



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

WEDNESDAY, AUGUST 19, 2015, 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 of the meeting by contacting Cindy Delp, Secretary to the Landmarks Commission at (561) 227-6408.

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	ABSENT (excused)
William J. Strawbridge, Jr., Member	PRESENT
Richard Rene Silvin, Alternate Member	PRESENT
Carol N. Wyett, Alternate Member	ABSENT (excused)
Jacqueline Weld Drake, Alternate Member	PRESENT

Mr. Cooney noted that Mr. Silvin would be voting today due to Mrs. Lorentzen's absence.

Staff Members Present: John S. Page, Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, Cynthia Delp, Secretary to the Landmarks Preservation Commission and Nancy Roedel. John C. Randolph, Town Attorney, did not attend the meeting.

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES OF THE JULY 23, 2015 MEETING:
MOTION BY MRS. ALBARRAN FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. GANNON.
MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE AGENDA:

Mr. Lindgren asked for re-ordering of the agenda, switching items A&B, to allow the bridge to be heard first.

**MOTION BY MRS. ALBARRAN FOR APPROVAL OF THE AGENDA AS AMENDED.
MOTION SECONDED BY MS. HUFTY.
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):

Mr. Page introduced Nancy Roedel as interim secretary for the Landmarks Preservation Commission in light of Mrs. Delp's upcoming retirement after 30 years of employment.

VIII. PUBLIC HEARINGS:

B. Application for Certificate of Appropriateness #016 - 2015

New Southern Boulevard Bridges

Owner/Applicant: State of Florida Dept. of Transportation

Address: Southern Boulevard Bridges (part of Southern Boulevard Bridge Scenic Vista)

Architect: Woodroffe Corporation Architects

Project Description: Request approval for bridge replacement which is further described as: Replacement of the SR-80/Southern Boulevard bridges over the Atlantic Intracoastal Waterway (AICWW) and Tide Relief Canal. These bridges have been deemed structurally deficient and have exceeded their design life. The replacement project follows a PD&E Study which obtained FHWA Location and Design Concept Acceptance (LDCA) by complying with all applicable requirements of the National Environmental Policy Act (NEPA), and other associated changes as presented.

At the June meeting, a motion carried for approval as presented, with a deferral of the lighting, final landscaping, colors and obelisks to the August 19, 2015 meeting.

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

ARCHITECTURAL PRESENTATION BY: Luis Costa, Consultant for the DOT for the Southern Boulevard Bridge project.

OTHERS WHO TESTIFIED: Nancy Murray

Mr. Costa provided a brief overview of the project's progress to date. He stated that there have been five Bridge Aesthetic Committee meetings to date, and this is the third appearance at an LPC meeting. Design elements discussed today: Entry elements (concrete obelisks with coquina accents and a finial with light fixture on top) on both ends of the bridge...two at west end of the bridge and two at the east end of the tide relief bridge, and all four will match; color scheme as presented; Omega light fixtures on an Oxford 3 ft. base and fluted pole....entire pole/fixture is 25 ft. tall when mounted on a pedestal with a 6 ft. arm; and, landscaping plan as presented and approved by the Garden Club, with the bulk of the landscaping concentrated on the Causeway. Mr. Costa discussed the timeline related to construction.

Commission Comments: Issue with placement of light poles...prefer that they be paired instead of staggered; decrease the lighting level if necessary to allow for paired lighting; concern that lights shown have no bracket for stability; staggered lights are pleasing per the rendering; very beautiful.

Nancy Murray, 249 Monterey Road, representing the Garden Club, commented that the landscaping plan is exceptional. She anticipated that all persons would be pleased with the end result. She noted that there is no irrigation here, so drought tolerant native plants were chosen.

Commission Comments (continued): Really need more shade in town...did you look for bigger canopies?; landscape palette is nice and diverse and will blend well with the adjacent areas; love the light fixture at the top of the obelisk; perhaps angle the obelisk so it does not come down like a soldier; like the obelisk better squared; any way to arch the coquina insets on the column to reflect the arches on the bridge?; like the inset squared, as drawn; like solid effect as drawn and they should be symmetrical.

