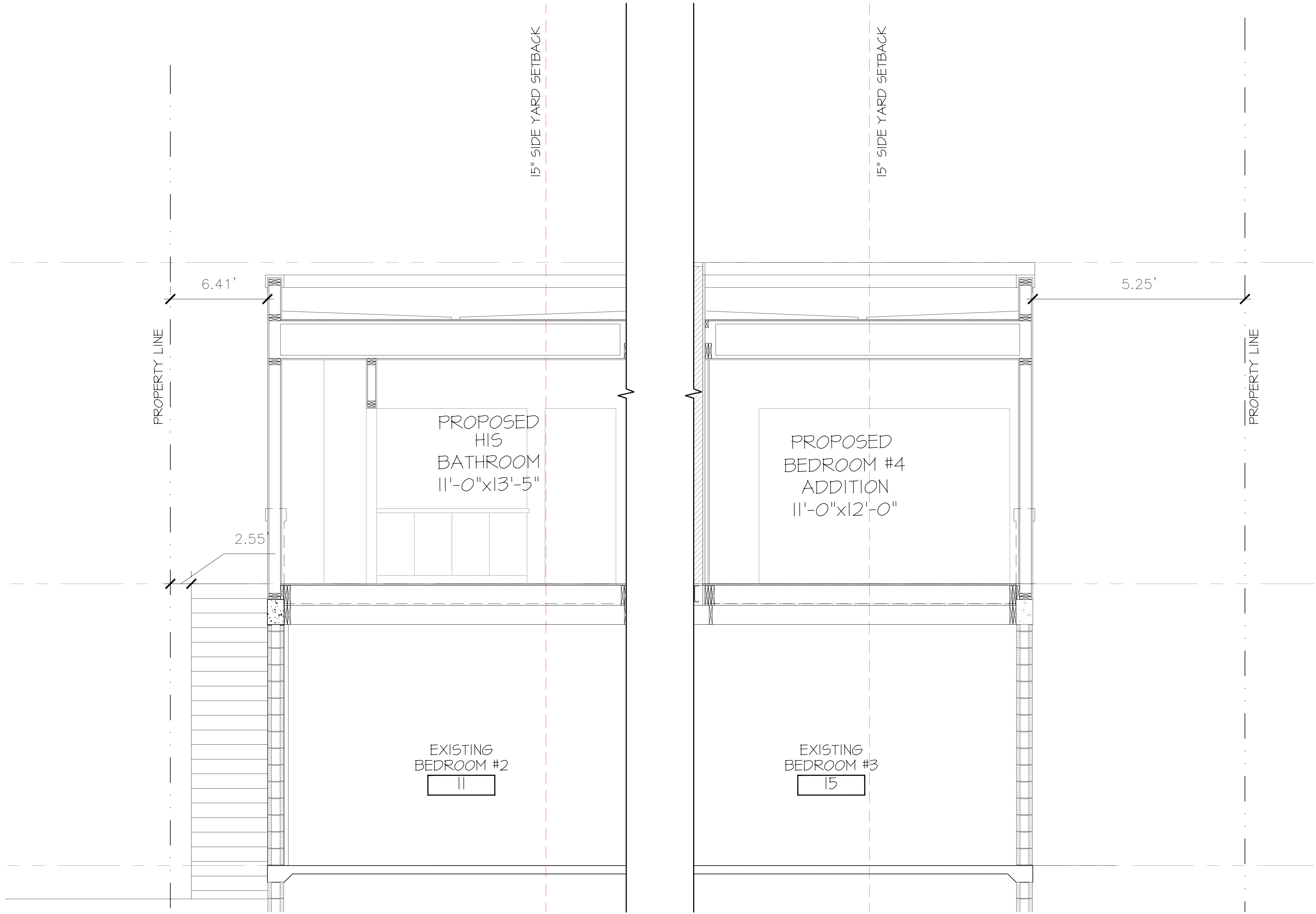
COA-25-0008
TC # ZON-25-0014

DRAWING NO.

A1.002

JOB NUMBER:

25-105



SECTION 134-843 VARIANCE

VARIANCE DIAGRAMS

SCALE 1/2" = 1'-0"

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

TOWN OF PALM BEACH

PALM BEACH COUNTY

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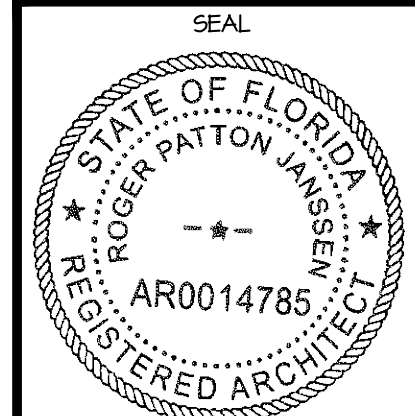
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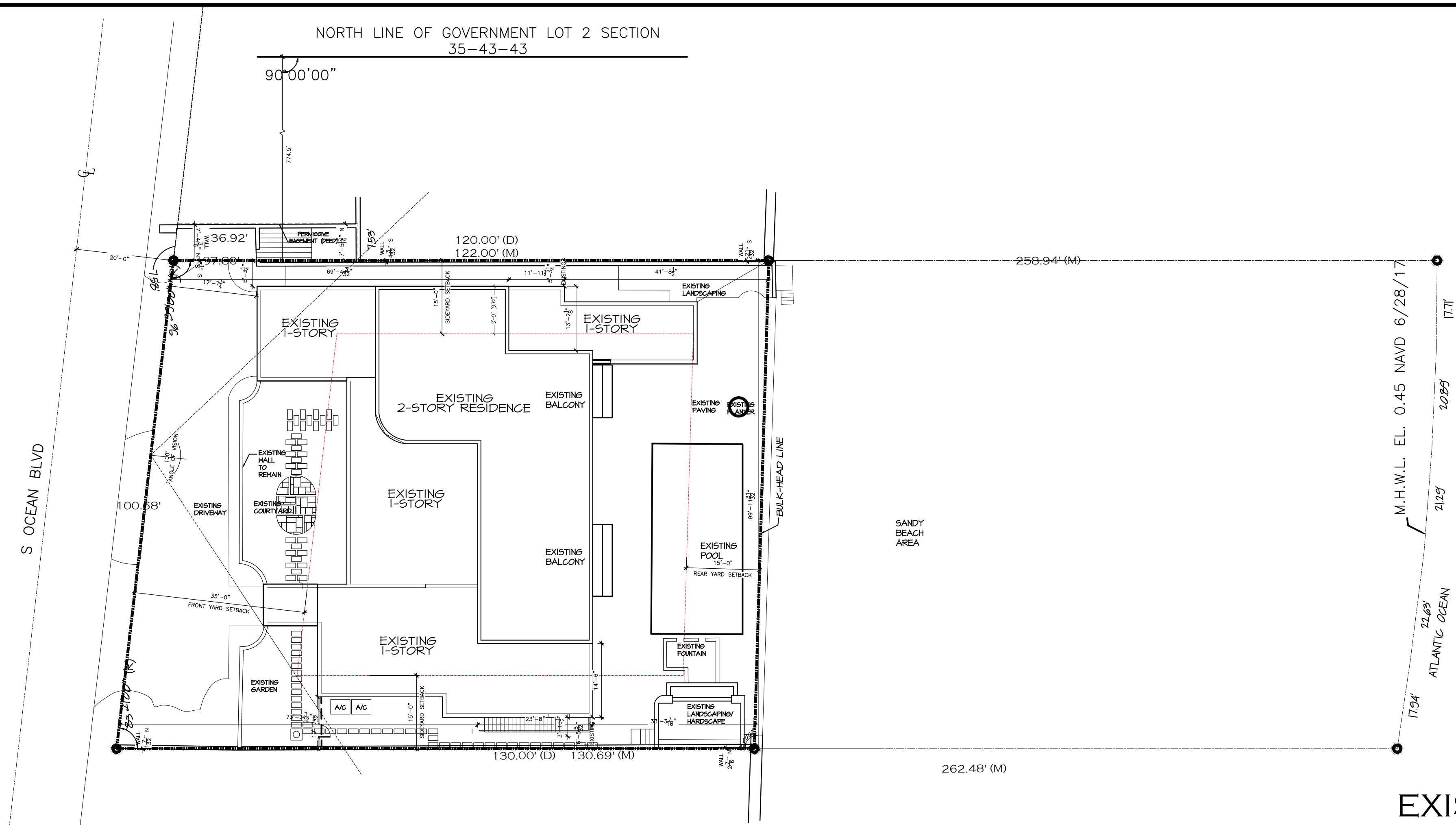
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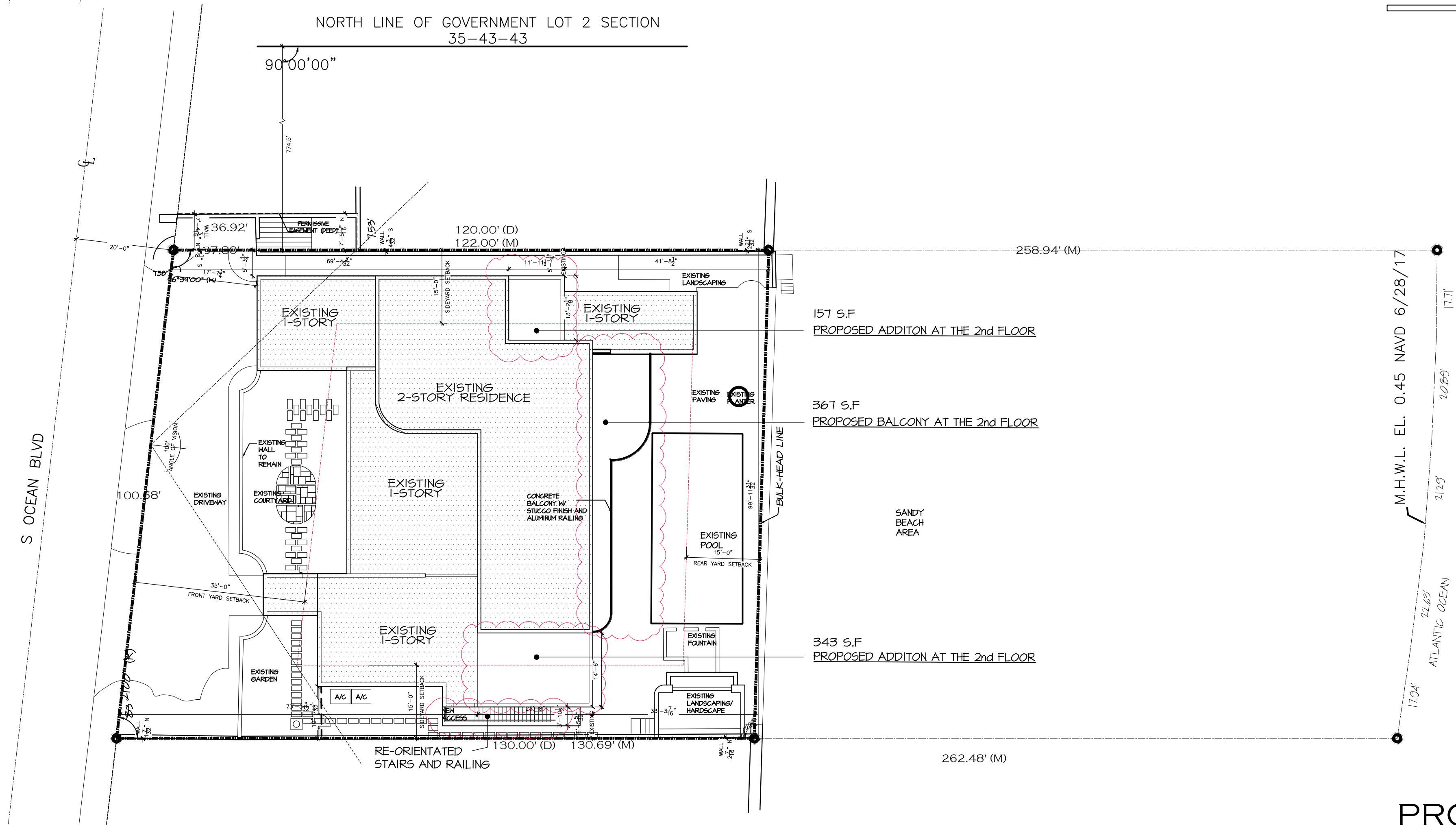
JOB NUMBER:

25-105



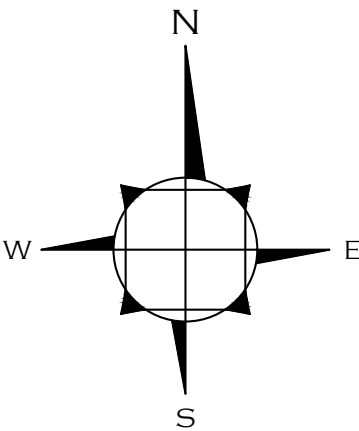
EXISTING SITE PLAN

SCALE 1/16" = 1'0"



PROPOSED SITE PLAN

SCALE 1/16" = 1'0"



ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

TOWN OF PALM BEACH

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS

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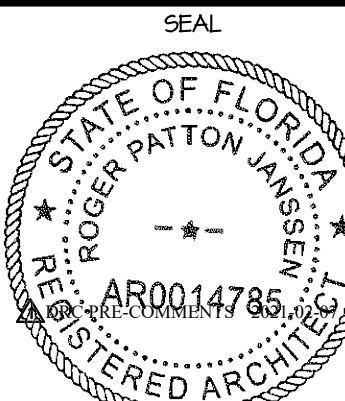
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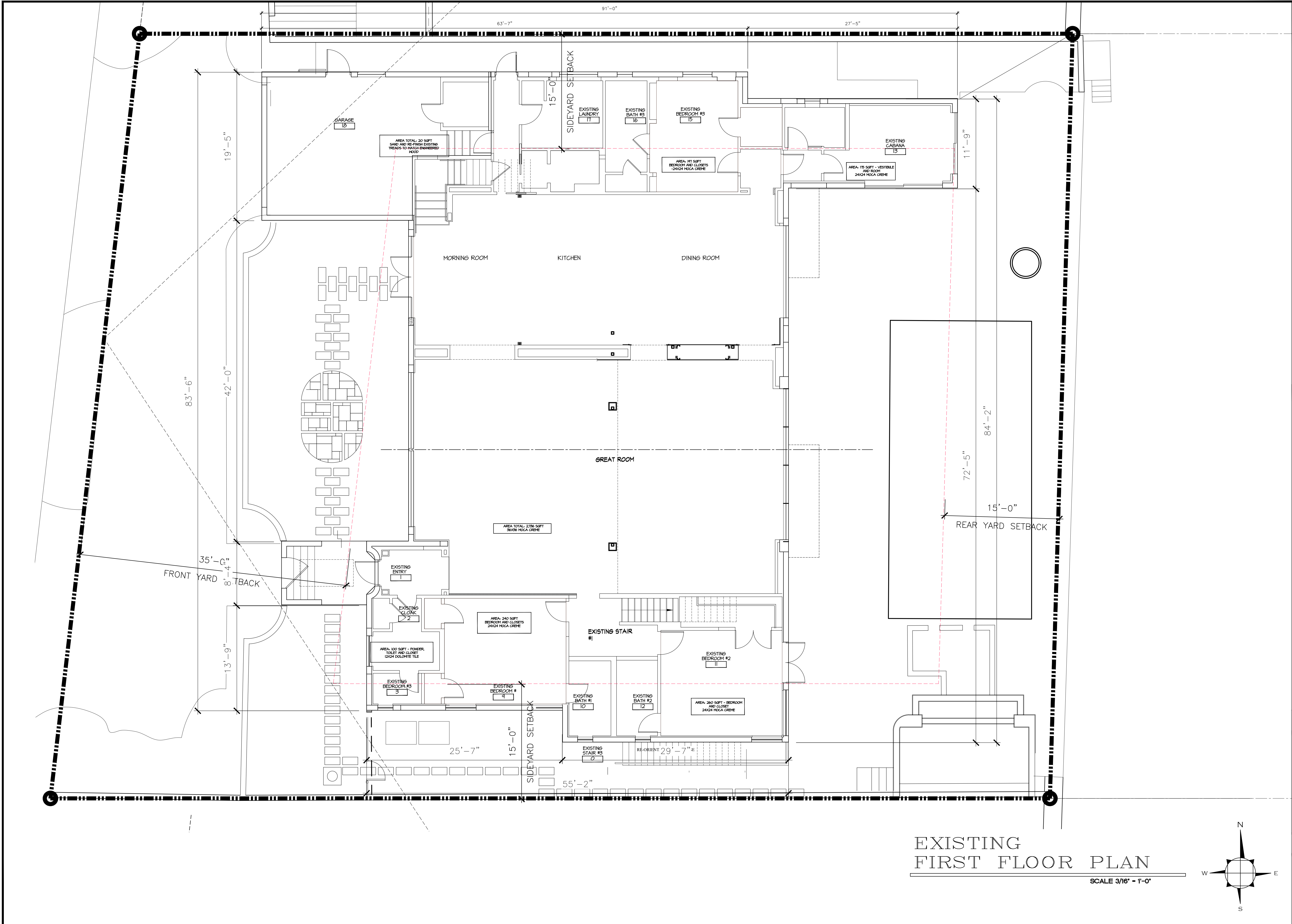
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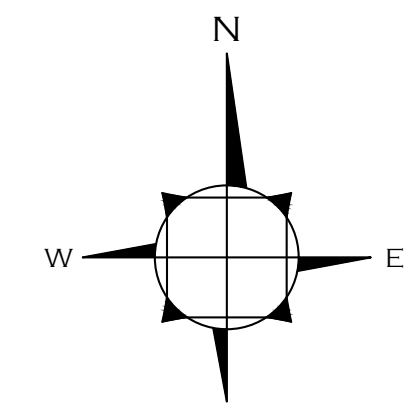
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25-105



EXISTING
FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"



ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS

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SEAL

STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

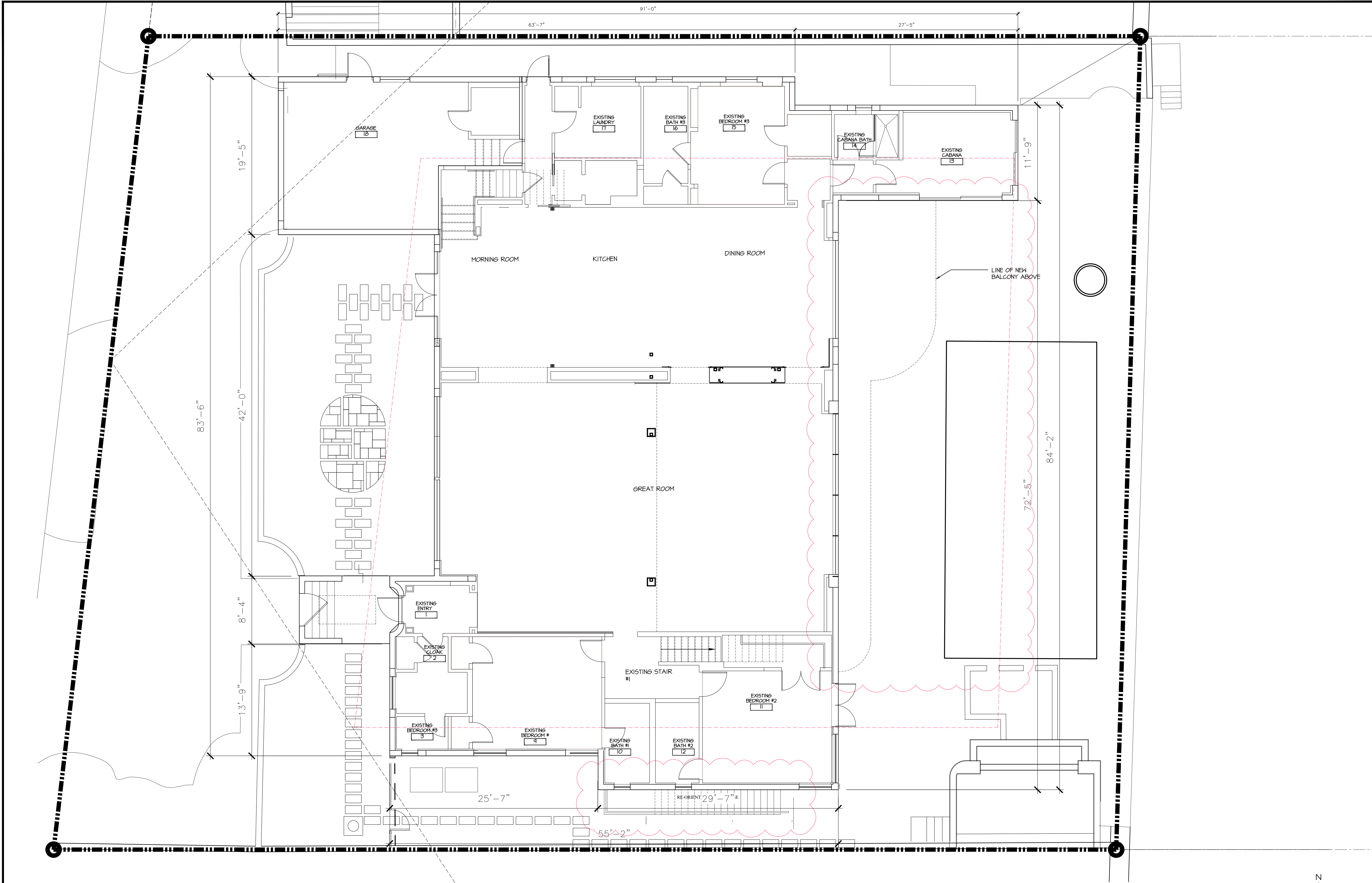
ROGER P. JANSSEN AR-14785

COA-25-0008
TC # ZON-25-0014

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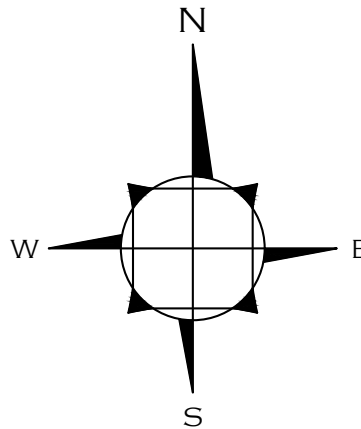
A1.01 E

JOB NUMBER: 25-105



PROPOSED
FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"



ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

TOWN OF PALM BEACH

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS

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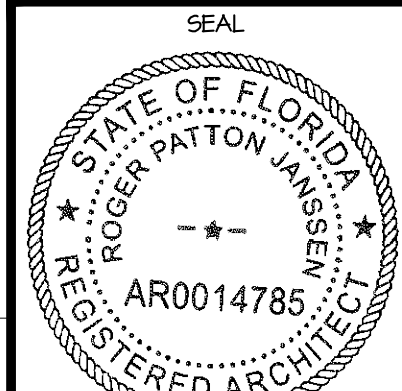
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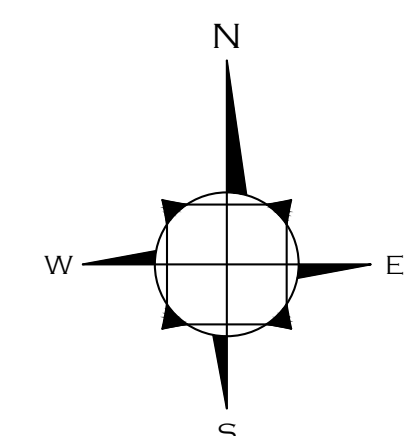
ROGER P. JANSSEN AR-14785

COA-25-0008
TC # ZON-25-0014

DRAWING NO.

