



MINUTES
LANDMARKS PRESERVATION COMMISSION
IN THE
TOWN COUNCIL CHAMBERS
2ND FLOOR, TOWN HALL
PALM BEACH, FLORIDA

THURSDAY, APRIL 16, 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 (CD) of the meeting by contacting Cynthia M. Delp, Secretary to the Landmarks Preservation Commission at (561) 227-6408. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

I. CALL TO ORDER: (09:30:16 AM)

Chairman Cooney called the meeting to order at 9:30 a.m., but called attention to the fact that today's meeting had to conclude by 1:00 p.m. due to another meeting in the Council Chambers in the afternoon. If today's business was not concluded by 1:00 p.m., the meeting was to continue tomorrow, Friday, at 9:30 a.m.

II. ROLL CALL: (09:30:46 AM)

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

Let the record show that a court reporter, Dawn McConnell, was present for the 255 Royal Poinciana Designation Hearing.

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

III. PLEDGE OF ALLEGIANCE:(09:31:14 AM)

IV. ADMINISTRATION OF OATH OF OFFICE TO NEW MEMBERS:(09:31:28 AM)

Jacqueline Weld Drake, new alternate member, read her Oath of Office into the record.

V. APPROVAL OF THE MINUTES OF THE MARCH 18, 2015 MEETING:(09:32:37 AM)

MOTION BY MRS. LORENTZEN FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MRS. ALBARRAN.

MOTION CARRIED UNANIMOUSLY.

VI. APPROVAL OF THE AGENDA: (09:33:24 AM)

Chairman Cooney asked that "Other Business" be moved ahead of the Designation Hearings.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

VII. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (09:33:27 AM)

Mrs. Delp administered the oath at this time and throughout the meeting as necessary.

VIII. COMMENTS FROM THE PUBLIC AND COMMISSION MEMBERS: (Please limit comments to 3 minutes): (09:33:38 AM) None

IX. PUBLIC HEARINGS: (09:33:49 AM)

A. Application for Certificate of Appropriateness #004 - 2015

Landscape/Hardscape

Owner: Town of Palm Beach

Applicant: Regent Park Group, represented by Attorney Ronald K. Kolins

Address: Regent Park Road Median

Architect: Nievera Williams Design

Project Description: Request approval for landscape/hardscape which is further described as: Driveway width expansion; proposed decorative curb; modification of landscaped oval median; lighting and plaque enhancements to existing entry columns; and, other associated changes as presented

At the March meeting, a motion carried for approval of the project, as presented, except for the quoins which were deferred to the April meeting.

Call for disclosure of ex parte communications: No disclosures

ATTORNEY PRESENT: Ronald K. Kolins for the applicant

ARCHITECT: David Gengler

OTHERS WHO TESTIFIED: Eddy Louis

Mr. Kolins reported that after review with staff, it was determined that the quoins do not require a variance. As such, the LPC is able to approve the project with the quoins, and Mr. Kolins requested same. Mr. Gengler briefly reviewed the project as presented last month.

MOTION BY MR. GANNON FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MS. HUFTY.

MOTION CARRIED UNANIMOUSLY.

After the motion, Eddy J. Louis, 500 Regent Park, asked whether the addresses of the homes in Regents Park could be included on the entry columns. Mr. Kolins will work with staff relative to this and any other issues.

B. 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. *Please be advised that the architect has requested deferral to the May meeting.*

MOTION BY MRS. ALBARRAN FOR DEFERRAL TO MAY.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness #008 - 2015

Reconstruction and Interior Demolition

Owner/Applicant: Everglades Club, Inc. (Scott Lese, General Manager)

Address: 350 Worth Avenue

Architect: Brasseur & Drobot Architects, P.A., Jason P. Drobot

Project Description: Request approval for reconstruction and interior demolition which is further described as: The demolition and reconstruction of approximately 3,060 square feet of the existing interior floor at the Main Hall of the Everglades Club. The existing carpet, clay tile, and its support structure will be removed and reconstructed with a new floor sub-structure and finished with hardwood to match the existing adjacent spaces. The existing walls of the hall shall remain, be underpinned and have new foundations and pilings installed. Other associated changes as presented. *Let the record show that this is a tax abatement project.*

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

ARCHITECTURAL PRESENTATION BY: Jason Drobot, Brasseur & Drobot Architects

Jason Drobot presented the project in accordance with the submitted plans and as described in detail above. He showed a sample of the proposed oak flooring with a mahogany and walnut finish. Mr. Drobot reviewed the structural issues to be remedied at this part of the Club.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MS. HUFTY.

MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness #009 - 2015

Landscape/Hardscape

Owner/Applicant: Milan E.A.T., LLC

Address: 330 Island Road

Architect: The Pandula Architects, Eugene Pandula

Project Description: Request approval for landscape/hardscape which is further described as: Installation of sculpture at upper garden area of rear yard, and modify dimension of front yard site wall by approximately 8" (for brick piers and wall width) to accommodate necessary structural components. Other associated changes as presented. *Let the record show that this is a tax abatement project.*

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

ARCHITECTURAL PRESENTATION BY: Eugene Pandula, The Pandula Architects

OTHERS WHO TESTIFIED: Dr. Jane S. Day, Ph.D., consultant, and former Town of Palm Beach Staff Historic Preservation Consultant

Dr. Day testified that she served as the Staff Historic Preservation Consultant for 21 years. In that service, she recalled that many times situations result during construction which force some design changes for structural reasons, and she cited some examples of same, including Town Hall. She stated that her client is concerned that perhaps Ms. Hufty should recuse herself from the vote on this project because of statements she has made at other meetings regarding this project. Dr. Day reminded the members that the LPC is to make decisions based upon evidence presented at the meeting, rather than any pre-conceived opinions. Let the record show that Ms. Hufty did not recuse herself.

Eugene Pandula presented the project in accordance with the submitted plans, and as described above. First, he dealt with the proposed Robert Wilfong sculpture for the rear yard, a 9 ft. 4" tall bronze sculpture. There was some discussion as to whether a sculpture should have to relate to the architecture of the house. It was noted that the sculpture is not attached to the historic structure, and can be removed.

MOTION BY MR. ZUKOV FOR APPROVAL OF THE SCULPTURE AS PRESENTED.

MOTION SECONDED BY MR. GANNON.

MOTION CARRIED UNANIMOUSLY.

The second part of Mr. Pandula's presentation pertained to the replacement of the site wall at the front of the residence, a wall that ran along Island Road. The original wall was an unreinforced brick wall with white pickets on a minimal foundation, including 12"- 14" wide piers with a brick cap. Mr. Pandula explained that the work at this house ultimately included raising the house. In that process, it was determined that some of the original wall would have to come down (amount

to be determined), and would be replaced to match the existing. That removal was approved. Within the removal process, it was determined that the wall could not be saved as is, and instead, had to be replaced to meet current windloads, etc. With that, the original wall was removed, and was reconstructed in its original location as a structurally sound wall on a pile system, but the piers are now wider, 21"-22". The wood pickets are mahogany painted white. Bricks from the original wall were re-used in the new wall. Mr. Pandula stated that there were tremendous efforts to make the wall appear correct and to match the brick and joints, etc. Dr. Day added that the present owner voluntarily landmarked this property and has gone to great effort to make it the best project it can be.

Commission Comments: Congratulations to the owner and architect for this undertaking and struggle...house looks stunning and is brought back to its original form; the issue is the demolition of the landmarked wall...the new wall is completely different than the original wall as to proportions...the new wall is overscaled; I still own half of the wall...it is beautiful and gentle...the new wall is not sweet and gentle or graceful; the wall may have had one or two panels that could have been fixed; the wall was just wantonly destroyed and replaced with something massive.

Mr. Pandula responded that the remaining half of the wall, still owned by Ms. Hufty, is indeed beautiful, but he cautioned against digging into it. He added that when life safety issues are present, current code must be satisfied. The structural and soil engineers required that the wall be replaced.

Commission Comments (continued): There may have been a smaller solution...the architect went above and beyond at this site...this is an issue of intention...there may be a lesson here as how the size of the new pier was determined; concern with architects and contractors doing things without permission and then throwing themselves on the mercy of the Commission...it makes it difficult; it's a beautiful wall, but it's a wall on steroids...the landscape plan will soften it.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. STRAWBRIDGE.

MOTION CARRIED 5-2, WITH MRS. ALBARRAN AND MS. HUFTY OPPOSED.

Mr. Pandula suggested that a workshop may be in order to help determine the degree of change that should trigger the need for Commission approval.

XI. OTHER BUSINESS:(10:27:53 AM)

A. Informal Review 340 Royal Poinciana Way

LPC TO MAKE RECOMMENDATION RELATIVE TO SITE PLAN REVIEW

Owner: Spiegel Sidney TR #31520371 and Island Properties of Palm Beach Inc.

