

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

**MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION
MEETING HELD ON WEDNESDAY, NOVEMBER 18, 2020.**

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 Silvin called the Zoom Webinar meeting to order at 9:30 a.m.

II. ROLL CALL

Richard Rene Silvin, Chairman	PRESENT
Sue Patterson, Vice Chairman	PRESENT
Jacqueline Albarran, Member	PRESENT
Patrick Segraves, Member	PRESENT
John T. Gannon, Member	PRESENT (left at 12:00 p.m.)
Kim Coleman, Member	PRESENT
Anne Fairfax, Member	PRESENT
Anne Metzger, Alternate Member	PRESENT
Fernando Wong, Alternate Member	PRESENT
Brittain Damgard, Alternate Member	PRESENT

Staff Members present were:

Wayne Bergman, Director of Planning, Zoning and Building
Paul Castro, Zoning Manager
Laura Groves van Onna, Historic Preservation Planner
Kelly Churney, Board Secretary to the Landmarks Preservation Commission
Emily Stillings, Preservation Consultant
Janet Murphy, Preservation Consultant

III. PLEDGE OF ALLEGIANCE

Chairman Silvin led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES OF THE OCTOBER 21, 2020 MEETING

Motion made by Ms. Patterson and seconded by Mr. Segraves to approve the minutes of the October 21, 2020 meeting. Motion carried unanimously.

V. APPROVAL OF THE AGENDA

Mr. Bergman requested the following amendments to the agenda:

Deferral of 300 Clarke Ave. Designation Hearing to the December 16, 2020 meeting

Deferral of 255 Seaspray Ave. Designation Hearing to the December 16, 2020 meeting

Deferral of 686 Island Dr. Designation Hearing to the March 17, 2021 meeting

Motion made by Ms. Patterson and seconded by Ms. Coleman to approve the agenda as amended. Motion carried unanimously.

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

Ms. Churney swore in all professionals before each presentation.

VII. COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)

There were no comments heard at this time.

VIII. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS

Ms. Patterson commended the Town Council for allowing the Commission to meet virtually. Many of her fellow Commissioners agreed.

Ms. Fairfax praised Wayne Bergman for his initiative and explanation on the Historically Significant Building program.

Mr. Segraves raised the issue of the number of members on each board and stated he saw an article in the Shiny Sheet. Mr. Silvin stated that the item would be discussed at the end of the meeting.

Mr. Silvin discussed an article in the Shiny Sheet regarding how the Landmarks Ordinance originated. Another article he discussed was regarding funds that were raised for the Lake Drive Park. Mr. Silvin discussed the Town Council's decision to allow the Commission to meet virtually.

IX. PROJECT REVIEW

REGULAR AGENDA

A. OLD BUSINESS

1. Application for Certificate of Appropriateness #025-2020

Address: 206 Phipps Plaza

Owner/Applicant: 206 Phipps Plaza LLC

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: North & South façade changes based on Landmarks

Preservation Commission (5/28/20) and Town Council (6/10/20) meetings.

A motion carried at the July meeting to defer the project to the August 19, 2020 meeting. A motion carried at the August meeting to defer the project to the September 16, 2020 meeting at the request of the applicant. A motion carried at the September meeting to defer the project to the October 21, 2020 meeting at the request of the applicant. A motion carried at the October 21, 2020 meeting to approve the project with the caveat that the professionals return to the November 18, 2020 meeting with samples and details of the columns and further details of the design of the garage doors.

Call for disclosure of ex parte communication: Disclosure by Ms. Albarran.

Mr. Janssen stated he has been working with Keith Spina and colleagues on the project. He stated that Nelo Freijomel, Spina O'Rourke, would be making the presentation.

Mr. Freijomel presented the architectural modifications and plans for the project.

Ms. Patterson was in favor of the column solution and the proposed garage doors. She questioned the proposed window changes.

Ms. Coleman questioned the materials for the garage doors. Mr. Freijomel responded. Ms. Coleman hoped that the expectation for the garage doors was to remain closed.

Many of the Commissioners were in favor of the project.

Ms. Metzger inquired about the glass proposed on the garage doors. Mr. Freijomel responded.

Ms. Coleman suggested that the garage door glass material should be frosted or tinted.

