



**TOWN OF PALM BEACH
PLANNING, ZONING AND BUILDING
DEPARTMENT**

**MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION
MEETING HELD ON WEDNESDAY, DECEMBER 18, 2019.**

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com.

I. CALL TO ORDER

Chairman Cooney called the meeting to order at 9:30 a.m.

II. ROLL CALL

Edward Austin Cooney, Chairman	PRESENT
Richard Rene Silvin, Vice Chairman	PRESENT
Jacqueline Albarran, Member	PRESENT
Patrick Segraves, Member	PRESENT
John T. Gannon, Member	PRESENT
Kim Coleman, Member	PRESENT
Sue Patterson, Member	PRESENT
Anne Metzger, Alternate Member	PRESENT
Marcia M. Cini, Alternate Member	PRESENT
Fernando Wong, Alternate Member	PRESENT

Staff Members present were:

Josh Martin, Director of Planning, Zoning and Building
Kelly Churney, Secretary to the Landmarks Preservation Commission
Emily Stillings, Preservation Consultant for the Town of Palm Beach
Janet Murphy, Preservation Consultant for the Town of Palm Beach

III. PLEDGE OF ALLEGIANCE

Chairman Cooney led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES OF THE NOVEMBER 20, 2019 MEETING

Motion made by Mr. Silvin and seconded by Ms. Albarran to approve the minutes of the November 20, 2019 meeting. Motion carried unanimously.

Mr. Martin stated that Mr. Segraves declared a conflict for the Certificate of Appropriateness for 334 Australian Avenue at the November 20, 2019 meeting and had correctly completed the 8B form in accordance with State Law.

V. APPROVAL OF THE AGENDA

Ms. Churney stated that the Town received a withdrawal request for COA-027-2019 150 Australian Avenue.

Motion made by Mr. Silvin and seconded by Ms. Albarran to approve the agenda as amended. Motion carried unanimously.

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY

Ms. Churney administered the oath at this time and throughout the meeting as necessary.

VII. COMMENTS FROM THE PUBLIC AND COMMISSION MEMBERS: (Please limit comments to 3 minutes):

Karen Restaino, 261 Sanford Avenue, requested to speak to the Commission at the end of the meeting regarding the placement of her property under consideration for Landmark Designation. Mr. Cooney stated he would add this item to the agenda under Item X. Informal Presentation.

Mr. Silvin raised and discussed the following topics: the symposium, the handouts at the symposium, the confusion between landmarking a home and historic districting, the discussion at the meeting on December 5th after the symposium, the Ballenger Award and the notification for placing properties under consideration for Landmarking.

Mr. Martin stated that he would be placing Historic Buildings as a discussion item on the January 2020 agenda.

Mr. Cooney stated that the videos of the symposium were available in the event that anyone missed the meetings.

Mr. Martin stated that a new website preservepalmbeach.com would be online soon, which would include all of the links and information available. He also discussed the white paper and incentive tool kit that would be coming out soon.

VIII. DESIGNATION HEARINGS

Item 1: 155 Hammon Avenue

Owner: CH Hotel LLC

Call for disclosure of ex parte communication: Disclosure by several members.

Janet Murphy, MurphyStillings, LLC, thanked the owners of the property for attending.

Ms. Murphy testified to the architecture and history for this British Colonial style hotel. Ms. Murphy pointed out the design features of this building. Ms. Murphy testified that the building met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town; and,

Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction of use of indigenous materials or craftsmanship; and

Sec. 54-161 (4) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

Several members recounted their favorable memories of the hotel.

Mr. Cooney thanked the owners for working with the Town in Landmarking the property.

Mr. Cooney asked for confirmation on proof of publication. Ms. Churney provided confirmation.

Mr. Cooney called for public comment. There were no comments heard at this time.

Motion made by Ms. Coleman and second by Mr. Silvin to make the designation report for 155 Hammon Avenue part of the record. Motion carried unanimously.

Motion made by Mr. Silvin and second by Ms. Coleman to recommend 155 Hammon Avenue to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1, 3 and 4 in Section 54-161. Motion carried unanimously.

IX. PUBLIC HEARINGS

1. Application for Certificate of Appropriateness #027-2019
Address: 150 Australian Avenue
Owner/Applicant: Retriever Asset Holding Corp.
Professional: Environment Design Group
Project Description: Demolition of two structures on the property. The apartment building and small cottage will be demolished. The third structure (cottage in NE corner) will remain.

A motion carried at the November meeting to defer this to the December 18, 2019 meeting.

Please Note: The project was withdrawn at the Approval of the Agenda, Item V.

X. INFORMAL PRESENTATION

1. 101 El Brillo Way – Portuondo-Perotti Architects

Rafael Portuondo, Portuondo-Perotti Architects, presented the proposed architectural modifications to the previously approved plans for the existing residence. Mr. Portuondo also presented alternate drawings on the overhead projector.

Mr. Cooney expressed his concerns for the proposed balcony and explained his reasons.

Ms. Stillings discussed how the tax abatement applied to the project. Ms. Stillings stated that if the owner was not seeking a tax abatement at this time, she would like a letter to that effect.

Mr. Segraves thought the proposed smaller balcony was nicer than the previously proposed.

Ms. Albarran was in favor of the smaller balcony with the barrel tile roof.

Mr. Silvin inquired about the length of time for the renovation process. Mr. Portuondo reviewed the timeline of the renovation to date.

Ms. Albarran requested that the brackets were correctly aligned on the right upper window on the east elevation.

Motion made by Mr. Segraves to approve the project with the smaller balcony as presented.

Mr. Cooney suggested that the approval should be conditioned on the owner withdrawing the tax abatement.

Motion amended by Mr. Segraves and seconded by Ms. Albarran to approve the project with the smaller balcony as presented and with the caveat that the tax abatement application is withdrawn. Motion carried 6-1, with Mr. Cooney opposed.

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

Mr. Cooney asked Ms. Restaino to speak about her concerns regarding her home at 261 Sanford Avenue.

Ms. Restaino stated she learned of the home being placed under consideration for Landmark Designation while she was traveling. She was preparing her home to be put on the market to be sold. She requested that her home be removed from consideration.

Mr. Silvin asked Ms. Stillings about the research she had completed on the property.

Ms. Stillings stated she has done some brief research on the property. She placed a picture of the property on the overhead projector. She stated she met with the owner to discuss the changes that have been made to the property.

The Commission spoke with Ms. Restaino about the designation process.

Mr. Cooney asked Ms. Stillings if her hearing could be expedited. Ms. Stillings responded.

Discussion ensued regarding trying to change the reputation the landmark status.

Attorney Homer Marshman thought the Commissioners would be more sympathetic to Ms. Restaino's plea if they saw the rear of her home. Mr. Cooney responded.

Mr. Silvin reviewed the Landmark projects presented at a previous Town Council Meeting.

XII. ADJOURNMENT

A motion made by Mr. Segraves and seconded by Ms. Albarran to adjourn the meeting at 10:47 a.m. Motion carried unanimously.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, January 22, 2019 at 9:30 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Rd. Palm Beach.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Edward Cooney", with a stylized flourish at the end.

Edward Cooney, Chairman
LANDMARKS PRESERVATION COMMISSION

kmc