



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

THURSDAY, JULY 23, 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	ABSENT (excused)
Nikita Zukov, Member	ABSENT (excused)
Jacqueline Albarran, Member	PRESENT
Page Lee Hufty, Member	ABSENT (excused)
Rachel Lorentzen, Member	ABSENT (excused)
William J. Strawbridge, Jr., Member	PRESENT
Richard Rene Silvin, Alternate Member	PRESENT
Carol N. Wyett, Alternate Member	PRESENT
Jacqueline Weld Drake, Alternate Member	ABSENT (excused)

Staff Members Present: John S. Page, Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, Janet Murphy and Emily Stillings, Staff Historic Preservation Consultants, and Cynthia Delp, Secretary to the Landmarks Preservation Commission. John C. Randolph, Town Attorney, and Paul Brazil, Director of Public Works, were present for part of the meeting.

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES OF THE JUNE 17, 2015 MEETING:

MOTION BY MRS. ALBARRAN FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MRS. WYETT.

MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE AGENDA:

MOTION BY MRS. ALBARRAN FOR APPROVAL OF THE AGENDA.

MOTION SECONDED BY MR. SILVIN.

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): None

VIII. PUBLIC HEARINGS:

A. 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.

Please be advised that the architect has requested deferral to the August meeting.

MOTION BY MRS. ALBARRAN FOR DEFERRAL TO THE AUGUST MEETING.

MOTION SECONDED BY MR. SILVIN.

MOTION CARRIED UNANIMOUSLY.

B. 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.

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

MOTION BY MRS. ALBARRAN FOR DEFERRAL TO THE AUGUST MEETING.

MOTION SECONDED BY MR. SILVIN.

MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness #019 - 2015

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION

Temporary Grass Valet Parking

Owner/Applicant: The Society of the Four Arts, Inc., Harvey Oyer, Esq., Agent

Address: 2 Four Arts Plaza

Architect: The Wantman Group, Bryan R. Donahue

Project Description: Request approval for temporary grass valet parking which is further described as: A request for a Certificate of Appropriateness ("COA") for temporary valet grass parking for special events not to exceed thirty (30) times per calendar year. The applicant operates a non-profit cultural use in the R-B zoning district. The Four Arts provides special events for lectures, art viewings, concerts, films, private parties and live broadcasts of the Metropolitan Opera along with other cultural affairs for its patrons. 26 temporary valet parking spaces will utilize the large landscaped island area no more than 30 times per calendar year. The upgraded natural grass material will be installed by GrassPave2 which is a pervious stabilized grass parking system which maintains the integrity of the existing natural grass surface and appearance.

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

Call for disclosure of ex parte communication: No disclosures

Chairman Cooney reported that since the last meeting, the Town Council has approved the special exception. The project has returned today to the LPC for formal approval.

Mr. Lewis briefly reviewed the project which had been presented informally, yet in detail, last month pursuant to the submitted plans and as described above for the temporary grass valet parking to be used on Tuesdays and Saturdays when traffic is heaviest at the Four Arts. The GrassPave 2 system allows for a stabilized parking system for 26 vehicles on those days, but maintains the appearance of the grass surface when it is not in use for parking. GrassPave 2 is placed 8" under the ground and is a pervious system.

MOTION BY MRS. ALBARRAN FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. WYETT.

MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness #017 - 2015

Renovations and Improvements

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW

Owner/Applicant: Town of Palm Beach, Thomas G. Bradford, Town Manager

Address: 360 S. County Road, Town Hall Square Historic District between Brazilian Avenue and Chilean Avenue

Architect: SMI Landscape Architecture, Inc.

Project Description: **PROJECT NAME: TOWN HALL SQUARE STREETSCAPE AND INFRASTRUCTURE IMPROVEMENT PROJECT PHASE II** Project includes renovations to the Town Hall Historic District, specifically all areas between building faces of properties fronting State Road A1A (South County Road) between Brazilian Avenue and Chilean Avenue, including the Town of Palm Beach owned properties within the median of State Road A1A.

