



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

REVISED

5:09 pm, Apr 16, 2021

LANDMARKS PRESERVATION COMMISSION

MEETING TO BE HELD ELECTRONICALLY

Via Zoom Webinar

Click to Participate: <https://zoom.us/j/99273977408>

WEDNESDAY, APRIL 21, 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, APRIL 22, 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 MARCH 17, 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)
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.

ZONING INFORMATION: Section 134-1109: A request for a special exception with site plan review modification approval to modify a previously approved Club's 264 South County Road property as follows: At 264 South County Road: Modify quantity and size of rooftop mechanical equipment; Modify height of mechanical equipment screen wall; Modify Landscape and Hardscape Design including Landscape Open Space. At 270 South County Road: Modify quantity and size of rooftop mechanical equipment; New mechanical equipment screen wall; Modify Landscape and Hardscape Design including Landscape Open Space; Modify to Front Door & Overhang Design; Modify Door/Window Operation on East Elevation for Emergency Egress; New Concealed Emergency Egress Gate On East Elevation; New Decorative Shutters on South Elevation; Modify quantity and location of windows on northwest corner of second floor. The following Variances are being requested: At 264 South County Road: 1) Section 134-1607(1): to allow (4) pieces of HVAC equipment at 51 inches in height in lieu of the 48" maximum allowed; 2) Section 134-1607(1): to allow the scrubber at 40 inches in height in lieu of the 36" maximum allowed. At 270 South County Road: Section 134-1607 (1): to allow (5) pieces of HVAC equipment at 57 inches in height in lieu of the 48" maximum allowed. 3) Section 134-1113(6): To allow a parapet wall on the south side of the second story to screen proposed new mechanical equipment with a side yard setback of 2.11 feet in lieu of the 11 foot minimum required.

Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #011-2021

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S) -
DONE 2/17/21

Address: 220 Monterey Rd.

Owner/Applicant: Peter and Beverly Broberg

Professional: Allied Doors/H. Gilbert & Associates/Steven Bruh Architect

Project Description: Construct a 151 square foot one-story bathroom not visible from street. Construct a 28 square foot generator pad not visible from street.

Replace two single garage doors with one double garage door that does face street.

A motion carried at the February meeting to approve the addition and generator but to return to the March 17, 2021 meeting with an alternate garage door design.

A motion carried at the March meeting to defer the project to April 21, 2021 to restudy the garage door.

Call for disclosure of ex parte communication.

3. Application for Certificate of Appropriateness #017-2021

Address: 800 S. County Road

Owner/Applicant: Ann DesRuisseaux

Professional: Jason Drobot/Brasseur and Drobot Architects

Project Description: Main House - Removal of existing exterior Master bedroom balcony and stair. Removal of existing non-original west stair tower. Removal of balcony on west elevation north of secondary bedroom. Removal of non-original second floor build-out on east side adjacent to main entrance. Reduction of 367 sq. ft. at garage. Reduction of 41 sq. ft. at width of dining room. Addition of 383 sq. ft. loggia with master bath and balcony above located west of the foyer. Various window and doors removed, added, resized and or relocated as shown on plans. Tennis Court and Pavilion - Tennis Court relocated 8 feet west of Tennis Pavilion. Loggia to be enclosed to create a suited guest bedroom. Various window and doors removed, added, resized and or relocated as shown on plans.

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

Motions carried at the March meeting to approve the modifications to the guest house but to defer the changes to the main home to the April 21, 2021 meeting to allow professionals to return to the Commission with concise drawings for the proposed changes.

Call for disclosure of ex parte communication.

B. CERTIFICATES OF APPROPRIATENESS – NEW BUSINESS

1. Application for Certificate of Appropriateness #019-2021

Address: 350 Worth Ave.

Owner/Applicant: Everglades Club Inc. (Scott Lese, General Manager)

Professional: Jason Drobot/Brasseur & Drobot Architects, PA
Project Description: Removal and replacement of existing roof of the Main Club Tower Apartments, Unit E, Unit F, storage room adjacent to the Tower Apartments, and the Arcade shops. *****Please note: This is a tax abatement project*****

Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #020-2021

Address: 105 Banyan Rd.

Owner/Applicant: Barbara Dooley

Professional: Keith Williams/Nievera Williams Design

Project Description: Minimum reconfiguration of existing driveway area; add a driveway gate. Review associated landscape areas.

Call for disclosure of ex parte communication.

3. 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.

Please note: The professional for the project has requested a one month deferral to the May 19, 2021 meeting.

4. 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.

Call for disclosure of ex parte communication.

5. Application for Certificate of Appropriateness #024-2021

Address: 124 Via Bethesda

Owner/Applicant: 124 Via Bethesda LLC (Aerin Lauder)

Professional: Jeffrey Smith/Smith Architectural Group, Inc.