A1.01 P

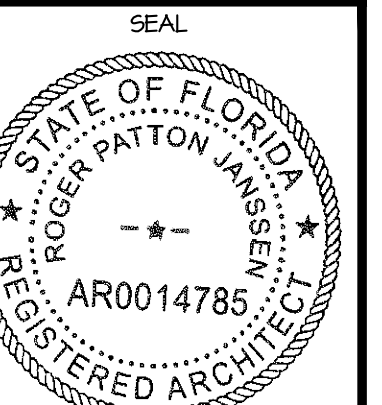
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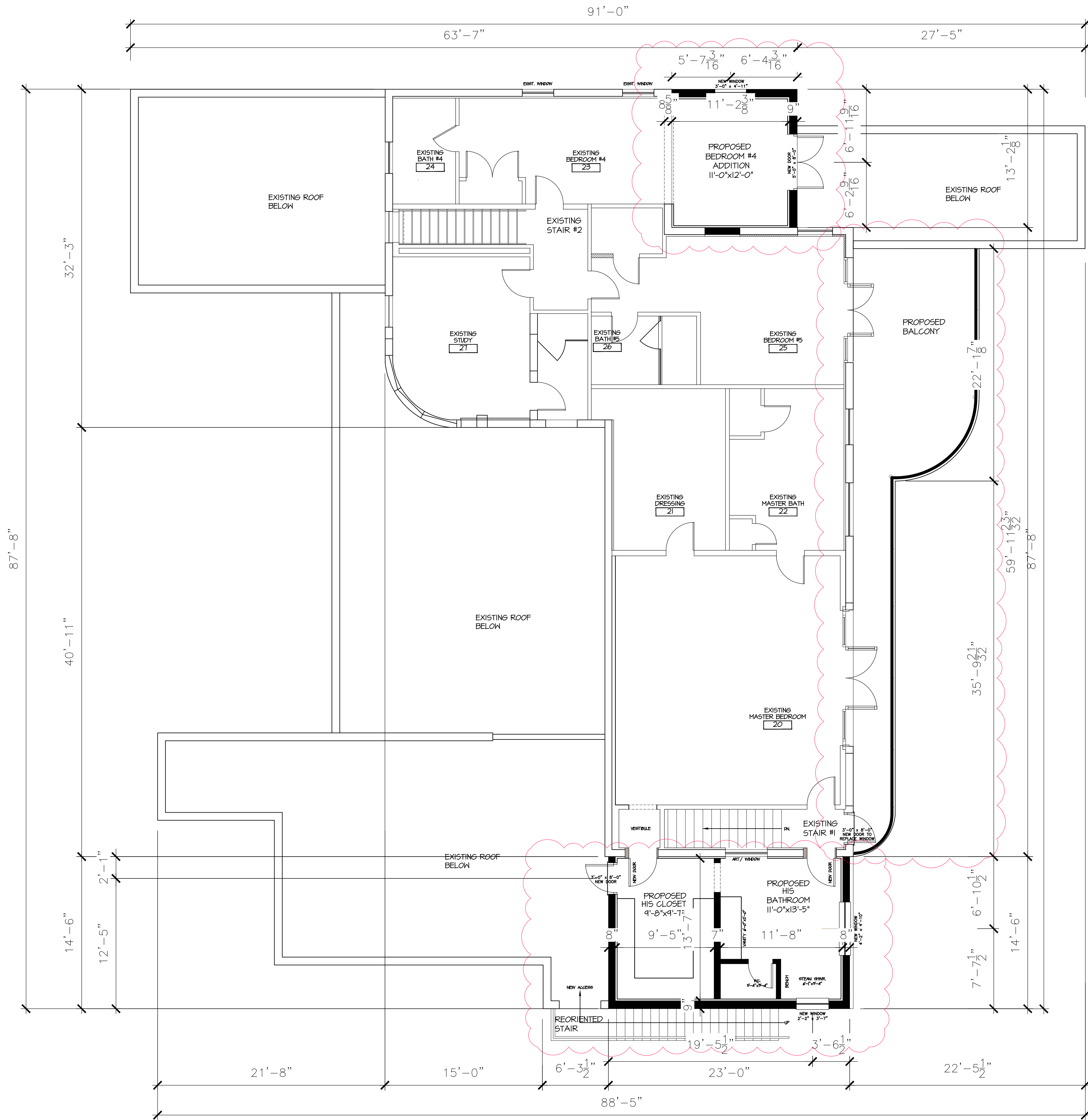
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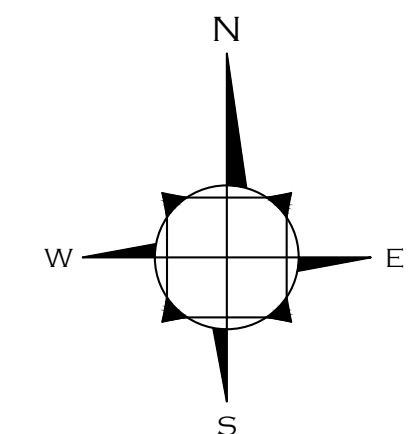
A1.02 E

3 NUMBER: 25-105



PROPOSED
SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"



ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

TOWN OF PALM BEACH

PALM BEACH COUNTY

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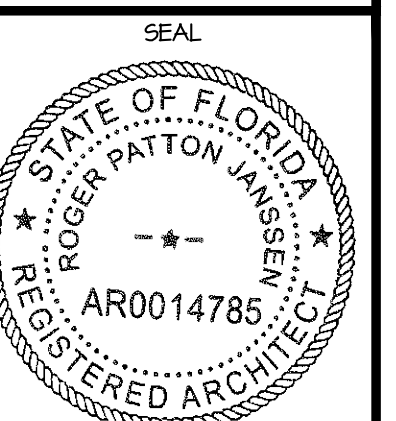
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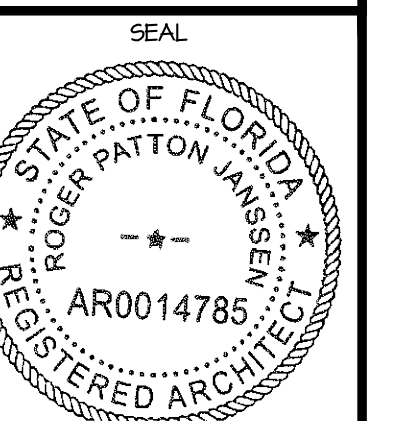
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# COA-25-0008	
TC # ZON-25-0014	
DRAWING NO.	

A1.02 D

3 NUMBER: 25-105





PROPOSED WEST ELEVATION

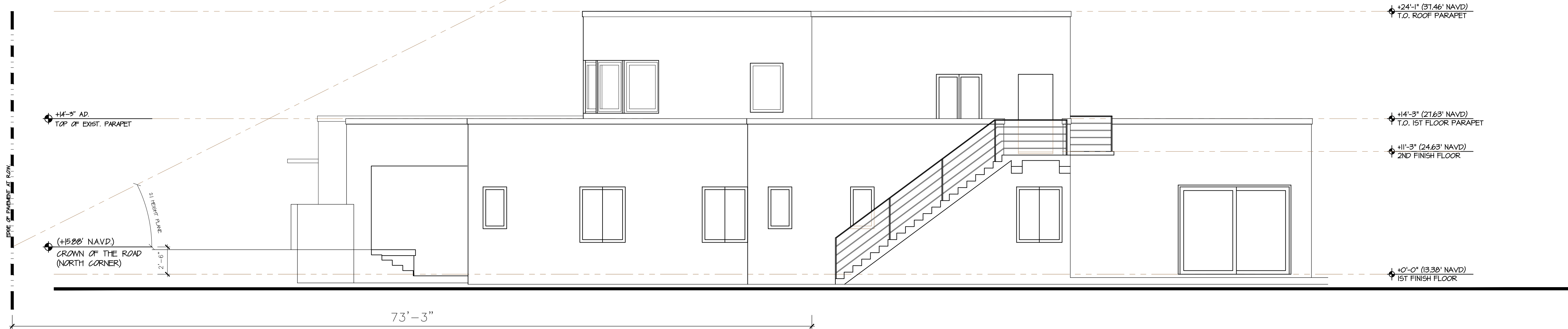
*NEW WALL MATERIALITY TO MATCH EXISTING WALLS:
SMOOTH SAND STUCCO - WHITE PAINT
*NEW WINDOWS AND DOORS TO MATCH EXISTING HARTMAN:
MAHOGANY WINDOWS AND DOORS PAINTED WHITE

-105



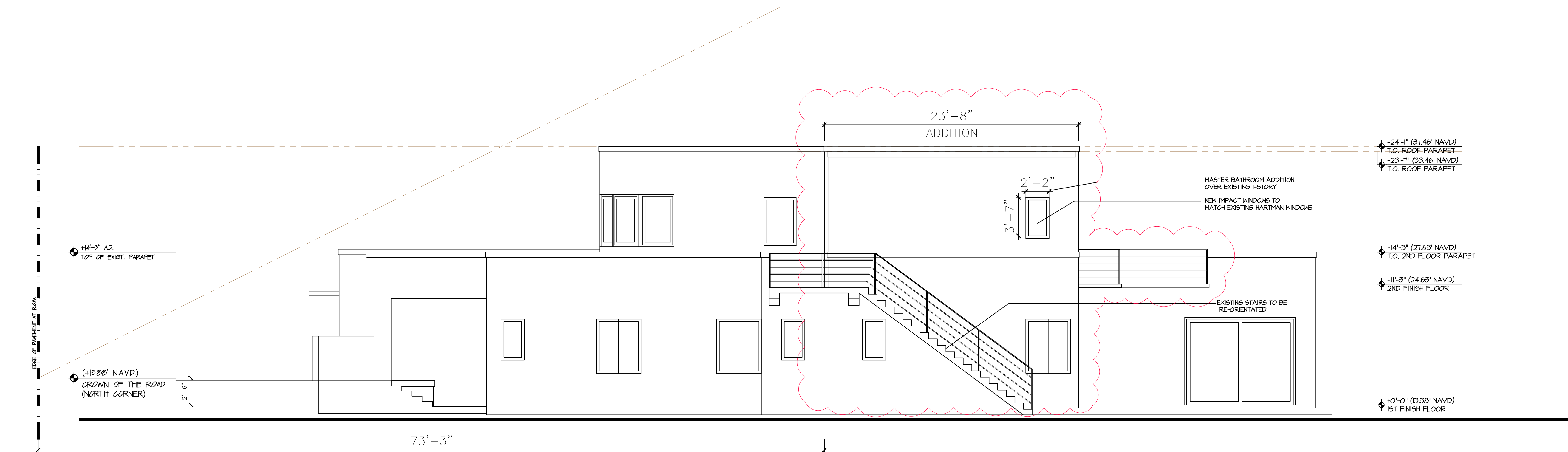
PROPOSED NORTH ELEVATION

-105



EXISTING SOUTH ELEVATION

SCALE 3/16" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE 3/16" = 1'-0"

NOTES:
*NEW WALL MATERIALITY TO MATCH EXISTING WALLS:
SMOOTH SAND STUCCO - WHITE PAINT
*NEW WINDOWS AND DOORS TO MATCH EXISTING HARTMAN:
MAHOGANY WINDOWS AND DOORS PAINTED WHITE

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

TOWN OF PALM BEACH

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001914

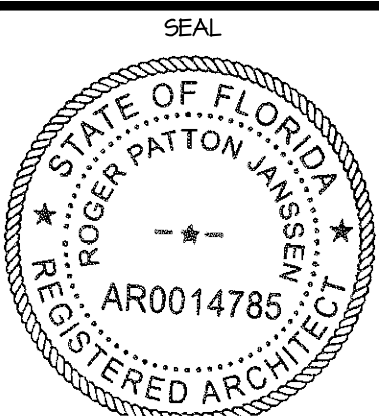
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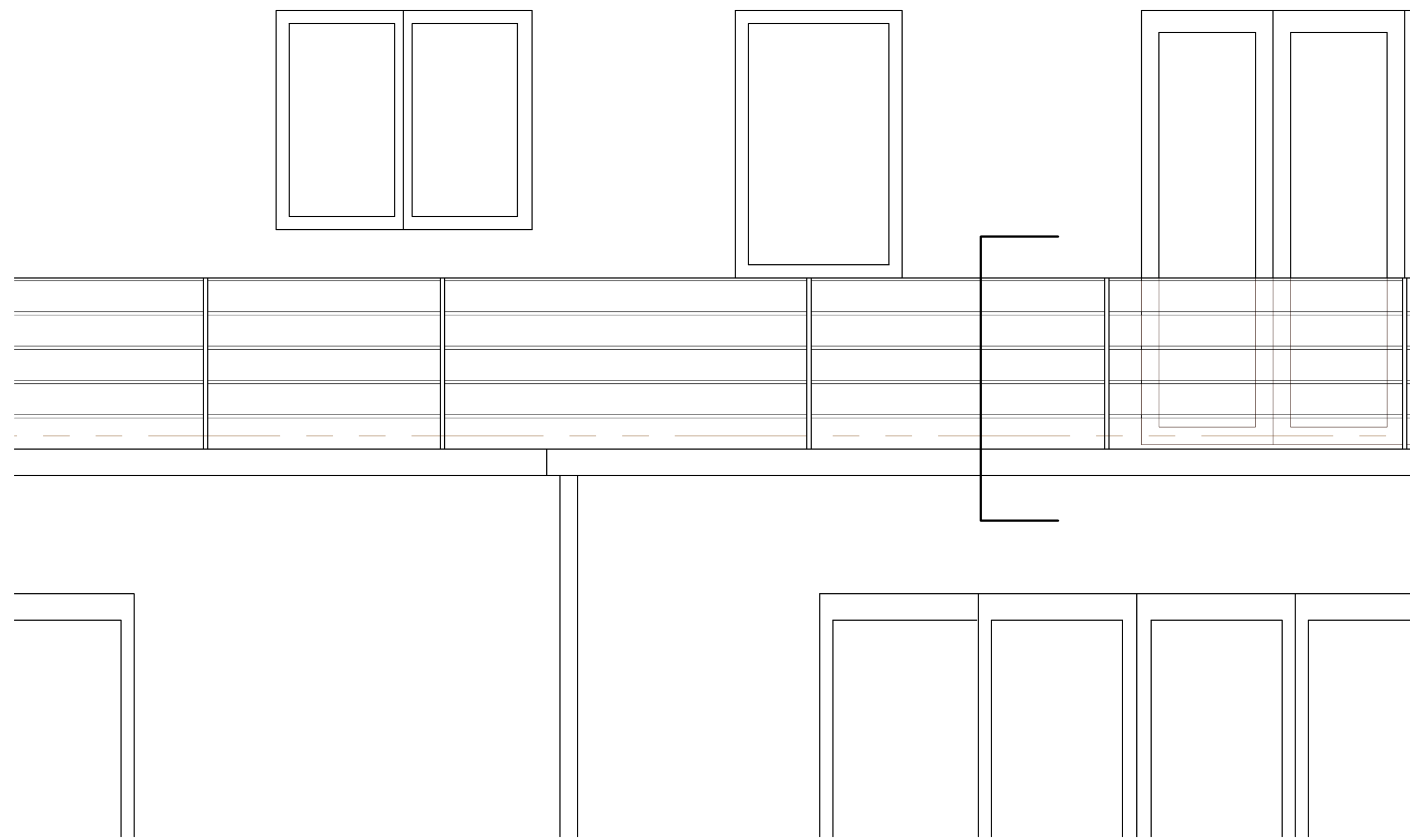
ROGER P. JANSSEN AR-14785

COA-25-0008
TC # ZON-25-0014

DRAWING NO.