Proposed improvements include: Roadway paving, grading and drainage improvements, utility improvements, new tabby sidewalks, new street tree and landscape plantings, new landscaping and hardscaping in Town Hall public open space (Town owned parcels in the median of State Road A1A where the Memorial Fountain is located), addition of 4 parking spaces, crosswalk modifications, traffic and parking signage, landscape and street lighting improvements, benches, small tables and chairs, and a low fence around the proposed lawn area south of the Mizner Memorial Fountain. The project slightly modifies most of the parking along the east and west sides of S.R. A1A to accommodate new landscaping nodes. The net result is an addition of 4 spaces within the project area. The parking modifications do not require travel lane modifications to accomplish. The existing U-Turn lanes on the north and south ends of the Memorial Fountain / Town Hall area are being modified to add green space. The crosswalk at Australian Avenue that crosses south bound traffic will be relocated to the north of the intersection to increase pedestrian visibility. Proposed signage to control traffic and parking will be implemented in accordance with FDOT and Town of Palm Beach Public Works requirements. Permit applications for all of these improvements will need to be submitted to the FDOT for review and approval, as they have jurisdictional control over the roadway.

The project will require a special exception with site plan review to modify the Town Hall public open space as follows:

1. Reconstruction and repair of the existing Memorial Fountain Plaza hardscape, plaza, steps, balustrades, walls, and rill.

2. Landscaping improvements consisting of new Live Oak trees south of the fountain, Royal Palm trees to replace the existing Royal Palm Trees that flank the reflecting pool, new Tabebuia trees on each side of the main fountain, potted plants along the reflecting pool, and various shrubs and groundcovers throughout the park and fountain area.
3. Irrigation improvements to provide water to the above listed landscaping improvements.
4. Hardscape, sidewalk, and curb improvements to provide pedestrian connections from the Town Hall area and crosswalks to Memorial Fountain to provide public access. A 30-inch tall decorative aluminum fence will surround the lawn area south of the fountain. Benches will be added along the reflecting pool for public seating. Cafe tables and chairs will be added under the Live Oak trees near the lawn area south of the fountain.
5. The sidewalks and ramp to the building entrance on the north side of Town Hall will be reconfigured. Sidewalks will extend from Town Hall to the lower plaza of the fountain.
6. Landscape lighting and ancillary electrical improvements to support the lighting will be made to illuminate the landscaping improvements.
7. Associated Paving, Grading, and Drainage infrastructure improvements to support the above listed elements will be performed. Currently, curb and gutter exists that allows runoff from the eastern lanes of South County Road to be conveyed westerly, across Memorial Park south of the fountain, to the western portion of the roadway to be collected by an existing catch basin. In order to create a continuous lawn area south of the fountain, a new catch basin with associated piping will be constructed on the east side of Memorial Park so that the existing curb and gutter that cuts across the proposed lawn area can be removed.
8. Traffic and Parking regulatory and enforcement signage in accordance with FDOT and Town of Palm Beach Public Works requirements will be installed.

At the June meeting, a motion carried that implementation of the special exception and site plan review will not cause negative architectural impacts to the subject landmarked property.

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

Let the record show that under disclosure of ex parte communications, members stated that emails were received from Mr. Cooley and Mr. Woodward objecting to the removal and replacement of the Royal Palms, and Mrs. Wyett announced that Bruce Newman had spoken with her with the same objection.

TOWN STAFF MEMBER PRESENT: Paul Brazil, Director of Public Works

ARCHITECTURAL PRESENTATION BY: Kevin Schanen, Kimley-Horn and Associates, Inc.

LANDSCAPE PRESENTATION BY: Jorge Sanchez, SMI Landscape Architecture Inc.

Paul Brazil stated that pursuant to the LPC's recommendation last month, the Town Council approved the special exception and site plan review for the project. He noted that the Memorial Park fountain work is progressing on schedule and on budget.

Kevin Schanen, lead engineer and consultant for the project, stated that the plan is unchanged since last month, except for the Town's response to Mr. Roddy's concern about tree placement in front of his property. To address those concerns, the tree in question has been shifted to the south, between Mr. Roddy's property and his neighbor's property, and a street light has been relocated as a result of the change.