Mr. Segraves suggested adding some character, as in the sketch, to the header over the garage doors.

Mr. Wong was in favor of the design but thought the entrance of the garage should be off of Seaview Avenue.

Ms. Albarran suggested using tinted glass for the garage doors, rather than the frosted glass. Mr. Silvin agreed.

Mr. Silvin hoped that the owner would keep the garage doors closed as well as the columns in their original places. He inquired about the movement of the column. Mr. Freijomel responded.

Mr. Silvin called for public comments.

Amanda Skier, Preservation Foundation of Palm Beach, provided her thoughts on the project.

Mr. Silvin called for staff comments. There were no comments heard at this time.

Motion made by Ms. Patterson and seconded by Mr. Gannon to approve the project as presented with a strong request to use dark, tinted glass in the garage doors. Motion carried unanimously.

2. Application for Certificate of Appropriateness #032-2020

Owner/Applicant: The Society of the Four Arts, Inc. (c/o Dr. Philip B. Rylands, President and CEO)

Professional: Harvey E. Oyer, III, Esq.

Project Description: The Society of the Four Arts ("Owner") requests approval of two cast stone benches on either side of the King Library ("Building") entrance. The decorative benches are located to the left and the right of the main entrance to the Building.

A motion carried at the September meeting to deny the project as presented with a request that The Society of the Four Arts return with a better design for the benches. A motion made at the October meeting to reconsider the application regarding the benches at the Four Arts at the November 18, 2020 meeting.

Call for disclosure of ex parte communication: Disclosure by Mses. Albarran and Coleman.

Harvey Oyer, attorney for The Society of the Four Arts, presented the benches proposed without the backs as a compromise to the previously proposed benches.

Dr. Philip Rylands, President and CEO of The Society of the Four Arts, discussed the importance and usage of the benches in front of the library.

Ms. Patterson thought the benches without the back were more visually appealing. She was in favor of the compromise.

Ms. Fairfax thought the new benches were more appropriate.

Ms. Damgard agreed and thought the plaques should be relocated to the sides of the benches.

Ms. Fairfax was in favor of the request.

Mr. Gannon thought the new benches were an improvement. Ms. Metzger agreed.

Mr. Segraves agreed and thought the plaques should be on the side of the benches.

Mr. Wong thought the benches were fine but questioned if a different metal was ever considered for the benches.

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

Mr. Silvin called for staff comments. There were no comments heard at this time.

Mr. Silvin inquired if Dr. Rylands could speak to the Four Arts board about restoring the four sculptures on the west side of the Gubelmann that are in disrepair.

Motion made by Ms. Patterson and seconded by Ms. Coleman to approve the benches as presented with a strong preference that the donor plaques are placed on the sides of the benches. Motion carried unanimously.

B. NEW BUSINESS

1. Application for Certificate of Appropriateness #042-2020

Address: 100 El Bravo Way

Owner/Applicant: Golden Crate LLC

Professional: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Project Description: The applicant is seeking approval to rehabilitate the existing residence. This will include the following: 1. Retain the original u-shaped Wyeth residence and demolish the 2002 additions to the south including the two-story master bedroom and living room, and the one-story cabana loggia element. In addition, the existing two-story garage and apartment will be demolished. 2. Retain the character of the original house while adapting the floor plan to reflect a more modern way of living. This includes engaging the kitchen with the family room. The existing non-conforming garage and garage apartment will be replaced with a new garage and garage apartment. This will allow for the functional use of the garage. 3. Utilize the existing elevated grade to create a basement. The primary purpose of the basement is to house equipment and storage. 4. The rehabilitation will address accessibility. Currently, the finish floor elevations of the original main house, the living room addition, and the cabana are all at various levels. The proposed construction will allow the residents to occupy the house with only a single step into the courtyard. 5. The proposed plan will define the original courtyard space via a new dining loggia. This new loggia serves to redefine the circulation by creating a relationship to the ocean lawn and new ocean loggia. This new construction is one-story, allowing the pool courtyard to feel more open, sunny and gracious. The existing pool will be demolished and a new pool will replace it with an east-west axis. 6. Site circulation and service: The existing air conditioning systems are haphazard, located all over the site. We propose creating a mechanical service yard with clear access to allow for an efficient use of the site. 7. And other associated changes.