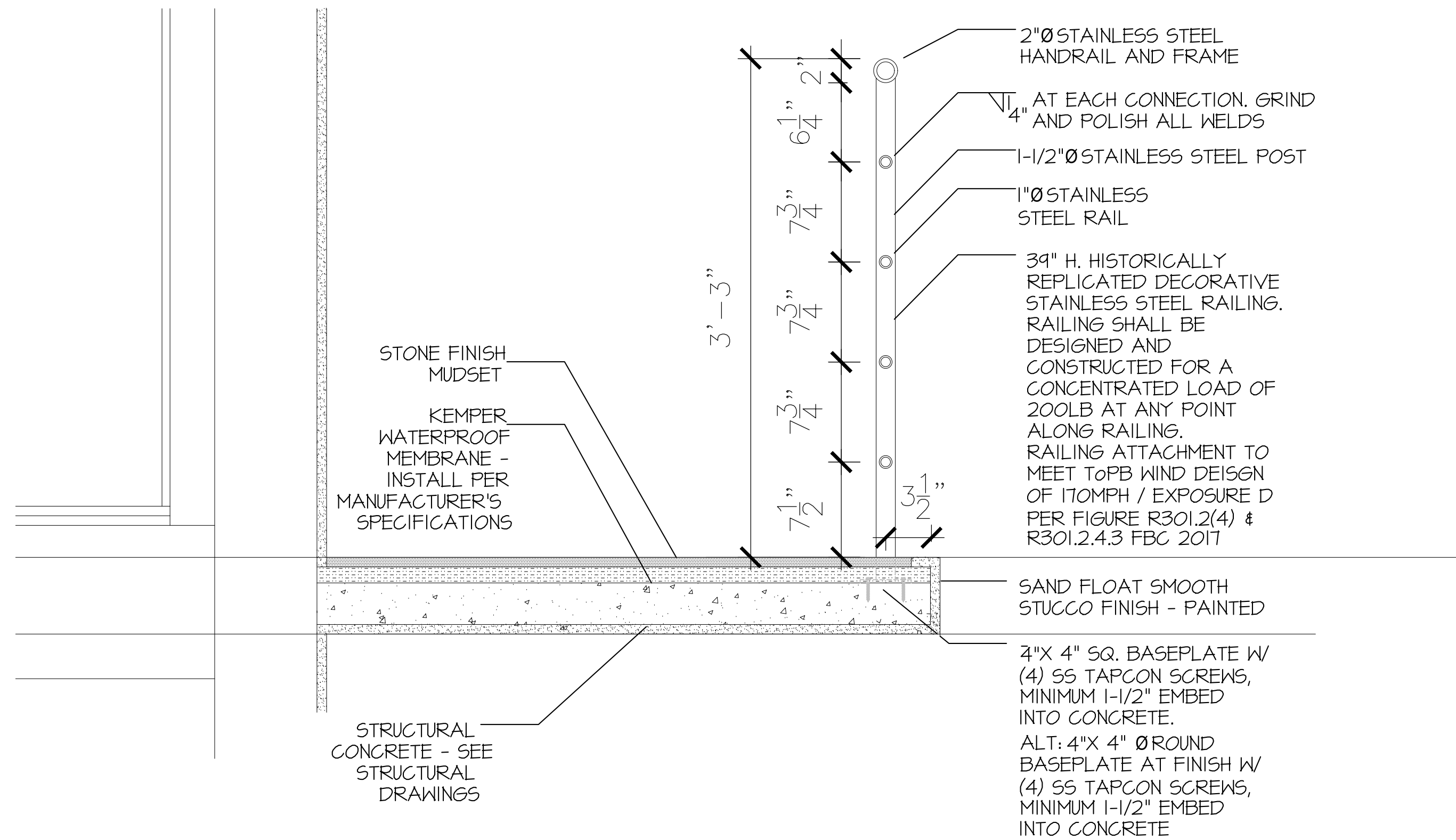
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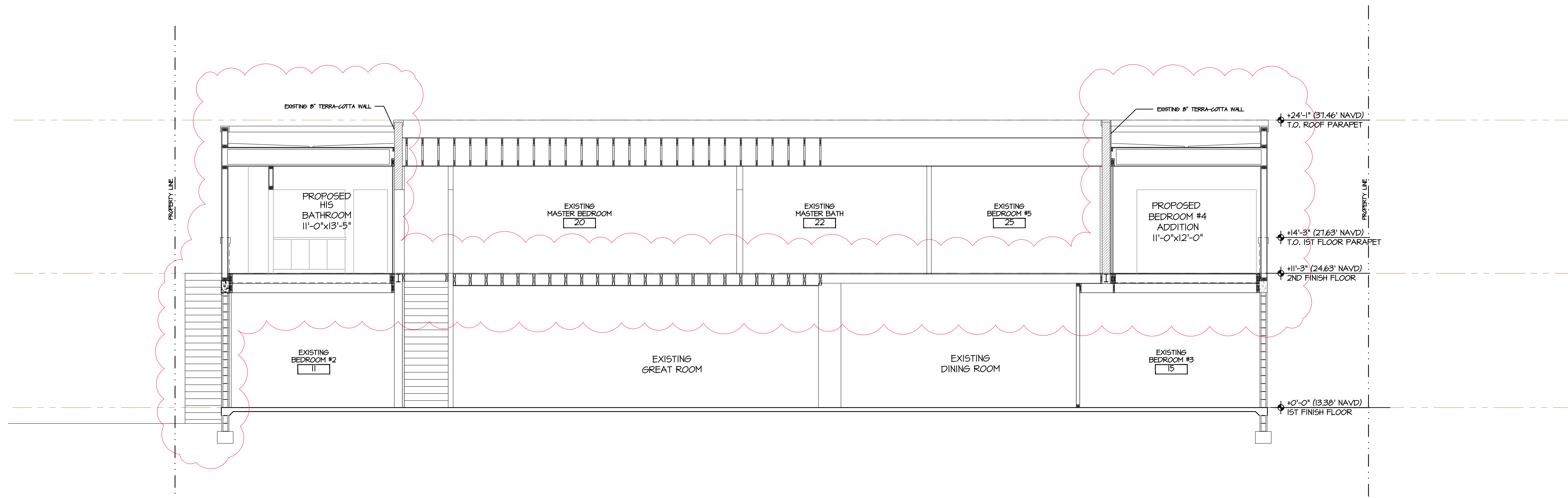
PROPOSED RAILING ELEVATION

SCALE 1/12" = 1'-0"



PROPOSED BALCONY DETAIL

SCALE 1 1/2" = 1'-0"



PROPOSED EAST SECTION

SCALE 3/16" = 1'-0"

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE AT:

1047 S. OCEAN BLVD.

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001914

PALM BEACH COUNTY

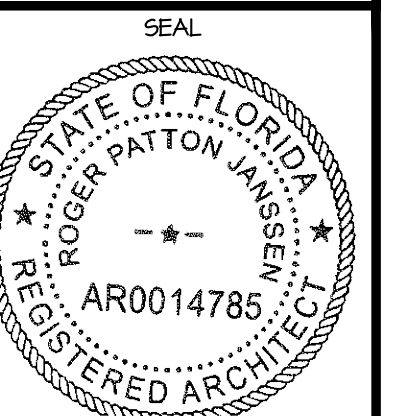
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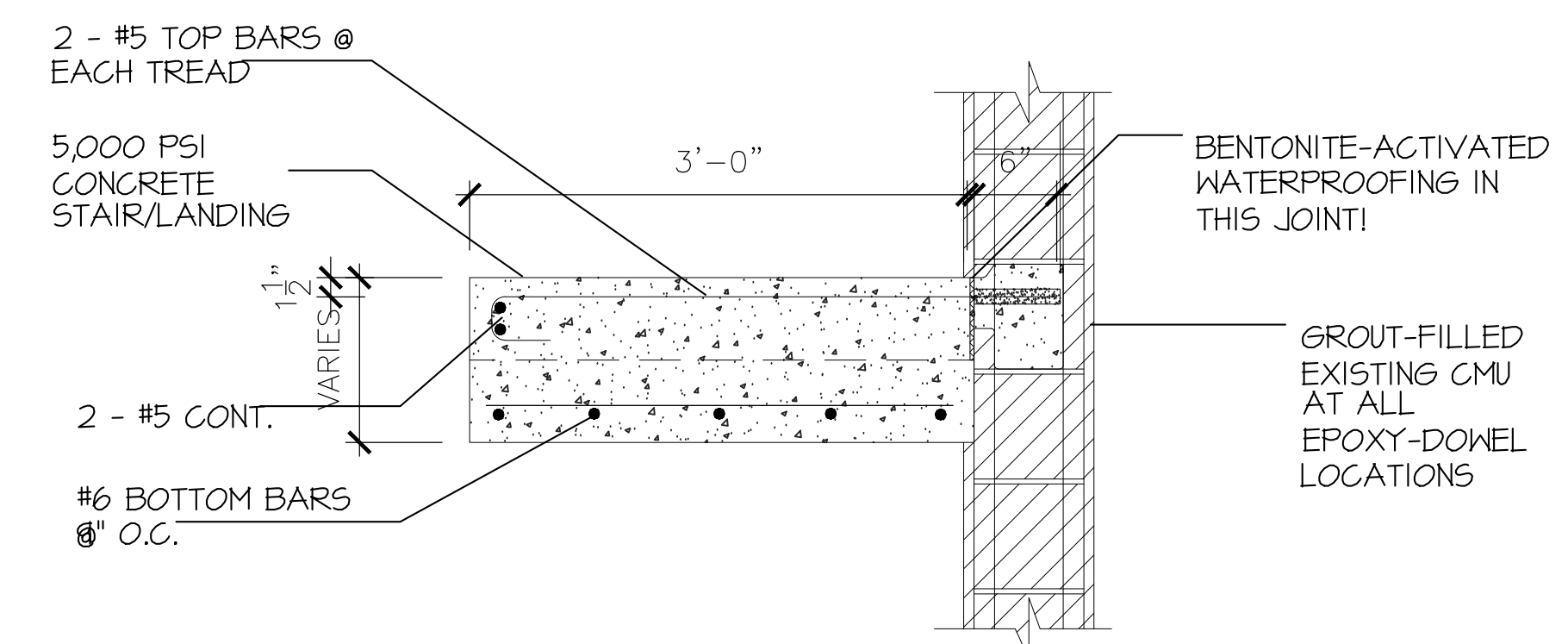
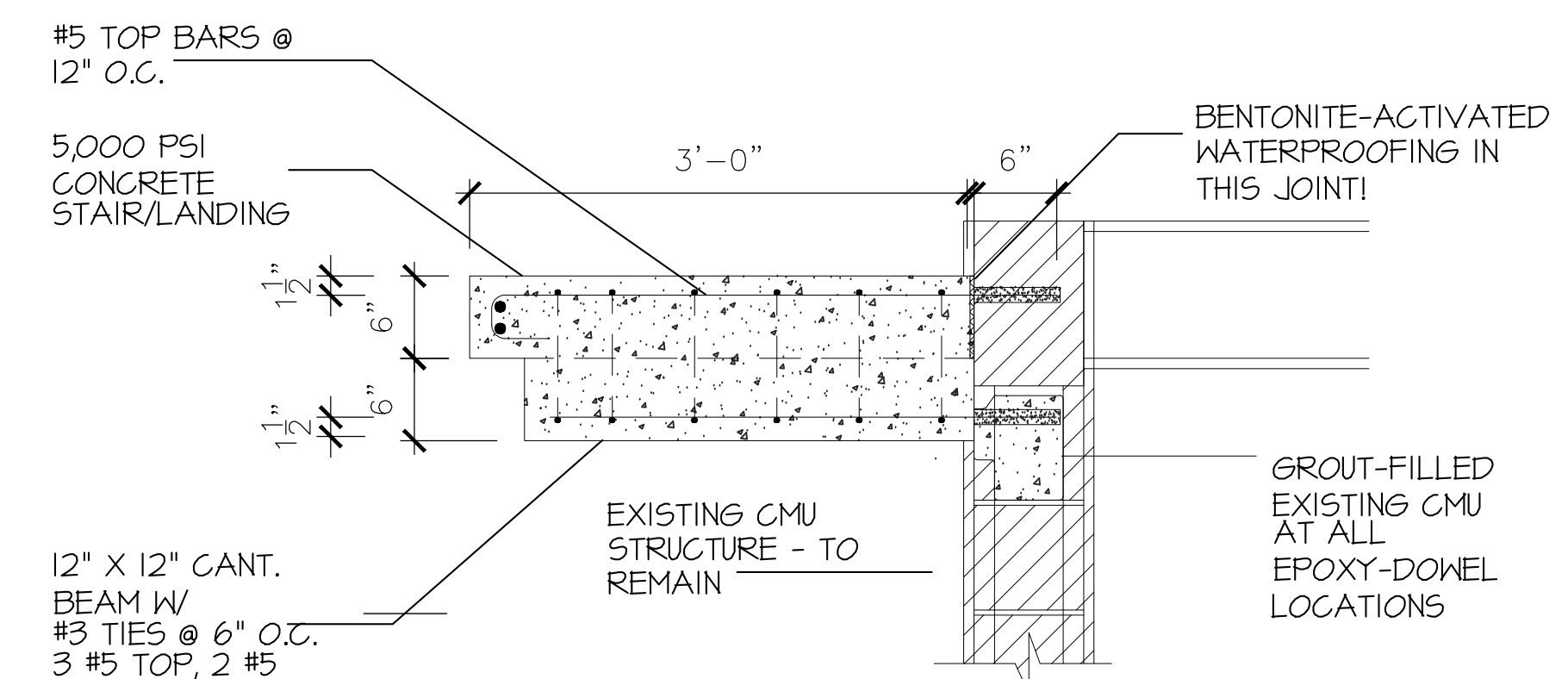
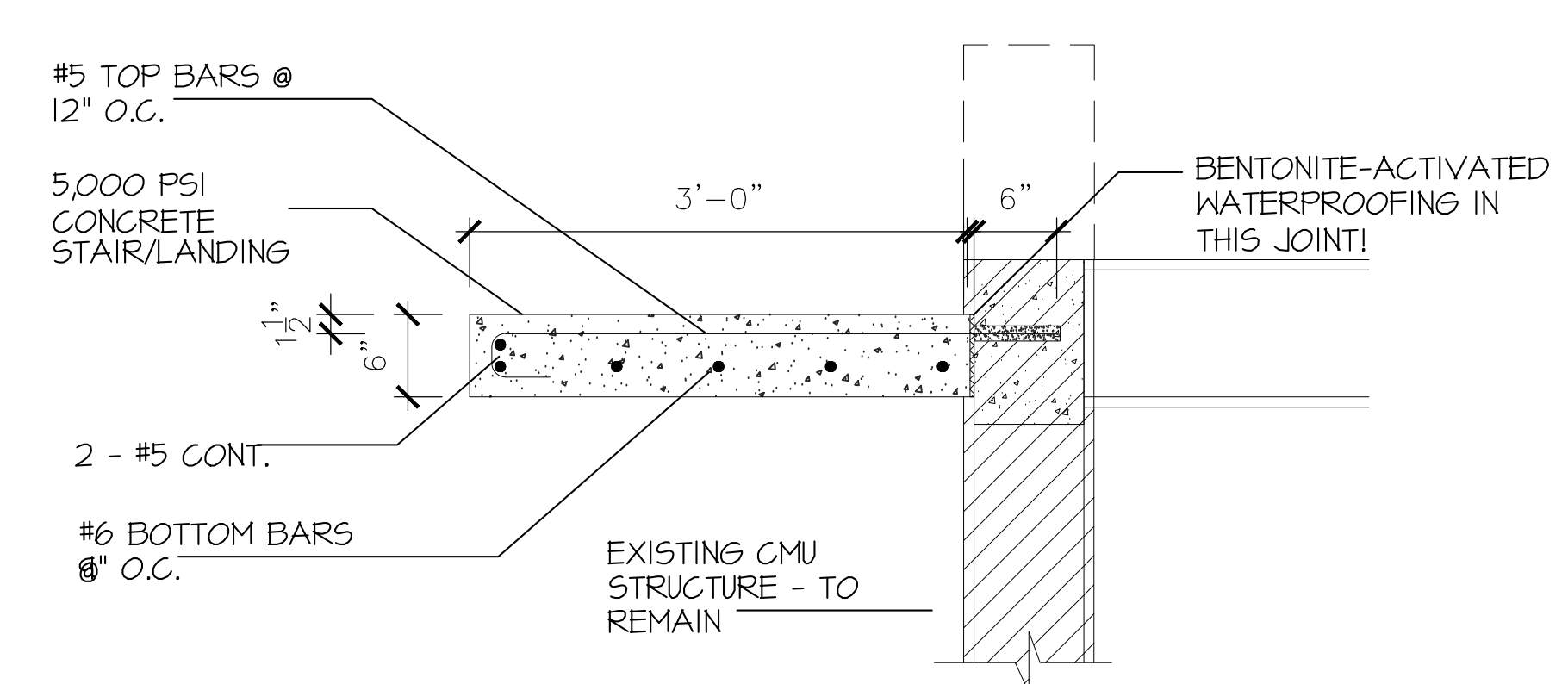
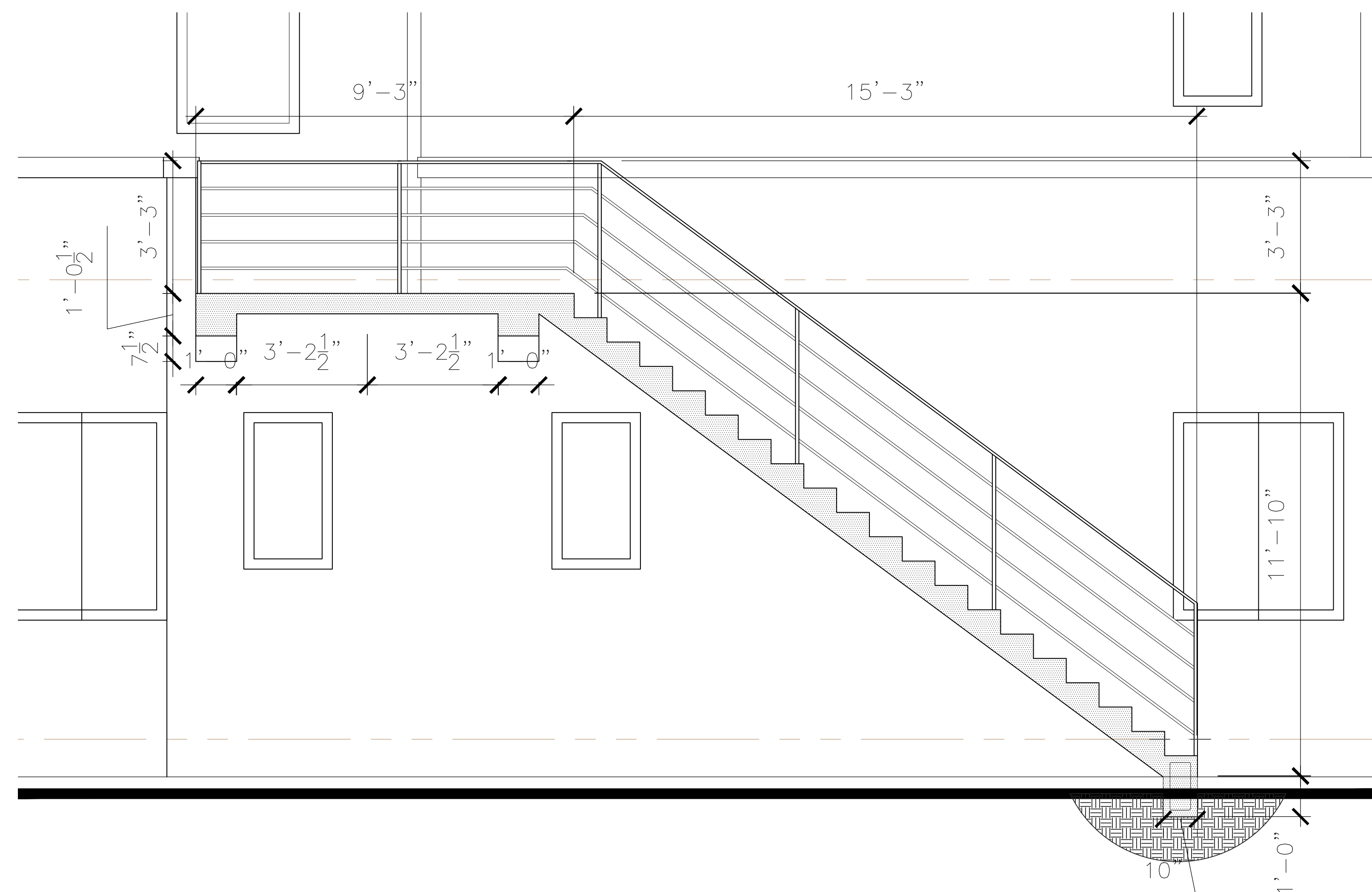
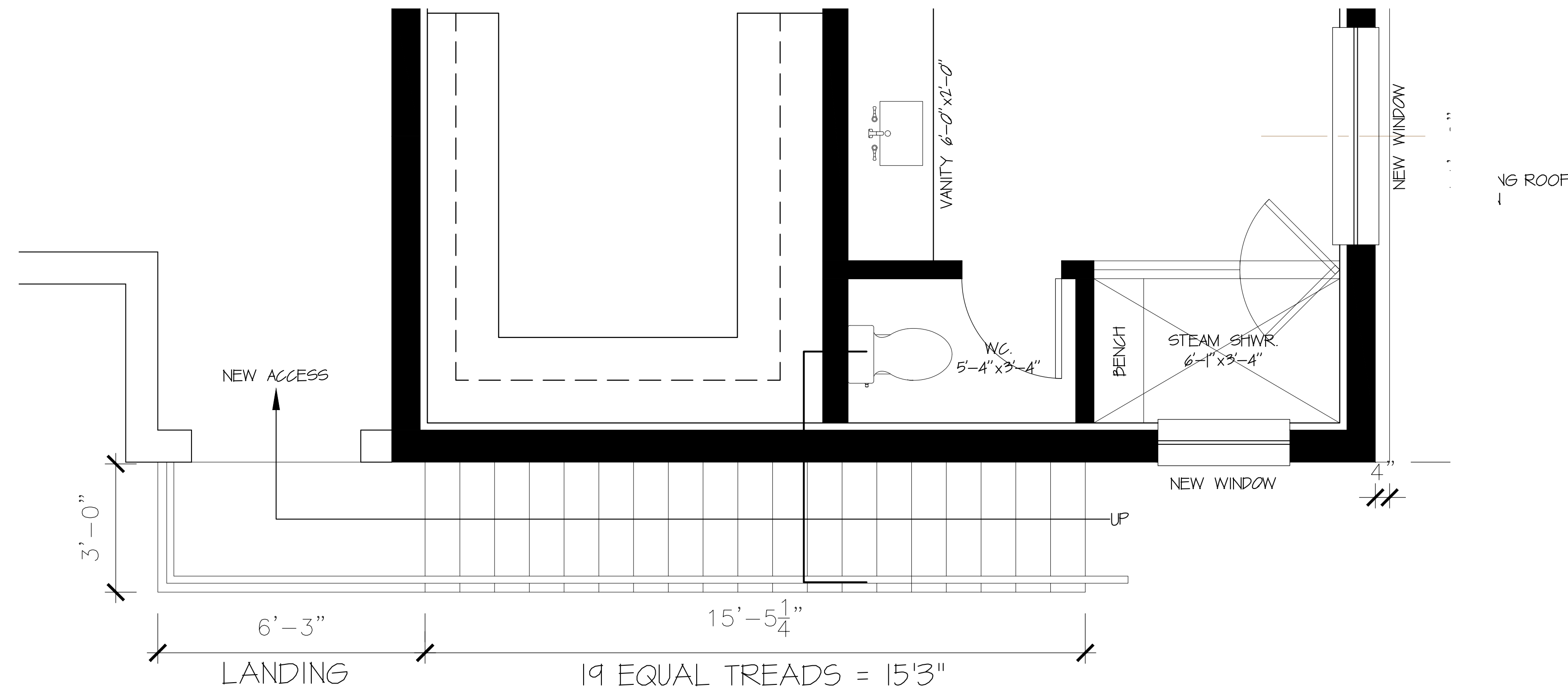
COA-25-0008
TC # ZON-25-0014

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A3.01

JOB NUMBER:

25-105



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1047 S. OCEAN BLVD.

COLLEGE

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
REGISTERED ARCHITECT
AR0014785

GER P. JANSSEN AR-14785

COA-25-0008
TC # ZON-25-0014

DRAWING NO.

