



**TOWN OF PALM BEACH**  
 Planning, Zoning & Building Department  
 360 South County Road  
 Palm Beach, FL 33480  
 (561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
 PZ&B Staff Memorandum: Landmarks Preservation Commission

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

SUBJECT: COA-23-041 25 MIDDLE RD

MEETING: NOVEMBER 17, 2023, LPC

**COA-23-041 25 MIDDLE RD.** The applicant, John & Monika Preston, has filed an application requesting a Certificate of Appropriateness for the expansion and enclosure of an existing first floor loggia and expansion of second floor balcony of a landmarked residence.

Applicant: John & Monika Preston  
 Professional: MHK Architecture

**HISTORY:** The property at 25 Middle Road was designated a landmark in 1991 under Resolution No. 28-91. Built in 1924 in the Mediterranean Revival Style by Harold Martin the designation is limited to the Middle Rd frontage and 5’ into the building on the west elevation of the home. Upon its completion “Quinta Marina” has received several modifications over the years. Most recently the replacement of several windows and doors to impact rated.

**THE PROJECT:**

The applicant has submitted plans, entitled "Improvements to the Existing Residence", as prepared by **MHK Architecture** dated October 12, 2023.

The following is the scope of work for the Project:

- Expansion of the second-floor balcony.
- Expansion and enclosure of the first-floor loggia.

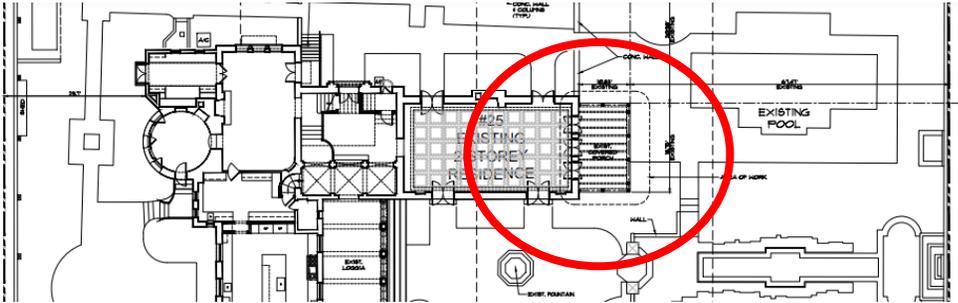
Site Data			
<b>Zoning District</b>	R-A	<b>Future Land Use</b>	SINGLE FAMILY
<b>Lot Area</b>	33,849 SF	<b>Year of Construction</b>	1924
<b>Designation</b>	8/13/91	<b>Architect/Builder:</b>	Harold Martin
<b>Lot Coverage</b>	<i>Required: 25%</i> <i>Existing: (6,077 SF) 17.9%</i> <i>Proposed: (6,163 SF) 18.2%</i>		
Surrounding Properties / Zoning			
<b>North</b>	17 Middle Rd / Single Family Residence / R-A		
<b>South</b>	28 Middle Rd / Single Family Residence/ R-A		

<b>East</b>	500 & 516 South Ocean Blvd / Single Family Residences / R-A
<b>West</b>	30 Middle Rd / Single Family Residence / R-B

**STAFF ANALYSIS**

The application is seeking a Certificate of Appropriateness for exterior alterations to a landmarked property. This property was landmarked in 1991 with only the front yard and front five feet of the residence being designated. A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the abovementioned sections of the Town zoning code.

The application seeks to expand the current second floor covered balcony and to extend and enclose the first floor open covered loggia. The loggia will be enclosed, and glass will be added between the columns to preserve the look of the original architecture. The total footprint is expanded by a total of 86 SF. This work is proposed at the eastern portion of the property in the rear of the two-story residence along the side.



According to the applicant, it is the intent to save, preserve, and reuse as many materials as possible, however the plan sets do call out the several items to be new including the roof extension, carved wood panels and trim, decorative transoms, columns, and railings. The first-floor loggia enclosure will have new impact doors and windows.

Demolition plans have been provided on sheets D100, D101, D102, D103 and D104 and have clearly identified all portions of the property being demolished and modified.



In addition, Preservation Foundation of Palm Beach has provided historical photos to aid in implementing as many historical details as possible to the expansion and addition.



The best preservation practice would be to retain the porch as it is rather than enlarging and enclosing it. However, should the Commission find merit in the proposal, and if the porch is approved to be enlarged and enclosed all original decorative elements of the existing porch should be retained, preserved and re-installed.

**CONCLUSION:**

The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met. 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:SCP