



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

WEDNESDAY, SEPTEMBER 16, 2015, 09:30 a.m.

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	PRESENT
Nikita Zukov, Member	PRESENT
Jacqueline Albarran, Member	PRESENT
Page Lee Hufty, Member	PRESENT
Rachel Lorentzen, Member	PRESENT (arrived just after roll call)
William J. Strawbridge, Jr., Member	ABSENT (unexcused)
Richard Rene Silvin, Alternate Member	PRESENT
Carol N. Wyett, Alternate Member	ABSENT (unexcused)
Jacqueline Weld Drake, Alternate Member	PRESENT (arrived at 9:34 a.m.)

Mr. Cooney noted Mr. Silvin would be voting today due to Mr. Strawbridge's absence.

Staff Members Present: John S. Page, Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, Nancy Roedel, Interim Board Secretary and Cindy Delp. Janet Murphy and Emily Stillings, Historic Preservation Consultants, John C. Randolph, Town Attorney, did not attend.

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES OF THE AUGUST 19, 2015 MEETING:

MOTION BY MR. ZUKOV TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. GANNON.

MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE AGENDA:

MOTION BY MR. SILVIN TO APPROVE THE AGENDA.

MOTION SECONDED BY MS. HUFTY.

MOTION CARRIED UNANIMOUSLY.

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):

VIII. PUBLIC HEARINGS:

A. Application for Certificate of Appropriateness #014 - 2015

Window Replacement

Owner/Applicant: Martin T. Sosnoff and Toni Sosnoff

Address: 260 Via Bellaria

Contractor: Blue Coast Aluminum, Inc., Charles Barden

Project Description: Request approval for replacement of windows which is further described as: The proposed project is merely a replacement of the existing windows with current code-compliant hurricane resistant windows and other related changes. No aesthetic or structural changes are proposed. The proposed replacement windows are to be Series "500-11" Aluminum Outswing Doors w/wo Sidelite (French Doors); Series "S-400" Outswing Aluminum Casement Window - L.M.I. (Casement Windows); Series "300 Storm Safe" Aluminum Fixed Window - L.M.I. (Picture Windows). Other associated changes as presented.

At the May meeting, a motion carried for deferral with the request that they come back with a sample of a full wood window, or, that wood windows can be staff approved. At the June meeting, a motion carried for deferral to the July meeting. At the July meeting, the project was deferred to August at the request of the applicant's attorney. At the August meeting, a motion carried for deferral to the September meeting.

Please be advised that the attorney has requested that this project be withdrawn.

MOTION BY MRS. ALBARRAN TO HAVE THE APPLICATION WITHDRAWN.

MOTION SECONDED BY MS. HUFTY.

MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness #032 - 2015

Restoration/Addition

Owner/Applicant: Paul Tudor Jones II

Address: 1300 S. Ocean Boulevard

Architect: Allan Shope Architect

Project Description: Request approval for restoration, and addition to historic structure which is further described as: General Building Improvements: All roofing will be replaced throughout to match existing; all exterior windows and doors will be replaced throughout to match existing and include hurricane impact-resistant glass; and, new elevator added between basement and third floor. Basement Level: Interior-Bath renovated, gym and staff kitchen/lounge expanded, laundry relocated, staff stair relocated; new windows and exterior doors added to openings below bridge-color, material and glazing pattern to match character of existing windows and doors. First Floor: Interior-existing screen room converted to new master suite, kitchen renovated, existing living spaces converted to guest bedrooms and baths; existing enclosed connector between garage and house removed, replaced with more planter area; existing exterior doors relocated at guest bedroom, replacing small window at former powder room; new exterior glass doors added to existing arched openings at loggia-color, material and glazing pattern to match character of existing doors at sun room; existing exterior glass doors widened at living room, arched area added at top-color, material and glazing pattern to match character of existing doors at sun room; new exterior glass doors added at bath-color material and glazing pattern to match character of existing doors at screening room; new terrace added at screening room-color, material and detailing to match character of existing terrace. Second Floor: Interior-bedroom and bath renovations; existing window openings reconfigured and expanded-color, material and glazing pattern to retain character of existing windows; new hall added, bringing together formerly disconnected areas of second floor - color, material and detailing of addition to match character of existing exterior walls, roofing and windows. Third Floor: Interior-bedroom and bath renovation. Other associated changes as presented.