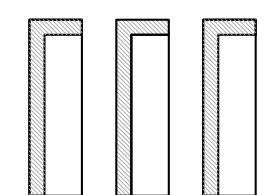
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3 NUMBER: 25-105



1047 SOUTH OCEAN BLVD

05.21.2025

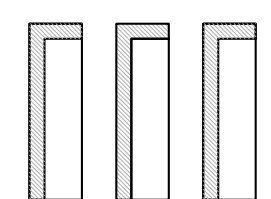


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400 CLEMATIS STREET, STE 200 WEST PALM BEACH, FLORIDA 33401

SOUTH FACADE
COLORED ELEVATION

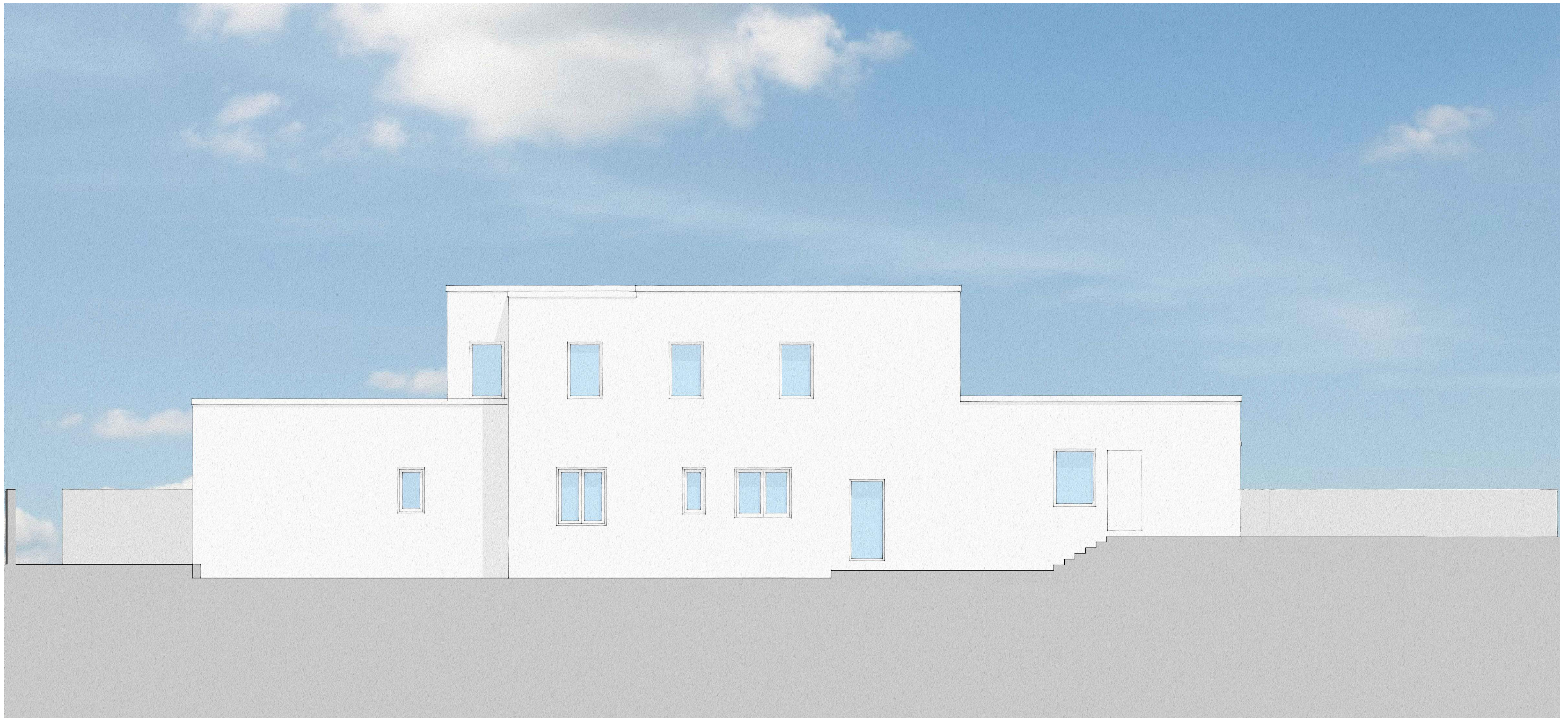


1047 SOUTH OCEAN BLVD
05.21.2025

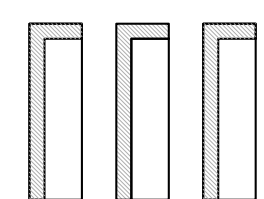


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400 CLEMATIS STREET, STE 200 WEST PALM BEACH, FLORIDA 33401

EAST FACADE
COLORED ELEVATION



1047 SOUTH OCEAN BLVD
05.21.2025



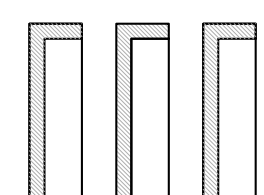
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NORTH FACADE
COLORED ELEVATION



1047 SOUTH OCEAN BLVD

05.21.2025



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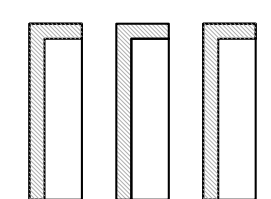
WEST FACADE

COLORED ELEVATION



1047 SOUTH OCEAN BLVD

05.21.2025



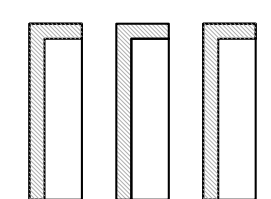
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PROPOSED AERIAL
FROM NE CORNER



1047 SOUTH OCEAN BLVD

05.21.2025



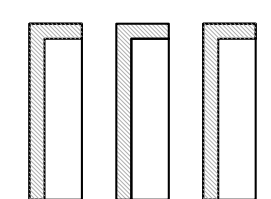
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ENTRY PERSPECTIVE
WESTERN FACADE



1047 SOUTH OCEAN BLVD

05.21.2025



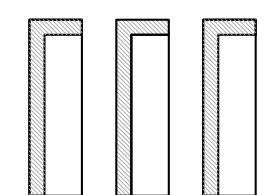
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400 CLEMATIS STREET, STE 200 WEST PALM BEACH, FLORIDA 33401

EXISTING PERSPECTIVE
EASTERN FACADE



1047 SOUTH OCEAN BLVD

05.21.2025



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400 CLEMATIS STREET, STE 200 WEST PALM BEACH, FLORIDA 33401

PROPOSED PERSPECTIVE

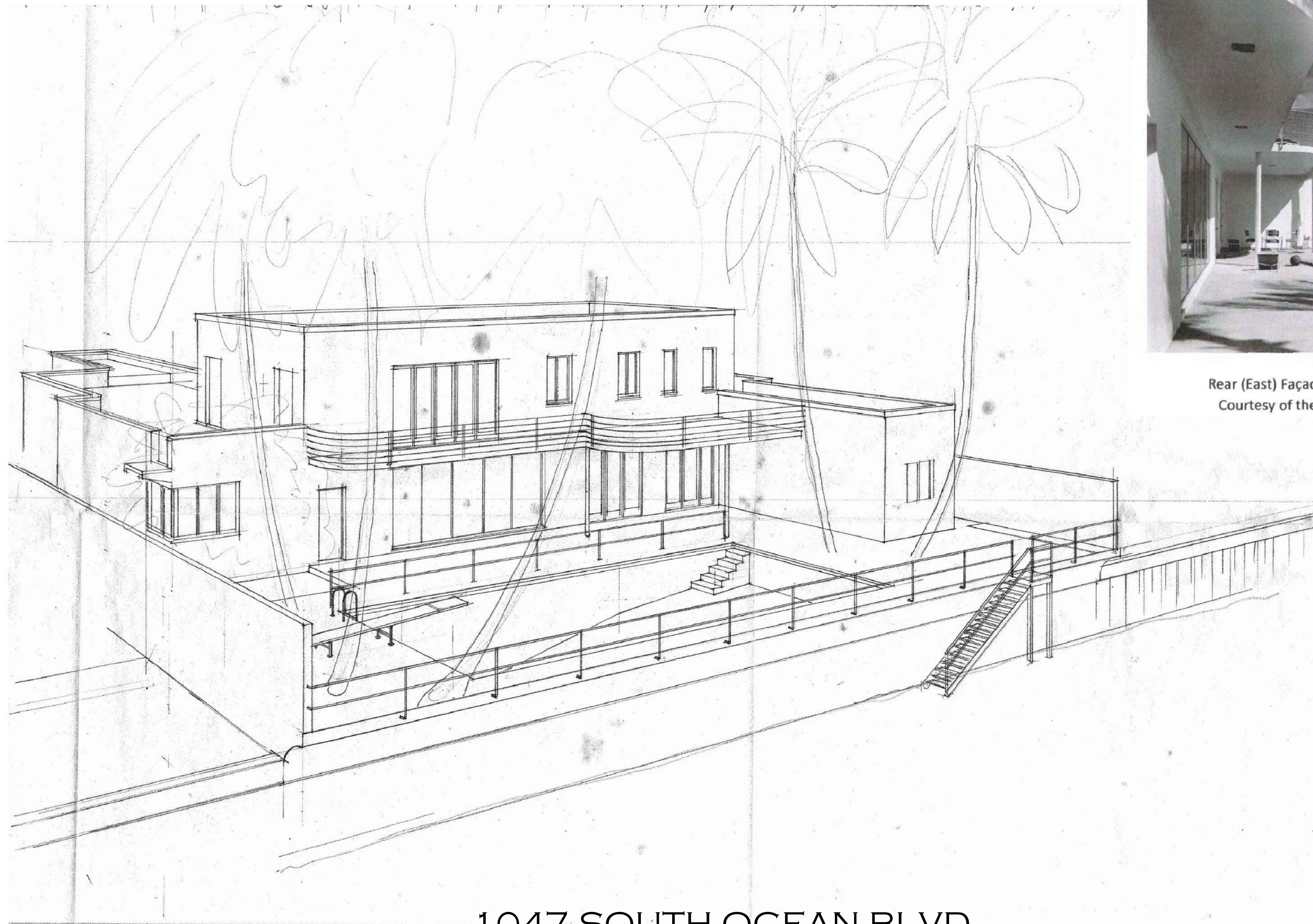
EASTERN FACADE



Rear (East) Façade with Curvilinear Balcony
 Courtesy of the John L. Volk Foundation



1047 SOUTH OCEAN BLVD
 05.21.2025



1047 SOUTH OCEAN BLVD

05.21.2025



Rear (East) Façade with Curvilinear Balcony
Courtesy of the John L. Volk Foundation



NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL I

A TRACT OF LAND LYING AND BEING IN GOVERNMENT LOT 2, SECTION 35, IN TOWNSHIP 43 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SHORE OF THE ATLANTIC OCEAN 1765.25' NORTH OF THE TOWNSHIP LINE BETWEEN TOWNSHIPS 43 AND 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID POINT BEING IN THE NORTH LINE OF LAND DEEDED BY GEORGE M. OSBORN AND WIFE TO JESSIE W. DONAHUE BY DEED DATED MARCH 31, 1925, AND RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN DEED BOOK-268, AT PAGE 173; THENCE WESTERLY ALONG SAID NORTH LINE OF LAND OF SAID DONAHUE A DISTANCE OF 130'; MORE OR LESS, TO THE EAST LINE OF THE OCEAN BOULEVARD, AS NOW LAID OUT AND IN USE; THENCE NORTHERLY ALONG THE SAID EAST LINE OF THE OCEAN BOULEVARD TO A POINT IN A LINE PARALLEL TO AND 100' NORTH OF, MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE LAND OF SAID DONAHUE; THENCE EASTERLY PARALLEL TO AND 100' NORTH OF THE NORTH LINE OF LAND OF SAID DONAHUE, A DISTANCE OF 120', MORE OR LESS, TO THE WATERS OF THE ATLANTIC OCEAN; THENCE SOUTHERLY, ALONG THE WATER OF THE ATLANTIC OCEAN, A DISTANCE OF 100', MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL II

A PERMISSIVE EASEMENT OVER, ACROSS, IN AND UPON THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD 774.5' SOUTH OF AND MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF GOVERNMENT LOT 2, SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA; THENCE RUNNING EASTERLY PARALLEL TO THE SAID NORTH LINE OF GOVERNMENT LOT 2 FOR A DISTANCE OF 37.80' TO A POINT; THENCE NORTHERLY AT RIGHT ANGLES TO THE PRECEDING COURSE FOR A DISTANCE OF 7.53' TO A POINT; THENCE THENCE WESTERLY PARALLEL TO SAID NORTH LINE OF GOVERNMENT LOT 2 FOR A DISTANCE OF 36.92' TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF OCEAN BOULEVARD, THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 7.58' TO THE POINT OF BEGINNING, FOR THE PURPOSE OF MAINTAINING AND OPERATING THE AIR CONDITIONING EQUIPMENT AND COVERING STRUCTURE, AS WELL AS THE PUMP AND PUMP HOUSE NOW LOCATED UPON SAID PREMISES FOR SO LONG AS SAID EQUIPMENT IS LOCATED UPON SAID AREA AND IS USED FOR SAID PURPOSE.

