



**TOWN OF PALM BEACH
PLANNING, ZONING AND BUILDING
DEPARTMENT**

**MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION
MEETING HELD ON WEDNESDAY, JULY 22, 2020.**

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com.

I. CALL TO ORDER

Chairman Silvin called the Zoom Webinar meeting to order at 9:32 a.m.

II. ROLL CALL

Richard Rene Silvin, Chairman	PRESENT
Sue Patterson, Vice Chairman	PRESENT
Jacqueline Albarran, Member	PRESENT
Patrick Segraves, Member	PRESENT
John T. Gannon, Member	ABSENT (unexcused)
Kim Coleman, Member	PRESENT
Anne Fairfax, Member	PRESENT
Anne Metzger, Alternate Member	PRESENT
Fernando Wong, Alternate Member	PRESENT
Brittain Damgard, Alternate Member	PRESENT

Staff Members present were:

Wayne Bergman, Acting Director of Planning, Zoning and Building
Paul Castro, Zoning Manager
Laura Groves van Onna, Historic Preservation Planner
Kelly Churney, Board Secretary to the Landmarks Preservation Commission
Emily Stillings, Preservation Consultant
Janet Murphy, Preservation Consultant

III. PLEDGE OF ALLEGIANCE

Chairman Silvin led the Pledge of Allegiance.

IV. RULES OF ORDER AND PROCEDURE

Mr. Bergman announced that the meeting was being held electronically due to the CDC guidelines, and in accordance with State Executive Order 20-69. Mr. Bergman suggested the Chair perform a roll call after a lunch break. Mr. Bergman discussed the procedures for the meeting.

V. APPROVAL OF THE MINUTES OF THE JUNE 17, 2020 MEETING

Motion made by Ms. Coleman and seconded by Ms. Patterson to approve the minutes of the June 17, 2020 meeting. Motion carried unanimously.

VI. APPROVAL OF THE AGENDA

Mr. Bergman announced there was a change needed for the first item on the agenda. Ms. Churney explained the change for 1284 N. Lake Way.

Motion made by Mr. Segraves and seconded by Ms. Coleman to approve the agenda as amended. Motion carried unanimously.

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

Ms. Churney swore in all professionals before each presentation.

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

Amanda Skier, Preservation Foundation of Palm Beach, spoke in favor of the promotion of the Landmarks Preservation program. She stated that the Preservation Foundation would support the Commission in their efforts. She spoke about the Preservation Foundation's efforts to promote the program and was looking forward to working with new employee, Laura Groves van Onna.

IX. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS:

Mr. Silvin asked the Commissioners if they were comfortable with the change in procedure of discussion prior to individual comments instituted the prior month. Responses from the Commissioners were favorable.

Mr. Silvin read a portion of an email from Mr. Turner, owner of 8 South Lake Trail, describing his favorable experience with the Commission during the renovation of his home.

Ms. Patterson discussed and shared photos of the renovation of her landmarked home.

Ms. Albarran loved the Commission's interest in marketing, the way everyone was getting involved, and how the 8 South Lake Trail project had turned out.

Ms. Coleman commented that 8 South Lake Trail had been on the Garden Club house tour last year and how interesting it had been to tour the property. She suggested the possibility of an editorial in the paper to describe the great renovations of various landmarked properties, and having broker Lawrence Moens publicly speak about the value of landmarked homes.

Ms. Damgard was in agreement with the previous comments, and felt the negative perception of landmarked houses needed to be changed.

Ms. Fairfax offered to contact Darrell Hofheinz to ask him to write about landmarked homes that had been radically changed and approved, to dispel the myth that landmarked homes were restricted by rules. She suggested a PR campaign, with a slogan that would allow the Town to really champion landmarks.

Ms. Metzger announced the Preservation Foundation tours for children would be continuing, and encouraged everyone to go to their website to see all the programs they offered. She described the community involvement with 8 South Lake Trail, which had resulted in a magnificent property.

Mr. Segraves expressed his agreement with all the previous comments and suggested that the paper indicate any landmarked homes when they list the highest sales in the Town.