Project Description: Full replacement of existing exterior doors and windows with new impact-rated painted mahogany units that match existing with the following changes: Loggia: Change fixed glass arch-top units to fixed doors to match operable doors. All transoms to receive vertical frame. Dining Room and Library: Change windows to French doors with solid panel below to match existing units. Add shutters to Dining Room doors to match existing. Kitchen: Change two windows and door to three French door pairs with solid panels below to match existing units. Upper Gallery: Change fixed glass with hopper windows below to sliding units. West Gallery: Change single hung windows and solid door to casement windows and glass door with solid panel below to match existing. Staff Bath: Change glass block window to casement. Pool Cabana: Change sliding glass doors to French doors. Replace roof to match existing. Remove West chimney over Garage wing. At Pool Cabana change roof over baths to copper with pineapple finial. Remove faux stone veneer at Pool Cabana and replace with coral stone to match existing at Main Residence. Remove wood cladding at West Gallery façade and replace with coral stone to match existing. Minor landscape/hardscape revisions.

Call for disclosure of ex parte communication.

6. Application for Certificate of Appropriateness #028-2021

Address: 323 Chilean Ave.

Owner/Applicant: Richard C. True

Professional: Tod Elliot Sikkenga/Wadia Associates

Project Description: Demolish existing wood frame main house due to unstable structural conditions. Construct new main house to match all dimensions, details and materials for the previously approved design. New exterior walls to be reinforced concrete masonry. New structure, fenestration and roof material to meet all applicable structural codes. New main house to be in the location of the previously approved design. New first finished floor elevation to be 7' NAVD per the previously approved design. The detached guest house will remain in the existing location and will be renovated per the previously approved design.

Please note: The applicant has requested to withdraw the application.

C. HISTORICALLY SIGNIFICANT BUILDINGS – OLD BUSINESS

1. Application for Historically Significant Building H-001-2021

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 201 and 221 Queens Lane

Owner/Applicant: Jon and Liza Mauck

Professional: Daniel Kahan/Smith and Moore Architects

Project Description: Request demolition of the existing (non-historic) house at 221 Queens Lane. Request renovation and minor additions to the existing Historically Significant Building. Request new detached guest house and pool house on the newly unified 201/221 Queens Lane property. Associated final landscape and hardscape as presented.

Motions carried at the February meeting to approve the demolition of the existing home at 221 Queens Lane, that implementation of the proposed variance will not cause negative architectural impact to the subject historically significant building and to approve the project as presented with the following items to return to the March 24, 2021 meeting: the relocation of the front door, the front French doors, shutters and the herb/vegetable garden. Motion carried at the March meeting to defer the project to the April 21, 2021 meeting at the request of the professional.

ZONING INFORMATION: The applicant owns two adjacent properties (201 & 221 Queens Ln) in the R-B Zoning District and is requesting to combine the properties to add a two story guest house on the new west parcel and a two story pool cabana on the north side of the existing house. Once combined, the resulting lot would have an area of 23,140 square feet and a depth in excess of 150 feet. Furthermore, the residence at 201 Queens Lane has been designated historically significant for purposes of this application. The following variances are being requested: 1) Section 134-893 (1)c.: To allow a new two story pool cabana to have a 10.16 foot rear yard setback in lieu of the 15 foot minimum setback required for lots with an area in excess of 20,000 square feet and a depth in excess of 150 feet. 2) Section 134-893(1)d.: To allow the new two story guest house to have a building height plane setback of 35 feet in lieu of the 47.5 foot minimum required for lots in excess of 20,000 square feet and a depth in excess of 150 feet. 3) Section 134-893 (6): To allow an angle of vision to be 130 degrees in lieu of the 120 degrees maximum allowed. 4) Section 134-893 (1)c. To allow the front yard setback to remain at 24.83 feet in lieu of the 35 foot minimum required when combining parcels to result in a lot in excess of 20,000 square feet.

Call for disclosure of ex parte communication.

D. HISTORICALLY SIGNIFICANT BUILDINGS – NEW BUSINESS

1. Application for Historically Significant Building H-002-2021

Address: 260 Nightingale Trail

Owner/Applicant: David Canepari

Professional: Keith Spina/Spina O'Rourke

Project Description: The renovation of the existing 3,274 sf one story residence to include new exterior building color, shutter color, roof material, doors & windows, garage door, replace existing siding and detailed trim work. The addition of 120 sf one story kitchen addition on the North (Front) Elevation. Associated landscape.

Call for disclosure of ex parte communication.

X. DESIGNATION HEARINGS

Item 1: 1250 N. Ocean Blvd.

Owner: Marsha C. Beeson

Please note: The owner has requested a deferral to the November 17, 2021 meeting.

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.