



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

WEDNESDAY, SEPTEMBER 17, 2014, 09:30 a.m.

Please be advised that in keeping with a recent 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 or may obtain an audio recording (CD) of the meeting by contacting Cynthia M. Delp, Secretary to the Landmarks Preservation Commission at (561) 227-6408. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

I. CALL TO ORDER: (09:30:00 a.m.)

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

II. ROLL CALL: (09:30:18 a.m.)

William O. Cooley, Chairman	PRESENT
Nikita Zukov, Vice Chairman	PRESENT
Jacqueline Albarran, Member	PRESENT
Edward Austin Cooney, Member	PRESENT
John T. Gannon, Member	PRESENT
Page Lee Hufty, Member	ABSENT (unexcused)
Rachel Lorentzen, Member	PRESENT
Richard Rene Silvin, Alternate Member	PRESENT
Carol N. Wyett, Alternate Member	ABSENT (excused)
William J. Strawbridge, Jr., Alternate Member	ABSENT (unexcused)

Let the record show that Mr. Silvin served as a voting member for this meeting.

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, and Cynthia Delp, Secretary to the Landmarks Preservation Commission. Town Attorney, John C. Randolph, was present until Item B.

III. PLEDGE OF ALLEGIANCE: (09:30:40 a.m.)

IV. APPROVAL OF THE MINUTES OF THE AUGUST 20, 2014 MEETING:

MOTION BY MR. COONEY FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE AGENDA: (09:31:45 a.m.)

Mr. Cooley suggested that the agenda be re-ordered to move Item X: COA-026-2014, 105 CLARENDON AVENUE, PRESENTATION REGARDING STATUS OF RENOVATION AND PARTIAL HOME DEMOLITION up to the beginning of the business of the Commission and to renumber it to Item VII (A).

MOTION BY MR. GANNON FOR APPROVAL OF THE AGENDA AS AMENDED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

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

Mrs. Delp 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): (09:33:15 a.m.)

Alexander Ives, Executive Director of the Preservation Foundation, stated that there is a house on Parc Monceau which will be reviewed by ARCOM this week for demolition approval. This is one of the two groups of Clarence Mack designed homes in Palm Beach, those on Parc Monceau and those in Regents Park. Mr. Ives commented that Clarence Mack homes are under-represented on the list of town landmarks. He suggested, now that Parc Monceau is set to lose one of its homes, that the homes of Regents Park be studied as a mini-historic district in the upcoming designation season.

Mr. Randolph clarified that unless a home is landmarked or under consideration for landmarking, ARCOM may not deny a demolition request. Mr. Page confirmed that an application has been filed for the demolition referenced by Mr. Ives, and it will be heard at ARCOM later this week.

Mr. Cooley reported that he had approached the Town Council, on behalf of the LPC, seeking additional funding for landmark designations. That funding was increased by \$50,000 for 2015.

**VII. COA-026-2014, 105 CLARENDON AVENUE, PRESENTATION REGARDING STATUS OF
(A) RENOVATION AND PARTIAL HOME DEMOLITION: (09:37:40 a.m.)**

Mr. Cooley asked Mr. Page to provide the same brief history/update, related to this property, as was presented to the Town Council at their meeting last week: The LPC had approved a Certificate of Appropriateness in October, 2013 for extensive restoration, rehabilitation, addition and well-defined interior and exterior demolition. The owner opted to employ a private provider, rather than Town inspectors, to perform construction inspections. Demolition progressed beyond the parameters of the LPC approval. The owner's representative returned to the LPC on July 21, 2014 to report that a wall had collapsed at the site. The LPC allowed work to progress at that time, based upon the testimony. More recently, however, during the week of 9/1/2014, a portion of the front-facing east facade was eliminated. Staff red-tagged the property, stopping all work. On September 5, 2014, the site was visited by the Building Official, John Lindgren, Mr. Cooley, the contractor, the architect, and the structural engineer. The contractor reported that there had been another collapse when adjacent work was performed. Due to heightened concerns about structural conditions, staff directed that additional structural engineering plans be prepared and presented to address stability of the rest of the home. Staff also directed that remaining