Mr. Wong reported he had access to three videos of different stages in the renovation process for the Turner's home. Mr. Silvin indicated he would ask Mr. Turner's permission to use those. Mr. Wong spoke about working with clients on landmarked homes where the architect's vision did not always match what the owner wanted, and how they must work together.

Ms. Damgard suggested contacting the new owner of 8 S. Lake Trail to provide the background of the renovation project.

X. PUBLIC HEARINGS

1. Application for Certificate of Appropriateness #012-2020

Address: 1284 N. Lake Way

Owner/Applicant: Steve Johnson

Professional: MP Design and Architecture

Project Description: Interior demolition and renovation to existing residence. Refinements to include new kitchen, laundry room and master closet/bath suite. A proposed one-story addition of 235 square feet at northeast corner of lot. This area to be developed as guest bedroom suites. The existing sitting room shall serve as new golf cart garage.

A motion carried at the April meeting to defer the project to the May 28, 2020 meeting. A motion carried at the May 28, 2020 meeting to approve the project as presented with the exception of the round window on the north façade, which would return to the Commission at the June 17, 2020 meeting, and the balcony railing changes which would return under a separate application. A motion carried at the June meeting to defer the project to the July 22, 2020 meeting at the request of the professional.

Call for disclosure of ex parte communication: There was no ex parte on disclosed at this time.

Motion made by Mr. Segraves and seconded by Ms. Coleman to approve the project with the exception of the round window on the north façade and balcony railing changes which will come back in a separate application and

with the caveat that the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Motion carried unanimously.

2. Application for Certificate of Appropriateness #014-2020

Address: 125 Via Del Lago

Owner/Applicant: 125 VDL, LLC (Bridget Mullaney)

Professional: Bryan Brown Architects

Project Description: Replace existing windows and doors with new steel units to match existing. Add one window North elevation. Move one window on East elevation.

Motion carried at the May 28, 2020 meeting to defer the project to the June 17, 2020 meeting. Motion carried at the June meeting to approve the project with the exception of the arched windows on the east façade, which would return to the July 22, 2020 meeting.

Call for disclosure of ex parte communication: Disclosure by Mr. Segraves.

Rich Leja, ACI, presented the proposed fenestration modifications.

Ms. Albarran thought the muntin patterns were what the Commission requested.

A consensus of the Commission was that the changes were appropriate.

Mr. Silvin called for public comment. There were no comments heard at this time.

Motion made by Ms. Albarran and seconded by Ms. Patterson to approve the project as presented with the caveat that the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Motion carried unanimously.

3. Application for Certificate of Appropriateness #018-2020

Address: 130 Barton Avenue

Owner/Applicant: Brett and Meaghan Barakett

Professional: Laura Ella Wright, AIA/Design Phase Architecture

Project Description: This application is a request for approval of proposed landscape, hardscape and associated work under COA-029-2019 and COA-005-2020. *****Please note: The applicant has requested a tax abatement for this project*****

A motion carried at the June meeting to defer the project to the July 22, 2020 meeting at the request of the professional.

Call for disclosure of ex parte communication: Disclosure by Mr. Silvin and Ms. Albarran.

Peter Wirtz, Wirtz International N.V., presented the proposed landscape and hardscape plans for the project.

Mr. Silvin called for public comment. There were no comments heard at this time.

Ms. Patterson was in favor of most of the project but expressed concern for the hedge wall in front of the property.

Ms. Coleman questioned the gate in the hedge along with the proposed wooden fence and expressed concern of whether these items were in keeping with the proposed project. Mr. Wirtz responded and explained his design.

Ms. Albarran thought the plan was beautiful but expressed the same concerns as Ms. Coleman and thought the gates should be metal and simplified. Ms. Damgard agreed with Ms. Albarran.

Ms. Fairfax was in favor of the plan and of the gates that Mr. Wirtz proposed. She suggested using more native plant material that require less pesticides. Mr. Wirtz responded and advocated for the wooden gate.

Mr. Segraves was in favor of the plan and the wooden gate.

Mr. Wong was in favor of the project and thought the design was whimsical. He suggested changing the gates to a north/south orientation.

Mr. Silvin was in favor of the project, and asked for more color renderings showing the gates open and closed. He congratulated Mr. Wirtz on his design elements, which fooled the eye and made the house visually distant.

