



**MINUTES
LANDMARKS PRESERVATION COMMISSION
IN THE
TOWN COUNCIL CHAMBERS
2ND FLOOR, TOWN HALL
360 S. COUNTY ROAD, PALM BEACH**

WEDNESDAY, NOVEMBER 18, 2015, 09:30 a.m.

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
John T. Gannon, Vice Chairman	ABSENT (unexcused)
Nikita Zukov, Member	ABSENT (unexcused)
Jacqueline Albarran, Member	PRESENT
Page Lee Hufty, Member	PRESENT
Rachel Lorentzen, Member	PRESENT
William J. Strawbridge, Jr., Member	PRESENT
Richard Rene Silvin, Alternate Member	PRESENT
Carol N. Wyatt, Alternate Member	ABSENT (excused)
Jacqueline Weld Drake, Alternate Member	ABSENT (excused)

Staff members present: John S. Page, Director of Planning Zoning and Building; John Lindgren, Planning Administrator; Janet Murphy and Emily Stillings Staff Historic Preservation Consultants; Nancy Roedel, Interim Board Secretary; John C. Randolph, Town Attorney.

Let the record show that Mr. Silvin will be a voting member for this meeting.

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES OF THE OCTOBER 21, 2015 :

**A MOTION WAS MADE BY MRS. ALBARRAN FOR APPROVAL OF THE MINUTES,
MOTION SECONDED BY MR. SILVIN.
MOTION CARRIED WITH ALL IN FAVOR.**

V. APPROVAL OF THE AGENDA:

A MOTION WAS MADE BY MR. SILVIN FOR APPROVAL OF THE MINUTES WITH THE FOLLOWING CHANGES:

Informal Review: COA #044-2015 One South County Rd. was deferred to the December 16th meeting.

MOTION SECONDED BY MRS. ALBARRAN.

MOTION CARRIED WITH ALL IN FAVOR.

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

Mrs. Roedel 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):

Mr. Strawbridge stated that the Planning and Zoning Commission is reviewing 13 items in the zoning code, among those items there are some that may affect the aesthetics of the Town. The one which most concerns him addresses solar panels. Mr. Page stated that the Town Council directed the Planning and Zoning Commission to study 13 different sections of the zoning code for recommendations, to determine if any alterations might be suggested. This was discussed at the Planning and Zoning Commission meeting on November 17, 2015. One of the 13 items pertains to the Town's Zoning Regulations regarding solar panels and what is allowed on roof tops. The Planning and Zoning Commission determined not to recommend any change to that particular code section. Mr. Page said he will send the Landmark members a copy of the memo identifying the 13 zoning issues for their review and if the Commissioners have any concerns he will take them to the Planning and Zoning Commission.

Mr. Page advised that Mrs. Albarran has completed "Form 8B Memorandum of Voting Conflict" for the October 21, 2015 meeting for the project at 270 Algoma Rd.

VIII. PUBLIC HEARINGS:

A. Application for Certificate of Appropriateness #041-2015

Address: 270 Algoma Rd.

Owner/Applicant: Oliver Grace

Architect: SKA Architect + Planner, Inc.

Project Description: Demolition of existing non-conforming pool cabana and shed. One story infill addition on the west side of the property. Extension of the existing parapet to create balcony on existing one story structure and over new infill addition to the west. New one story pool cabana/guest house. New impact windows and doors. Roofs, parapets, and all details to match existing.

At the October meeting, a motion carried that implementation of the proposed variances will not cause negative architectural impacts to the subject landmarked property.

Call for disclosure of ex parte communication: None

Mr. Page advised the Commission that all the variances for this project have been approved by the Town Council.

Please note this project represents a continuing conflict for Mrs. Albarran.

ARCHITECTURAL PRESENTATION: Jacqueline Albarran, SKA Architect + Planner, Inc.

Mrs. Albarran briefly reviewed the plans and elevations for the proposed modifications.

Commission Comments: None

A MOTION WAS MADE BY MRS. LORENTZEN TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MS. HUFTY.

MOTION CARRIED WITH ALL IN FAVOR.

B. Application for Certificate of Appropriateness #046-2015

Address: 322 Seaspray Ave.

Owner Applicant: Mr. and Mrs. David Daniel

Architect: Don Skowron, Inc.

Project Description: Request approval for landscape and hardscape which is further described as: new drive, walkways and associated landscape and other associated changes as presented.

Call for disclosure of ex parte communication: None

ARCHITECTURAL PRESENTATION: Don Skowron

Mr. Skowron stated the landscape of this project is very simple. He reviewed the plans, elevations and material list.

A MOTION WAS MADE BY MRS. LORENTZEN TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MS. HUFTY.

MOTION CARRIED WITH ALL IN FAVOR.

Commission Comments: It was stated that this is a nice, clean plan. It was requested that in the future, when presenting projects, please bring photographs of the street, this will help the Commission get a visual feel for the property location.

IX. OTHER BUSINESS:

A. Informal Review: One South County Rd.

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: The Breakers Palm Beach, Inc.

Architect: Peacock and Lewis

Project Description: Front Lawn Pavilions - Two accessory buildings will be constructed on the Front/Croquet Lawn. The south building will be utilized to plate food for events and the north building will have restrooms to serve the area. The lawn is located on the west side of the hotel.

At the October meeting, a motion carried to defer further consideration to the November meeting.

Please be advised this project has been deferred to the December meeting at the architects request.

B. Informal Review: 1095 North Ocean Blvd.

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: TGS Florida, LLC

Architect: Smith and Moore Architects, Inc.

Project Description: Reconfigure existing covered walkway as open air trellis structure. Other associated changes as presented.