walls be braced to prevent further damage. The contractor has documented construction progress via Internet postings. A recent posting raises serious questions about the accuracy of statements made at the 9/5/2014 inspection about deliberate demolition vs. accidental collapse. The owner's representatives will appear today to address the issues and concerns. The Stop Work order will remain in effect until the LPC and the Building Official allow work to resume. Staff is continuing to confer with the Town attorney, historic preservation consultants and other professionals in order to best address the situation. Additional enforcement action will be taken as needed. Staff has begun developing improved procedures to prevent such a situation from occurring again at this site or at any other.

Call for disclosure of ex parte communication: Disclosures by all members, excepting Mr. Silvin.

Mr. Cooley reported that the owner's representatives had been invited, in writing, to this meeting, and he welcomed them. He explained that staff is concerned that walls have been taken down which were not referenced on the demo plans. Perhaps more than 50% of the structure has been removed, which may trigger other code considerations.

Architect Harold Smith, Smith and Moore Architects, stated that he was here with the property owner, Mr. Chuck Schumacher, Maura Ziska, Mr. Schumacher's attorney, Albert Gargiulo, Structural Engineer, John Rossi, the contractor, Beverly Tew of Tew and Taylor, private provider, and others. He distributed copies of the engineer's report and a color coded floor plan, and reviewed the history of previous LPC approvals. Mr. Smith listed some of the deterioration and bad conditions uncovered at the site during the interior demolition. One of the LPC approvals allowed the addition of windows on the east elevation at the master bedroom, and it is that east elevation which has brought them here today. He elaborated on the first wall collapse, showed progressive photos of the structure from July, August, and September, and then continued with the circumstances which resulted in the contractor making the decision to remove that portion of the east facade, without necessary approvals, because of concern for worker safety. After the 9/5/2014 meeting at the site where all parties were present, the structural engineer fully inspected the site and instructed the contractor to provide temporary shoring and bracing for the remaining unreinforced walls. The job was red-tagged and no other work was permitted. Mr. Smith elaborated further on the deterioration found at the site: wood framing in deplorable condition; termite damage; water damage; rotting wood; hollow clay tile was just a veneer; and, spalling. Mr. Smith showed photos of the existing conditions. He outlined certain parts of the home which he and the structural engineer believe can be saved, i.e., loggia connecting kitchen wing with tennis pavilion, and tennis pavilion and rear staff quarters and laundry area. Both Mr. Smith and Mr. Gargiulo believe that the remainder of the hollow clay tile walls and structural wood framing, along with their foundations, should be removed and reconstructed with reinforced concrete masonry to prevent unsafe conditions in this oceanfront home with direct exposure to storm winds.

Mr. Smith, at the request of Mr. Schumacher, showed photos of the quality workmanship which has been performed at 874 South County Road, the guest house of 105 Clarendon, which the Schumachers are using as their residence now. 874 S. County Road is not landmarked, but has been restored and remodeled. It serves as an example to the quality of workmanship to which the contractor and owner are committed.

Mr. Gargiulo, Structural Engineer, reviewed the condition of the remaining portions of the house. He referred to his report, and noted that the house is clad with hollow clay block which is not acting as a structural element. He stressed the fact that the structure must be able to withstand hurricane force winds and provide safe shelter under habitable conditions; the structure has to represent a true replica of the original structure; and, he recommended reconstruction using new exterior reinforcing masonry resting

on a new foundation, with the intent that the final product is a true replica of the original. Safety is paramount.

Commission Comments: Had you been able to "peel the onion away" initially, you would have arrived at the same conclusion; thank you to the Schumachers for taking the time and spending the money to attempt to restore this home; having visited the house many times over the years, the owners had always complained about water leaks...it is impossible to preserve this house in my professional opinion; you never really had a chance to salvage this house; the whole thing is a procedural issue that was not handled well; we are governed by ordinances...there is a 50% demolition threshold that puts this into a different category; would like to see the Town have a set of architects and engineers go over this engineer's findings, verify them, and report back to the LPC, at a cost to the property owner; need a complete set of plans given to Mr. Castro for zoning review; and, there should be an audit of Tew and Taylor to see how this could have come this far without anyone reporting this to the town; now we have no choice...handled poorly if this was obvious from the beginning;...

