



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

REVISED

12:03 pm, Mar 16, 2021

LANDMARKS PRESERVATION COMMISSION

MEETING TO BE HELD ELECTRONICALLY

Via Zoom Webinar

Click to Participate: <https://zoom.us/j/96782889902>

WEDNESDAY, MARCH 17, 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, MARCH 18, 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. ELECTION OF OFFICERS

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF THE MINUTES OF THE FEBRUARY 17, 2021 MEETING

- VI. APPROVAL OF THE AGENDA
- VII. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY
- VIII. COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)
- IX. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS
- X. PROJECT REVIEW

A. CERTIFICATES OF APPROPRIATENESS – OLD BUSINESS

1. Application for Certificate of Appropriateness #007-2021

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.

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.

Call for disclosure of ex parte communication.

3. Application for Certificate of Appropriateness #012-2021

Address: 1820 S. Ocean Blvd

Owner/Applicant: White Birch Farm, Inc. (John Field – Secretary)

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Interior and exterior changes to guest house. Removal of rear loggia. Landscape and hardscape to be included which includes rose garden and pergolas.

A motion carried at the February meeting to defer the project to the March 17, 2021 meeting to allow for proper notice of the project.

Call for disclosure of ex parte communication.

B. CERTIFICATES OF APPROPRIATENESS – NEW BUSINESS

1. Application for Certificate of Appropriateness #013-2021

Address: 271 El Vedado Rd.

Owner/Applicant: 271 El Vedado LLC (Fred Krehbiel)

Professional: Jackie Albarran/SKA Architect + Planner

Project Description: The landmarked garage-guest house accessory building, destroyed by fire in the fall of 2019, will be reconstructed in the same footprint to match what was existing prior to the fire. The non-original laundry/storage addition will be replaced with an enclosed porch with a balcony above. Wood double-hung windows, similar to those on the main house, will replace the non-original aluminum awning windows. The barrel tile roof and wall finish and color will match the main house. Minor renovations to main house will include sliding glass doors at the loggia being replaced with French doors and sidelights; and the addition of fabric awnings at the existing patio outside loggia and at second floor terrace above. All French doors at balconies will be replaced with impact-rated wood units to match existing.

Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #015-2021

Address: 1095 N. Ocean Blvd.

Owner/Applicant: Mr. & Mrs. Carl Panattoni

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Request approval to expand footprint of main house and pool cabana by approx. 200 s.f. Expanding family room bar area and balcony above on southeast portion of main house. Adding 214 s.f. to second floor on northeast portion of main house. Fenestration additions and modifications to main house and cabana. New hardscape and landscape to be included.

Call for disclosure of ex parte communication.

3. Application for Certificate of Appropriateness #016-2021

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1284 N. Lake Way

Owner/Applicant: Steve Johnson

Professional: MP Design & Architecture

Project Description: Addition of pool house, proposed new pool and hardscape, new landscaping.

ZONING INFORMATION: The applicant is requesting approval to construct a one story 324 square foot pool cabana that will require the following variances: Section 134-843(7): a 9.75 south side yard setback in lieu of the 12.5 foot minimum required; and Section 134-1700: the 12 inch roof overhang on the west side of the proposed pool cabana to be allowed to extend into the 25 foot setback from the Lake Trail where only structures less than 4 feet in height are allowed in that setback.

Call for disclosure of ex parte communication.

4. 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*****

Call for disclosure of ex parte communication.

5. Application for Certificate of Appropriateness #018-2021

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1047 S. Ocean Blvd.

Owner/Applicant: 1047 South Ocean Boulevard Trust (Maura Ziska)

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

Project Description: Request approval for exterior alterations to a two-story 1935 John Volk designed residence. Alterations include two (2) second floor additions, over existing one-story portions of the residence. A 157 s.f. addition on the north side, with new window and doors. And a 343 s.f. addition on the south side, with new windows and doors. Other associated changes as presented. No changes to the existing hardscape and landscape.

ZONING INFORMATION: 1. Section 134-843(8): request a variance to add a 157 square foot second story addition on the north side of the house that will have a 5.25 foot side yard setback in lieu of the 15 foot minimum required. 2. Section 134-843(8): request a variance to add a 343 square foot second story addition on the south side of the house that will have a 6.41 foot side yard setback in lieu of the 15 foot minimum required. 3. Section 134-843(8): request a variance to demolish and rebuild existing staircase on the south side of the residence and maintain the 2.55 foot south side yard setback in lieu of the 15 foot minimum required. 4. Section 134-843(11):

request a variance to demolish and rebuild existing staircase on the south side of the residence that will increase the lot coverage by 109 square feet to 44.78% in lieu of the 43.9% existing and the 25% maximum allowed.

Call for disclosure of ex parte communication.

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.

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.

Please note: The professional for the project has requested a one month deferral, to the April 21, 2021 meeting.

D. HISTORICALLY SIGNIFICANT BUILDINGS – NEW BUSINESS

None

XI. DESIGNATION HEARINGS

Item 1: 223 Colonial Lane

Owner: Stephane B. Segouin

Call for disclosure of ex parte communication.

Item 2: 256 Orange Grove Rd.

Owner: Allen and Peggy Tomlinson

Please note: Staff recommends a deferral to the November 17, 2021 meeting to accommodate the owner's request

Item 3: 686 Island Drive

Owner: Robert F. Greenhill

Please note: Staff recommends a deferral to the November 17, 2021 meeting to accommodate the owner's request

Item 4: 300 Clarke Avenue

Owner: Desmond and Dorothy Heathwood

Please note: Staff recommends a deferral to the November 17, 2021 meeting to accommodate the owner's request

XII. OTHER

1. Revised Project Designation Manual and Guide – Wayne Bergman
2. Update Regarding Preservation Planning
3. Discussion on wall removal at 8 S. Lake Trail

XIII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public
2. Staff
3. Commission

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.