Ms. Metzger inquired about the proposed Clusia. Mr. Wirtz responded.

Laura Ella Wright asked Mr. Wirtz to discuss the amount of native plantings that he had proposed. Mr. Wirtz responded.

Ms. Patterson requested to see a rendering of the proposed gates. Mr. Wirtz showed the drawings of the gate as well as a photograph.

Ms. Fairfax inquired about the details of the wooden gate. Mr. Wirtz responded.

Motion made by Ms. Coleman and seconded by Ms. Metzger to approve the project as presented with the caveat that the front elevation and elements will return to the September 16, 2020 meeting. Motion carried unanimously.

Clerk's Note: A break was taken at 11:38 a.m. and the meeting resumed at 11:50 a.m. with all Commissioners present as confirmed by roll call.

4. Application for Certificate of Appropriateness #023-2020

Address: 822 S. County Rd.

Owner/Applicant: John D. Idol

Professional: Roy & Posey Architects

Project Description: Addition of new garden shed.

Call for disclosure of ex parte communication: Disclosure by Mses. Albarran and Metzger.

Shawn Leonard, Architect, presented the proposed architectural plans for the project.

Mario Nievera, Nievera Williams Design, presented the proposed landscape and hardscape plans for the project.

Ms. Fairfax inquired about streetscape photos and whether they were required for the presentations.

Many of the commissioners were in favor of the changes. Mr. Segraves pointed out that while the shed was in the front, it would be screened by the hedge.

Motion made by Ms. Fairfax and seconded by Ms. Coleman to approve the project as presented. Motion carried unanimously.

A second motion was made by Ms. Metzger and seconded by Ms. Coleman to add to the motion for approval the following caveat: The applicant is requested to dedicate and record a utility easement or enter into an agreement supporting the undergrounding project subject to the satisfaction of the town, if necessary, to facilitate utility underground in the area. Motion carried unanimously.

5. Application for Certificate of Appropriateness #024-2020

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

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.

Call for disclosure of ex parte communication: Disclosure by Ms. Metzger.

Maura Ziska, Attorney on behalf of the owner, explained the proposed zoning requests and advocated for a positive recommendation to the Town Council.

Discussion ensued among the Commissioners regarding the differences in rules for landmarked versus non-landmarked homes. A list comparing features where those different rules applied was requested for the Commissioners use. Zoning Manager Castro responded a list did not exist since every project was different and therefore was a case-by-case basis. He reminded the Commission that the ordinances relating to historically significant buildings were in process and would probably come to the Commission in September.

Mr. Castro further explained different scenarios where the improvements exceeded 50% of the value of the home and also where more than 50% of the value of the improvement could not be demolished.

Jason Skinner, Dailey Janssen Architects, presented the proposed architectural plans for the project.

Mr. Silvin called for public comment. There were no comments heard at this time.

Many of the Commissioners were in favor of the project.

Ms. Coleman inquired about the finishes on the home. Mr. Skinner provided further explanation.

Ms. Fairfax inquired about head heights of the windows, the roof design, the elevation of the addition, the streetscape, and the fence. Mr. Skinner responded and provided photographs of the neighborhood.

Mr. Segraves felt the house was landmarkable, and more charming after the improvements, but cautioned that the Commission needed to be careful about landmarking just in order to get relief on things such as finish floor elevation.

Mr. Wong and Ms. Patterson suggested changes to the architecture to address concerns.

Ms. Metzger suggested white washing the piers in the front of the home to match the bricks on the main house, or covering the piers with a facade.

Motion made by Mr. Segraves and seconded by Ms. Patterson 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 design of the building; and to approve the project with the caveats that the architecture shall be brought back to

the August 19, 2020 meeting, and that the applicant is requested to dedicate and record a utility easement or enter into an agreement supporting the undergrounding project subject to the satisfaction of the town, if necessary, to facilitate utility underground in the area. Motion carried unanimously.

6. 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.

Call for disclosure of ex parte communication: Disclosure by several members.

Roger Janssen, Dailey Janssen Architects, presented the architectural modifications proposed for the project.

Mr. Silvin called for public comment.