Mr. Page discussed Four Winds, 1768 South Ocean Boulevard, as precedence for this type of situation. 456 Worth Avenue was also discussed as having been handled so much better.

Janet Murphy, Staff Historic Preservation Consultant, stated that she has spoken with the State Historic Preservation Office relative to 105 Clarendon Avenue. The State's response to a situation where unexpected demolition occurs during construction is that this produces an adverse effect to the landmark and it is required that the structure be reconstructed in accordance with the Secretary of the Interior's Standards.

Commission Comments (continued): Unfortunate the way this happened; raises questions about procedure, about the independent inspections contracted by the owner, especially when this is a tax abatement project and demolition is involved; concern about materials removal plans, now required, not being monitored; there are several other instances of reconstruction in the town; it is important that this be reconstructed, and that the owner is committed to it; it would be a shame to have to adjust its current design in order to comply with today's zoning; we would have been at the same place, no matter what, but now we should help expedite this, and clear the path to reconstruction; there is no way to save the building, so why spend money on architects and engineers to do all this...I'm concerned about the walls that are standing up...with any kind of wind, it will all be down...safety is the issue...do something quickly; there should have been studies, but even a layman can see that this cannot be saved...why wait another month for additional reports?; the LPC would be on very weak footing to authorize anything additional to happen to that house until we have the reports and have the plans looked at by Mr. Castro, and the audit.

Mr. Randolph stated that this is effectively a request to amend the Certificate of Appropriateness to allow the demolition that has occurred without your approval, and to allow additional demolition. The LPC could accept the report given today and allow those amendments, or could require the additional information.

There was discussion relative to the issue that more than a 50% demolition appears to have occurred, and this may trigger zoning issues. Mr. Castro stated that when you demolish more than 50% of a non-conforming structure, that structure has to comply with all code requirements based upon the non-conforming section of the code. Staff will have to analyze how the structure is non-conforming. It appears that at least the rear part of the building is non-conforming as to the rear street yard setback of 35 feet. Height may also be an issue. If variances are needed, the earliest agenda for Town Council review of the variances is at the December Town Council meeting. At this time, they could shore up the

building and start to re-build some walls, but they could not do work that could involve variances. Mr. Smith stated that he will work closely with Mr. Castro to see what variances might be needed.

MOTION BY MR. GANNON TO ALLOW THE PROJECT TO CONTINUE TO GO FORWARD, AS AMENDED PER THE STRUCTURAL ENGINEER'S REPORT, AND FOR MR. CASTRO AND THE ARCHITECT, HAROLD SMITH, TO WORK TOGETHER SO THIS PROJECT CONTINUES, AND THAT THIS WOULD AMEND THE CERTIFICATE OF APPROPRIATENESS.

MOTION SECONDED BY MR. ZUKOV.

Under discussion, Mr. Castro reminded that the motion is fine, but the continuing work cannot involve possible variances.

MOTION CARRIED 6-1, WITH MR. COOLEY OPPOSED.

The Commission requested that an update be provided from the applicant and from staff at the next meeting.

MOTION BY MRS. LORENTZEN FOR AN AUDIT OF TEW AND TAYLOR.

MOTION SECONDED BY MR. COOLEY.

Concern was expressed about how the Town can monitor/oversee the use of independent inspectors, especially on a tax abatement landmark project, and the fact that no Town employee may have checked on these jobsites for a very long period of time. Mr. Page responded that staff is considering ways to bolster the review and inspections that the town completes, in an effort to prevent this from happening again. He outlined a suggested new procedure in this regard to apply only to landmarked buildings.

MOTION CARRIED 4-3, WITH MRS. ALBARRAN, MR. GANNON AND MR. ZUKOV OPPOSED.