Mr. Schanen noted that the Town Council has requested some flexibility regarding 3 of the 4 additional parking spaces shown in plan: 2 in front of the park on the west side of S. County

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Road, at Chilean Avenue (flexibility requested to eliminate those 2 spaces which do not exist today); and at the group of Council parking spaces on the west side of Town Hall (flexibility requested to shift them to the south). Those adjustments are not reflected on the plans presented today.

Mr. Sanchez showed images of the landscape/hardscape as proposed, with the community-preferred small tables and chairs in place at the south end of the park. The Town would like the flexibility to change the tables and chairs to benches, if necessary, and to change the type of grass planted as needed. Diamond Zoysia grass is proposed initially. Mr. Brazil stated that the flexibility regarding the tables and chairs is being requested because the park space should not be used as an outdoor café, with resulting unintended maintenance requirements. So, if it appears that it is being used that way, the Town may want to remove the tables and chairs and install benches instead. As for trash receptacles, Mr. Brazil stated that nice receptacles, such as those on Worth Avenue, will be placed at the park, but he requested flexibility in their placement. Mr. Sanchez suggested a European approach to trash, i.e., having no garbage receptacles present with the full expectation that persons take their trash with them.

Commission Comments: Would hate to see the tables and chairs suddenly removed without first having a conversation about it; difficult to give them and then take them away; the Royal Palms were important to the park for many years.

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With regard to replacement of the Royal Palms with smaller Royals, Mr. Sanchez responded that they are being replaced because the intended scale is smaller, and it is time to change them. He stated that it is possible to relocate them elsewhere on the island, but it would just be for a few years, since they are at the end of their life. Mr. Brazil added that historically, the Town has replaced these trees as needed.

**MOTION BY MRS. ALBARRAN FOR APPROVAL AS PRESENTED WITH THE DIFFERENT PROVISOS OF PARKING THAT WERE DISCUSSED BEFORE, AND THE FLEXIBILITY ISSUE FOR TABLES AND CHAIRS; AND, WOULD LOVE TO NOT HAVE THE GARBAGE CANS UNLESS PUBLIC WORKS REALIZES IT IS NECESSARY, BUT START WITHOUT THEM; AND, IF THERE IS AN ISSUE WITH THE GRASS, YOU CAN CHANGE IT TO SOMETHING APPROPRIATE.
MOTION SECONDED BY MR. STRAWBRIDGE.
MOTION CARRIED UNANIMOUSLY.**

E. Application for Certificate of Appropriateness #020 - 2015

Rehabilitation/Reconstruction/Exterior Demolition

Owner/Applicant: Mr. and Mrs. David Daniel

Address: 322 Seaspray Avenue

Architect: The Pandula Architects, Inc., Eugene Pandula

Project Description: Request approval for rehabilitation, reconstruction and exterior demolition which is further described as: Remove and replace north, east and west walls of front entry porch to correct structural deficiencies; add new window at north and west walls of master bath, and other associated changes as presented.

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

ARCHITECTURAL PRESENTATION BY: Eugene Pandula, The Pandula Architects

Mr. Pandula returned to the LPC for formal approval of items which had been reviewed under an informal discussion last month, and also for several other items for which he will seek staff approval.

As for the advertised project, as stated above, Mr. Pandula re-reviewed the request and showed the evidence of the deterioration which precipitated the request.

**MOTION BY MRS. ALBARRAN FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. SILVIN AND MRS. WYETT SIMULTANEOUSLY.
MOTION CARRIED UNANIMOUSLY.**

Then, informationally, Mr. Pandula notified the LPC relative to countless rot and decay issues encountered with the framing of the original house. These conditions caused Mr. Pandula to consult with Mr. Lindgren and Mr. Bucklew, the Building Official, and all are in agreement as to what has to be done and how it is to be done. These changes have no effect on the previous approvals for the project. The work has been broken down into 7 different zones, each 10 ft. wide. The work for each section can be completed in approximately one week. This work is ongoing with the approval of Town staff.

Commission Comments: Section by section approach is good and protects the integrity; impressed and amazed about what the owner is willing to do to save the landmark; will be fabulous.

