



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

REVISED

1:25 pm, Nov 16, 2020

LANDMARKS PRESERVATION COMMISSION

MEETING TO BE HELD ELECTRONICALLY

Via Zoom Webinar

Click to Participate: <https://zoom.us/j/95258763553>

WEDNESDAY, NOVEMBER 18, 2020

09:30 A.M.

****PLEASE NOTE: DEPENDING ON THE LENGTH OF THE MEETING, THE COMMISSION MAY DECIDE TO DEFER ITEMS TO A SECOND MEETING DAY – THURSDAY, NOVEMBER 19, 2020 TO BEGIN AT 9:30 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. APPROVAL OF THE MINUTES OF THE OCTOBER 21, 2020 MEETING

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

REGULAR AGENDA

A. OLD BUSINESS

- 1. 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. A motion carried at the October 21, 2020 meeting to approve the project with the caveat that the professionals return to the November 18, 2020 meeting with samples and details of the columns and further details of the design of the garage doors.

Call for disclosure of ex parte communication.

- 2. Application for Certificate of Appropriateness #032-2020

Owner/Applicant: The Society of the Four Arts, Inc. (c/o Dr. Philip B. Rylands, President and CEO)

Professional: Harvey E. Oyer, III, Esq.

Project Description: The Society of the Four Arts (“Owner”) requests approval of two cast stone benches on either side of the King Library (“Building”) entrance. The decorative benches are located to the left and the right of the main entrance to the Building.

A motion carried at the September meeting to deny the project as presented with a request that The Society of the Four Arts return with a better design for the benches. A motion made at the October meeting to reconsider the application regarding the benches at the Four Arts at the November 18, 2020 meeting.

Call for disclosure of ex parte communication.

B. NEW BUSINESS

1. Application for Certificate of Appropriateness #042-2020

Address: 100 El Bravo Way

Owner/Applicant: Golden Crate LLC

Professional: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Project Description: The applicant is seeking approval to rehabilitate the existing residence. This will include the following: 1. Retain the original u-shaped Wyeth residence and demolish the 2002 additions to the south including the two-story master bedroom and living room, and the one-story cabana loggia element. In addition, the existing two-story garage and apartment will be demolished. 2. Retain the character of the original house while adapting the floor plan to reflect a more modern way of living. This includes engaging the kitchen with the family room. The existing non-conforming garage and garage apartment will be replaced with a new garage and garage apartment. This will allow for the functional use of the garage. 3. Utilize the existing elevated grade to create a basement. The primary purpose of the basement is to house equipment and storage. 4. The rehabilitation will address accessibility. Currently, the finish floor elevations of the original main house, the living room addition, and the cabana are all at various levels. The proposed construction will allow the residents to occupy the house with only a single step into the courtyard. 5. The proposed plan will define the original courtyard space via a new dining loggia. This new loggia serves to redefine the circulation by creating a relationship to the ocean lawn and new ocean loggia. This new construction is one-story, allowing the pool courtyard to feel more open, sunny and gracious. The existing pool will be demolished and a new pool will replace it with an east-west axis. 6. Site circulation and service: The existing air conditioning systems are haphazard, located all over the site. We propose creating a mechanical service yard with clear access to allow for an efficient use of the site. 7. And other associated changes.

Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #043-2020

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 323 Chilean Avenue

Owner/Applicant: Ambassador Mark Gilbert

Professional: Tod E. Sikkenga/Wadia Associates

Project Description: Raise house from 3.73' NAVD to 7.0' NAVD; build new poured concrete foundation. Raise grade adjacent to existing and new construction. Move house south 5' to front setback. Move house east 2' 4" to allow wider driveway at west property line. Partial demo of first and second floor at north elevation. New two-story addition at north and east elevation, including new one-story loggia. New terracotta barrel tile roofing to replace existing wood shingles. New insulated, impact-rated exterior doors and windows. New swimming pool. Convert first floor guest house to garage;

recondition second floor guest suite. *****Please note: This is a tax abatement project*****

ZONING INFORMATION: The applicant is proposing to renovate and demolish the existing residence by more than 50% cubic footage and raise the existing landmarked house from the 3.73 foot NAVD finished floor elevation to 7 feet NAVD finished floor elevation to meet the new FEMA regulations. The applicant is also proposing to slightly shift the house to the east to allow for a wider driveway to the rear guest house/garage. The following variances are being requested: Section 134-949 & 134-446(b) & 134-419: Request for a variance to demolish more than 50% by cubic footage which requires a variance to rebuild the house on a nonconforming lot with area of 9,395 square feet in lieu of the 10,000 square feet minimum required. Section 134-948 (6): to allow a 7.67 foot east side yard setback for the 49 square foot one story loggia with second floor deck above in lieu of the 10 foot minimum required in the R-C Zoning District. Section 134-1757: to allow a swimming pool with an 8.6 foot east side yard setback in lieu of the 10 foot minimum required. Section 134-1607: to allow a chimney with a height of 34.7 feet in lieu of the 32.7 foot maximum allowed. Section 134-948 (7): to allow a new outside staircase in the rear of the guest house/garage with a 5.7 foot rear yard setback in lieu of the 15 foot minimum required. Section 134-948(11): to allow the non-conforming landscape open space to remain at 38.2% in lieu of the 45% minimum required.