Call for disclosure of ex parte communication: None

ARCHITECTURAL PRESENTATION: Peter Papadopoulos, Smith and Moore Architects, Inc.
ALSO TESTIFIED: Maura Ziska, on behalf of the applicant

Ms Ziska stated that this project has been approved by the Landmarks Commission and permitted by the Building Department and is currently under renovation. When the project was going through the DEP permitting process it was determined that a portion of the application needed a variance for the loggia on the north side of the tennis court.

Mr. Papadopoulos stated this is the same project that was presented in July and August of this year. He said that because more than 50% of the cubic volume was being altered and is encroaching on the front yard set-back they are required to conform to the zoning codes.

Commission Comments: It was stated that this was an original element and is just being modified.

**A MOTION WAS MADE BY MRS ALBARRAN THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT LANDMARKED PROPERTY.
MOTION SECONDED BY MRS. LORENTZEN.
MOTION CARRIED WITH ALL IN FAVOR.**

X. DESIGNATION HEARINGS:

Item 1: Parc Monceau Historic District

Owners: 145 Anchor Properties of Vero Beach, Inc. (115 Parc Monceau)

Hannah J. Kamin (116 Parc Monceau)

124 Parc Monceau, LLC (124 Parc Monceau)

Alfons and Enaam Schmitt (125 Parc Monceau)

Geoffrey S. Caraboolad (300 Parc Monceau)

Ocean Vills Holdings, LLC (1700 S Ocean Blvd.)

Ruby S. Rinker Trust (1720 S. Ocean Blvd.)

Town of Palm Beach (right of way known as Parc Monceau)

Please note that this designation hearing was postponed from the April 16, 2015 meeting to the November 18, 2015 meeting.

Call for disclosure of ex parte communication: None

Mr. James Green, on behalf of five of six homeowners requested that this item be deferred to the December 16, 2015 meeting.

**A MOTION WAS MADE BY MRS. ALBARRAN TO DEFER THIS ITEM TO THE DECEMBER 16, 2015 MEETING.
MOTION SECONDED BY MS. HUFTY.
MOTION APPROVED WITH ALL IN FAVOR.**

Item 2: 283 Royal Poinciana Way

Owners: E R Bradley's Saloon South, Inc. (includes 277-283 Royal Poinciana Way & 101 Bradley Place)

Call for disclosure of ex parte communication: None

Mr. Lindgren verified that proof of publication and proper legal service were achieved with regard to this designation hearing.

Janet Murphy, Murphy Stillings LLC, Staff Historic Preservation Consultants testified to the architecture, and history for this 1917 two story Neo-Classical Revival commercial structure, originally known as the Campbell building. The architect and builder are both unknown. Throughout the building's long history, most of the alterations were interior, re-roofing and storefront changes. Ms. Murphy testified that the building meets 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 for the study of a period, style, method of construction or use of indigenous materials or craftsmanship.

Commission Comments: Ms. Murphy was asked to touch on any alterations that the building has had. She responded that alterations were made to the openings on the first floor of the west façade and there have been store front changes over the years. Ms. Murphy was also asked if she had any old photographs so the Commission could see how original the building is. Ms. Murphy stated they looked during their research, but could not find any pictures and there is not an original drawing. Ms. Hufty wanted to see the oldest picture of the building that could be found. Ms. Murphy said she did not have any pictures with her, but does not believe the building has changed significantly. She was asked to provide pictures for future presentations to substantiate her position. The Commission was reminded that only one criteria needs to be met to designate a landmark.

**A MOTION WAS MADE BY MRS. LORENTZEN THAT THE DESIGNATION REPORT BE MADE PART OF THE RECORD.
MOTION SECONDED BY MRS. ALBARRAN.
MOTION CARRIED WITH FIVE VOTES IN FAVOR AND ONE VOTE OPPOSED WITH MS. HUFTY DISSENTING.**

Mr. Randolph asked if there was an objection from the owner. Ms. Murphy replied they have not had any response from the owner.

Mr. Bob Moore testified and questioned if the owner had been serviced and Mr. Cooney stated that yes they were. He also agreed that the Commission should be provided old pictures with the designation reports.

A MOTION WAS MADE BY MRS. LORENTZEN TO RECOMMEND TO THE TOWN COUNCIL THAT 283 ROYAL POINCIANA WAY BE DESIGNATED AS A LANDMARK OF THE TOWN OF PALM BEACH.

MOTION SECONDED BY MR. STRAWBRIDGE.

MOTION CARRIED WITH ALL IN FAVOR.

Item 3: 207 Royal Poinciana Way and 212 Sunset Ave.

Owners: Vesenaz, Inc. (includes 207 Royal Poinciana Way, 100 N. County Rd., 106 N. County Rd., 108-110 N. County Rd., 212 Sunset Ave., 208-210 Sunset Ave., 112 N. County Rd., 114 N. County Rd., 118 N. County Rd).

Call for disclosure of ex parte communication: None

Mr. Guy Rabideau, on behalf of the owner, requested that this item be deferred to the January 20, 2016 meeting.

A MOTION WAS MADE BY MRS. ALBARRAN TO DEFER THIS ITEM TO THE JANUARY 20, 2016 MEETING.

MOTION SECONDED BY MR. SILVIN.

MOTION APPROVED WITH ALL IN FAVOR

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

None

XII. ADJOURNMENT

A MOTION WAS MADE BY MR. STRAWBRIDGE TO ADJOURN THE MEETING AT 10:18 A.M.

MOTION SECONDED BY MRS. ALBARRAN.

MOTION CARRIED WITH ALL IN FAVOR.

The next meeting of the Landmarks Preservation Committee will be held on Wednesday, December 16, 2015 at 9:30 a.m. in the Town Council Chambers, 2nd Floor, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,



Edward A. Cooney, Chairman
LANDMARKS PRESERVATION COMMISSION

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