F. Application for Certificate of Appropriateness #021 - 2015

Rehabilitation

Owner/Applicant: Jan Holdings LLC

Address: 4 El Bravo Way

Architect: Kirchhoff & Associates Architects

Project Description: Request approval for rehabilitation which is further described as: Rehabilitate existing garage apartment. This two story structure was designed in 1980 by Ardell Kisco Architect to serve as a garage and staff apartment. The new owner desires to create a guest suite in lieu of a staff apartment. The proposed rehabilitation will be more sympathetic and appropriate to the landmarked Mediterranean home. While the overall property is landmarked, the building to be addressed is not an historic building. In order to achieve the above goals, the second floor (the guest area) will project out two feet, creating a more compatible massing. The roof will be removed and the height will be raised in some areas in order to establish better proportions. New barrel clay tile roof and new windows will be included. Other associated changes as presented.

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

ARCHITECTURAL PRESENTATION BY: Betsy Rossin, Kirchhoff & Associates Architects

Ms. Rossin presented the project pursuant to the submitted plans and described in detail above. The building has an existing non-conformity for setback which cannot be increased. The existing roof is leaking creating moisture issues, so re-roof is required, but because there is a need to air condition the building, the pitch of the roof will need to be raised. The project includes some fenestration changes, but existing mahogany windows will be saved as much as possible.

Commission Comments: Like the projection of the second floor (A3.1)...whimsical; you dressed it up just enough without it distracting from the elegant formal main spaces, and allowing it to better serve the purpose that the owners want.

MOTION BY MRS. ALBARAN FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. WYETT.
MOTION CARRIED UNANIMOUSLY.

G. Application for Certificate of Appropriateness #022 - 2015

Restoration/Re-Roof

Owner/Applicant: The Breakers Palm Beach Inc.

Address: 1 S. County Road

Architect: Peacock and Lewis, Steve Pollio

Project Description: Request approval for restoration and re-roof which is further described as: Concrete restoration of Roof 26 including re-roof of the barrel tile, re-roof/replacement of Roofs #9, #13, #14. All roofs will be replaced with similar material and flat roofs will be tinted breakers "sand" to blend in. The flag towers will be repaired cosmetically with stucco and paint. Other associated changes as presented. *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 and Ken Wise, Breakers Hotel

Mr. Pollio presented the project in accordance with the submitted plans and as described above for this re-roof project. He showed photos of the existing conditions evidencing that repair is warranted.

Emily Stillings, Staff Historic Preservation Consultant, stated that since this is a tax abatement project, it requires LPC review and approval prior to commencing the work.

Ken Wise responded to questions regarding work at the flag towers, satellite dishes, and two antennae flush mounted to the tower.

MOTION BY MR. SILVIN FOR APPROVAL AS PRESENTED FOR THE ROOF RENOVATIONS AND REPAIRS.
MOTION SECONDED BY MRS. ALBARRAN.
MOTION CARRIED UNANIMOUSLY.

H. Application for Certificate of Appropriateness #023 - 2015

Rehabilitation/Landscape/Hardscape

Owner/Applicant: Sunny Blue LLC, Ann Maxwell

Address: 221 Seaspray Avenue

Architect: Ralph Cantin

Project Description: Request approval for rehabilitation and landscape/hardscape which is further described as: Add French doors with side lites in dining room facing east side yard; Remove contemporary wall unit separating dining room and living room, reconstruct wall and opening

separating the two rooms; eliminate the secondary staircase in the rear to enlarge the kitchen and create an en suite bath in the bedroom above; remove window in secondary staircase, and replace with two new windows in the kitchen facing west; add new window in en suite bath facing west rear yard; enlarge second floor laundry area into a portion of an existing bedroom; remove bedroom windows, and replace with new paired bedroom windows facing west side yard; relocate (2) air conditioning condensers in east side yard; landscape work along overgrown east side buffer; landscape work to remove front runners and rear driveway to create a new entry and patio off the dining room facing the east side yard; several new white aluminum impact double hung divided windows and doors in various locations to match the 2006 Landmarks approved replacement windows on the second floor and kitchen; and, other associated changes as presented.

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

ARCHITECTURAL PRESENTATION BY: Ralph Cantin

LANDSCAPE PRESENTATION BY: Todd Maclean

Ralph Cantin presented the project in accordance with the submitted plans and as described above in detail. He noted that the majority of the existing windows are aluminum, so the request is to replace the remaining windows with PGT aluminum windows, with the exception of several original windows which are to be replaced with aluminum wood clad windows. Mr. Cantin reviewed several proposed fenestration changes as described above.