Call for disclosure of ex parte communication: Disclosure by Ms. Metzger.

Mr. Kirchhoff presented the architectural modifications proposed for the existing residence.

Ms. Patterson wished she could have visited the site to see the proposed changes in person. She was in favor of the front door change as well as the new staff entry.

Ms. Van Onna provided staff comments.

Ms. Albarran thought that while there were many areas for proposed demolition and additions to the residence, she thought the modifications were very much in keeping with the architecture. Ms. Albarran questioned the doors and balcony proposed for the tower. Mr. Kirchhoff responded and provided further explanation.

Ms. Coleman questioned the railings on the front elevation, shown on the renderings. Mr. Kirchhoff responded.

Ms. Fairfax inquired if some of the ironwork around the front door from Wyeth survived. Mr. Kirchhoff responded. Ms. Fairfax inquired about the landmark process if the residence was not landmarked on the first time it was placed under consideration. Mr. Segraves responded.

Mr. Gannon was supportive of the project and thought this was a testament of how well the Landmarks Commission worked with owners.

Ms. Metzger inquired if the niche above the front door would be removed. Mr. Kirchhoff responded. Ms. Metzger inquired if any metal would be added to the lower window on the tower element. Mr. Kirchhoff responded.

Mr. Segraves thought the detailing proposed was much improved than the past alterations. Mr. Segraves was in favor of the garage improvements.

Mr. Silvin was supportive of the changes.

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

Mr. Silvin called for staff comments. There were no further comments at this time.

Mr. Silvin asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Kirchhoff agreed to the easement.

Motion made by Ms. Patterson and seconded by Ms. Coleman to approve the proposed architectural modifications as presented. Motion carried unanimously. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

Mario Nievera, Nievera Williams Design, presented the proposed landscape and hardscape modifications for the residence.

Many of the Commissioners were in favor of the landscape and hardscape proposal.

Ms. Metzger inquired about the Clusia material proposed. Mr. Nievera responded.

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

Mr. Silvin called for staff comments. There were no further comments at this time.

Motion made by Ms. Patterson and seconded by Mr. Gannon to approve the proposed landscape and hardscape modifications as presented. Motion carried unanimously.

2. Application for Certificate of Appropriateness #043-2020

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 323 Chilean Avenue

Owner/Applicant: Ambassador Mark Gilbert

Professional: Tod E. Sikkenga/Wadia Associates

Project Description: Raise house from 3.73' NAVD to 7.0' NAVD; build new poured concrete foundation. Raise grade adjacent to existing and new construction. Move house south 5' to front setback. Move house east 2' 4" to allow wider driveway at west property line. Partial demo of first and second floor at north elevation. New two-story addition at north and east elevation, including new one-story loggia. New terracotta barrel tile roofing to replace existing wood shingles. New insulated, impact-rated exterior doors and windows. New swimming pool. Convert first floor guest house to garage; recondition second floor guest suite. *****Please note: This is a tax abatement project*****

ZONING INFORMATION: The applicant is proposing to renovate and demolish the existing residence by more than 50% cubic footage and raise the existing landmarked house from the 3.73 foot NAVD finished floor elevation to 7 feet NAVD finished floor elevation to meet the new FEMA regulations. The applicant is also proposing to slightly shift the house to the east to allow for a wider driveway to the rear guest house/garage. The following variances are being requested: Section 134-949 & 134-446(b) & 134-419: Request for a variance to demolish more

than 50% by cubic footage which requires a variance to rebuild the house on a nonconforming lot with area of 9,395 square feet in lieu of the 10,000 square feet minimum required. Section 134-948 (6): to allow a 7.67 foot east side yard setback for the 49 square foot one story loggia with second floor deck above in lieu of the 10 foot minimum required in the R-C Zoning District. Section 134-1757: to allow a swimming pool with an 8.6 foot east side yard setback in lieu of the 10 foot minimum required. Section 134-1607: to allow a chimney with a height of 34.7 feet in lieu of the 32.7 foot maximum allowed. Section 134-948 (7): to allow a new outside staircase in the rear of the guest house/garage with a 5.7 foot rear yard setback in lieu of the 15 foot minimum required. Section 134-948(11): to allow the non-conforming landscape open space to remain at 38.2% in lieu of the 45% minimum required.