Call for disclosure of ex parte communication.

3. Application for Certificate of Appropriateness #045-2020

Address: 155 Hammon Avenue

Owner/Applicant: CH Hotel LLC (Andrew and Sarah Wetenhall)

Professional: Peter Papadopoulos/Smith and Moore Architects, Inc.

Project Description: Request approval to install a new hanging copper lantern from the ceiling, at the main entrance porch of The Colony Hotel. Other associated changes as presented.

Call for disclosure of ex parte communication.

4. Application for Certificate of Appropriateness #046-2020

Address: 220 Via Bellaria

Owner/Applicant: 220 Via Bellaria Trust/Rabideau Trust

Professional: Andres Paradelo/Paradelo Burgess Design Studios

Project Description: All work proposed is for the rear of the property only; a portion of an existing site wall will be removed along an easement on the south property line. A concrete curb 6" HT will remain. Relocate an existing orchid house to another location in rear yard. Install a terrace between building and the existing swimming pool, which will be composed of cast stone and grass joints. Build a new garden fountain at grade with cast stone coping. Replace existing stone landings with new cast stone. Modify existing landscaping in the rear of the property to create a more tropical/jungle feeling and create a more dense buffer in order to screen light/neighbors while incorporation of native plants.

Call for disclosure of ex parte communication.

5. Application for Certificate of Appropriateness #047-2020

Address: 800 S. County Rd.

Owner/Applicant: Ann DesRuisseaux
Professional: Jacqueline Albarran/SKA Architect + Planner
Project Description: Request to add a 430 sq. ft. second floor bedroom to the previously approved two story tennis pavilion. A proposal to lengthen a balcony and add two niches on the north elevation of the south wing addition.
*****Please note: This is a tax abatement project*****

Call for disclosure of ex parte communication.

6. Application for Certificate of Appropriateness #048-2020
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Address: 1300 S. Ocean Blvd.
Owner/Applicant: Paul Tudor Jones
Professional: Allan Shope
Project Description: Relocation of three French doors to the exterior of an existing loggia on the east side. Replacement of third floor tower windows with exact replicas of original windows. Small addition to south of tower of second floor connecting second floor bedrooms which was previously approved by Landmarks for a COA but not built within the allotted permit period.

ZONING INFORMATION: Section 134-794: A request for variance to construct a 70 square foot 3rd story hallway addition to connect the existing nonconforming two bedroom wings on the 3rd floor where only two stories is the maximum allowed in the R-AA Zoning District under today's zoning code.

Call for disclosure of ex parte communication.

7. Application for Certificate of Appropriateness #049-2020
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Address: 141 S. County Rd.
Owner/Applicant: Bethesda by the Sea Church (Fred Staley, Associate)
Professional: Harvey E. Oyer, III
Project Description: Bethesda by the Sea Church ("Church") requests the installation of a nine-foot tall lightning suppression device ("Lightning Suppressor") centrally located on top of the church's 87-foot tall bell tower ("Bell Tower"). The bottom three feet will be screened by the three-foot parapet on the Bell Tower. Therefore, only the top six-foot section of the two-inch tube will be visible. This will be virtually invisible to the public since it is only two inches in diameter and only a six-foot portion of it will be visible on the Bell Tower. The general public will benefit from its existence but not even know that it is there.

ZONING INFORMATION: Bethesda by the Sea Church ("Church") requests a variance for an increase in the overall height from the existing 87 feet (ft.) to a proposed 96 ft. of the church's bell tower in the R-B district where the maximum overall height limit is 30 ft. Specifically, the request is to allow the installation of a nine-foot tall lightning suppression device ("Lightning Suppressor") centrally located on top of the church's 87-foot tall bell tower ("Bell Tower").

Call for disclosure of ex parte communication.

X. STAFF APPROVALS

XI. DISCUSSION

1. Commission Size Discussion

XII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public
2. Staff
3. Commission

XIII. DESIGNATION HEARINGS

Item 1: 272 Queens Lane

Owner: Christopher and Jennifer Lazzara

Call for disclosure of ex parte communication.

Item 2: 242 Jungle Road

Owner: K. Prescott and Susan Low

Call for disclosure of ex parte communication.

Item 3: 167 Clarendon Avenue

Owner: Alfred and Barbara Marulli

Call for disclosure of ex parte communication.

Item 4: 300 Clarke Avenue

Owner: Desmond and Dorothy Ann Heathwood

Please note: The attorney for this designation hearing has requested a deferral to the December 16, 2020 meeting.

Item 5: 686 Island Drive

Owner: Robert F. Greenhill

Call for disclosure of ex parte communication.

Item 6: 255 Seaspray Avenue

Owner: Julia S. Hansen

Please note: The attorney for this designation hearing has requested a deferral to the December 16, 2020 meeting.

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.