



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Landmarks Preservation Commission

TO: LPC Chairperson and Members

FROM: Wayne Bergman, MCP, LEED-AP  
Director PZ&B

SUBJECT: COA-23-008 241 SEAVIEW AVE

MEETING: FEBRUARY 17, 2023

**COA-23-008 241 SEAVIEW AVE.** The applicant, Palm Beach Day Academy, has filed an application requesting a Certificate of Appropriateness approval to replace the existing windows and doors on the Landmarked Building.

Applicant: Palm Beach Day Academy, Inc. (Fanning Hearon, Head of School)  
Design Professional: Carl J. Conner II, AIA  
Representative: Maura Ziska, Esq.

**HISTORY:**

On June 22, 2022, the Palm Beach Day Academy received a Certificate of Appropriateness approval for the construction of a new surface parking lot to replace a portion of the west lawn, a privacy wall along the north property line, new parking gates and a lighting plan. The application was a combination project which received Town Council approval for the Special Exception on July 13, 2022. A staff approval was then granted on August 23, 2022, to update parking lot specifications to sand-set installation and the Zoning Legend related to the lot coverage on the set of plans. Subsequently, a modification to the Declaration of Use was approved on December 14, 2022.

**THE PROJECT:**

The applicant has submitted plans, PALM BEACH DAY ACADEMY WINDOW REPLACEMENT, as prepared by PGAL, dated January 12, 2023.

The following is the scope of work for the Project:

- Replace existing windows and doors with impact resistant products.

**STAFF ANALYSIS**

The subject application will modify the exterior of the Landmarked school with the removal and replacement of existing windows and doors with new hurricane impact products. According to the applicant's Letter of Intent, the majority of the window replacements will be for like conditions. However, the north elevation appears to have more significant changes in design.

The application, as proposed, is zoning compliant and does not require zoning relief. Approval of the project will require one motion to be made by the Landmark Preservation Commission: (1) for the overall design of the project in accordance with the following criteria:

Sec. 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:

- (1) The height, the gross volume, and the proportion between width and height of the facade;
- (2) The proportions and relationships between doors and windows;
- (3) The rhythm of solids to voids created by openings in the facade;
- (4) The materials used in the facade;
- (5) The texture inherent in the facade;
- (6) The colors, pattern and trim used in the facade; and
- (7) The design of the roof.

(b) Existing rhythm created by existing building masses and space between them should be preserved.

(c) The landscape plan should be sensitive to the individual building and its occupants and needs and should be visually compatible with the buildings and environment with which it is visually related.

(d) A new street facade should blend directionally with other buildings with which it is visually related; which is to say, when adjacent buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

(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.

WRB:JGM:JHD