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

Maura Ziska, Attorney for the contract purchaser Richard True, provided an overview of the project, explained the zoning requests and advocated for a positive recommendation to the Town Council.

Dinyar Wadia, Wadia Associates, provided a brief overview of the proposal.

Tod Elliot, Wadia Associates, presented the architectural modifications proposed for the existing landmarked residence.

Please note: Mr. Gannon left the meeting at 12:00 p.m. Ms. Metzger voted in his absence.

Keith Williams, Nievera Williams Design, presented the proposed landscape and hardscape modifications for the existing landmarked residence.

Mr. Silvin called for public comments.

Amanda Skier, Preservation Foundation of Palm Beach, spoke positively about the proposed changes but requested that further study be given to some of the detailing on the historic home. She showed the Commission a historic photograph that the Foundation had of the home and requested that the renovations were given further scrutiny and held to the Secretary of Interior's Standards since a tax abatement has been requested.

Mr. Silvin called for staff comments.

Paul Castro, Zoning Manager, provided staff comments regarding zoning. Ms. Van Onna provided further staff comments.

Ms. Patterson thought the project was good but agreed with Ms. Skier's recommendation for the front porches.

Ms. Damgard thought the home would be charming but also agreed with Ms. Skier's suggestion.

Ms. Fairfax was in favor of the proposed changes. She thought it would not be difficult for the Wadia team to add back the charming details on the home.

Ms. Coleman thought the proposed changes were a big improvement and hoped the professionals could incorporate Ms. Skier's suggestions into their design.

Ms. Metzger thought the changes were a vast improvement. She thought the suggestions by Ms. Skier should be incorporated.

Mr. Segraves suggested using clay tile rather than concrete for the roof material. He questioned the change in windows from hung windows to casements. He suggested changing the pilasters on the sides of the Palladian windows on the front of the house to match the historic photograph shown by Ms. Skier. He thought the professionals were heading in the right direction.

Mr. Wong was in favor of the proposal and would support the project.

Motion made by Ms. Patterson and seconded by Ms. Coleman that implementation of the proposed variances will not cause negative impact to the subject landmarked property. Motion carried unanimously.

Mr. Silvin asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. True agreed to the easement.

A second motion made by Ms. Fairfax and seconded by Ms. Patterson to approve the project as presented with the following caveats: the historical photo shown by The Preservation Foundation of Palm Beach is used to redesign the southern façade and clay tile is used to substitute cement tile for the roof material. Motion carried unanimously. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

3. Application for Certificate of Appropriateness #045-2020

Address: 155 Hammon Avenue

Owner/Applicant: CH Hotel LLC (Andrew and Sarah Wetenhall)

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

Project Description: Request approval to install a new hanging copper lantern from the ceiling, at the main entrance porch of The Colony Hotel. Other associated changes as presented.

Call for disclosure of ex parte communication: Disclosure by Jackie Albarran.

Mr. Papadopoulos presented the modifications proposed for The Colony Hotel.

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

Mr. Silvin called for staff comments. Ms. Van Onna provided staff comments.

Ms. Patterson questioned if the proposed lantern was appropriate for the front entry of the hotel.

Ms. Albarran agreed with Ms. Patterson and questioned the proposal.

Ms. Coleman was not in favor of the proposal and did not favor the chains. Ms. Damgard agreed.

Ms. Fairfax thought the proposal was acceptable. She did not believe the proposal would affect the historical nature of the building.

Ms. Metzger inquired about the original lantern. Mr. Papadopoulos responded. Ms. Metzger stated she would support the proposal.

Ms. Damgard stated she would support the request if that is what the owner's requested.

Mr. Segraves was in favor of the lantern. Mr. Wong agreed.

Mr. Silvin stated he would support the project.

Motion made by Mr. Segraves and seconded by Ms. Metzger to approve the project as presented. Motion carried unanimously.