At the August meeting the project was deferred to the September meeting at the request of the applicant's attorney.

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

ARCHITECTURAL PRESENTATION BY: Allan Shope, Architect
ATTORNEY PRESENT: Maura Ziska

Mr. Shope gave a brief overview of the project, pointing out the areas that are existing and changing in the elevations. Mr. Shope noted the illegal additions reported by Mr. Cooney at the August 19, 2015 meeting. There is one located between the garage and the primary part of the house. Mr. Shope has no preference on what to do with the addition, but would like to leave the decision to the owners. The second non-permitted addition is in the kitchen area. The windows were moved out from the perimeter of the wall to the edge of the loggia. He would like to leave the windows where they are and replace the glass. Referring to the elevation of the side of the house facing the street, he said with the exception of the windows and roof throughout, the only new work being proposed is in the enclosure of the lower area where the landscape vehicles go through to create a small gymnasium and a small connector at the second floor to connect the bedrooms. . He received a comment during a site visit yesterday that the density of the windows proposed had much smaller panes than were on the rest of the house. Mr. Shope submitted a revised sketch of the windows which he displayed, and commented that there are the same number of windows and the same size of openings, but half of the vertical muntins had been eliminated to make the size of the glass virtually identical to all the rest of the windows in the house.

Mr. Shope asked about general maintenance issue procedures and was advised to keep Mr. Lindgren completely informed on what he intends to do, and seek his guidance on how to proceed.

Mr. Shope advised the Commission the project has received approval from the Town Council for tennis court lights. Mr. Lindgren advised that the project would also need LPC approval. Ms. Ziska showed the lighting plan for 8 lights which had been reviewed and approved by the Town Council.

Commission Comments: Very beautifully done, questioned why the East elevation, going to the right is all arched and the dining room and breakfast room were not arched; Has a window manufacturer been chosen as the metal windows in their current location are a nice feature?; Great work; love the arches gives it a lot more Mediterranean flow.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED WITH THE EXCEPTION OF THE MINOR CHANGE TO THE SUBDIVISION OF THE WINDOWS WITH THE MUNTINS PER THE SUBMITTED SKETCH AND RETAINING THE METAL WINDOWS IN THE LOCATIONS AS IS. IT WAS CLARIFIED THAT THE DECISIONS RELATIVE TO THE TWO ILLEGAL ADDITIONS ARE LEFT TO THE OWNER'S DISCRETION.

MOTION SECONDED BY MS. LORENTZEN.

MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness #030 - 2015

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Restoration/Reconstruction/Interior/Exterior Demolition

Owner/Applicant: Robert F. Agostinelli

Address: 196 Banyan Road

Architect: Michael J. Johnson

Project Description: Request approval of restoration, reconstruction, addition, and interior/exterior demolition which is further described as: Removing a flat roof and parapet above the garage and replacing it with a hip roof to match the existing roof. Removing the (3) windows on the south face of the building that would be intersected by the new roof. Lowering the sill of the windows on the west face of bedroom #6 to match the previously approved ones on the east. Enclosing an area under the stairs adjacent to the garage to make a storage room and adding a door from the garage to the exterior. Adding two windows on the south face of the living room that match the window approved on the west wall of the room. Other associated changes as presented. *Please be advised this is a tax abatement project.*

At the August 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 No disclosures

ARCHITECTURAL PRESENTATION BY: Michael Johnson, Architect and Daniel Menard, La Berge and Menard, Design Architect

Mr. Page confirmed that this was approved by Town Council for the record.

Mr. Menard addressed a request from the Commission to replace a flat roof with a parapet with a hip roof. There was also a request to flatten the roof which was very high and pointed, and that has been done. There is also a service stair that goes up to a kitchen from a parking area. This is where the garbage will be stored. They requested to have a small wall under the stairs and also a second wall to hide the garbage so when people are using the lawn area they do not see the garbage bins. There is also a door that will link the garage to where the garbage comes out and this door will be a slab door painted the same color as the house so it is not seen from any location other than the garbage area.