VIII. PUBLIC HEARINGS:

A. Application for Certificate of Appropriateness #031 - 2014

Rehabilitation

Owner/Applicant: Mary Jordan Saunders and Thomas A. Saunders III

Address: 5 Middle Road

Architect: Kirchhoff & Associates Architects, Thomas M. Kirchhoff

Project Description: Request approval for rehabilitation and interior demolition which is further described as: Exterior work includes the following: Infilling the porch above the garage; Modifying the south facing window in the Library to reduce the sill height; Replacing the existing bay windows with impact rated bay windows - Historical integrity to be maintained. Interior work includes the following: Remodeling of the master suite, bedrooms and bathrooms to meet the new owner's lifestyle; remodeling of other associated areas; no changes to primary spaces; and, other associated changes as presented. Please note: This residence was previously a tax abatement project under a different property owner. This work is not seeking tax abatement.

At the August meeting, a motion carried to defer the windows at the balcony to the September meeting, but approve all other changes. *Please be advised that the architect has requested deferral to the October meeting.*

**MOTION BY MR. COONEY FOR DEFERRAL TO THE OCTOBER MEETING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

*Let the record show that Mrs. Albarran was out of the Chambers when this motion was made.
The vote was unanimous 6-0. She returned for Item B.*

B. Application for Certificate of Appropriateness #030 - 2014

Landscape/Hardscape

Owner/Applicant: 11 Vita Serena LLC

Address: 181 Clarendon Avenue

Architect: The Pandula Architects, Eugene Pandula

Project Description: Request approval for landscape/hardscape which is further described as: Landscape and hardscape plan for new swimming pool installation located at south lawn area.
Note: This completes the new swimming pool installation previously approved as COA#019-2014. Other associated changes as presented.

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

ARCHITECTURAL PRESENTATION BY: Eugene Pandula, The Pandula Architects
LANDSCAPE PRESENTATION BY: Bob Fleck for Craig Reynolds

Mr. Pandula presented the project in accordance with the submitted plans and as described above for the new vanishing edge pool flush with the lawn. Pool equipment will be relocated to the north in the mechanical equipment courtyard. Mr. Fleck continued with the landscape plan screening the pool area to the south with Bismarckia Palms, Royal Palms and other landscape material as presented.

**MOTION BY MR. COONEY FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. ALBARRAN.
MOTION CARRIED UNANIMOUSLY.**

C. Application for Certificate of Appropriateness #034 - 2014

Vehicular Gates

Owner/Applicant: Cristina De Heeren Noble

Address: 473 N. County Road

Architect: Smith Architectural Group, Inc., Jeffery W. Smith

Project Description: Request approval for addition of vehicular gates which is further described as: The addition of new decorative metal vehicular service gate and masonry piers. Other associated changes as presented.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Jeffery W. Smith, Smith Architectural Group
OTHERS WHO TESTIFIED: Ralph Cantin, Architect

Mr. Smith presented the project in accordance with the submitted plans and as described above for the new service gate and piers. He stated that the property is unsecured with persons trespassing across the property to get to the beach. The proposed service gates, between masonry piers, will

not be automated and will be constructed in wrought aluminum. The design of the gates was inspired by the gates at the pool house.

MOTION BY MR. COONEY FOR APPROVAL AS PRESENTED.

Ralph Cantin, Architect, representing the adjoining neighbors, Mr. and Mrs. Kellogg, commented that the gates are not appropriate at the proposed location because, historically, there have been no gates there. He stated that the proposed gate, 285 ft. back from the street, creates a problem because people having to turn around are doing so over the Kellogg's lawn. Mr. Cantin offered a counterproposal that his client could go to ARCOM to request a gate positioned much closer to the street, and that gate would serve both properties.

Mr. Smith maintained that his client has an immediate need which is a security issue. He had already obtained staff approval from Mr. Lindgren to erect a temporary chain link fence which must be removed by December 1, 2014.

MOTION RE-STATED BY MR. COONEY FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. ALBARRAN.
MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a short recess from 11:21a.m. to 11:30 a.m.