4. Application for Certificate of Appropriateness #046-2020

Address: 220 Via Bellaria

Owner/Applicant: 220 Via Bellaria Trust/Rabideau Trust

Professional: Andres Paradelo/Paradelo Burgess Design Studios

Project Description: All work proposed is for the rear of the property only; a portion of an existing site wall will be removed along an easement on the south property line. A concrete curb 6" HT will remain. Relocate an existing orchid house to another location in rear yard. Install a terrace between building and the existing swimming pool, which will be composed of cast stone and grass joints. Build a new garden fountain at grade with cast stone coping. Replace existing stone landings with new cast stone. Modify existing landscaping in the rear of the property to create a more tropical/jungle feeling and create a more dense buffer in order to screen light/neighbors while incorporation of native plants.

Call for disclosure of ex parte communication: None.

Please note: Jackie Albarran declared a conflict of interest for the project and left the meeting. It was noted that Mr. Wong would vote in her absence.

Mr. Paradelo presented the landscape and hardscape modifications proposed for the existing residence.

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

Mr. Silvin called for staff comments. Ms. Van Onna provided staff comments.

Ms. Patterson inquired about the width of the mulch path. Mr. Paradelo responded. She inquired about the plantings in the easement. Mr. Paradelo responded.

Ms. Coleman thought the plan was an improvement to the existing site. Ms. Damgard agreed with Ms. Coleman.

Ms. Fairfax supported the project.

Ms. Metzger inquired about the native plant materials proposed. Mr. Paradelo responded. Ms. Metzger inquired about the plantings in the easement. Mr. Paradelo responded.

Messrs. Segraves, Wong and Silvin supported the project.

Motion made by Ms. Patterson and seconded by Ms. Coleman to approve the project as presented.

Mr. Silvin asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Paradelo agreed to the easement.

Motion carried unanimously. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

Please note: A lunch break was taken at 1:12 p.m. The meeting resumed at 1:45 p.m. Upon a roll call, Tim Gannon and Jackie Albarran were found to be absent. Ms. Fairfax joined at 1:48 p.m.

At this time, the Commission decided to hear the project at 1300 S. Ocean Blvd at this time to allow the owner for 800 S. County Road to join the meeting.

5. Application for Certificate of Appropriateness #048-2020
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Address: 1300 S. Ocean Blvd.

Owner/Applicant: Paul Tudor Jones

Professional: Allan Shope

Project Description: Relocation of three French doors to the exterior of an existing loggia on the east side. Replacement of third floor tower windows with exact replicas of original windows. Small addition to south of tower of second floor connecting second floor bedrooms which was previously approved by Landmarks for a COA but not built within the allotted permit period.

ZONING INFORMATION: Section 134-794: A request for variance to construct a 70 square foot 3rd story hallway addition to connect the existing nonconforming two bedroom wings on the 3rd floor where only two stories is the maximum allowed in the R-AA Zoning District under today's zoning code.

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

Maura Ziska, Attorney for the owner, provided an overview of the project, explained the zoning requests and advocated for a positive recommendation to the Town Council.

Mr. Shope presented the architectural modifications proposed for the existing landmarked residence.

Many of the Commissioners were in favor of all of the proposed changes.

Mr. Segraves was in favor of the changes. He preferred the three windows on the bridge as well as the doors opening outward. Mr. Shope agreed to with Mr. Segraves' suggestion to use the three window option.

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

Mr. Silvin called for staff comments. Ms. Van Onna provided staff comments.

Motion made by Ms. Patterson and seconded by Ms. Metzger to approve the project as presented with the condition that the exterior doors swing outward as presented. Motion carried unanimously.

A second motion made by Ms. Patterson and seconded by Ms. Coleman that implementation of the proposed variances will not cause negative impact to the subject landmarked property. Motion carried unanimously.

6. Application for Certificate of Appropriateness #047-2020

Address: 800 S. County Rd.

Owner/Applicant: Ann DesRuisseaux

Professional: Jacqueline Albarran/SKA Architect + Planner

Project Description: Request to add a 430 sq. ft. second floor bedroom to the previously approved two story tennis pavilion. A proposal to lengthen a

balcony and add two niches on the north elevation of the south wing addition.

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

Call for disclosure of ex parte communication: Disclosure by Mr. Silvin.

Please note: Fernando Wong declared a conflict of interest for the project and left the meeting. It was noted that Ms. Damgard would be voting in his absence.