MOTION BY MS. HUFTY THAT THE STATE LOOK AT MAKING CURVES ON THE INSET AT THE TOP AND THE BOTTOM TO REFLECT THE GAZEBO AND THE TENDER'S HOUSE, AND APPROVE THE REST AS PRESENTED.

MOTION SECONDED BY MR. SILVIN.

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

Mr. Cooney asked Mr. Costa to keep the LPC informed as to progress, color choices, and any other updates.

A. Application for Certificate of Appropriateness #026 - 2015

Rehabilitation/Demolition/Sign/Awning/Landscape/Hardscape

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION

Owner: Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A., successor by merger to First Union National Bank of Florida

Applicant: Wells Fargo Bank, N.A. & Wells Fargo Advisors, LLC

Address: 239, 251 & 255 S. County Road and 151 Royal Palm Way

Architect: Glidden Spina + Partners, Keith Spina

Project Description: Request approval for rehabilitation, interior and exterior demolition, sign, awning, exterior color change, and landscape/hardscape which is further described as: A portion of the property known as "255 S. County" is landmarked as follows: 15 ft. from the face of the building along South County Road toward the east, starting at the southernmost John Volk building that has finials on top, north to the corner of Seaview Avenue and that building's north facade. The project proposes to rehabilitate and preserve the existing buildings which include the landmarked portions of this property. The work will include replacing all windows and doors, repairing any cracks in the existing exterior stucco walls, replacement of all existing mechanical, electrical and plumbing systems throughout the building, repair of the existing parking lot to eliminate storm water drainage issues, new landscaping and re-painting of the entire property. In addition to this work, we will be demolishing and reconstructing portions of this property that are not part of the landmarked building. We also propose to remove the existing First National Bank sign and replace it with Wells Fargo signage. Other associated changes as presented.

At the July meeting, a motion carried that implementation of the proposed special exception will not cause negative architectural impacts to the subject landmarked property, but only referring to the four points that you mentioned, not at all to the look of the architecture.

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

ARCHITECTURAL PRESENTATION BY: Danny Brown and Joe Gomes, Glidden Spina + Partners

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

Mr. Brown reported that the project received approval at the Town Council meeting last week. Today's presentation was in response to the comments made at the last LPC meeting regarding the windows on the south elevation, more detailed black and white drawings, colors, window sample, removal of fire escape on the east side of the building, the issue of the height of the new addition as viewed from South County Road, the bank sign at the corner, and discussion relative to landmarking the south building.

Mr. Lindgren corrected Mr. Brown's testimony to reflect that the Town Council did not approve some of the bank's proposed signage. The First National Bank signs are to remain per a previous approval. The applicant would have to submit a separate application to "touch" either one of those signs. He also noted that no signage is permitted on Seaview per a previous approval, so that proposed sign is not permitted either.

Attorney Harvey Oyer stated that the client has agreed to hold off on the signage. He noted that he disagreed with the staff's interpretation relative to the First National Bank sign at the corner of Royal Palm Way and South County Road and explained his reasons. Staff had also informed the applicant that there was a noticing issue relative to the proposed removal of that sign, and Mr. Oyer likewise disagreed with that interpretation. Mr. Lindgren interjected that when listening to a past meeting, the applicant volunteered to keep the corner sign. Mr. Oyer maintained that although it may have been discussed, it was not part of the zoning approval at that time.

Mr. Brown continued with the presentation pursuant to the submitted plans, with details to include: Windows on south facade of existing building will now match windows on west facade; height of new building to east was reduced by 1 ft.; revised window detailing with sample shown; on arched window(s), removed thicker horizontal muntin and replaced with standard muntin size; color samples as presented: Benjamin Moore Cotton Balls, BM Cream Fleece, BM Oakridge, and BM Weston Flax, with the intent to paint each of the buildings a slightly different color; window details as presented on overhead projector; black and white drawings as presented on overhead projector; and as to the fire escape on the east side, since the building will be fully sprinkled and based on the layout, the fire escape can be removed by code.

Mr. Gomes stated that the hardscape at the new rear patio area will be revised and will return to the LPC for review.

