



**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-23-013 283 ROYAL POINCIANA WAY

MEETING: APRIL 19, 2023

**COA-23-013 283 ROYAL PONCIANA WAY.** The applicant, Flagler System Management Inc. (Alex Gilmurray) has filed an application requesting a Certificate of Appropriateness for window, door, and storefront replacement for the two-story commercial building.

Applicant: Flagler System Management Inc. | Alex Gilmurray  
Professional: Dailey Janssen Architects, P.A. | Roger Janssen, AIA

**HISTORY:**

The subject property was constructed circa 1923 as a two-story commercial building. The applicants have submitted a historic photo of the building, featured on Sheet A-2.05. The building has undergone minor exterior alterations over the years, including the installation of the existing commercial storefronts and second floor awning windows.

**THE PROJECT:**

The applicant has submitted plans, entitled "Proposed Exterior Window and Door Replacement at 283 Royal Poinciana Way", as prepared by **Dailey Janssen Architects**, dated March 14, 2023.

The following is the scope of work for the Project:

- First floor door and storefront replacement
- Second floor window replacement

**STAFF ANALYSIS**

The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met. As the requested changes are cosmetic in nature, there are no zoning concerns with the application.

The application requests to remove the existing non-original storefront windows and doors on the ground floor and awning windows on the second floor. The storefronts are proposed to be replaced with new black aluminum impact systems and glazed doors in their existing openings, except on the east bay of the south façade, where the existing masonry knee wall is being removed to match the other storefront bays.

On the second floor, the existing awning windows are proposed to be removed and replaced with new single and mulled pairs of single-hung windows to better reflect the original fenestration. Additionally, when the awning windows were installed, extensive bucking and framing was added which decreased the size of the window openings. The applicants are proposing to remove the unnecessary bucking to restore the original opening sizes. The applicants submitted a drawing illustrating the removal of the bucking, provided on Sheet A-2.20.

Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria.

WRB:JGM:JRH