



# TOWN OF PALM BEACH

## TENTATIVE AGENDA: SUBJECT TO REVISION

### LANDMARKS PRESERVATION COMMISSION

### MEETING TO BE HELD ELECTRONICALLY

**Thursday, May 28, 2020  
09:30 A.M.**

The progress of this meeting may be monitored by visiting [townofpalmbeach.com](http://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, Chairman  
Sue Patterson, Vice Chairman  
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 APRIL 22, 2020 MEETING**

#### **VI. APPROVAL OF THE AGENDA**

The following amendments to the agenda have been requested:

*Deferral of COA-006-2020, 320 S. Lake Dr. to the June 17, 2020 Meeting*  
*Withdrawal of COA-008-2020, 125 Seagrape Circle*  
*Withdrawal of COA-009-2020, 1100 S. Ocean Blvd.*

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

**VIII. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS:**

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

**X. PUBLIC HEARINGS**

1. Application for Certificate of Appropriateness #002-2020

\*LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)\*

Address: 70 Middle Road

Owner/Applicant: Jennifer Naegele

Professional: Jacqueline Albarran/SKA Architect + Planner

Project Description: Restoration of existing Landmarked structure. Replace existing windows and doors with wood impact. Enclosure of existing cypress loggia and vaulted loggia with French doors to match existing. Small one story extension for use as a laundry room. Addition of a small covered terrace on an existing flat roof non-original structure. New pool, patios, walkways, and driveway improvement.

ZONING INFORMATION: The applicant is undertaking a renovation of a 3 story landmarked residence located in the R-B Zoning District. The renovation includes a 91 square foot laundry room addition to the northwest corner of the house; a 191 square foot covered terrace addition on the north side of the house; and a 60 KW generator proposed in the street side yard along Via Marina. The following variances are being requested:

- 1) 134-1729: a variance to allow a 60 KW generator to be placed in the street side yard along Via Marina with a setback of 8.5 feet in lieu of the 25 foot minimum required.
- 2) 134-893(11): a variance for lot coverage for the laundry room addition of 34.47% in lieu of the 33.07% existing and the 30% maximum allowed.
- 3) 134-893(13): a variance for a cubic content ratio ("CCR") for the laundry room and covered terrace of 8.85 in lieu of the 8.32 existing and the 3.95 maximum allowed.
- 4) 134-893(7): a variance for a north side yard setback of 7.6 feet in lieu of the 12.5 feet minimum required for the laundry room addition.
- 5) 134-893(7): a variance to convert the existing flat roof to a covered balcony with railing that will have a north side yard setback of 7.6 feet in lieu of the 15 foot minimum required.

A motion carried at the March meeting to defer the project to the April 22, 2020 meeting due to the COVID-19 situation. A motion carried at the April meeting to defer the project to the May 28, 2020 meeting.

Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #005-2020

Address: 130 Barton Avenue

Owner/Applicant: Brett and Meaghan Barakett

Professional: Laura Ella Wright, AIA/Design Phase Architecture, LLC

Project Description: This application is a request for demolition, removal and replacement of the roof as part of the work being done under COA-029-2019 and other associated work. The replacement roof will be a gray slate roof,

which includes the roof over the garage. Additional requests include miscellaneous door, window and exterior detail modifications, proposed changes to garage facades and pergola as part of the work being done under Certificate of Appropriateness COA-029-2019 and other associated work.

***\*\*Please note: This is a tax abatement project\*\****

A motion carried at the March meeting to defer the project to the April 22, 2020 meeting due to the COVID-19 situation. A motion carried at the April meeting to defer the project to the May 28, 2020 meeting.

Call for disclosure of ex parte communication.

3. 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

*Please note: Staff is requesting a deferral to the June 17, 2020 meeting.*

4. Application for Certificate of Appropriateness #007-2020

Address: 1221 N. Lake Way

Owner/Applicant: Todd Glaser

Professional: Daniel Menard/LaBerge and Menard

Project Description: The owner proposed addition to the northern elevation of the existing landmarked structure at 1221 North Lake Way. The proposed addition will allow for the modernization of the floor plans on the ground floor and second floor of the structure. The proposed addition also included revisions to the northern, eastern, and western elevations involving fenestrations and opening revisions in the aforementioned elevations.

A motion carried at the April meeting to defer the project to the May 28, 2020 meeting.

Call for disclosure of ex parte communication.

5. Application for Certificate of Appropriateness #008-2020

Address: 125 Seagrape Circle

Owner/Applicant: Cedric DuPont

Professional: M. Mark Marsh/Bridges, Marsh & Associates, Inc.

