



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Landmarks Preservation Commission

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

SUBJECT: COA-24-002 284 MONTEREY RD

MEETING: JANUARY 17, 2024

COA-24-002 284 MONTEREY RD. The applicant, Muara Ziska in conjunction with SKA, has filed an application requesting a Certificate of Appropriateness review and approval for minor window and door modifications. Primarily relocation of a side (east) entry door to the front next to the garage door, elimination of one window on west elevation, addition of window on east elevation and conversion of window to pair of French doors on south elevation.

Applicant: Maura Ziska, representative
Professional: Patrick Segraves & Daniel Clavijo with SKA Architect + Planner

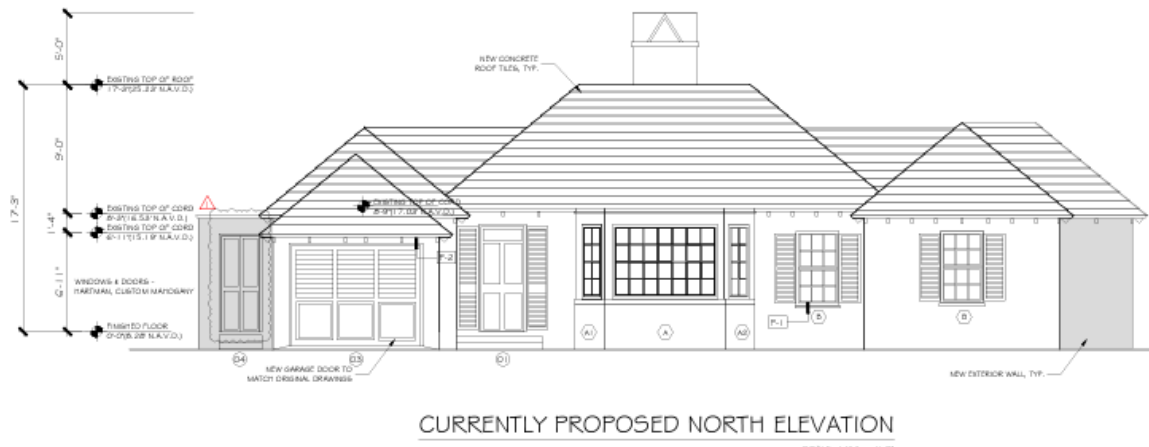
HISTORY: The one-story property at 284 Monterey Road was designated a landmark in December 2013 per Resolution 206-2013 as a good example of the Bermuda style of architecture. Also of note is that the house was designed by Marion Sims Wyeth and built for E.B. Walton. This property previously received approvals for modifications and additions, including variances. The applicant has returned for some additional adjustments to windows and doors.

THE PROJECT:

The applicant has submitted plans, entitled "Saunders Residence", as prepared by SKA Architect + Planner, dated as received by the Town as December 5, 2023.

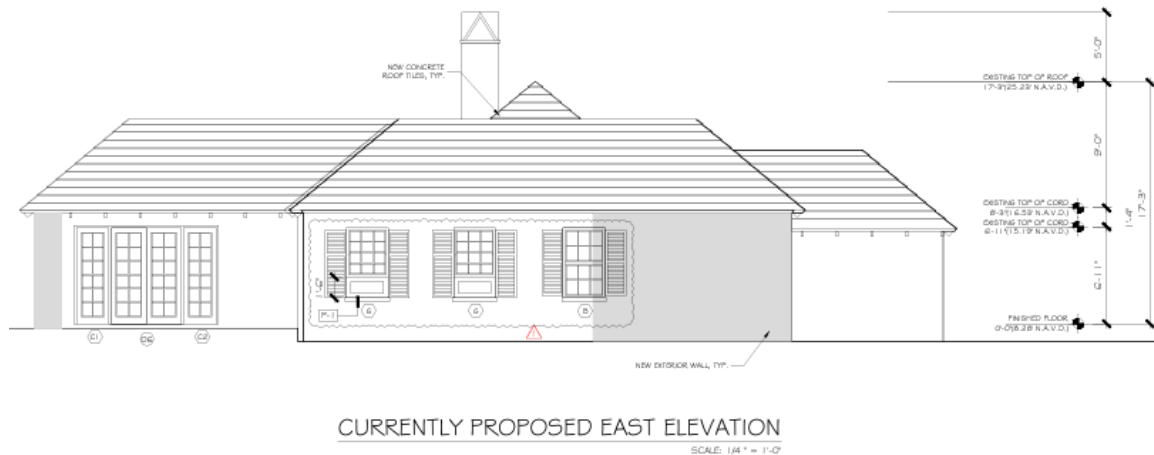
The following is the scope of work for the Project:

- Minor window and door modifications, specifically relocation of side door to front elevation.



STAFF ANALYSIS

The applicant is seeking a Certificate of Appropriateness for exterior alterations to a landmarked property. Staff understands that the neighbor to the east has expressed concerns about privacy and the activation of the space along the east side of the subject parcel. Hence, the door is being proposed for relocation to the front façade. The window modifications are minimal and at a head height of approximately 7'-0" with a site wall of 7'-0" along the east property line it appears there should be no visual impact to the east. However, there is the addition of one more window than what is currently approved.



CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in section 54-123 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 subject to any imposed conditions

WRB: JGM: FHM