Todd Maclean continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Remove driveway strips and replace with cast stone to match front entry steps...actually a cast stone with Zoysia grass joints; paver (Grass2 Paver System); move a/c units and surround with Alexander Palms and Podocarpus; remove overgrown Travelers Palms on east side and replace with Laurel Bay trees and Indian Mast trees; and add Podocarpus closer to street.

Commission Comments: West elevation...proportions need to match...do the same width...they look too skinny; referring to hardscape, with the diagonals, they look better with a border...border it with square stone.

MOTION BY MRS. ALBARRAN FOR APPROVAL AS PRESENTED, WITH THE PROVISO THAT THE TWO WINDOWS IN THE EXTENDED KITCHEN AREA BE THE SAME SIZE AS THE TWO WINDOWS OVER TOWARD THE SOUTH, AND THAT THE DIAGONAL PAVERS IN THE DRIVEWAY HAVE A BORDER THAT MATCHES THE SIZE OF THE BORDER THAT IS ON THE ENTRANCE OF THE DRIVEWAY.

MOTION SECONDED BY MRS. WYETT.

MOTION CLARIFIED BY MRS. ALBARRAN THAT THE TWO NEW WINDOWS IN THE KITCHEN SHOULD MATCH THE "NW" WINDOW THAT IS TO THE SOUTH. CLARIFICATION ACCEPTED BY SECONDER, MRS. WYETT.

MOTION CARRIED UNANIMOUSLY.

I. Application for Certificate of Appropriateness #024 - 2015

Restoration/Exterior Demolition

Owner/Applicant: The Breakers Palm Beach Inc.

Address: 1 S. County Road

Architect: Peacock and Lewis Architects

Project Description: Request approval for restoration and exterior demolition which is further described as: This project consists of the replacement of 75 balconies on the South Oceanfront Tower. These balconies were originally built in 1969 when the South Oceanfront Tower was constructed. The balconies have an oceanfront exposure which has caused the need for some concrete restoration and replacement work. 75 balconies that are on the North, East and South elevations will be demolished and replaced to look like existing. The railings and sliding glass doors of these units will all be replaced as well to meet current codes. This is a duplicate project to the one that was done in 2014 on the North Tower. Other associated changes as presented. ***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

Mr. Pollio presented the project in accordance with the submitted plans and described in detail above. He explained that this project is part of the continuing maintenance program at the Breakers. The project is necessary largely due to the deterioration brought on by constant ocean exposure.

MOTION BY MRS. ALBARRAN FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SILVIN AND MRS. WYETT SIMULTANEOUSLY.

MOTION CARRIED UNANIMOUSLY.

J. Application for Certificate of Appropriateness #025 - 2015

Landscape/Hardscape

Owner/Applicant: Barbara Dooley

Address: 105 Banyan Road

Architect: Nievera Williams Design

Project Description: Request approval for landscape/hardscape which is further described as: Proposed new motor court fountain, and other associated changes as presented.

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

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Williams presented the proposed motor court fountain in accordance with the submitted plans, together with associated landscape changes. Design elements include: Remove dummy garage window and cover the wall with Confederate Jasmine vines and Bougainvillea; center the fountain; fountain details: coral surround, Moorish or Moroccan tile backsplash, coral medallions spitting water into basin, two lead frogs sitting on the coping spitting into fountain; pleached Callophyllum on each side and forward of fountain; Green Island Ficus and Hibiscus.

Commission Comments: This is an attractive element that you are adding, especially with the trees; let the trees grow a bit so the fountain is a surprise; fountain of this scale in non-historic part of house is acceptable; and, frog spitters are a nice nod to the history of the house.

MOTION BY MRS. WYETT FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. SILVIN.
MOTION CARRIED UNANIMOUSLY.

K. Application for Certificate of Appropriateness #027 - 2015

Reconstruction/Addition to Historic Structure

Owner/Applicant: 105 Clarendon Road Revocable Trust

Address: 105 Clarendon Avenue

Architect: Smith and Moore Architects Inc., Harold J. Smith

Project Description: Request approval for reconstruction and addition to historic structure which is further described as: Conversion of 261 square feet of crawl space to basement storage/mechanical room. Elimination of one window on the north wall of tennis lounge. Other associated changes as presented.