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)



SCALE = 1" = 30'

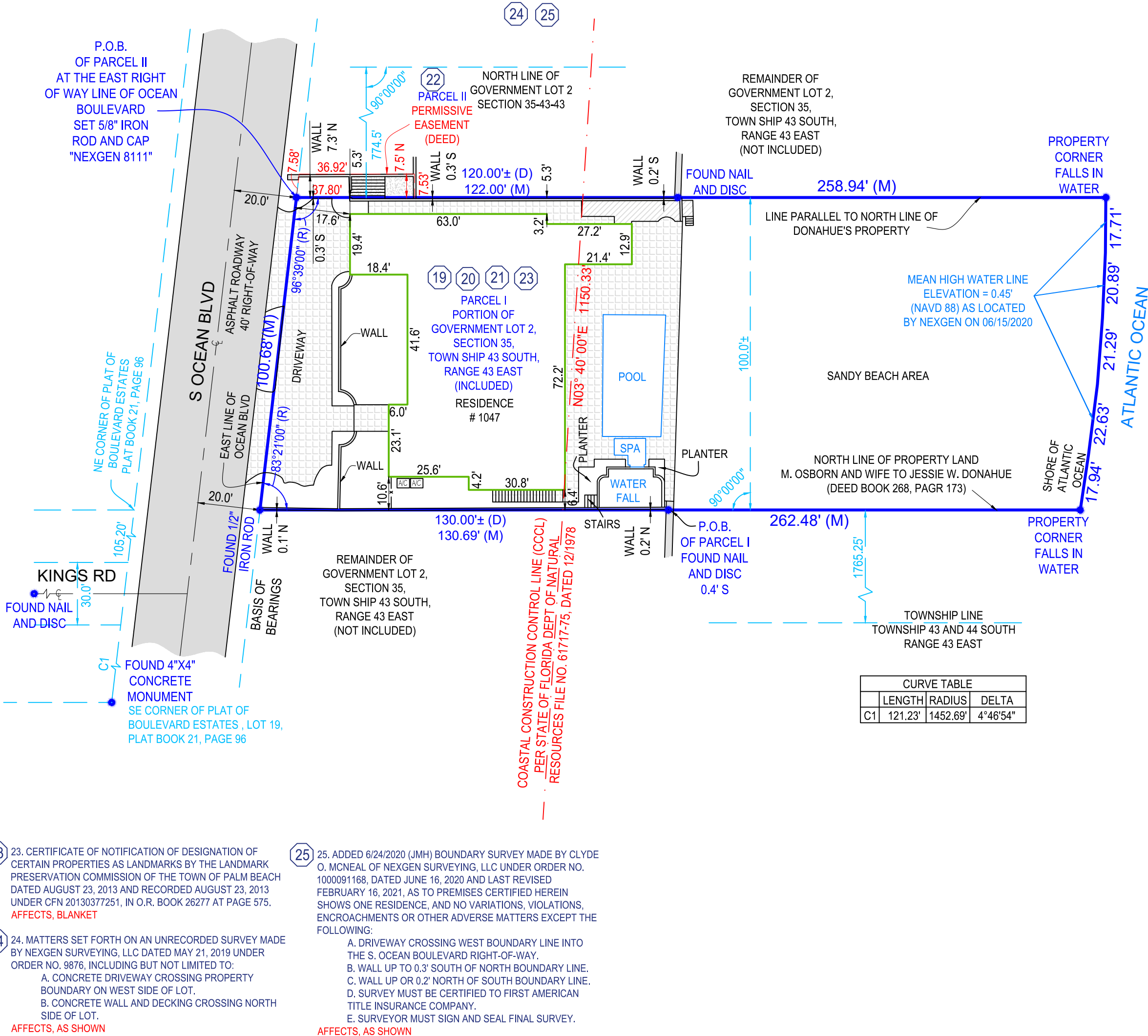
"SCHEDULE B-2" ITEMS

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: #CL20001273000,
HAVING AN EFFECTIVE DATE OF MAY 27, 2020, AMENDED JUNE 24, 2020.

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
NOT A SURVEY ITEM
2. GENERAL OR SPECIAL TAXES AND ASSESSMENTS FOR THE CURRENT YEAR AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
NOT A SURVEY ITEM
3. STANDARD EXCEPTIONS:
A. EASEMENTS, CLAIMS OF EASEMENTS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS OR OTHER MATTERS NOT SHOWN BY THE PUBLIC RECORDS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
NOT A SURVEY ITEM
4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
NOT A SURVEY ITEM
5. ANY LIEN PROVIDED FOR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND, (OWNER'S POLICY ONLY).
NOT A SURVEY ITEM
6. ANY LOSS OR DAMAGE ARISING FROM ASSESSMENTS OCCURRING AFTER DATE OF POLICY RESULTING FROM THE PROVISIONS CONTAINED IN FLORIDA STATUTE 720.3085(2), NOTWITHSTANDING ANY ASSURANCES TO THE CONTRARY IN ANY ALTA PUD ENDORSEMENT FORM 5 OR FLORIDA ENDORSEMENT FORM 9 WHICH MAY BE ATTACHED TO THIS POLICY.
NOT A SURVEY ITEM
7. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT INSURED.
NOT A SURVEY ITEM
8. THIS POLICY DOES NOT INSURE THE EXACT ACREAGE OF THE PREMISES DESCRIBED IN EXHIBIT A HEREIN.
NOT A SURVEY ITEM
9. RIGHTS, PUBLIC OR PRIVATE, IN ANY ROAD, STREET, HIGHWAY OR LAND BOUNDING OR AFFECTING SUBJECT PREMISES.
NOT A SURVEY ITEM
10. NOTE: IF THE PROCEEDS OF THE LOAN TO BE SECURED BY THE INSURED MORTGAGE ARE DEPOSITED WITH THE COMPANY OR ITS AUTHORIZED AGENT, ITEM 1 ABOVE SHALL BE DEEMED DELETED AS OF THE TIME SUCH FUNDS ARE DISBURSED TO OR FOR THE ACCOUNT OF THE BORROWER. NEITHER THE COMPANY NOR ITS AGENT SHALL, HOWEVER, BE UNDER ANY DUTY TO DISBURSE ANY SUM EXCEPT UPON A DETERMINATION THAT NO SUCH ADVERSE INTERVENING MATTERS HAVE APPEARED OF RECORD OR OCCURRED.
NOT A SURVEY ITEM
11. RIGHTS, EASEMENTS AND ENCROACHMENTS, IF ANY, FOR UTILITY POLES, WIRES, LINES, GUY WIRES, PIPES, DRAINS, AND SIMILAR INSTALLATIONS, TOGETHER WITH SUCH RIGHTS AS MAY EXIST TO OPERATE, MAINTAIN AND REPAIR THE SAME.
NOT A SURVEY ITEM
12. OMITTED 6/24/2020 (LLR) ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.
NOT A SURVEY ITEM
13. OMITTED 6/24/2020 (LLR) ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PART OF THE LAND THAT IS, AS OF THE DATE OF POLICY, OR WAS AT ANY TIME PREVIOUSLY, UNDER WATER (SUBMERGED).
NOT A SURVEY ITEM
14. RIGHTS OF THE UNITED STATES GOVERNMENT TO THAT PART OF THE LAND, IF ANY, BEING ARTIFICIALLY FILLED-IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE.
NOT A SURVEY ITEM
15. OMITTED 6/24/2020 (LLR) RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT INSURED.
NOT A SURVEY ITEM
16. THE POLICY DOES NOT INSURE TITLE TO ANY PART OF THE LAND LYING SEAWARD OF THE MOST INLAND OF:
A. THE MEAN HIGH WATER LINE OF THE ABUTTING BODY OF WATER; OR
B. THE EROSION CONTROL LINE, IF ANY, ESTABLISHED AS TO SAID LAND PURSUANT TO CHAPTER 161, FLORIDA STATUTES.
NOT A SURVEY ITEM
17. THE COASTAL CONSTRUCTION CONTROL LINE, IF ANY, AFFECTING THE LAND ESTABLISHED PURSUANT TO SECTION 161.052 AND SECTION 161.053, FLORIDA STATUTES, TOGETHER WITH THE STATUTORY RESTRICTIONS AND REQUIREMENTS IMPOSED IN CONNECTION THEREWITH, INCLUDING THE DISCLOSURE AND SURVEY REQUIREMENTS PURSUANT TO SECTION 161.57, FLORIDA STATUTES. NOTE: DESCRIPTION AND PLAT OF THE COASTAL CONSTRUCTION CONTROL LINE FOR PALM BEACH COUNTY FILED JANUARY 17, 1979 IN PLAT BOOK 36 AT PAGE 91.
AFFECTS, AS SHOWN
18. RIGHTS, IF ANY, OF THE PUBLIC TO USE AS A PUBLIC BEACH OR RECREATION AREA ANY PART OF THE LAND LYING BETWEEN THE BODY OF WATER ABUTTING THE SUBJECT PROPERTY AND THE MOST INLAND OF ANY OF THE FOLLOWING:
A. THE NATURAL LINE OF VEGETATION.
B. THE MOST EXTREME HIGH WATER MARK.
C. THE BULKHEAD LINE, OR
D. ANY OTHER LINE WHICH HAS BEEN OR WHICH HEREAFTER MAY BE LEGALLY ESTABLISHED AS RELATING TO SUCH PUBLIC USE.
NOT A SURVEY ITEM
19. EASEMENT GRANTED BY FREDERICK A. GLIDDEN AND JULIA H. GLIDDEN TO THE WEST PALM BEACH TELEPHONE COMPANY DATED MARCH 23, 1918 AND RECORDED APRIL 17, 1918 IN DEED BOOK 109 AT PAGE 49. (AFFECTS PARCELS 1 AND 2) ADDED 6/9/2020 (JMH) AS ASSIGNED IN WARRANTY DEED FROM THE WEST PALM BEACH TELEPHONE COMPANY TO THE SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY DATED DECEMBER 22, 1919 AND RECORDED JANUARY 29, 1950 IN DEED BOOK 124 AT PAGE 430. AMENDED 6/9/2020 (JMH) INSTRUMENT OF RELEASE BY SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY TO MARGARITA C. PHIPPS DATED JULY 1, 1935 AND RECORDED JULY 20, 1935 IN DEED BOOK 515 AT PAGE 195 RELEASES PARCEL 1 HEREIN FROM SAID EASEMENT.
AFFECTS, BLANKET
20. AGREEMENT BY 1047 SO. OCEAN PARTNERSHIP LTD. WITH THE TOWN OF PALM BEACH, REGARDING A CONCRETE DRIVEWAY, DATED JANUARY 5, 1982 AND RECORDED JANUARY 7, 1982 IN O.R. BOOK 3853 AT PAGE 1713.
AFFECTS, BLANKET
21. AGREEMENT BY BRUCE LUSTMAN WITH THE TOWN OF PALM BEACH, REGARDING A PAVES DRIVEWAY, DATED NOVEMBER 7, 1991 AND RECORDED APRIL 21, 1992 IN O.R. BOOK 7210 AT PAGE 1773.
AFFECTS, BLANKET
22. PERMISSIVE EASEMENT CONTAINED IN WARRANTY DEED FROM FRANK O. PRIOR, JOINED BY HIS WIFE, ANN HERWIG PRIOR, TO ROBERT W. POWELL DATED MARCH 2, 1970 AND RECORDED MARCH 2, 1970 IN O.R. BOOK 1790 AT PAGE 1489. AS AMENDED BY AGREEMENT MADE BY AND BETWEEN FRANCES TODMAN AND BRUCE S. LUSTMAN AND SANDRA M. LUSTMAN, HIS WIFE, DATED JULY 25, 1991 AND RECORDED MARCH 22, 2000 IN O.R. BOOK 11672 AT PAGE 488.
AFFECTS, AS SHOWN

BOUNDARY SURVEY

1047 S OCEAN BOULEVARD, PALM BEACH, FLORIDA 33480



CURVE TABLE		
LENGTH	RADIUS	DELTA
C1	121.23'	1452.69'

CURRENTLY BEING UPDATED

LEGEND:

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

- (P)-PLAT
- EW-EDGE OF WATER
- TOB-TOP OF BANK
- OHL-OVERHEAD LINE
- C/O-CLEAN OUT
- ELEV-ELEVATION
- FF-FINISHED FLOOR
- LS-LICENSED SURVEYOR
- LB-LICENSED BUSINESS
- PSM-PROFESSIONAL SURVEYOR & MAPPER
- ☆ -LIGHT POLE
- # -NUMBER
- ASPH-ASPHALT
- CONC-CONCRETE
- PAV-PAVER/BRICK
- WOOD-WOOD
- WELL-WELL
- WATER VALVE
- CENTER LINE
- CATCH BASIN
- FIRE HYDRANT
- FENCE
- PLUS OR MINUS
- POLE
- MANHOLE
- TOPOGRAPHIC ELEVATION

FLOOD ZONE:
12099C0591F
ZONE: X
EFF: 10/05/2017

CERTIFIED TO:
CHRISTIE RAYMOND
FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEY NOTES:

- DRIVEWAYS CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- WALLS LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.