There was a discussion as to why the LPC is reviewing changes to the south building which is not landmarked. Mr. Oyer stated that there is a long standing interpretation by the Town Attorney that if any portion of a property is landmarked, then the entire property falls under the jurisdiction of the LPC. Mr. Oyer agreed that the LPC properly has jurisdiction over the south building.

Members expressed opinions, both pro and con, relative to the color palette and the plan to make each building distinct by color. Mr. Brown stated that they plan to paint large samples of color on the buildings and review the colors, since this is the first attempt at a color palette.

Other Commission Comments: On west elevation, you are removing a marquis awning...that was a nice detail...it may look too bare without it; keep the metalwork detailing in the arched window; on west elevation at north end: would be nice if it could be just one piece of glass; west elevation exterior doors (L): clad the doors with wood to retain the decorative details, keeping the paneled doors like the existing; restore tile work above third floor windows on Wyeth section; retain ironwork details at second floor window above door.

MOTION BY MS. HUFTY TO ACCEPT THE ADDITIONAL CHANGES AS PRESENTED FOLLOWING UP TO LAST MONTH'S MEETING AND THE ACCEPTANCE LAST WEEK BY TOWN COUNCIL, AND A POSSIBLE RE-LOOK AT SOME OF THE COLORS, THAT THE COLORS WILL REMAIN MODULATED BY ARCHITECT, AND RETAIN THE AWNING ON THE CORNER AND WOOD PANELED DOORS, AND REPLICATE SOME OF THE IRONWORK, AND DEFER THE COLOR ISSUE TO DECEMBER.

MOTION SECONDED BY MRS. ALBARRAN.

MOTION CARRIED UNANIMOUSLY.

****Staff Note: The project plans include many signs, all of which are approved by virtue of the motion above, except for any proposed changes to the two existing First National Bank signs, and except for the proposed sign on Seaview Avenue which is not approved.**

C. Application for Certificate of Appropriateness #006 - 2015

Landscape/Hardscape and Minor architectural changes

Owner/Applicant: The Palmeiral Revocable Trust, Maura Ziska as Trustee

Address: 801 S. County Road

Architect: Michael J. Johnson Architect

Project Description: Request approval for landscape/hardscape and minor architectural changes at garage structure which are further described as: Architecture-As built garage changes as presented; Landscape-As built landscape changes as presented; and, other associated changes as presented. *Please be advised that this is a tax abatement project.*

At the March meeting, a motion carried to approve the landscaping as built. A second motion carried to approve the architecture, as presented, except to defer, for individual site visits, to look at the garage doors, including the smaller one. At the April meeting, a motion carried for deferral to the May meeting at the request of the architect. At the May meeting, the architect asked to be heard informally only, and a motion carried advising the architect to bring the 5.5" vertical boards back for formal approval. At the June meeting, a motion carried for deferral to the July meeting advising the applicant to return with a sample of what the applicant wants to do and of the composite, for comparison. At the July meeting, the project was deferred to August at the request of the architect.

Call for disclosure of ex parte communication: Disclosures by Mr. Strawbridge and Mrs. Albarran

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

Mr. Johnson introduced Mr. Menard who presented the project in accordance with the submitted plans. The remaining issue, the treatment of the garage doors and golf cart door, was the focus of today's presentation. He stated that they had originally proposed vertical composite panels, but the owners objected to them preferring fake wood aluminum doors. Mr. Menard happily reported that he had convinced his client to move forward with wood panels applied to metal doors. He also presented an option with black straps to tie in with the lanterns on the house. After discussion as to whether to use the brackets, the following motion was made:

MOTION BY MRS. ALBARRAN TO ACCEPT AS PROPOSED WITH COMPOSITE PLANKS VERTICALLY ON THE GARAGE DOORS AND NO BRACKETS.

MOTION SECONDED BY MS. HUFTY.

MOTION CARRIED 5-2, WITH MR. STRAWBRIDGE AND MR. ZUKOV OPPOSED.

D. 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.

Mr. Lindgren recommended that this item be removed from the agenda. The applicant has informed Mr. Lindgren that they will keep the existing windows since replacing them with real wood windows would be four times the cost of the proposed aluminum ones. Since no formal letter from the applicant had been received, Chairman Cooney recommended for deferral.