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

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects

Mr. Smith presented the project in accordance with the submitted plans and as described above. In addition to the project description above, he also requested the elimination of a door on the west side of the one story staff wing at the west end of the property. He provided a general update relative to the construction at the property. In addition, he explained that in an effort to build a square house, the contractor had obtained approval from the Building Department to remove a section of the loggia and reconstruct it. Also, on the west elevation, a door is being eliminated from the plans at the mechanical closet. Construction is continuing and recently final revisions for the upper floors and roof framing have been submitted to the Building Department for review. The owner's attorney is working with staff relative to a time extension.

Mr. Smith showed a plan on the Elmo projector showing vertical cypress planks on the three garage doors. Mrs. Albarran asked that the planks be 8" planks.

MOTION BY MRS. ALBARRAN FOR APPROVAL AS PRESENTED, SEEING THAT THE BASEMENT DOES NOT NEED ANY TYPE OF VARIANCE; IT IS BELOW GROUND AND HAVING USE OF IT MAKES SENSE; AND TAKING OUT THE DOOR TO THE MECHANICAL IS HELPING IT, AND MAKE THEM 8" PLANKS.
MOTION SECONDED BY MR. SILVIN.
MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a short recess from 10:52 a.m. to 11:07 a.m.

L. Application for Certificate of Appropriateness #028 - 2015

Rehabilitation/Landscape/Hardscape

Address: 1095 N. Ocean Boulevard

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

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

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.

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

ARCHITECTURAL PRESENTATION BY: Peter Papadopoulos, Smith and Moore Architects

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Papadopoulos presented the project in accordance with the submitted plans and as described in detail above. Other than stated above, design elements include: Move the pool to the east to create space for a pool trellis area; multiple fenestration changes as presented; west elevation: remove stucco detailing on entry tower, and eliminate two garage doors and treat as foyer; south elevation: increase overhang at President's room; remove some fireplaces added in 1995, but retain the original Fatio fireplaces in living room and library; add pergola to east side of pool house; re-roof all buildings using true clay handmade barrel tiles; coach house: maintain detailing and restore iron work; Light Sand for color of stucco; Dove White for windows, doors, columns, and posts.

Mr. Williams continued with the landscape/hardscape pursuant to the plans. Design elements include: Concentration on the west boundary, main entrance to house, and driveway approach through coach house and motor court; goal to make motor court feel like courtyard and garden; facelift to interior gardens, re-paving and modifying upper terraces and landscaping; pool area on east façade; main entrance to house: Coconut and Date Palms flanking existing wall and entry door, modified paving using brick and cast stone, remove roof from covered walkway to provide more light as one approaches house, and, vines to grow up the covered walkway; north garden with fountain and brick terrace; long linear fountain separating motor court area from garden area; motor court is Belgian block, old Chicago brick, cast stone; pool area with spa, new pergola and terraces on east and west sides of pool; and, water feature on upper terrace which is wall of water falling down to level of tennis court.

Commission Comments: A lot of things were done to this house that should not have been done...you have fixed those wrongs and made them better; beautiful renovation/restoration; any way to avoid the pillars that support the Ficus tree?; new entry is magnificent; suggest white walls

with tan trim instead of colors as presented; prefer darker stucco with lighter windows; planning on softening the wall on north side of house?; need to see fountain details...come back with those; some reservations about scale of large waterfall feature and that it is quite modern in style; concern regarding the covered walkway, prefer that the iconic gate should still have a partial roof...come back with that.

Mr. Lindgren noted that the applicant will have to coordinate with the zoning administrator relative to having or not having a tennis court fence. A variance may be necessary if the choice is for no tennis court fencing. The LPC clearly favored no fence.

Janet Murphy, addressing the walkway issue, stated that from an historical perspective, it is recommended that the roof structure remain, or at least that a roof structure is present at the iconic gate.

Mr. Cooney summarized the comments as follows for items to return to the LPC for review:

1. Fountain details
2. Detail of the barrel tile roof at the entry gate on North Ocean Boulevard
3. Assurance that the section of wall being removed for access is to be returned exactly
4. Final decision relative to the tennis court fence
5. Measures to provide more privacy for north neighbor.

