



TOWN OF PALM BEACH

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

DECEMBER 20, 2023
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 November 17, 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. PROJECT REVIEW

A. CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS

1. **COA-23-040 (ZON-23-109) 134 EL VEDADO RD (COMBO)**. The applicant, Elizabeth and Jeffrey Leeds, have filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness for additions and alterations to an existing two-story Landmarked residence and accessory structures, including window, door and roof replacement, modifications to opening sizes, demolition of rear porch, construction of an enclosed rear addition, addition of covered rear terrace, covered walkway and second floor addition to tennis house, and landscape and hardscape modifications. Additionally, requesting construction of front wall with new vehicular driveway gates, including a variance from the backup/cueing distance requirement. Town Council shall review the application as it pertains to the zoning relief/approval.

B. CERTIFICATES OF APPROPRIATENESS - NEW 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 Hulitar Sculpture Garden at The Society of the Four Arts with an Azek product in lieu of wood.
2. **COA-23-015 189 BRADLEY PL.** The applicant, Richard Sammons & Anne Fairfax Ellett, has filed an application requesting Certificate of Appropriateness review and approval for modifications to a previously approved COA including design modifications to lite patterns on replacement windows and doors, elimination of passage at rear, and two mezzanine floors added for air conditioning equipment.
3. **COA-23-037 691 N COUNTY RD.** The applicant, Laberge & Menard Inc., has filed an application requesting a Certificate of Appropriateness for the review and approval of two, new one-story 145 SF wing additions to an existing two-story garage/guest landmarked structure that was designed in 1930 for Otto H. Kahn by Treanor and Fatio. The request also includes the replacement of windows and doors as well as some opening modifications.
4. **COA-23-046 235 SUNRISE AVE.** The applicant, Palm Beach Hotel Condominium Association, INC. (Rep. Anthony Sawaya), has requested Landmarks Preservation Commission review and approval of a Certificate of Appropriateness for the replacement of windows and doors for the Landmarked building.
5. **COA-23-047 (ZON-24-003) 340 ROYAL POINCIANA WAY (COMBO)** The applicant, TUTTO MARE LLC and SIDNEY SPIEGEL, TRUSTEE OF TRUST #31520371 DATED OCTOBER 25, 1984, has

filed an application requesting modifications to previously approved Certificate Of Appropriateness for exterior façade alterations to the south and west facades, including a variance to exceed the maximum height for new rooftop kitchen equipment. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

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-23-010 441 SEAVIEW AVE.** The applicant, 441 Seaview LLC (Rep. Maura Ziska), has filed an application requesting Certificate of Appropriateness review and approval for the installation of a new rooftop solar panel system for an existing one-story Historically Significant Building currently undergoing rehabilitation.

X. LANDMARK DESIGNATION HEARING

1. **ITEM 1: 249 PERUVIAN AVE**
Owner: S & S Peruvian LLC

XI. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

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

XII. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS

XIII. NEXT MEETING DATE: Wednesday, January 17, 2024

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.