MOTION BY MRS. ALBARRAN FOR DEFERRAL FOR ONE MONTH (TO SEPT.)

MOTION SECONDED BY MR. GANNON.

MOTION CARRIED UNANIMOUSLY.

E. Application for Certificate of Appropriateness #028 - 2015

Rehabilitation/Landscape/Hardscape

Owner/Applicant: TGS Florida, LLC c/o Jane Goldman

Architect: Smith and Moore Architects, Inc., Peter Papadopoulos

Address: 1095 N. Ocean Boulevard

Project Description: Request approval for rehabilitation and landscape/hardscape which is further described as: Request approval for rehabilitation of 1095 North Ocean Boulevard and landscape/hardscape design to include: Replacement of existing fenestration with wood impact windows/doors; addition to east covered dining loggia and deck above; alteration to family room bay and deck above; new south facing covered family room loggia; reconfigure existing covered walkway as open air trellis structure; temporary removal of an 18 ft. wide section of southern end of landmarked perimeter wall along N. Ocean Blvd. for access and safety during construction, wall to be restored at completion of project. Hardscape changes to include: renovation of vehicular area along N. Ocean Blvd.; renovation and expansion of driveway; new layout at upper entry courtyard; revised swimming pool profile and new spa to north of pool cabana. Landscape changes to include: renovation along N. Ocean Blvd. and driveway; new landscaping at upper entry courtyard and at lower level adjacent to trellis structure with new fountain. Other associated changes as presented

At the July meeting, a motion carried for approval as presented, with the five comments mentioned by Mr. Cooney and requiring the project to return to the August meeting.

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

ARCHITECTURAL PRESENTATION BY: Peter Papadopoulos, Smith and Moore Architects

LANDSCAPE PRESENTATION BY: Keith Williams

Mr. Papadopoulos returned to the LPC with revised plans pursuant to comments made last month. He explained that the changes address the following issues: Fountain designs; keeping some of roof tiles on existing walkway toward west end near the landmarked gate (will keep just under 9 ft. of roof tiles which ties into the column and the existing roof structure on the west end); tennis court fencing; adding more landscape buffering on the north property line; and, insuring that the landmarked site wall is completely restored when construction is completed. He stated that where they are proposing to remove some of the existing site wall for construction and safety during construction, after studying the site and vegetation, they are proposing a slightly altered location dead centered on the tennis court. This location interferes less with the neighbors across the street, and ties in with the landscaping.

Mr. Williams continued with the landscape/hardscape pursuant to the revised plans. As for buffering at the north property line, palm trees were originally proposed and there is no change to that plan due to space constrictions. Other design elements include: Two fountains floating in gardens on upper terrace underneath Ficus tree with coral coping and 3 jets bubbling water and fountain interior in Moorish tiles; linear (east/west) fountain on the north side of the loggia with interior and exterior clad in Mediterranean tile, and three fire bowls; fountain clad in coral in Knot garden; and wall fountain with water cascading down to the tennis court level (wall clad in split face travertine and divided into three sections by columns); and, revised plan for wall fountain with column capital and base, and photos of tiles, both as presented on overhead projector.

Commission Comments: Did you consider any antique tiles at all?; preference for distressed look on tiles; would prefer garden to tennis court in future; issue with the entry as designed...have wall at your shoulder...looks like back stairs; love what you have done...love the fire and water...stunning; would love to see tennis court replaced with garden; what about chain link fence around tennis court? (*Mr. Williams responded that they intend to seek a variance to not have the fence.*).

**MOTION BY MRS. ALBARRAN FOR APPROVAL AS PRESENTED WITH THE LITTLE DETAIL OF THE FOUNTAIN, THE COLUMN CAPITAL AND BASE.
MOTION SECONDED BY MR. GANNON.
MOTION CARRIED UNANIMOUSLY.**

Let the record show that there was a short recess from 11:25 a.m. to 11:33 a.m.