MOTION BY MRS. ALBARRAN FOR APPROVAL AS PRESENTED, WITH THE FIVE COMMENTS YOU JUST HEARD (COMMENTS BY MR. COONEY, ABOVE) AND TO RETURN TO THE AUGUST MEETING.

MOTION SECONDED BY MR. SILVIN.

MOTION CARRIED UNANIMOUSLY.

Mr. Papadopoulos stated that the intent regarding #3 above, is to shore it up and replace it, as is, in its existing location and at the existing height. He noted that there are some Australian Pines there that will need to be removed and cannot be replaced.

M. Application for Certificate of Appropriateness #029 - 2015

Windows and Doors/Generator/Roof

Owner: Maxine Granovsky-Gluskin, Norman Kraftchuk and Joshua Gluskin, Trustees of the 850 Family Trust (2014) dtd July 7, 2014

Applicant: Maxine Gluskin

Address: 850 S. Ocean Boulevard

Architect: Gramatan Corp., Gerard Beekman

Project Description: Request approval for new windows and doors, new generator, new water heater and replace roof tile which is further described as: Replace existing wood windows and doors with new wood impact rated units to match existing architecture. Replace existing clay barrel tile roof with new clay barrel tile roof. New natural gas generator with masonry wall enclosure. New natural gas wall park water heaters. Other associated changes as presented.

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

ARCHITECTURAL PRESENTATION BY: Gerard Beekman, Gramatan Corp.

Mr. Beekman presented the project in accordance with the submitted plans and as described above. He noted that this home has experienced significant water damage and roof deterioration, thus the request for new wood MQ impact windows/doors and roof replacement. Mr. Beekman presented samples of roof tiles which are darker and appear weathered. He likewise provided a window sample, but stated that windows will be painted white with the current muntin configuration. The new backup generator, to be tucked into the service drive behind the house, will protect the owner's extensive art collection. Two water heaters will also be housed in the generator enclosure. The door at the enclosure will be done in wood to match the garage door.

Commission Comments: East elevation, set of French doors midway up tower: older photos show unusual diamond shaped muntins...will they be retained?; look at the west elevation...also an unusual opening...believe the diamond pattern is original on east side; love that you are doing mahogany windows, but these MQ windows are very heavy...worried about using MQ for residential.

**MOTION BY MR. STRAWBRIDGE FOR APPROVAL AS PRESENTED.
MOTION DIED FOR LACK OF A SECOND.**

Chairman Cooney passed the gavel to Mrs. Albarran.

**MOTION BY MR. COONEY TO APPROVE THE PROJECT WITH THE EAST
ELEVATION TOWER FRENCH DOOR TO RETURN TO THE DIAMOND MUNTIN
CONFIGURATION VISIBLE IN THE PHOTOS PROVIDED.
MOTION SECONDED BY MR. STRAWBRIDGE.
MOTION CARRIED UNANIMOUSLY.**

Mr. Cooney asked that the architect provide drawings to Town staff for review by Mr. Cooney and the consultants for approval.

IX. OTHER BUSINESS:

- A. Informal Review: LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
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 and 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.

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

ARCHITECTURAL PRESENTATION BY: Keith Spina, Glidden Spina Architects
LANDSCAPE PRESENTATION BY: Frank Meroney, Environment Design Group
CONSULTANT PRESENT: Dr. Jane S. Day for the applicant

