



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

LANDMARKS PRESERVATION COMMISSION

MEETING TO BE HELD ELECTRONICALLY

Via Zoom Webinar

Click to Participate: <https://zoom.us/j/98173261379>

Wednesday, October 21, 2020

09:30 A.M.

The progress of this meeting may be monitored by visiting townofpalmbeach.com and clicking on "Meeting Audio" in the left hand column. If you have any questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 12 hours after the conclusion of the meeting under "Agendas, Minutes, and Audio."

I. CALL TO ORDER

II. ROLL CALL

Richard Rene Silvin, Chair
Sue Patterson, Vice Chair
Jacqueline Albarran, Member
Patrick Segraves, Member
John T. Gannon, Member
Kim Coleman, Member
Anne Fairfax, Member
Anne Metzger, Alternate Member
Fernando Wong, Alternate Member
Brittain Damgard, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. RULES OF ORDER AND PROCEDURE

V. APPROVAL OF THE MINUTES OF THE SEPTEMBER 16, 2020 MEETING

VI. APPROVAL OF THE AGENDA

VII. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY

**VIII. COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS
(3 MINUTE LIMIT PLEASE)**

**IX. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION
MEMBERS**

X. PROJECT REVIEW

CONSENT AGENDA

1. Application for Historically Significant Building H-001-2020
Address: 346 Seaspray Avenue
Owner/Applicant: 346 Seaspray Avenue Trust Dated May 8, 2020 (Guy Rabideau Trustee)
Professional: Jose Luis Gonzales-Perotti/Portuondo Perotti Architects
Project Description: Existing residence to be remodeled. New two story garage/studio. One story pool loggia and related landscape/hardscape elements.
2. Application for Historically Significant Building H-002-2020
Address: 266 Colonial Lane
Owner/Applicant: Nonsuch Productions
Professional: Caroline Forrest/MHK Architecture & Planning
Project Description: Existing 1798 sq. ft. structure originally built in 1946 to be renovated. New hardscape/landscape and pool. New windows and doors to replace existing jalousie windows. An addition of 187 square feet. Roof to match existing flat concrete tile.

OLD BUSINESS

1. Application for Certificate of Appropriateness #006-2020
Address: 320 S. Lake Dr.
Owner/Applicant: Town of Palm Beach
Professional: W.F. Baird & Associates LTD
Project Description: Rebuild the Lake Trail at a slightly higher elevation, rebuild Peruvian building in the same location, mill and resurface existing parking lots, minor landscape improvement near the three dock buildings and screening around the parking lots.

A motion carried at the March meeting to defer the project to the May 20, 2020 meeting. A motion carried at the May meeting to defer the project to the June 17, 2020 meeting at staff's request. A motion carried at the June meeting to defer the project to the August 19, 2020 meeting at staff's request. A motion carried at the August meeting to defer the project to the October 21, 2020 meeting at staff's request.

Please note: Staff requests a deferral to the December 18, 2020 meeting due to a recent deferral at the Town Council.

2. Application for Certificate of Appropriateness #025-2020

Address: 206 Phipps Plaza

Owner/Applicant: 206 Phipps Plaza LLC

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: North & South façade changes based on Landmarks Preservation Commission (5/28/20) and Town Council (6/10/20) meetings.

A motion carried at the July meeting to defer the project to the August 19, 2020 meeting. A motion carried at the August meeting to defer the project to the September 16, 2020 meeting at the request of the applicant. A motion carried at the September meeting to defer the project to the October 21, 2020 meeting at the request of the applicant.

Call for disclosure of ex parte communication.

3. Application for Certificate of Appropriateness #028-2020

Address: 1095 N. Ocean Blvd.

Owner/Applicant: 1095 North Ocean Trust (c/o Maura Ziska)

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Request approval to remove the existing tennis court as part of a reconfiguration of the entry sequence to the property; including a new opening in the existing wall along North Ocean Blvd. Removal of a portion of the existing trellised walkway, while retaining the existing pedestrian gate and pavilion. At the main house, a new kitchen addition on the east side and the reconfiguration of the main stair and elevator. Additional associated fenestration changes at the main house. At the pool house, a bedroom addition on the west side and associated roof line modifications. Associate architectural and landscape changes as presented.

A motion carried at the August meeting to defer the project to the September 16, 2020 meeting at the request of the applicant. A motion carried at the September meeting to defer the project to the October 21, 2020 meeting at the professional's request.

Call for disclosure of ex parte communication.

NEW BUSINESS

1. Application for Certificate of Appropriateness #038-2020

Address: 800 S. County Rd.

Owner/Applicant: Ann DesRuisseaux

Professional: Jacqueline Albarran/SKA Architect + Planner

Project Description: The owner respectfully requests to use the wood/metal clad windows in lieu of previously approved wood windows. Minor revisions to previously approved interior floor plans and exterior windows and doors.

Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #039-2020

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

Address: 331 S. County Rd.

Owner/Applicant: 331 South County Road LLC

Professional: Keith Spina/Spina O'Rourke + Partners

Project Description: Install new arch top awning over exterior doors at north and west side of building. Recover existing awning at front entry door with new fabric to match new awnings. Relocate 20 of the existing indoor dining seats to outdoor dining (not increasing total number of seats).

ZONING INFORMATION: 1) Section 134-1109 (14): Special Exception with Site Plan Review Is being requested to relocate 20 seats from the inside 175 seats of Cafe L'Europe and relocate them outside along the sidewalk for dinner. 2) Section 134-1113(5)c: Cafe L'Europe is proposing to add 11 new arched top awnings and add new fabric at existing awning. The new awnings project 3'-0" off the face of the building and the bottom of the awning is 9'-0" above the existing sidewalk. The existing entrance awning projects approximately 10'-0" over the existing sidewalk, the existing frame will remain unchanged, only the fabric is being changed out. A variance is being requested to have 4.75 feet of clear sidewalk (along South County Road) in lieu of the 10 foot minimum required; and to have 7.75 feet of clear sidewalk (along Brazilian Avenue) in lieu of the 10 foot minimum required.

Call for disclosure of ex parte communication.

3. Application for Certificate of Appropriateness #040-2020

Address: 236 Phipps Plaza

Owner/Applicant: Phipps Plaza Properties Partners LLC

Professional: Keith Spina/Spina O'Rourke + Partners

Project Description: Modifications to previously approved plans including: removal of exterior stairs and construction of interior stairs and elevator; construction of new balconies with corbel and railing details to match previously approved; construction of new columns and corbels with details to match previously approved exterior; construction of new spa in courtyard.

Call for disclosure of ex parte communication.

4. Application for Certificate of Appropriateness #041-2020

Address: 127 Dunbar Rd.

Owner/Applicant: Todd Glaser

Professional: Daniel Menard/LaBerge and Menard

Project Description: The applicant proposed the replacement of the existing roof for the main house at 127 Dunbar Road. Specifications and material samples are included in this application.

Call for disclosure of ex parte communication.

XI. ANY OTHER MATTERS

1. Revising Legal Description for 310 Clarke Avenue – Maura Ziska
2. Quasi-Judicial and Sunshine Law – Town Attorney Randolph

XII. STAFF APPROVALS

XIII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Commission
2. Staff
3. Public

XIV. ADJOURNMENT

Note 1: If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Note 2: Disabled persons who need an accommodation in order to participate in this Commission Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least five (5) working days before this meeting.