F. Application for Certificate of Appropriateness #031 - 2015

Re-Roof

Owner/Applicant: Peter A. Dankin

Address: 255 Via Bellaria

Contractor: Florida Roofing & Solar LLC, Lou Crispino

Project Description: Request approval for re-roof which is further described as: This is a re-roofing project consisting of removing the existing flat clay tile roof and underlayments down to the existing 2x6 decking, re-nail according to code and install a new underlayment, secondary water barrier, and new flat clay tile roof with 16 oz. copper trim to match the existing roof assembly. Other associated changes as presented.

Call for disclosure of ex parte communication: No disclosures

ROOFING PRESENTATION BY: Lou Crispino, Florida Roofing & Solar

Mr. Crispino presented samples of the new proposed Santa Fe roof tiles which are the closest replacement product as to color and size. There is no change to the roof slopes.

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

G. 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

Please be advised that the applicant's attorney has requested deferral to the September meeting.

**MOTION BY MRS. ALBARRAN FOR DEFERRAL TO THE SEPTEMBER MEETING.
MOTION SECONDED BY MR. GANNON.
MOTION CARRIED UNANIMOUSLY.**

Mr. Cooney reported that in researching this project, the architects have discovered two small additions which were constructed without LPC or Building Department approval under a previous owner. The applicant is fully aware that they could be asked to remove those additions.

H. Application for Certificate of Appropriateness #033 - 2015
Restoration/Rehabilitation/Reconstruction/Interior Demo

Owner: Victor Spilotro

Applicant: Mr. and Mrs. Victor Spilotro

Address: 200 Via Bellaria

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

Project Description: Request approval for restoration, rehabilitation, reconstruction and interior demolition which is further described as: Partial window and door replacement, interior renovation, and re-roof replacement to match existing barrel tile roof. Other associated changes as presented.

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

ARCHITECTURAL PRESENTATION BY: Jeffery W. Smith, Smith Architectural Group

Mr. Smith presented the project in accordance with the submitted plans and as described above for this 1928 Fatio designed home. Project elements include: Partial window restoration using wood hurricane windows; re-roof entire building with matching barrel tiles; front elevation: add shutters to some of second floor windows per original plans, add French door, change number of lites to match original plans, add original metal grill back; east elevation: close up bath window, add decorative shutters over garage, add two punctures with grills at garage, and change window to French door; north elevation: add shutters to second floor, add grill work per original plans, change to two first floor windows; west elevation: several fenestration changes including removal of 3 windows; south elevation: add shutters at second floor, add grillwork, and fenestration

changes; Guest house: Change picture window to plate window with divided lites and add grill work; add covered bar-b-que grill at pool house.

Commission Comments: Nice to see it being returned to what it was...less is more...great clean up job; you are removing 4-5 windows...perhaps the upstairs bath window should be retained because it alters that facade.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SILVIN.

MOTION CARRIED UNANIMOUSLY.

IX. OTHER BUSINESS:

A. Informal Review: 196 Banyan Road

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Robert F. Agostinelli

Architect: Michael J. Johnson Architect

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 that this is a tax abatement project.*

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

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

Mr. Johnson introduced Mr. Menard to provide the presentation pursuant to the submitted plans and as described in detail above. The project requires the approval of two street side yard setback variances. The two windows are being requested in the living room to open views to the garden.

Commission Comments: On A4, can you lower the hip of the roof?; agree that it should be lowered.

Mr. Lindgren read the requested variances into the record.

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

MOTION SECONDED BY MR. SILVIN.

MOTION CARRIED UNANIMOUSLY.

B. Informal Review: 1 S. County Road

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S) SPECIAL EXCEPTION AND SITE PLAN REVIEW

Owner/Applicant: The Breakers Palm Beach, Inc.

Architect: Peacock and Lewis Architects, 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~~ 900 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 that this is a tax abatement project.***

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

ARCHITECTURAL PRESENTATION BY: Steve Pollio, Peacock and Lewis

ATTORNEY PRESENT: Jamie Crowley, Gunster Yoakley

Mr. Pollio presented the project in accordance with the submitted plans and as described in detail above. New Awning on 6th Floor: The sand colored awning would replace numerous existing umbrella awnings, and will be kept low enough so that it does not interfere with the Juliette balcony above. Engine Room Expansion: This part of the project represents a functional need for the hotel in this back of house service area of the hotel. To house some of the new equipment like boilers, generator, etc., the expansion is necessary, together with the removal of the smoke stack and tanks, etc. A hipped roof will be added. The addition will have less articulation than the main hotel, but some arches and pediments have been introduced for some architectural character.