IX. OTHER BUSINESS:(11:30:32 a.m.)

A. Informal Review: 172 S. Ocean Boulevard

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Burke and Susan Ross

Project Description: Request approval for reconstruction, addition to historic structure, interior and exterior demolition, and landscape/hardscape which is further described as: Alteration and partial demolition of the Western 1 story bedroom conversion of the original two-car service garage and attached site wall to allow for a new family pavilion and 3 (net) additional bedrooms. The pavilion and ancillary program proposes to match and/or incorporate details from the 1929 Fatio-Treanor cloister enclosure and elements of the original 1926 Wyeth, King Johnson primary residence through the use of quarried keystone cornices, wood cornices, trim, arches, sills, keystone columns, mahogany casement windows, quatrefoil stained glass inserts, cypress outlookers, clay barrel tile roof, chimney cap, stucco and assorted details. The southwest corner of the addition proposed a modification of the 2005 single story addition to incorporate an (1) additional upstairs bedroom directly over the existing footprint. The original 1926 northwest second (2) story guest quarters above the garage will be altered internally and incorporate an additional bedroom on the west side of the proposed family pavilion facing west. The modifications to the second story include the replacement of previously modified single sash casement windows with new impact resistant mahogany split casement windows and a new entry door with similar muntin pattern. The total net area of the proposed addition is 1,512 square feet.

Call for disclosure of ex parte communication: Disclosures by all members, except Mr. Silvin

ARCHITECTURAL PRESENTATION BY: Raphael Saladrigas, Saladrigas and Cohen

LANDSCAPE PRESENTATION BY: Jorge Sanchez, SMI

ATTORNEY PRESENT: Maura Ziska for the applicant

Ms. Ziska addressed the requested variances for side yard setback, CCR, rear yard setback and lot coverage. Mr. Saladrigas presented the project in accordance with the submitted plans and as described in detail above. He reviewed changes to the home over time, and then presented some alternate elevations, showing a lowered tie beam height at the courtyard. Mr. Sanchez continued with the landscape/hardscape in accordance with the submitted plans. Design elements include: new wall with gate; Dominican stone walkway leading to small terrace off bedroom; small fountain against wall; tree shaded terrace; Bougainvillea covering the wall and at the garage; and, espaliered plants on the 8 ft. wall.

The project was received very enthusiastically, particularly incorporating the alternate presented.

MOTION BY MR. ZUKOV THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT LANDMARKED PROPERTY.

MOTION SECONDED BY MRS. ALBARRAN.

MOTION CARRIED UNANIMOUSLY.

B. Informal Review: 300 Royal Palm Way

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Rehabilitation Center for Children and Adults Inc.

Project Description: Install new fabric awning structure for 9 covered parking spaces on the south side of existing parking lot. Install new fabric awning at existing west entry of east building.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Keith Spina, Glidden Spina

ATTORNEY PRESENT: Maura Ziska for the applicant

Ms. Ziska discussed the variances requested for the project for lot coverage and rear yard setback. Mr. Spina presented the project in accordance with the submitted plans and as described above for the two white awnings to match the existing awning at the play area.

MOTION BY MR. COONEY THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT LANDMARKED PROPERTY.

MOTION SECONDED BY MR. GANNON.

MOTION CARRIED UNANIMOUSLY.

C. Informal Review: 141 S. County Road

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Bethesda by the Sea Church

Project Description: Revise the landscape and hardscape layout of the easternmost portion of the Cluett Garden, total are of approximately 600 sq. ft., to allow the installation of a permanent altar (1), benches (4) and tables (2) and decorative railing and gate in order to better accommodate existing outdoor religious ceremonies. The stone finishes for the new floor paving, railing and furniture will match or be complementary to the existing adjacent stone elements. The new ornamental metal gate will be similar in design to existing adjacent gates and will be finished to match. The existing perimeter site walls of this area are maintained in place and will be restored

as may be required with all materials, finishes and colors to match adjacent existing. The existing della robia wall panel will remain in place and be restored. Landscaping will augment and reinforce the existing overall landscape design of the Cluett Garden.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Eugene Pandula, The Pandula Architects

LANDSCAPE PRESENTATION: Adam Mills, Morgan Wheelock

ATTORNEY PRESENT: Harvey Oyer, Shutts and Bowen, for the applicant

Mr. Oyer stated that this project, as described above in detail, requires a Special Exception with Site Plan Review, and staff asked the applicant to make this presentation to the LPC in advance of the Town Council hearing. The proposed changes result in a reduction of 224 sq. ft. in landscaped open space.