Project Description: The original pool cabana was built in 1955, with minor remodeling done in 1982. This proposal is to restore the existing pool cabana, replacing exterior windows, doors and addressing the existing building structural/component deficiencies. This will involve reconstruction where practical. The intent is to update the existing structure to reflect the current existing character/style. This is not a landmarked structure, but requires Landmark Commission review as the front façade of the main house is Landmarked.

A motion carried at the April meeting to defer the project to the May 28, 2020 meeting.

*Please note: The attorney for the owner has requested to withdraw the application.*

6. Application for Certificate of Appropriateness #009-2020

\*LPC TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW\*

Address: 1100 S. Ocean Blvd.

Owner/Applicant: Mar-a Lago Club, Inc. (Harvey E. Oyer, III)

Professional: Rick Gonzalez/REG Architects, Inc.

Project Description: The applicant seeks approval to add an accessory dock for private family use only. It is to be located at the southwest corner of the site and projects 29 feet from the existing seawall into the Lake Worth Lagoon. The proposed dock will not be visible from the historic home, does not violate the preservation easement granted to the National Trust for Historic Preservation, and it purposefully located south of where the property's prior historic dock was previously located in order to keep the dock as far away from the Applicant's neighbor to the north as possible.

ZONING INFORMATION: The Applicant seeks approval to add an accessory dock for private family use only. It is to be located at the southwest corner of the site and projects 29 feet from the existing seawall into the Lake Worth Lagoon. The proposed dock will not be visible from the historic home, does not violate the preservation easement granted to the National Trust for Historic Preservation, and is purposefully located south of where the property's prior historic dock was previously located in order to keep the dock as far away from the Applicant's neighbor to the north as possible.

A motion carried at the April meeting to defer the project to the May 28, 2020 meeting.

*Please note: The attorney for the owner has requested to withdraw the application.*

7. 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.

Call for disclosure of ex parte communication.

8. Application for Certificate of Appropriateness #013-2020

Address: 134 El Vedo

Owner/Applicant: Mr. and Mrs. Randolph Delano

Professional: MP Design and Architecture

Project Description: Interior demolition and renovation of two existing accessory structures. The majority of work focuses on an existing tennis pavilion which now also serves as new two-car garage. There is minor renovation proposed to the main structure. We are seeking to remove 115 square feet at an odd one-story condition.

A motion carried at the April meeting to defer the project to the May 28, 2020 meeting.

Call for disclosure of ex parte communication.

9. 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.

Call for disclosure of ex parte communication.

10. Application for Certificate of Appropriateness #016-2020

\*LPC TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)\*

Address: 206 Phipps Plaza

Owner/Applicant: 206 Phipps Plaza LLC (Thomas Morrison)

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Restoration and improvements to existing structure. Proposed second story balcony with pergola. Proposed curb cuts.

ZONING INFORMATION: The applicant is undertaking a renovation of a 2 story landmarked residence located in the R-C Zoning District in Phipps Plaza. The renovation includes a 574 square foot second story pergola addition on the west side of the residence; a 116 square foot second story infill addition on east side of the residence; and installation of a generator inside

building at the northeast corner of the residence. The following variances are being requested: 1) 134-1729: two variances to allow a 60 KW generator to be placed in the street rear yard along Seaview Avenue with a setback of 10 feet in lieu of the 25 foot minimum required and an east side yard setback of 4 feet in lieu of the 5 foot minimum required. 2) 134-948(5): a variance for a north rear street side yard setback of 3.1 feet in lieu of the 25 foot minimum required for the second story pergola addition. 3) 134-948(6): a variance for an east side yard setback of 1.5 feet in lieu of the 10 foot minimum required for the second story infill addition.

Call for disclosure of ex parte communication.

11. Application for Certificate of Appropriateness #017-2020

Address: 800 S. County Rd.

Owner/Applicant: Ann des Ruisseaux

Professional: Jacqueline Albarran/SKA Architect + Planner

Project Description: The original residence at 800 S. County Rd. was designed by Addison Mizner in 1923 and was designated a Landmark in 1980. The current elevation of the first floor of the main house is 2.38' NAVD. We are proposing to raise the existing two-story main house and the connected two-story garage, so that the finished floor will be at 7.0' NAVD. An existing one-story pool cabana will also be raised to 7.0' NAVD. A 1992 addition to the main house of a covered terrace with open deck above will be demolished. Also, a small building, added in 1995, that houses a generator, will be demolished, and the existing paving and garden wall between it and the main house will be removed. In addition, a portion of a non-original section of the guest house will be demolished (58% of the existing guest house will remain). ***\*\*Please note: The applicant has requested a tax abatement for this project\*\****

Call for disclosure of ex parte communication.

**XI. STAFF APPROVALS**

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

**XIII. 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.