



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-ARB
Director PZ&B

SUBJECT: HSB-24-002 255 EL PUEBLO WAY

MEETING: APRIL 17, 2024, LPC

HSB-24-002 (ZON-24-040) 255 EL PUEBLO WAY. The applicant, 225 El Pueblo LLC (Maura Ziska, Authorized Representative), has filed an application requesting review and approval of a garage addition.

Representative: Maura Ziska, Esq.
Professionals: SKA Architect + Planner/
Niviera Williams Design

HISTORY:

The subject property was designated as a Historically Significant Building (HSB) in January 2022. The property is located within the North Beach Conservation District. The British Colonial style dwelling was constructed in 1939 and designed by Belford Shoumate.

At the May 18, 2022, LPC meeting, project HSB-22-009 was approved for renovations and modifications. Additionally, a variance (ZON-22-134) from the flood-resistant construction requirements of the Florida Building Code was granted by Town Council at the September 14, 2022, meeting.

Several staff-level reviews were approved in 2022 and 2023 for hardscape and landscape changes (L-22-00668), window and door modifications (L22-00677), shutters (L-23-00697), and re-roofing (L-23-00719).

This application was presented at the March 20, 2024, LPC meeting. At the hearing, a revised design was presented for a single-car garage that did not require a side yard variance. Based on Commissioner comments regarding the garage's overall height, massing, scale, and garage door width, the project was deferred to the April 17, 2024, LPC meeting.

THE PROJECT:

The applicant has submitted plans, entitled "MORTIMER RESIDENCE", as prepared by **SKA Architect + Planner**, received by the Town on April 1, 2024.

The following is the scope of work for the Project:

- Addition of a garage to the existing residence.
- Installation of a gate and site wall.

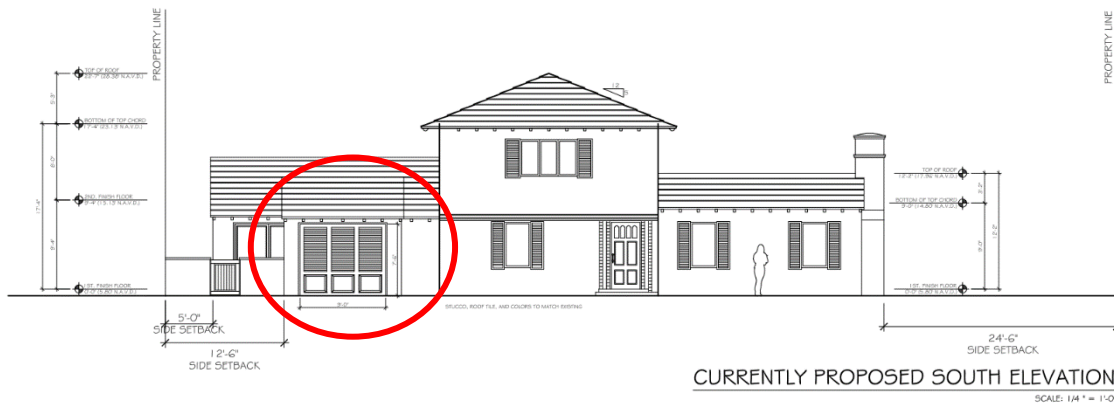
- Hardscape and landscape modifications.

Site Data			
Zoning District	R-B Low Density Residential	Lot Size (SF)	12,500 SF
Future Land Use	SINGLE FAMILY	Total Building Size (SF)	4,162 SF
C-O-R	3.6' NAVD	FEMA Flood Zone	AE
Exist Fin. Floor Elevation	5.8' NAVD	Prop. Fin. Floor Elevation	5.8' NAVD
Year of Construction:	1939	Architect:	Belford Shoumate
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	30.00%	24.65% (3,081 SF)	27.32% (3,415 SF)
Building Height	22'	17.33'	17.33'
Overall Building Height	30'	22.58'	22.58'
Number of Stories	2	2	1-story addition
Landscape Open Space	45.00% (5,625 SF)	50.36% (6,296 SF)	46.69% (5,837 SF)
Cubic Content Ratio (CCR)	3.975	2.591	2.926
Surrounding Properties / Zoning/ Year of Construction / Number of Stories			
North	248 La Puerta Way / R-B / Built 1992 / 1 story		
South	250 El Pueblo Way / R-B / Built 1976 / 1 story		
East	253 El Pueblo Way / R-B / Under Construction / 2 stories		
West	263 El Pueblo Way / R-B / Built 1930 / 2 stories		

STAFF ANALYSIS

The application is seeking approval for a new one-story garage addition on the west side of the existing residence. The exterior finishes will match the existing residence with a smooth stucco finish and the flat white concrete tile roof. The front facing garage is one-story in height and designed to accommodate one parked vehicle. The applicant reduced the number of garage panels down to three (3) from the previously proposed four (4) and modified the roof line and connection to read more as a hyphen to the house.





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. Approval of the project will require one (1) motion 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, and

WRB: JGM: FHM: ALF