Amanda Skier, Preservation Foundation of Palm Beach, expressed her opposition for the proposed project, that it was incompatible with the historic nature of this property, and stated the Foundation could not support the project.

Discussion ensued. The same concerns were expressed by each member of the Commission that the changes to the arches were incompatible with the historic nature of the building and the site did not accommodate a three car garage .

Tommy Morrison, Owner, expressed his desire to convert this property to a single family home for himself and to be able to accommodate three cars.

Motion made by Ms. Fairfax to deny the project as presented. The motion failed for the lack of a second.

Motion made by Ms. Albarran and seconded by Ms. Patterson to defer the project to the August 19, 2020 meeting. Motion carried unanimously.

Clerk's Note: A break was taken at 1:35 p.m. and the meeting resumed at 1:50 p.m. with all Commissioners present except Mr. Segraves and Ms. Metzger as confirmed by roll call. Mr. Segraves left the meeting at 1:00 p.m. and returned at 2:11 p.m.

XI. DISCUSSION ITEMS

1. Benches installed at Four Arts

Mr. Harvey Oyer made a presentation, during which Ms. Metzger returned to the meeting.

Mr. Oyer, representing The Society of the Four Arts, discussed the benches installed on the property after the King library renovation. Photos were shown of the currently installed stone benches with donor plaques on each, and also a photo of the single bench that existed before the renovation.

Discussion ensued. Some Commissioners felt the stone benches looked too heavy, however consensus of the Commission was the approval process was not intentionally sidestepped. Mr. Bergman suggested obtaining a building permit for a bench. Mr. Silvin asked Mr. Oyer to explain to his client this must not happen again. Mr. Oyer would return after a permit had been obtained.

2. Discussion of potential properties to consider for Landmark Designation.

Mses. Murphy and Stillings presented the following properties for consideration for further landmark designation: 1250 North Ocean Boulevard, 223 Colonial Lane, 256 Orange Grove Road, 209 Seminole Avenue and 127 Root Trail. The consultants answered the Commissioners questions about the proposed homes.

The following properties received the most votes to be placed under consideration for landmark designation: 1250 North Ocean Boulevard, 223 Colonial Lane, 256 Orange Grove Road and 127 Root Trail.

Motion made by Ms. Patterson and seconded by Ms. Fairfax to place 1250 North Ocean Boulevard, 223 Colonial Lane, 256 Orange Grove Road, and 127 Root Trail under consideration for Landmark Designation. Motion carried unanimously.

XI. STAFF APPROVALS

Mr. Silvin asked the Commissioners if they had any feedback regarding the staff approvals from the last 30 days. There were no comments heard at this time.

Mr. Bergman commented an updated project designation manual and a matrix would be provided to the Commission, which would provide information on staff approvals. He explained that staff considered the magnitude of each requested change as well as the number of changes on a project as to whether an item could be approved by staff or had to come back to Landmarks or ARCOM. He provided information on private providers who were hired by owners to do inspections.

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

Mr. Bergman reviewed the Landmark projects presented at the July 15, 2020 Town Council Development Meeting.

Ms. Churney stated that Ms. Albarran declared a conflict for her project at 800 S. County Road at the February 19, 2020 meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney stated that Mr. Wong declared a conflict for his project at 800 S. County Road at the May 28, 2020 meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney stated that Ms. Albarran declared a continuing conflict for her project at 70 Middle Road at the May 28, 2020 meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney stated that Ms. Albarran declared a continuing conflict for her project at 800 S. County Road at the May 28, 2020 meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney stated that Mr. Wong declared a continuing conflict for his project at 800 S. County Road at the June 17, 2020 meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney stated that Ms. Albarran declared a continuing conflict for her project at 800 S. County Road at the June 17, 2020 meeting and had correctly completed the 8B form in accordance with State Law.

XIII. ADJOURNMENT

A motion made by Ms. Patterson and seconded by Ms. Coleman to adjourn the meeting at 3:29 p.m. Motion carried unanimously.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, August 19, 2020 at 9:30 a.m. via Zoom Webinar.

Respectfully submitted,



Richard Rene Silvin, Chairman
LANDMARKS PRESERVATION COMMISSION

kmc