Commission Comments: The overhang appears excessive; the architectural drawing of the addition is great, but the rendering is bad...needing detail...proceed according to the architectural drawings presented; congratulations on project...it's great that the smoke stack is coming down; concern regarding the exhaust (A6)...make sure it is the same size all the way up; ironic that the more noticeable change will be the awning rather than the back of house area; will miss the smoke stack.

Access Control Gates: The hotel needs to add a gate as a safety item to close off the staging area for the Ponce ballroom from pedestrians. This is an ornamental gate which will only be temporarily closed during staging.

Commission Comments: The curve of the arch needs to be flat to match the curve of the arched entry; the smoke stack teaches a lesson that perfection is not perfect; will miss the smoke stack; would love to re-visit the gate design when you come back; either match the arch or have no arch; the "squiggles" are gratuitous...perhaps eliminate them.

Attorney Jamie Crowley stated, for the record, that there is an error in the project description regarding the generator. It will be a 900 kw generator, not a 600 kw generator.

MOTION BY MR. ZUKOV THAT IMPLEMENTATION OF THE PLANS WILL NOT CAUSE NEGATIVE ARCHITCTURAL IMPACTS TO THE SUBJECT LANDMARKED PROPERTY.

MOTION SECONDED BY MR. GANNON.

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

C. Informal Review: 4 El Bravo Way

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Jan Holdings LLC

Architect: Kirchhoff & Associates Architects

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.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff, Kirchhoff & Associates Architects

ATTORNEY PRESENT: Maura Ziska for the applicant

Mr. Kirchhoff explained that the client wants to make sure that the rooftop observation deck is safe, thus the request is for a gate and safety railing (single piece of metal twisted rod with a medallion at each crenulation). A bar and seating will be installed and built in so it is secure. The requested variance is needed for overall height.

Commission Comments: Like it how it is, but sensitive to safety needs...it could always be removed later; any other less visible solution?; we could stipulate that it could be removed with a staff approval only in the future; and, it's a shame, visually, to have that, but I understand the safety requirement.

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

MOTION SECONDED BY MRS. ALBARRAN.

MOTION CARRIED UNANIMOUSLY.

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

Mr. Silvin suggested that the Town be pro-active relative to traffic, security and stability of the temporary Southern Boulevard bridge and new Southern Boulevard bridge should Mr. Trump become a presidential nominee. Mr. Lindgren opined that the DOT will likely over-design the new bridge.

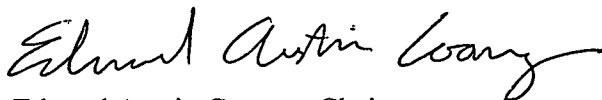
Mr. Strawbridge stressed the importance of saving large trees whenever possible, especially in light of the number of new homes being constructed in the north end. Ms. Hufty mentioned that in Aspen there is a girth requirement, so that trees of a certain girth need to be replaced with like-girthed trees. Mrs. Albarran brought up the Wells Road Scenic Vista where State prohibited Australian Pines are being replaced by Podocarpus, but they really do not have the same effect. Mr. Cooney recalled that Gulfstream had received an exemption from the State to allow re-planting of Australian Pines in their canopy, and he thought the Town had applied for a similar exemption. Mr. Page thought that the Town was approved for such an exemption, but he will check on it. Mr. Cooney stated that Australian Pines grow very fast with little care, so he encouraged the Town to plant some for future replacements. Australian Pines at the Causeway at the Southern Boulevard Bridge and those on the Breakers Pine Walk were also discussed.

XI. **ADJOURNMENT:**

The meeting adjourned at 12:57 p.m. without benefit of a motion.

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

Respectfully submitted,



Edward Austin Cooney, Chairman
LANDMARKS PRESERVATION COMMISSION

cmd