



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

LANDMARKS PRESERVATION COMMISSION

MEETING TO BE HELD ELECTRONICALLY

Via Zoom Webinar

Click to Participate: <https://zoom.us/j/91915113945>

WEDNESDAY, MAY 19, 2021

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, MAY 20, 2021 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
Kim Coleman, Member
Anne Fairfax, Member
Brittain Damgard, Member
Anne Metzger, Alternate Member
Fernando Wong, Alternate Member
Bridget Moran, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF THE MINUTES OF THE APRIL 21, 2021 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

A. CERTIFICATES OF APPROPRIATENESS – OLD BUSINESS

1. Application for Certificate of Appropriateness #007-2021

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - Done
4/21/21

Address: 264 & 270 S. County Road

Owner/Applicant: Carriage House Properties Partners LLC

Professional: Spina O'Rourke + Partners

Project Description: Modify height of previously approved screen wall at 264 South County Road and new screen wall at 270 South County Road. *****Please note: This is a tax abatement project*****

A motion carried at the January meeting to defer the project to the February 17, 2021 meeting at the request of staff. A motion carried at the February meeting to defer the project to the March 17, 2021 meeting at the request of staff. A motion carried at the March meeting approve the following items: new lanterns, awnings, Portuguese tile, the original clock, the single door proposed with the transom changed to match the other transoms on the south façade with the double arches and the remainder of the project to be deferred to the April 21, 2021 meeting. A motion carried at the April meeting that implementation of the proposed variances will not cause negative architectural impact to the subject landmarked property. A second motion carried to approve the project as presented with the conditions that the two windows on the southwest side on building 264 will remain and that the detail of the parapet wall will return to the May 19, 2021 meeting.

Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #022-2021

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 720 S. Ocean Blvd.

Owner/Applicant: MP Design and Architecture Inc.

Professional: MP Design & Architecture

Project Description: The name of the property is "El Solano" residence designed for Mr. Harold Vanderbilt and designed by Addison Mizner in 1919. The following changes are proposed: 300 SF addition at the main level (second

floor) with a 2.6' setback in lieu of required 15'; 486 SF pool cabana addition with a 4.9' setback in lieu of required 15'.

ZONING INFORMATION: The applicant is requesting approval to renovate and construct additions to the north side of the landmarked residence known as "El Salono" to include a new 486 square foot pool cabana and a 1,159 square foot second and third story addition. The following variances are being requested: 134-843(8): a north side yard setback ranging from 2.6 feet to 5.9 feet for the 2nd and 3rd story addition in lieu of the 15 foot minimum required in the R-A Zoning District. 134-843(8): a north side yard setback of 4.9 feet for the pool cabana in lieu of the 15 foot minimum required in the R-A Zoning District. 134-843(10): a building height of 26.33 for the proposed 3rd story addition in lieu of the 25 foot maximum allowed in the R-A Zoning District.

Call for disclosure of ex parte communication.

3. Application for Certificate of Appropriateness #023-2021

Address: 100 Four Arts Plaza (Hulitar Garden)

Owner/Applicant: The Society of the Four Arts, Inc. (Dr. Philip B. Rylands)

Professional: Harvey E. Oyer, III, Esq.

Project Description: The Society of the Four Arts ("owner") requests approval of a 6.3 foot tall sculpture known as Tree by Giampaolo Seguso, to be placed in the Hulitar Garden. Giampaolo was born into a family that has produced leading glassblowers on the island of Murano for 22 years. He pioneered a small series of sculptures made of a combination of iron and glass, of which one is entitled Tree, and has an inscribed poem in Italian on the glass pendulum within the Tree. The Owner has obtained Tree for display in the Hulitar Garden. It will be placed under a magnificent tree on Donnell Terrace on the north side of the Dixon Building and would embellish an otherwise unadorned space.

A motion carried at the April meeting to defer the project to the May 19, 2021 meeting due to zoning issues.

Please note: Staff requests a one month deferral, to the June 16, 2021 meeting, to allow the applicant to file a zoning application.

B. CERTIFICATES OF APPROPRIATENESS – NEW BUSINESS

1. Application for Certificate of Appropriateness #021-2021

Address: 301 Australian Ave.

Owner/Applicant: CSC Brazilian LP (Richard Schlesinger)

Professional: James L. Mako, P.E.

Project Description: Install two A/C chillers that will replace the existing old chillers, which are at the end of their operating life span. The new chillers are being installed in a different location because the Brazilian Court Hotel cannot shut down and remove the old system until a new one is in place, so there is no disruption in A/C supply.

Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #025-2021
Address: 272 Queens Lane
Owner/Applicant: Christopher and Jennifer Lazarra
Professional: Keith Williams/Nievera Williams Design
Project Description: Hardscape/landscape improvements, driveway and front column realignment.

Call for disclosure of ex parte communication.

3. Application for Certificate of Appropriateness #026-2021
Address: 334 Australian Ave.
Owner/Applicant: Sandy Bottoms Trust
Professional: Patrick Segraves/SKA Architect + Planner
Project Description: Previously approved project (expired) and seeking re-approval with minor changes. Interior demolition of existing Landmark property, to include a proposed 953 sf second floor addition in keeping with the current style of existing home. New windows and doors and final landscape/hardscape to be included. Town Council approval for this project granted December 2019.

Please note: The applicant requests a one month deferral, to the June 16, 2021 meeting.

4. Application for Certificate of Appropriateness #027-2021
Address: 209 Phipps Plaza
Owner/Applicant: 209 Phipps Plaza, LLC (Francine Purcell)
Professional: Daniel Clavijo/SKA Architect + Planner
Project Description: Interior renovation of two story structure of approximately 7,000 sf, including window and door replacements; adding garage door to carport. Final landscape and hardscape to be included. *****Please note: This is a tax abatement project*****

Call for disclosure of ex parte communication.

5. Application for Certificate of Appropriateness #029-2021
Address: 400 S. Ocean Blvd.
Owner/Applicant: 400 Association Inc., (Theresa Pussinen, Assoc. Manager)
Professional: Jason Drobot/Brasseur and Drobot
Project Description: Existing tile finish, waterproofing, and plantings to be removed from the reflecting pool. Reflecting pool slab and walls to be repaired. New waterproofing and tile finish to be applied. Plantings to match existing.

Call for disclosure of ex parte communication.

6. Application for Certificate of Appropriateness #030-2021
Address: 340 Royal Poinciana Way, M337

Owner/Applicant: RPP Palm Beach Property, LP, a DE Limited Partnership/Sidney Spiegel, Trustee of Trust No 3150371, Dated Oct. 25, 1984
Professional: Keith Spina/Spina O'Rourke + Partners
Project Description: Change previously approved black awning color to pink awning (Marissa pink custom Pantone color). New signage in previously Landmark approved location. Add courtyard facing door per aligned Landmark approvals.

Call for disclosure of ex parte communication.

7. Application for Certificate of Appropriateness #031-2021

Address: 205 Royal Palm Way

Owner/Applicant: 205 Royal Palm Way LLC (Alex Griswold)

Professional: Keith Spina/Spina O'Rourke + Partners

Project Description: Scope of work includes new paver hardscape along north property line to accommodate valet and access to Carriage House per previously approved plan. New landscape along north property line with no reduction in total landscape open space. New concrete clock enclosure at NW corner of property with (2) swinging access gates for trash and future undergrounding transformer, (2) new sliding access gates in existing North site wall for (2) future underground transformers, new louvered mechanical equipment access gate & fixed panels in existing opening at north side of existing building. No variances proposed.

Please note: Staff requests a one month deferral, to the June 16, 2021 meeting, to allow the applicant to file a zoning application.

8. Application for Certificate of Appropriateness #032-2021

THIS PROJECT REQUIRES A SPECIAL EXCEPTION WITH SITE PLAN REVIEW

Address: 350 S. County Rd.

Owner/Applicant: Three 50 Realty Corp (Sandy Heaslip, Managing Agent)

Professional: Keith Spina/Spina O'Rourke + Partners

Project Description: Install (2) new awnings. Size and color to match existing. Modify storefront to include a new door in existing opening. Modify interior floor plan.

ZONING INFORMATION: Section 134-1109 and Section 134-1112: Modification to a previously-approved special exception use with site plan approval for the sandwich take out counter business for Buccan Restaurant to request the following: (a) to install two (2) new awnings to match existing awnings; (b) to modify the storefront to include a new door in the existing opening; (c) to modify an interior floor plan of the sandwich shop (no seats are being proposed); (d) to modify the hours of operation to be 7:00 AM to 3:00 PM (previously approved were 11 :00 AM -3:00 PM)

Call for disclosure of ex parte communication.

C. HISTORICALLY SIGNIFICANT BUILDINGS – OLD BUSINESS

None

D. HISTORICALLY SIGNIFICANT BUILDINGS – NEW BUSINESS

None

X. DISCUSSION ITEM

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

XI. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public
2. Staff
3. Commission

XII. 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.