Rafael Portuondo, Portuondo Perotti Architects, presented the architectural modifications proposed for the existing landmarked residence.

Many of the Commissioners were in favor of all of the proposed changes.

Motion made by Ms. Patterson and seconded by Mr. Segraves to approve the project as presented. Motion carried unanimously.

7. Application for Certificate of Appropriateness #049-2020

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 141 S. County Rd.

Owner/Applicant: Bethesda by the Sea Church (Fred Staley, Associate)

Professional: Harvey E. Oyer, III

Project Description: Bethesda by the Sea Church (“Church”) requests the installation of a nine-foot tall lightning suppression device (“Lightning Suppressor”) centrally located on top of the church’s 87-foot tall bell tower (“Bell Tower”). The bottom three feet will be screened by the three-foot parapet on the Bell Tower. Therefore, only the top six-foot section of the two-inch tube will be visible. This will be virtually invisible to the public since it is only two inches in diameter and only a six-foot portion of it will be visible on the Bell Tower. The general public will benefit from its existence but not even know that it is there.

ZONING INFORMATION: Bethesda by the Sea Church (“Church”) requests a variance for an increase in the overall height from the existing 87 feet (ft.) to a proposed 96 ft. of the church’s bell tower in the R-B district where the maximum overall height limit is 30 ft. Specifically, the request is to allow the installation of a nine-foot tall lightning suppression device (“Lightning Suppressor”) centrally located on top of the church’s 87-foot tall bell tower (“Bell Tower”).

Call for disclosure of ex parte communication: None.

Harvey Oyer, Attorney for Bethesda by the Sea Church, presented the overview of the project and showed the Commission the proposed lightning suppression device.

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

Mr. Silvin called for staff comments. Ms. Van Onna provided staff comments.

Many of the Commissioners were in favor of the request.

Mr. Silvin inquired if they could paint the visible portion of the device in the same color as the building, to which the answer was yes.

Motion made by Ms. Patterson and seconded by Ms. Metzger that implementation of the proposed variances will not cause negative impact to the subject landmarked property. Motion carried unanimously.

A second motion made by Ms. Patterson and seconded by Ms. Coleman to approve the project as presented. Motion carried unanimously.

X. STAFF APPROVALS

There were no questions about any previous staff approvals.

XI. DISCUSSION

1. Commission Size Discussion

Mr. Bergman provided a background on this discussion and stated the Town Manager's office wanted staff to review the makeup of the Commissions. Staff felt the Commission sizes were too large and recommended a reduction through attrition to a 5 member board with two alternates. Town Council requested that staff speak with all of the Commissions to gain their feedback on the size of the Commissions.

All of the Commissioners provided their feedback on the issue.

XII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public

There were no public comments at this time.

2. Staff

Mr. Bergman reviewed the Landmark projects and issues presented at the November 13, 2020 Town Council Development Meeting.

3. Commission

Ms. Coleman inquired about certain elevation changes in Lake Drive Park as well as inquired about the amount of bike parking in the park. Mr. Silvin stated that the project would be returning to the Commission.

Ms. Metzger inquired whether garage doors facing the street are appropriate. Mr. Bergman responded. A short discussion ensued.

Please note: Ms. Albarran returned to the meeting at 3:14 p.m. Ms. Fairfax left the meeting at 3:30 p.m.

XIII. DESIGNATION HEARINGS

Item 1: 272 Queens Lane

Owner: Christopher and Jennifer Lazzara

Call for disclosure of ex parte communication: None.

Janet Murphy, MurphyStillings, LLC, testified to the architecture and history for this Georgian Revival style home. 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.

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

Motion made by Ms. Albarran and second by Ms. Patterson to make the designation report for 272 Queens Lane part of the record. Motion carried unanimously.

Many of the Commissioners were supportive of recommending this home to the Town Council as a landmarked home.

Mr. Silvin called for any public comment on the designation. There were no comments heard at this time.

Motion made by Ms. Coleman and seconded by Ms. Patterson to recommend 272 Queens Lane 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.

Item 2: 242 Jungle Road

Owner: K. Prescott and Susan Low

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

Call for disclosure of ex parte communication: None.

Emily Stillings, MurphyStillings, LLC, testified to the architecture and history for this Georgian Revival style home. Ms. Stillings pointed out the design features of this

building. Ms. Stillings 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 or 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.

