



TOWN OF PALM BEACH

LANDMARKS PRESERVATION COMMISSION
360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS

JANUARY 17, 2024
9:30 AM

For information regarding this agenda and the procedures for public participation at Town Council Meetings, please refer to the end of this agenda.

I. CALL TO ORDER

II. ROLL CALL

Sue Patterson, Chair
Brittain Damgard, Vice Chair
Jacqueline Albarran, Member
Anne Fairfax, Member
Bridget Moran, Member
Julie Herzig Desnick, Member
Alex Hufty Griswold, Member
Anne G. Metzger, Alternate Member
Fernando Wong, Alternate Member
Alexander Ives, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

A. **Minutes of the Landmarks Preservation Commission Meeting of December 20, 2023**

V. APPROVAL OF THE AGENDA

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

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

VIII. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS

IX. COMMENTS OF THE LANDMARKS COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT

X. PROJECT REVIEW

A. CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS

1. **COA-23-050 101 FOUR ARTS PLZ—THE SOCIETY OF THE FOUR ARTS** The applicant, Society of the Four Arts Inc, has filed an application requesting a Certificate of Appropriateness for the review and approval of the replacement of the overhead beams and rafters in two of the four pergolas in The Philip Hultar Sculpture Garden at The Society of the Four Arts with an Azek product in lieu of wood.

B. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS

1. **COA-23-002 363 COCOANUT ROW** The owner 363 Cocoanut Row Propco LLC represented by Mr. Tim Hanlon in conjunction with Nelo Frijomel of SpinaOrourke, has filed an application requesting a Certificate of Appropriateness review and approval for wholesale stucco removal and new stucco application as well as minor window and door modifications and new exterior lighting fixtures.
2. **COA-23-003 (ZON-23-020) 139 N COUNTY RD—THE PARAMOUNT THEATER (COMBO)** The applicant, WEG Paramount LLC, has filed an application requesting a Certificate of Appropriateness for the review and approval of the renovation and adaptive re-use of an existing Landmarked theater structure, and the construction of four connected residences with ground floor retail components with two levels of subterranean parking to replace an existing surface parking lot, including multiple variances including setbacks, height, open space, mechanical equipment on roofs, to permit residential uses on the first level in the C-TS zoning district in lieu of the above the first-floor requirement, among others. A Tax Abatement application has been filed as part of the project. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval. ***This item has been deferred pending Town Council approval.***
3. **COA-23-043 (ZON-23-117) 235 BANYAN RD (COMBO)** The applicant, Richard Kurtz, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new two-story approximately 1,072 SF accessory structure with hardscape and landscape. This request also requires three (3) variances in accordance with Section 134-201 for: 1. building height plane requirement found in Section 134-843(7) which would allow relief from a building height plane requirement of two feet of front setback for each one foot of building height per the R-A Zoning District., 2. exemption of the building height of approximately 32.13' NAVD proposed vs. 25' NAVD permitted per Section 134-841(b)(1), and 3. exemption of the number of guest houses permitted per property Section 134-841 (5). The Town Council shall review the

application as it pertains to the zoning relief/approval.

This item has been deferred to the February 21, 2024 meeting.

4. **COA-24-001 (ZON 24-020) 930 S OCEAN BLVD (COMBO)** The applicant, 930 S Ocean Trust (Maura Ziska, Trustee), has filed an application requesting a Certificate of Appropriateness review and approval for; garage storage and grill addition, removal of balcony, roof replacement, windows, and door replacement with metal. Replace the main entry and kitchen door with limed cypress. Railing modification, new pool and fountain including modifications to hardscape and landscape with associated mechanical equipment. The Town Council shall review the application as it pertains to zoning relief/approval.
5. **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 the relocation of a side (east) entry door to the front next to the garage door, elimination of one window on west elevation, addition of a window on east elevation and conversion of a window to a pair of French doors on the south elevation.
6. **COA-24-003 (ZON 24-021) 800 S COUNTY RD (COMBO)** The applicant, DesRuisseaux Land Trust (Maura Ziska, Trustee), has filed an application requesting a Certificate of Appropriateness review and approval for; minor hardscape changes, modification of four doors, change of door style, change of window to French door, addition of an approximately 41SF uncovered bridge between guest/boat house and generator building, on a site with a two-story landmarked building. The Town Council shall review the application as it pertains to zoning relief/approval.
7. **COA-24-005 125 VIA DEL LAGO** The applicant, Todd Glaser, has filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness for modifications to the northeast exterior staircase and balcony of a landmarked residence. ***This item has been withdrawn by the applicant.***

C. HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS

1. **HSB-23-009 (ZON-23-111) 269 PARK AVE (COMBO) AND FLOODPLAIN VARIANCE** The applicant, Schnapps 269 Park Avenue LLC (Andrew and Lorraine Dodge), has filed an application requesting Landmarks Preservation Commission review and approval for exterior alterations to an existing three-story historically significant building, specifically to add a front terrace deck onto an existing ground floor entry porch, to construct a new gable-end entry, to add four new dormer windows (two on the east and two on the west side) to the roof of an existing three-story building, requiring a variance from the Floodplain requirement from Chapter 50, Floods, to maintain the existing building at a finished floor elevation below current FEMA requirements, and a variance to expand a nonconforming third floor, to increase the maximum height and to reduce the required front and side setback. Town Council shall review the application as it pertains to zoning relief/approval.

D. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS

1. **HSB-24-001 311 PENDLETON LN.** The applicant, Starr Haymes Kempin for

Pendleton Lane Trust has filed an application requesting a Certificate of Appropriateness review and approval for a modified front entry, addition of shutters, relocation of a few windows in addition to hardscape modifications changing the driveway and reducing the paver pool deck to an existing two-story historically significant building.

XI. DESIGNATION HEARINGS

- 1. ITEM 1: 2505 SOUTH OCEAN BOULEVARD (PRESIDENT CONDOMINIUM)**
OWNER Multiple Owners (See Designation Report for Complete List of Owners)
- 2. ITEM 2: 262 SUNSET AVE.**
Owner: NED 262 Sunset, LLC

XII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

- A. **Public**
- B. **Staff**

XIII. NEXT MEETING DATE: Wednesday, January 18, 2023

XIV. ADJOURNMENT

PLEASE TAKE NOTE:

- Note 1:** Live meeting audio is available on the Town's website at www.townofpalmbeach.com. To listen to the live stream, please visit the Meeting Audio page and select the "In Progress" or "Click Here to Listen" button.
- Note 2:** In-person or virtual Public Comment is limited to three minutes and must be preceded by your name and address for the record. Alternative public comment is also welcome for Town Council Meetings via four methods:
- To make a public comment virtually (for Town Council Meetings Only), email request to publiccomment@townofpalmbeach.com, and identify desired agenda item(s) to be addressed.
 - Written public comment submittals should be sent to publiccomment@townofpalmbeach.com,
 - Direct written entry into the public meeting record through the eComment portal, or
 - Mail or In-person submittal of written document to the Town Clerk's Office at Town Hall no later than the Friday prior to the meeting.
- Note 3:** As a public business meeting, the chair retains the right to limit discussion on any issue.
- Note 4:** If a person decides to appeal any decision made with respect to any matter considered at this meeting, he/she/they will need to ensure that a verbatim record of the proceedings is made for such

purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Note 5: Disabled persons needing accommodations to participate in this meeting are requested to call the Clerk's Office at (561) 838-5416 at least one day prior to the meeting.

PROCEDURES FOR PUBLIC PARTICIPATION

Citizens desiring to address the Town Council should proceed toward the public microphones when the applicable agenda item is being considered to enable the Town Council President to acknowledge you.

PUBLIC HEARINGS: Any citizen is entitled to be heard on an official agenda item under the section entitled "Public Hearings," subject to the three minute limitation.

COMMUNICATIONS FROM CITIZENS: Any citizen is entitled to be heard concerning any matter under the section entitled "Communications from Citizens," subject to the three minute limitation. The public also has the opportunity to speak to any item listed on the agenda, including the consent agenda, at the time the agenda item comes up for discussion.

OTHER AGENDA ITEMS: Any citizen is entitled to be heard on any official agenda item when the Town Council calls for public comments, subject to the three minute limitation.

Landmarks Preservation Commission Meetings are public business meetings and, as such, the Landmarks Preservation Commission retains the right to limit discussion on any issue.