Mr. Spina presented the project in accordance with the submitted plans and as described above. He discussed the boundaries of the landmarked sections of these properties, and discussed the various zoning designations relative to these properties, i.e., C-TS, R-B, and C-B. Mr. Spina stated that Wells Fargo is committed to doing a correct and comprehensive restoration and rehabilitation to preserve the buildings for the next 50 years. Mr. Spina reviewed the buildings from an historical perspective, showing many historic photos and plans. He presented an historical photo that showed that the building at the corner of S. County Road and Royal Palm Way was originally, in the 1940's, a car dealership. Since that time, architect John Volk, made various modifications to the building. Currently, the buildings experience water intrusion due to flooding and accessibility problems. The project will remove some non-landmarked portions of the building(s) and create a new entrance from the rear parking lot. Windows will be replaced with new white CGI windows in the same configuration as they exist today, except where there are large pieces of glass, which will require a vertical mullion. Building/trim colors will be changed to subtle, muted colors in white, off-white, tan, and pale yellow. The roof will be re-roofed in clay barrel tile to match the existing. The project includes the removal of all existing awnings. Numerous windows will be added to the 255 S. County Road building on the south and east facades. On the east facade at the north end, an unsightly fire escape will be removed, along with security grillwork on several openings. On the east side of the buildings, demolition of existing non-landmarked building area will allow the construction of a new building and new recessed entry courtyard. Mr. Spina reviewed numerous requested signs (20+ signs either to be retained or replaced) pursuant to the plans. The First National Bank sign, at the corner of the 255 building, is proposed to be changed to read Wells Fargo Building. A walk-up ATM will be replaced with a drive-thru ATM.

Frank Meroney continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Increase in landscaped open space in all 3 zoning districts; existing perimeter buffer remains; new entry courtyard leading to vestibule entrance to three portions of the building; reconstruction of parking lot to address drainage problems; introduction of new landscape islands into parking lot area, providing more shade; Major trees: Live Oaks, Foxtail Palms, Coconut Palms, and Royal Palms; additional plant material as presented; plaza hardscape options mentioned: recycled brick, cut coral, limestone, tabby, decorative tiles; Bougainvillea on facade at corner of 255 building (on west and south facades); rotunda design for plaza; plaza recessed 30" from parking lot and separated from it by low CBS wall with railing on top; brick with limestone paving pattern at parking lot entrance.

There was some discussion about the possibility of landmarking the corner building. Mr. Spina was unsure if the building merits landmarking. Emily Stillings responded that more research would have to be done. Changes to this corner building might impact the adjacent landmarked buildings.

Dr. Jane Day testified that this property has a very complicated history. She stressed the importance of the properties which are already landmarked, and added that this project serves to restore and preserve this important streetscape. Dr. Day stated that architect John Volk did many important practical designs for the bank, including integrating that former car dealership into the streetscape. She did not know why the corner piece was not landmarked, but she felt it was protected via LPC review, such as is happening today.

Emily Stillings commented, with regard to the corner building, that the windows being replaced on the west facade do not match the new ones to be installed on the south facade as to proportion.

Commission Comments: We need to look at this in detail; the windows must be the same on both sides of the corner building; landscaping is wonderful; the new portion is too tall, too imposing for the rest of the building; give us the black and white technical drawings next time as well; the colors and the window replacements are most important; also important is the new construction and how it affects the S. County Road elevation; great improvement; does removal of fire escape comply with code?; the streetscape along County is one of the best streetscapes we have in town.

Mr. Spina reiterated the four special exception requests for the benefit of the Commission. Chairman Cooney asked Mr. Spina to try to meet with the members who were not present today to familiarize them with the project prior to the next meeting.

MOTION BY MRS. ALBARRAN 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.

MOTION SECONDED BY MRS. WYETT.

MOTION CARRIED UNANIMOUSLY.

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

Mrs. Albarran proposed that 360 Seaspray Avenue, a 1937 Monterey design of Gustav Maass be recommended for study as a landmark, especially since it is the desire of the property owners that this be considered. Eugene Pandula, representing the property owner, confirmed that the owner would like to voluntarily place this house under consideration for landmarking. He spoke to the merits of the building. Janet Murphy, staff historic preservation consultant, responded that this property was on the consultant's preferred list of buildings for study.

MOTION BY MRS. ALBARRAN TO PLACE 360 SEASPRAY AVENUE "UNDER CONSIDERATION" FOR LANDMARK DESIGNATION.

MOTION SECONDED BY MRS. WYETT.

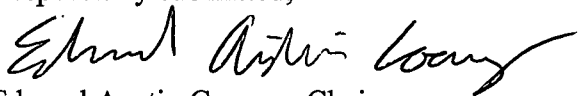
MOTION CARRIED UNANIMOUSLY.

○ **XI. ADJOURNMENT:**

The meeting adjourned at 1:06 p.m., without benefit of a motion.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, August 19, 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

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