FIELD DATE: 06/15/2020

DRAWN BY: DW / KDM

ORDER NO: 1000091168

REVISIONS: ADD SCH BII
EXCEPTION FROM TITLE
COMMITMENT 2/16/21 KDM

5601 CORPORATE WAY, SUITE 103
WEST PALM BEACH, FL 33407
NexgenSurveying.com LB#8111
PHONE: 561.508.6272
FAX: 561.508.6309



I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THE SEAL APPEARING
ON THIS DOCUMENT
WAS AUTHORIZED BY
CLYDE O. MCNEAL
PSM 2883
ON: 02/16/2021

SHEET 1 OF 1

1047 South Ocean Boulevard



DESIGNATION REPORT

**Wednesday, March 20, 2013
Landmark Preservation Commission
Palm Beach, Florida**

DESIGNATION REPORT

1047 South Ocean Boulevard

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Report produced by Murphy Stillings, LLC

I. General Information

Location:	1047 South Ocean Boulevard Palm Beach, Florida
Date of Construction:	1935
First Owner:	James and Adeline Moffett
Architect:	John L. Volk
Builder/Contractor:	Arnold Construction Company
Present Owner:	Karin Jack
Present Use:	Residential
Present Zoning:	R A
Palm Beach County Tax Folio Number:	50-43-43-35-00-002-0150
Current Legal Description:	North 100 Feet of South 1865.25 Feet of Government Lot 2 East of Ocean Boulevard

II. Location Map

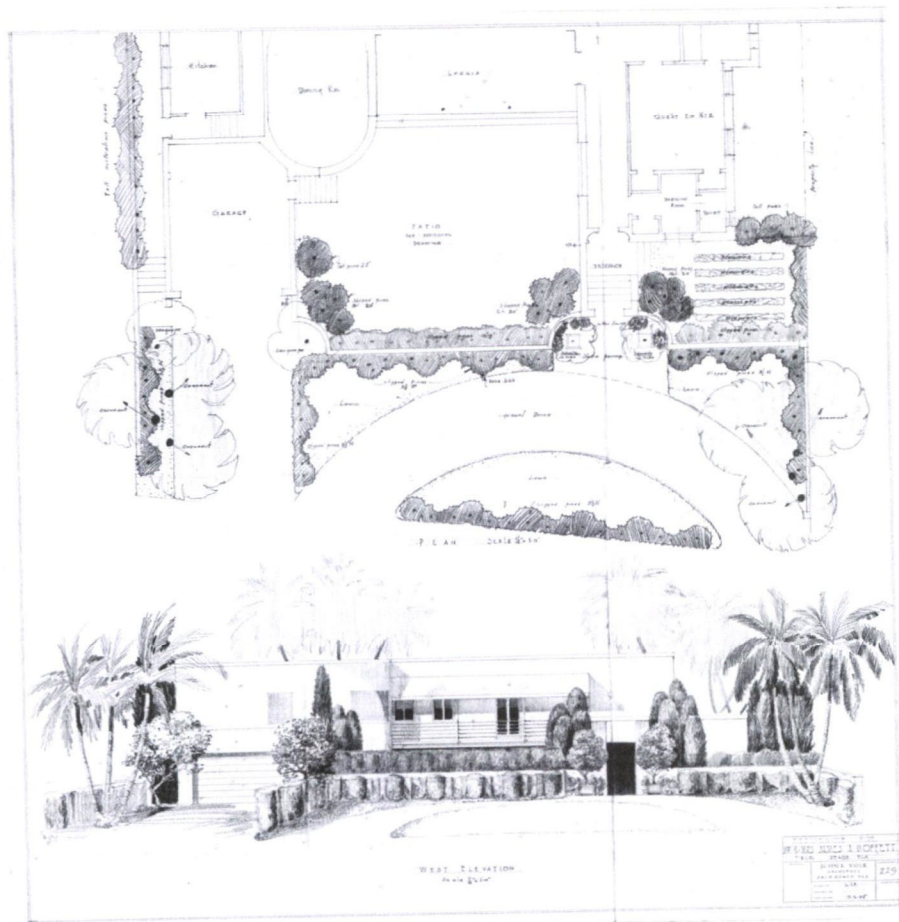
1047 South Ocean Boulevard



III. Architectural Information

The residence at 1047 South Ocean Boulevard is a good example of the Art Moderne style of architecture. The Art Moderne style flourished between 1930 and 1945, and was highlighted at the 1933 World's Fair in Chicago. It was influenced by the technology that followed WWI and followed the "less is more" standard of design. It drew from the streamlined aerodynamic shapes of planes and cars and used materials such as glass block and stainless steel. The Art Moderne style, with its simple geometric forms and simplicity in decorative details was becoming popular as the more decorative Art Deco style was falling out of favor. Art Moderne architecture features flat roofs, asymmetric shapes, smooth surface finishes, curvilinear features, horizontal elements, metal screen doors with stylized decorations, eyebrows, stainless steel and glass block accents.

1047 South Ocean Boulevard was designed by John Volk in 1935 for James and Adeline Moffett. Permit Number 13135 was issued to John Volk and the Arnold Construction Company of West Palm Beach for the construction of a residence and garage in the amount of \$35,000 in October 1935.¹



Courtesy of the John L. Volk Foundation

¹ Town of Palm Beach Building Permits

Located on the ocean side of South Ocean Boulevard, the residence is constructed of hollow tile with a smooth stucco surface and a flat roof. It has asymmetrical massing and was designed in a U-shape around a patio on the west side between the garage and entrance. A distinguishing element of Volk's design is a curved wall with a window of glass blocks facing southwest. The main entrance reflects the Art Moderne style of the house. The squared entry has fluted columns and stylized metal screen doors. Volk designed the rear façade with a curved second floor balcony with a metal railing over looking the Atlantic Ocean.



Curved Wall Containing Glass Blocks
Courtesy of the John L. Volk Foundation



Main Entrance



Rear (East) Façade with Curvilinear Balcony
Courtesy of the John L. Volk Foundation

There have been alterations to the property over time. In 1956, the owner Frank Pryor commissioned Volk and Associates to design an addition to the existing garage, located at the north end of the residence, to provide an additional six feet of depth.² Mr. Pryor also had the lanai and a portion of the patio at the west side of the residence enclosed to create a Florida Room in 1962³. In 1981, the owner Howard Ruskin had the glass blocks in the curved wall replaced with fixed glass windows. And at some time since 2007, the curved balcony on the rear façade was removed and replaced with small metal balconies.



Rear (East) Facade

IV. Historical Information

The 1930s was a period of transition in the Town of Palm Beach. The building boom of the 1920s had ended and the Island was experiencing a period of economic instability, including a building slowdown that lasted until after WWII. The architecture in Palm Beach was also transitioning during the 1930s and less elaborate styles of architecture were being explored.

² Town of Palm Beach Building Permit No. 32556.

³ Town of Palm Beach Building Permit No. 14262.

In 1935, James A. Moffett, Jr. and his wife Adeline Kim Stilwell Moran Moffett purchased the property at 1047 South Ocean Boulevard. They commissioned John L. Volk to design a residence on the ocean. They named the residence "White Caps." A newspaper article in December 1935 describes the residence,

"Palm Beach's first 'shining palace built upon the sand' is now a reality...The unusual interest centering in the Moffett house is based not only on the fact that this is an experiment in beach houses, but that it represents still another new note into the changing architectural trends in Palm Beach...There have been one or two experiments with the rather geometric, modernistic type of house, but none that to date have really met the term 'modern' in all its implications, combining simplicity of design with comfort and utility, rather than the bizarre and exotic."⁴

James Moffett Jr. was the vice president of Standard Oil of New Jersey before becoming the first Federal Housing Administrator from 1934-35. As a member of the Franklin D. Roosevelt administration he led the Federal Housing Administration (FHA), which was created by the 1934 National Housing Act to insure home mortgages.⁵ Following his departure from the FHA he became the head of several other oil companies, including Standard Oil of California. While Mr. Moffett passed away in 1953, Mrs. Moffett continued to live in the residence until 1958. The property was sold in 1958 to Frank and Elsie Pryor who owned the property until 1970. Since that time, the property has changed ownership several times.

V. Architects Biography

John L. Volk

John Volk has been called the last of the "original" Palm Beach architects. He was one of an elite group of early 1920s architects that included Addison Mizner, Maurice Fatio, and Marion Sims Wyeth who developed the architectural style of the island that came to be known as the "Palm Beach Style".

⁴ "Palm Beach Shows Keen Interest in Moffett's New Beach House," December 1935. Historical Society of Palm Beach County, Moffett File.

⁵ "The FHA Story in Summary", 1 May 1959, The Federal Housing Administration.

Volk was born in Graz, Austria in 1901. He came to the United States with his parents at the age of nine and grew up in New York. He attended Columbia University School of Architecture and the Ecole des Beaux Arts. Volk opened his office in Palm Beach in 1925.

Volk designed more than 1000 houses, theaters, clubs, shops, and other buildings and lived in Palm Beach from 1925 to his death in 1984. He designed homes for some of the wealthiest and most powerful people in America over his 58-year career in Palm Beach including Colonel Robert McCormack, William Paley, George Vanderbilt, Nicholas DuPont, Henry Ford II, Herbert Pulitzer, Matthew Mellon, George Storer, Horace Dodge II, and John S. Phipps. Included in the designs of John Volk are some of the most prominent commercial and private club buildings in the Palm Beach area including the First National Bank, the Royal Poinciana Plaza and Playhouse, the center section of the Town Hall, the Beach Club, Good Samaritan Hospital, and several shops on Worth Avenue including the Everglades Colonnade. He also extensively modified and rebuilt the Bath and Tennis Club after a major hurricane.

Numerous other buildings are the result of Mr. Volk's labor and it must be noted that no particular style can be exclusively associated with Mr. Volk. Unlike other talented architects who developed or refined specific styles, John Volk understood and perfected many varying architectural styles from Mediterranean Revival to Contemporary Design.

VI. Statement of Significance

The residence at 1047 South Ocean Boulevard is a good example of the Art Moderne style of architecture as interpreted by John Volk. Constructed on the ocean during the 1930s, this Art Moderne residence was a departure from the large estates of the 1920s and reflects the changing times and styles of the 1930s.

VII. Criteria For Designation

Section 54-161 of the Town of Palm Beach Landmarks Preservation Ordinance outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

(3) "Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship."

The residence at 1047 South Ocean Boulevard is a good example of the Art Moderne style of architecture and it features many design elements characteristic of this style. The architectural style and design by John Volk is suited to its oceanfront location and is representative of the period of time that it was constructed.

(4) "Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age."

1047 South Ocean Boulevard is a very good representation of the design work of the architect John L. Volk. John Volk has always been recognized as one of the most important architects to practice in the Town of Palm Beach. Unlike other talented architects who developed or refined specific styles, John Volk understood and perfected many varying architectural styles from Mediterranean Revival to contemporary designs.

VIII. Selected Bibliography

"The FHA Story in Summary," The Federal Housing Administration 1 May 1959.

John L. Volk Commission No. 229, 1935. John L. Volk Foundation.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, Inc., 1984.

"Moffett Resigns as FHA Director," The New York Times 29 August 1935.

The Palm Beach Daily News. Archived articles online and articles from the files of the Historical Society of Palm Beach County and the Preservation Foundation of Palm Beach.

The Palm Beach Post. Archived articles online and articles from the files of the Historical Society of Palm Beach County and the Preservation Foundation of Palm Beach.

"Palm Beach Shows Keen Interest in Moffetts' New Beach House," Post-Times December 1935.

Town of Palm Beach. Building Permits, 1920 – present.

"Trouble; No Trouble," Time Magazine 3 December 1934.

"Unforgettable Palm Beach: Modernist Buildings Among Town's Most Endangered Cultural Resources," Palm Beach Daily News 6 March 2011.

West Palm Beach City Directories. Asheville, NC: Florida-Piedmont Directory Company, 1918-1966.

HISTORICAL STRUCTURE FORM

85200270

DESCRIPTION (continued)

Window Descriptions glass blocks, fixed, sliding

Main Entrance Description (stylistic details) on the west facade, below street level and through a squared entry with fluted columns

Porches: Open 3 Closed Screened Location(s) entry - w. terrace facing beach - s, patio - s

Porch Roof Type(s)

Exterior Ornament glass blocks, decorative metal gate, stainless steel railings, fluted columns

Interior Plan Irregular

Other Interior Plan

Condition Excellent

Structure Surroundings

Commercial: NONE of this category Residential: ALL this category

Institutional: NONE of this category Undeveloped: NONE of this category

Accessory Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe): none observed

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional)

HISTORY

Construction year 1935

Architect (last name first): Volk, John L.

Builder (last name first): Arnold Construction Co.

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

>>

Structure Use History

Use Year Use Started Year Use Ended >> Private residence; 1935;

Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.) This house was built for James McKott, chairman of the Federal Housing Admin. under FDR

RESEARCH METHODS

Research Methods >> Examined local property records

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible San Joaquin County Landmark

Individually Eligible for National Register? INSUFF. INFO

Potential Contributor to NR District? NO

Area(s) of historical significance >> Community planning & development

Other Historical Associations

Explanation of Evaluation (required) This is an excellent example of the Modern style by John Volk from the 1930s. When it was built it was criticized for being cantilevered over the beach but has withstood the test of time. It is worthy of landmarking.

HISTORICAL STRUCTURE FORM

8PB04270

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FHSF, including Field Notes, Plans, other Important Documents:

Document type: _____ Maintaining Organization: _____
File or Accession #: _____ Descriptive Information: _____
>> Photographs (archived); Research Atlantes;

RECORDER INFORMATION

Recorder Name (Last, First) Day, Jane S.
Recorder Address / Phone 728 Granada Drive, Boca Raton, FL 33432 561-362-4473
Recorder Affiliation Research Atlantes Other Affiliation Town of Palm Beach
Is a Text-Only Supplement File Attached (Surveyor Only)? _____

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type:	SHPO's Evaluation of Resource
Electronic Form Used:	
Form Type Code:	Date
Form Quality Rating:	
Form Status Code:	
Supplement Information Status:	FHSF Staffer:
Supplement File Status:	Computer Entry Date:
Form Comments:	

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"