Commission Comments: Everything looks fine; wonderful

MOTION BY MRS. ALBARRAN TO APPROVE AS PRESENTED.

MOTION SECONDED BY MR. GANNON.

MOTION CARRIED BY UNANIMOUSLY.

D. Application for Certificate of Appropriateness #034 - 2015

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Addition to Historic Structure/Vehicular Gate/Exterior Demolition/Awning

Owner/Applicant: The Breakers Palm Beach, Inc.

Address: One South County Rd.

Architect: Peacock and Lewis/Steve Pollio

Project Description: Request approval for addition, vehicular gate, awning and exterior demolition which is further described as: Flagler Club Terrace Awning Structure - Replace existing umbrellas totaling 8 sq. ft. with a 680 sq. ft. awning on the Flagler Terrace, which is on the 6th floor on the west side of the Breakers Hotel. The awning will be supported by aluminum columns and a rigid frame. The awning color will be Breakers "sand" color to blend in; New Engine Room - Building Extension including demolition. Replace existing smokestack (to be demolished) with a new extension of the existing Engine Room in the service court on the north side of the hotel. With the new equipment, the smokestack is no longer needed and will be in the way of the design of the new building that will house the Hotel's equipment including a larger generator (currently 500 KW, will be increased to 600 KW), Diesel Fire Pump, Water heaters, etc. In addition, the smoke stack is deteriorating in the coastal environment and could fail in a high velocity hurricane, per a structural engineer review. The new structure will be an additional 3945 sq. ft. under ac with 786 sq. ft. of covered loading. Access Control Gates - addition of three decorative access control gates on the walkway between the main hotel building and the spa building along the Ponce Promenade. (Vehicular gate to be reviewed by LPC; pedestrian gates to be approved administratively). ***Please be advised this is a tax abatement project.***

At the August meeting a motion carried that implementation of the plans will not cause negative architectural impacts to the subject landmarked property.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Steve Pollio, Peacock and Lewis

Mr. Pollio addressed several comments made in the preliminary review which have been incorporated into the drawings being presented. This is the follow up with the Commission after receiving approval from Town Council. There was a change in the engine room; the overhang was shortened from 3 ft. to 2 ft. The gate in the porte cochere is now curved with a slight arch.

Commission Comments: Thank you for the overhang and arch changes.

MOTION BY MRS. ALBARRAN TO APPROVE AS PRESENTED WITH THE OPTION OF THE VERY SLIGHT CURVE OF THE GATE TO MATCH THE CURVE OF THE ARCH AND THE PRESENTED REDUCED OVERHANG.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

E. Application for Certificate of Appropriateness #035 - 2015

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Rehabilitation

Owner/Applicant: Jan Holdings LLC

Address: 4 El Bravo Way

Architect: Kirchhoff & Associates

Project Description: Request approval for rehabilitation which is further described as: The scope of the work requested relates to the 1927 Mizner designed tower addition, a five story tower with an open roof observation deck. The request includes the following: 1. New aluminum (to resemble wrought iron) gate at the sun deck to provide protection at a turret; 2. New aluminum safety railing (to resemble wrought iron) at perimeter parapet wall; and 3. New wet bar to replace existing (with electrical and water as required.). Other associated changes as presented.

At the August meeting a motion carried that implementation for the proposed variance will not cause negative architectural impacts to the subject landmarked property.

Mr. Page confirmed that this project was approved by Town Council for the record.

Call for disclosure of ex parte communication: No disclosures.

ARCHITECTURAL PRESENTATION BY: Tom Kirchhoff, Kirchhoff & Associates

Mr. Kirchhoff advised the Commission that there have been no changes to the project since last month.

MOTION MADE BY MR. ZUKOV TO APPROVE AS PRESENTED.

MOTION SECONDED BY MRS. ALBARRAN.

MOTION CARRIED UNANIMOUSLY.

F. Application for Certificate of Appropriateness #036 - 2015

Addition to Historic Structure/Landscape/Hardscape/Interior/Exterior Demolition

Owner/Applicant: Joel and Carol Jankowsky

Address: 200 Regent Park Rd

Architect: Asbacher Architecture, Inc.