Mr. Pandula presented the project in accordance with the submitted plans for 600 square feet in the Cluett Garden. All perimeter walls and the step will remain. Design elements include: low 30" high stone altar wall; altar-piece in the middle; four pews to serve 16 celebrants; two tables in the back; and, a 30" high black wrought aluminum gate with twisted pickets. Furniture pieces, simple in smooth cast stone, will match the stonework color. Adam Mills presented the landscape plans to keep the two existing Foxtail Palms and add several more, simplify the paving at the altar, and add other simple plant material as presented.

MOTION BY MR. COONEY THAT IMPLEMENTATION OF THE SPECIAL EXCEPTION AND SITE PLAN REVIEW WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT LANDMARKED PROPERTY. MOTION SECONDED BY MR. ZUKOV. MOTION CARRIED UNANIMOUSLY.

D. Informal Review: 10 Golfview Road

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: William E. James, Trustee of the Williams E. James Revocable Trust Agreement dated January 15, 1997,

and Janet B. James, Trustee of the Janet B. James Trust Agreement dated January 15, 1997

Project Description: Replace existing pedestrian gate with new gate and decorative lamp with a height of 9.0 feet, and associated changes. Gate and lamp to be bronze color.

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

ARCHITECTURAL PRESENTATION BY: Stephen Roy

ATTORNEY PRESENT: M. Timothy Hanlon for the applicant

Mr. Hanlon explained the variance requested for height of the gate and lamp. Mr. Roy continued with the presentation in accordance with the submitted plans to remove the existing gates and columns and construct new gates and columns with an overhead hanging light centered above the gates.

Mr. Lindgren read a letter into the record dated April 28, 2014 from John C. Whelton wherein he indicated his support of the project.

Commission Comments: This will be so much better...a little different, but it's lovely; but the support arch for the light is wider than the gate; perhaps do a bracket instead; elegant and creative; with regard to the variance, it is consistent with other unique entries on this street.

MOTION BY MR. COONEY THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT LANDMARKED PROPERTY.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

E. Informal Review: 322 Seaspray Avenue

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: David and Jeanne Daniel

Project Description: Demolish one-story addition at S.E. corner of residence, wood deck, swimming pool and pool deck. Add 2-story addition at rear of existing residence. Demolish and re-construct one story cabana. Interior modifications. Install new roof finish, windows and repair exterior stucco and details as required which will match existing.

Call for disclosure of ex parte communication: Disclosures by all members, except Mr. Silvin

ARCHITECTURAL PRESENTATION BY: Eugene Pandula, The Pandula Architects

ATTORNEY PRESENT: Maura Ziska for the applicant

OTHERS WHO TESTIFIED: Emily Stillings, Staff Historic Preservation Consultant

Ms. Ziska discussed the variances requested for this project for lot coverage, CCR, west side yard setback, rear setback, and east side yard setback. Mr. Pandula continued with the presentation in accordance with the submitted plans for the project as described above. He stated that this is one of the few Bungalows left in the town, and is, in fact, a small building which is below flood elevation. The project will add 790 square feet to the house, expanding each individual space just enough to make it a livable house, and still maintain its character. Nothing will be done to the front of the house, except for repairs, and changing the front door and screens at the porch to windows to enclose the space. The remainder of the work is being done to the rear of the property. The fireplace will be removed. The existing pool will be removed and replaced with lawn and garden. The original garage structure, now used as a guest house/cabana is in horrible condition and is proposed to be demolished. The structure will be rebuilt and moved slightly to the north, out of the utility easement, with the same footprint, but as a taller structure,

Emily Stillings recommended that the opening size of the entry not be widened and that the fireplace be retained. There was some discussion relative to adding divided lights. Details will be discussed further at the formal review next month.

