



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

REVISED

4:06 pm, Aug 12, 2020

LANDMARKS PRESERVATION COMMISSION

MEETING TO BE HELD ELECTRONICALLY

Via Zoom Webinar

Click to Participate: <https://zoom.us/j/92371528712>

Wednesday, August 19, 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 JULY 22, 2020 MEETING

VI. APPROVAL OF THE AGENDA

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

VIII. COMMENTS FROM THE PUBLIC: (Please limit comments to 3 minutes)

IX. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS:

X. INFORMAL REVIEW

1. Update on COA-022-2020, 800 S. County Rd. – Ann DesRuisseaux
2. Informal Review of Preliminary Design Concepts for Lake Drive Park and Marina Parking Lots – Fairfax and Sammons

XI. PUBLIC HEARINGS

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 June meeting to defer the project to the August 19, 2020 meeting.

Please note: Staff is requesting a deferral for the formal presentation to the October 21, 2020 meeting.

2. Application for Certificate of Appropriateness #024-2020

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S) -
DONE 7/22/20

Address: 272 Queens Lane

Owner/Applicant: Chris and Jennifer Lazzara

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: The construction of a new two-story addition, landscape and hardscape. The new addition is proposed to have a finish floor elevation of 5.5' NAVD to match the finish floor elevation of the existing structure. In addition, a new front entry canopy and rear French door and proposed to be installed on the existing residence. *****Please note: The applicant has requested a tax abatement for this project*****

ZONING INFORMATION: A request for a flood plain variance in order to construct the previously approved 3,468 square foot addition with a finished floor elevation of 5.5 feet North American Vertical Datum ("NAVD") in lieu of the 7 foot NAVD required when construction exceeds 50% of the market value of the residence.

A motion carried at the July meeting that the proposed development will not preclude the building's continued designation as a historic building and the

variance is the minimum necessary to preserve the historic character and the design of the building and to defer the project to the August 19, 2020 meeting.

Call for disclosure of ex parte communication.

3. 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.

Please note: The professional for the project has requested a deferral for the to the September 16, 2020 meeting.

4. Application for Certificate of Appropriateness #027-2020

Address: 271 El Vedado Rd.

Owner/Applicant: Wylene Commander

Professional: Jacqueline Albarran/SKA Architect + Planner

Project Description: Landmarked garage – guest house accessory building, destroyed by fire in the fall of 2019, will be reconstructed in the same footprint to match what was existing prior to the fire. Wood single-hung and casement windows, similar to those on the main house, will replace the non-original aluminum awning windows. Barrel tile roof, and wall and trim colors will match main house.

Call for disclosure of ex parte communication.

5. Application for Certificate of Appropriateness #028-2020

Address: 1095 N. Ocean Blvd.

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

Professional: Daniel Kahan/Smith and Moore Architects, Inc.

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.

Please note: The professional for the project has requested a deferral to the September 16, 2020 meeting.

6. Application for Certificate of Appropriateness #029-2020

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1284 N Lake Way

Owner/Applicant: Steve Johnson

Professional: MP Design & Architecture

Project Description: Refinements to previously landmark approved north elevation including: new exterior stair to terrace with new railing layout and lowered piers, new pergola at terrace, proposed round window unit at butler's pantry, new garage door layout, revised laundry room door with covered roof above, revised hardscape and landscape.

ZONING INFORMATION: Section 134-843(7): The applicant is proposing a 60 square foot staircase addition to the north side of the house that will have an 11.5 foot north side yard setback in lieu of the 15 foot minimum required.

Call for disclosure of ex parte communication.

7. Application for Certificate of Appropriateness #030-2020

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 280 Sunset Ave.

Owner/Applicant: Bradley Park Owner LLC

Professional: Keith Spina/Spina O'Rourke + Partners

Project Description: The applicant is requesting approval to affix a generator exhaust pipe to the rear façade of the landmarked building in order to operate the previously-approved indoor generator. The area of the property abuts a service alley where mechanical equipment has been traditionally located.

*****Please note: The applicant has requested a tax abatement for this project*****

ZONING INFORMATION: Pursuant to Section 134-1113(7)(b), the applicant is requesting a variance to allow a rear setback of 2 inches in lieu of the 1 foot 5 inch existing and 10 foot minimum required setback to affix a generator exhaust pipe to the south facade of the existing non-conforming hotel structure. The applicant is also requesting a rear setback of 0 inches in lieu of the 1 foot 5 inch existing and 10 foot minimum required setback to accommodate an elevated kitchen hood that is affixed to the south facade of the existing hotel structure. The kitchen hood encroaches 2 inches into the alley to the south of the hotel structure, and an encroachment easement has been obtained from the adjacent property owner for the purpose of utilizing the alley for mechanical equipment.

Call for disclosure of ex parte communication.

8. Application for Certificate of Appropriateness #031-2020

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 61 Middle Road

Owner/Applicant: Laetitia M. Perais-Han and Ben H. Han

Professional: Richard F. Sammons/Fairfax and Sammons

Project Description: New one story accessory structure (pool pavilion), in the Mediterranean style, to match the existing style of the house. New awning metal structure with removable fabric roofing, attached to the east side of the

main house. New column and arches under existing cantilevered balcony at north-east corner of the main house.

ZONING INFORMATION: The applicant is proposing a new 317 square foot pool pavilion to the rear of the property, a 198 square foot awning and an 86 square foot porch addition to the rear of the landmarked residence. The following variances are being requested: 1) a north side yard setback of 8.4 feet In lieu of the 15 foot minimum required; 2) a rear yard setback of 12 feet in lieu of the 15 foot minimum required; 3) a lot coverage of 26% in lieu of the 25% maximum allowed; 4) a landscaped open space of 45% in lieu of the 50% minimum required.

Call for disclosure of ex parte communication.

XII. DISCUSSION ITEMS

1. 127 Root Trail – Placement Under Consideration

XIII. STAFF APPROVALS

XIV. COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING, ZONING & BUILDING DEPARTMENT DIRECTOR.

XV. 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.