Project Description: Request approval for addition to historic structure, interior/exterior demolition, and landscape/hardscape which is further described as: The proposed project includes various interior and exterior renovations to the existing landmarked residence originally designed by Clarence Mack in 1958. The renovations include: addition of a new covered porch to the southwest, remove and replace the existing flat roof, add a parapet to the roof at the guest addition (1966 by Wyeth, King and Johnson) and new painted wood garage doors to match

existing. Also proposed: new final hardscape in the area of the porch addition and new final landscape in the rear of the property. Other associated changes as presented.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Kevin Asbacher, Asbacher Architecture, Inc.

Mr. Asbacher gave an overview of the project, as described above, which includes an interior renovation, clearing out the service area and opening up the back yard. A door out of a master bathroom will be removed making it a window and a small parapet will be added to the top of the once staff suite to hide the air conditioning unit on the roof. A small covered porch will also be added at a bedroom suite. A walled enclosure will be built for all the equipment that was in the service yard. The bay window added by Ames Bennett will be replaced with a double window and the existing garage doors will be replaced with more updated wood overhead doors to match the existing aesthetics. A parapet on the front elevation will be extended up to hide a/c units. Any of the replacement windows and doors will be custom made out of mahogany so the styles and rails and the character of the windows can be matched.

The Landscape Architect was unable to make the meeting, Mr. Asbacher walked the commission through what they are proposing. There is an 18-20 ft. hedge around all four sides of the house, which will be left. The round hedge which is matched on the other side of the street will be left. A three tier much lower hedge is being proposed on the inside of the tall hedge on three sides. Removal of most of the landscaping in the service area, except two mature trees and some smaller hedging around the house, will be removed. The color of the house will remain the same.

Commissioner Comments: All the changes that have been done are bettering the project; great job!

**MOTION MADE BY MRS. ALBARRAN TO APPROVE AS PRESENTED.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

G. Application for Certificate of Appropriateness #037 - 2015

Addition to Historic Structure

Owner/Applicant: Jeffrey & Mei Sze Greene

Address: 1200 South Ocean Blvd.

Architect: Bridges, Marsh & Associates

Project Description: Request approval for addition to historic structure which is further described as: Proposed addition of a casual dining area within north side of the existing courtyard. Other associated changes as presented.

Since the applicants architect had not yet arrived, the following motion was made.

A MOTION BY MRS. ALBARRAN WAS MADE TO DEFER THIS ITEM TO THE END OF THE AGENDA.

MOTION SECONDED BY MR. COONEY

MOTION CARRIED UNANIMOUSLY.

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

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges, Marsh & Associates.
OTHERS WHO TESTIFIED: Emily Stillings, Historic Preservation Consultants

Later in the meeting, when this item was re-called, Mr. Marsh stated the area for discussion is part of an interior court yard which was created with the last additions. The courtyard is not apparent from any view and is pretty isolated. Initially it was thought the courtyard would be much more utilized but it is actually underused. The applicant proposed to bridge this area with a very modest 600 sq. ft addition. The section is going to be a very clean connection. The architecture is going to contrast a little bit. We are trying to use the Secretary of the Interior Standards, but are maintaining all the embellishments and all the architectural detail that currently exists. This addition can always be removed at a later date. It is designed as an infill element and the fenestration and colors will match what is currently there.

Commission Comments: There was a lengthy discussion regarding the contrast to the original Mizner structure; would like to see the addition brought back to Mizner looking; It would give it a harmony that at the moment it lacks; seems that with gradual whittling away at structures, you eventually have a landmarked structure that bears little resemblance to the initial architects dream or owners dream; This seems to be a whittling away of concept; This is just a further burying of the landmark.

MOTION MADE BY MRS. ALBARRAN TO DEFER THIS PROJECT UNTIL NEXT MONTH AND HOPEFULLY DO SOMETHING THAT FITS IN A LITTLE BIT BETTER WITH THAT LITTLE COURTYARD TO STUDY THE POSSIBILITY OF THE ARCHES AND THE MANSARD ROOF THAT WOULD CONTINUE THE ONE THAT'S THERE NOW.

MOTION SECONDED BY MS. HUFTY.

MOTION CARRIED UNANIMOUSLY.