MOTION BY MR. COONEY THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT LANDMARKED PROPERTY.

MOTION SECONDED BY MRS. ALBARRAN.

MOTION CARRIED UNANIMOUSLY.

XI. DISCUSSION RELATIVE TO FUTURE LANDMARKING: (12:34:44 PM)

- A. Staff request for re-confirmation/clarification of address at 211 Royal Poinciana Way. The Commission voted to place 209-215 Royal Poinciana Way "under consideration" at the August 20, 2014 meeting. To be specific, the site should be correctly identified as 211 Royal Poinciana Way.

MOTION BY MR. COONEY TO CORRECT THE ADDRESS TO 211 ROYAL POINCIANA WAY.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Mr. Cooley, noting that additional funding will be available for landmarking, asked the consultants how they would like to proceed. The consultants stated that they would be unable to undertake 20 designations in this designation season, but suggested that a few more properties might be placed under consideration in the next month or so, and then a few more at the end of this designation season to allow for work over the summer months.

A question was posed as to why the LPC does not just place a large number of properties under consideration to prevent demolition of those structures. Mr. Page responded that when a property is placed under consideration, the owner is placed in a position to expect a timely decision relative to the matter. It would not be proper for the LPC to place a property under consideration and let it remain in that status indefinitely. The time period of one year was deemed as a reasonable amount of time for due process to take place.

Alexander Ives, Executive Director of the Preservation Foundation, again stressed the importance of the architecture of Clarence Mack, as evidenced at Parc Monceau and Regents Park. The upcoming demolition of one of the properties of Parc Monceau will rule Parc Monceau out as an historic district. Regents Park, however, could still be considered as an historic district. He recommended that this area be studied, and recommended that it be placed under consideration today. Mrs. Lorentzen asked that three other buildings, which have been reported to meet two designation criteria, be considered to be placed under consideration: the Bradley Building, the Evelyn & Arthur building, and the Nick and Johnnie's Building. Mr. Cooley asked that discussion of placing these properties and others under consideration be discussed at the next meeting.

Mr. Cooney suggested that perhaps some of the additional funding might be used in other ways to strengthen the LPC's efforts, i.e., education for members and updating older designation reports which would allow members to make better and informed decisions.

XII. COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING ZONING & BUILDING DEPARTMENT DIRECTOR: (12:54:58 p.m.)

Mr. Page, in response to Mr. Cooney's comments, stated that while these are good ideas for use of the additional funding, if the money is going to be used for any other purpose other than designations, staff would have to return to the Town Council for approval.

Mr. Page distributed the 2015 meeting dates to the members. He noted that in the months of April and July 2015, there is a conflict with the Town Council's meeting date. In those months, the LPC will meet on the Thursday which follows the regular third Wednesday.

Alexander Ives addressed the commission to invite the members to the Preservation Foundation this evening at 6:00 p.m. for a documentary relative to Charles Mackintosh, Scottish architect.

XIII. ADJOURNMENT: (1:05:00 p.m.)

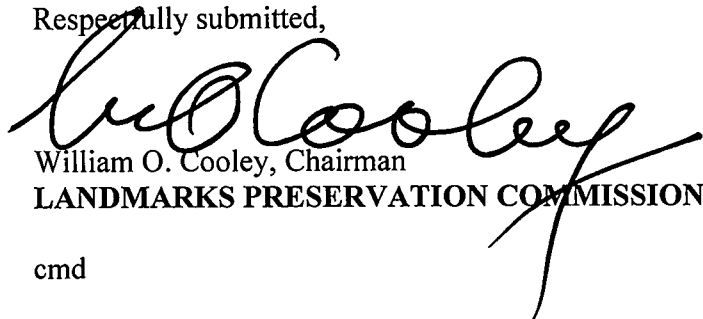
MOTION BY MR. COONEY TO ADJOURN THE MEETING AT 1:05 P.M.

MOTION SECONDED BY MR. GANNON.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on THURSDAY, October 16, 2014, at 9:30 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,



William O. Cooley, Chairman
LANDMARKS PRESERVATION COMMISSION

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