Motion made by Ms. Albarran and second by Ms. Patterson to make the designation report for 242 Jungle Road part of the record. Motion carried unanimously.

Mr. Silvin called for any staff comment on the designation. Ms. Van Onna had no comments at this time.

Many of the Commissioners were supportive of recommending this home to the Town Council as a landmarked home.

Ms. Albarran stated she would love if the owners would change back to the original shutters.

Mr. Wong inquired about the owners and whether they supported the designation.

Tim Hanlon, attorney for the owners, stated that his clients supported the designation.

Motion made by Mr. Segraves and seconded by Ms. Metzger to recommend 242 Jungle Road 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.

Item 3: 167 Clarendon Avenue

Owner: Alfred and Barbara Marulli

Call for disclosure of ex parte communication: None.

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

Janet Murphy, MurphyStillings, LLC, testified to the architecture and history for this Georgian Revival style home. 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.

Motion made by Ms. Coleman and second by Ms. Metzger to make the designation report for 167 Clarendon Avenue part of the record. Motion carried unanimously.

Many of the Commissioners were supportive of recommending this home to the Town Council as a landmarked home.

Mr. Segraves inquired if the owners were supportive of the designation. Ms. Murphy stated she was not aware of the owners' wishes. Mr. Segraves was not in favor of the second story, bay windows but was supportive of the recommendation.

Mr. Silvin inquired about the addition on the west side of the property. Ms. Murphy responded.

Mr. Silvin called for any public comment on the designation. There were no comments heard at this time.

Motion made by Ms. Patterson and seconded by Ms. Albarran to recommend 167 Clarendon 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.

Item 4: 300 Clarke Avenue

Owner: Desmond and Dorothy Ann Heathwood

Please note: The item was deferred to the December 16, 2020 meeting at the Approval of the Agenda, Item V.

Item 5: 686 Island Drive

Owner: Robert F. Greenhill

Please note: The item was deferred to the March 17, 2021 meeting at the Approval of the Agenda, Item V.

Item 6: 255 Seaspray Avenue

Owner: Julia S. Hansen

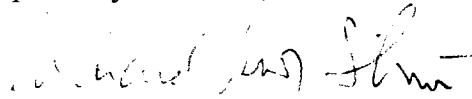
Please note: The item was deferred to the December 16, 2020 meeting at the Approval of the Agenda, Item V.

XIV. ADJOURNMENT

Motion made by Ms. Patterson and seconded by Ms. Albarran to adjourn the meeting at 4:02 p.m. Motion carried unanimously.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, December 16, 2020 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 dark ink, appearing to read "Richard Rene Silvin". The signature is written in a cursive, flowing style.

Richard Rene Silvin, Chairman
LANDMARKS PRESERVATION COMMISSION

kmc

**FORM 8B MEMORANDUM OF VOTING CONFLICT FOR
COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS**

LAST NAME—FIRST NAME—MIDDLE NAME Albarran, Jacqueline		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Landmarks Preservation Commission	
MAILING ADDRESS 324 Royal Palm Way, #227		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Palm Beach	COUNTY Palm Beach	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED November 18, 2020		NAME OF POLITICAL SUBDIVISION: Town of Palm Beach MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, *whether orally or in writing and whether made by you or at your direction.*

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jacqueline Albarran, hereby disclose that on November 18, 20 20 :

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Certificate of Appropriateness #046-2020

220 Via Bellaria

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

12/2/2020

Date Filed



Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Wong, Fernando		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Landmarks Preservation Commission	
MAILING ADDRESS 201 Seaview Avenue, #2		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Palm Beach	COUNTY Palm Beach	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED November 18, 2020		NAME OF POLITICAL SUBDIVISION: Town of Palm Beach MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

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APPOINTED OFFICERS (continued)

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Fernando Wong, hereby disclose that on November 18, 20 20:

(a) A measure came or will come before my agency which (check one or more)

- ☒ X inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

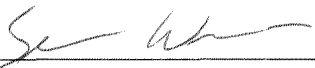
Certificate of Appropriateness #047-2020

800 South County Road

Continuing Conflict

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed 11/1/2020

Signature 

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