H. Application for Certificate of Appropriateness #038 - 2015

Rehabilitation/Addition to Historic Structure

Owner/Applicant: Myron Miller

Address: 134 El Vedado

Architect: MP Design & Architecture

Project Description: Request approval for rehabilitation and addition to historic structure which is further described as: Renovation of existing one-story family room at rear facing portion of house. Replace existing flat roof with new flat tile clay roof to match existing house at area of family room and addition of 32 square feet. Other associated changes as presented.

Call for disclosure of ex parte communication: Disclosures by Mr. Zukov and Mr. Cooney.

ARCHITECTURAL PRESENTATION BY: Caroline Forrest, MP Design & Architecture

Ms. Forrest advised the Commission that the area of the property that will be discussed is in the rear of the property and not seen by the street. A small change will be made to add two windows. There will be a total of 32 sq. ft. that will be added in order to remove a jog. The project also includes roof changes and window/door changes.

Commissioner Comments: The house always used to have the tudor half timbers that were dark and at some point someone painted them out. Would the owner be willing to strip the paint off and bring it back?; Maybe at a future date that would be something they would want to do.

**MOTION MADE BY MR. ZUKOV TO APPROVE AS PRESENTED.
MOTION SECONDED BY MR. SILVIN.
MOTION CARRIED UNANIMOUSLY.**

IX. OTHER BUSINESS:

A. Informal Review: 210 Via Del Mar

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Robert and Linnette Miller

Architect: Smith and Moore Architects, Inc.

Project Description: 210 Via Del Mar is a landmarked property. 204 Via Del Mar is a vacant property. Due to the previous owner (who owned both properties) locating a/c units on the vacant property for the 210 house and entering into a Unity of Title, the properties were considered combined. A termination of the Unity of Title was recorded and the a/c units were moved back to the 210 property, however, the Town still considers the properties as one, although they are owned by two different owners. The request herein is to split the properties back to their previous condition as two separate parcels and that requires three variances (lot coverage, front yard landscaped open space and side yard setback).

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

ARCHITECTURAL PRESENTATION BY: Peter Papadopoulos, Smith and Moore Architects, Inc.
OTHERS WHO TESTIFIED: Maura Ziska

Ms. Ziska testified that the applicant is not asking for approval for any houses. This is retroactive approval to split the properties back to the way they were before they were combined. At one point a previous owner had put a/c units on the vacant parcel and at that time the Town considered it all one parcel, which would have made the east setback to the house conforming. The front yard landscape space conforming, and the lot coverage conforming. Technically the property is considered combined as a Landmark. They are here today to get the Commission's recommendation to the Town Council to get the variances for the lot coverage, the front yard green space and the east side yard setback to the house and basically revert it back to the way it was before the a/c units were placed on the vacant parcel.

Commissioner Comments: Do you consider this in our purview?; This is just following our normal procedure with anyone who would need a variance; The property that they are moving the a/c units back to is a landmarked property; It's appropriate for Landmarks.

**MOTION BY MRS. ALBARRAN THAT IMPLEMENTATION OF THE PROPOSED
VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE
SUBJECT LANDMARKED PROPERTY AND ONLY THE 210 PARCEL BE
LANDMARKED.**

**MOTION SECONDED BY MR. GANNON.
MOTION CARRIED UNANIMOUSLY.**

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

Mr. Cooney acknowledged Cindy Delp for her service to the Town for 30 years.

Mr. Page referred to last month's meeting pertaining to the replacement of Australian Pines in the Town, particularly on Wells Rd. which is a Landmarked scenic vista. Mr. Randolph was contacted to see what his records showed and he is still in the process of checking with the State and with an expert that the Town brought in at the time. The issue is the State has declared Australian Pines are an invasive species, however, the Town has a landmarked vista on Wells Rd. As trees occasionally die the Town wanted to have the ability to replace those dead trees with new Australian Pines. In order to do that we have to obtain a special exception from the State. We know we started that process, but we are looking for final confirmation that that happened. Mr. Page will keep the commissioned informed

XI. ADJOURNMENT:

The meeting was adjourned at 11:11 a.m. without benefit of a motion.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, October 21, 2015 at 9:30 in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Rd, Palm Beach.

Respectfully submitted,



Edward Austin Cooney, Chairman
LANDMARKS PRESERVATION COMMISSION

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