Applicant: RPP Palm Beach Property LP

Project Description: Request approval for restoration, rehabilitation, new accessory structure, landscape/hardscape, sign, awning, and exterior color change, which is further described as: Request approval for restoration of John Volk's The Royal Poinciana Plaza buildings and landscape/hardscape design to include: restoration of all existing stucco trim, replacement of existing fenestration with aluminum impact resistant storefronts, entablature continuation at arched openings, restoration of existing decorative transom grilles, replacement of existing

mechanical room access doors with originally designed panel wood doors, infill of select wall areas to promote hierarchy from primary masses to hyphen wings, unification of awning location and design, restoration of original metal work including new painted finish, and new paint finish for overall facade. Hardscape changes to include new patios and gathering areas in central courtyards, new driveways to promote safety and clarify traffic flow, and material changes to North, South, and East valet points. Landscape changes to include additional trees and planting to highlight Volk's architecture, new seasonal flowering trees and citrus trees in the parking lots and courtyards, and overall increased lushness around the property. Other associated changes as presented.

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

ATTORNEY PRESENT: Maura Ziska, for the applicant

ARCHITECTURAL PRESENTATION BY: Daniel Kahan and Peter Papadopoulos, Smith and Moore Architects

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

ENGINEER PRESENT: Chad Gruber, Gruber Consulting Engineers

PLAZA REPRESENTATIVE: Samantha David, Up Markets

Attorney Maura Ziska testified that this project will be heard at the May 13, 2015 meeting for Site Plan Approval without any variances.

Samantha David stated that Up Markets has the controlling interest in the Plaza, and would like to restore the Plaza to what John Volk intended it to be...a very vibrant retail destination. She stated that the project has four pieces: 1) Restoration of the buildings; 2) Renovation and restoration of the site; 3) Leasing to retail tenants; and, 4) Restore and re-open the theatre. This project includes updates/changes to the infrastructure (roofs, plumbing, electrical, irrigation, etc.); landscape/hardscape (circulation and beautification); and, the restoration of the buildings. Later in the presentation, Ms. David stated that they will create a tenant design manual as to awnings, signage and storefront.

Keith Williams continued with the landscape/hardscape pursuant to the submitted plans and as described above. Design elements include: Re-align driveway to north to make it safer and draw more attention into the Plaza; improve circulation; add a connection between the two Lake Trail walkways; remove central curb cut and add two new curb cuts (north and south); add pedestrian access in center of Plaza; reduce sidewalk, and add landscaping between the sidewalk and the parallel parking; change paving to signify the entrance; retain existing Ficus tree; at northeast corner, add benches and large specimen tree; change to east entrances and change direction of traffic; four valet points; new pedestrian walkway; modify terraces around existing fountains; plant flowering landscaping, fragrant landscaping and citrus trees; drive under 4 large Seagrape trees; Courtyard: Add flowering trees, terraces, Date Palms, retain Bougainvillea, grove of palms, create shade, citrus trees in pots, lush and tropical.

Peter Papadopoulos introduced the architectural presentation as a restoration and rehabilitation project. Daniel Kahan continued with the highlights of the project, pursuant to the submitted plans: Remove all existing awnings; replace awnings in black in only appropriate locations, uniform as to color and style; restore rhythm of fenestration; unify materials; modify second floor openings to single panes of glass as opposed to the original windows which were divided in the center; Hyphen wings: Restore mechanical room doors and pediments at entrances, closing in walls on either side of pediments; restore Chinese Chippendale transoms; restore niches in

original locations; restore/replace theatre marquis boxes in original location; signage to be placed in entablature wherever possible; restore and paint pavilions in courtyard with beautiful metal work; Colors: grey for body of building; bright white trim; black awnings; bronze anodized aluminum storefronts; and, soft, subtle lighting. Mr. Kahan showed two options for the second floor windows.

Commission Comments: Prefer the original windows rather than the proposed single panes of glass for the second floor windows; question how they will deal with a/c units; find solution for circulation at Fig tree; good traffic flow solutions; entrance/exits clearer; create a space to walk that is cool enough in the summer...adding shade trees is great; re-creating the center courtyard is great; the entrance is the most critical thing...on the east side, do a great entrance; valet parking is the way to go...adding more stations is better and safer; so impressed with the project...will be a jewel in Palm Beach; very impressed, very needed and attractive; like the single panes of glass for openness; love that this will be done with integrity and clarity; add even more shade please, with benches; a cluster of palms will not offer enough shade; we are so lucky to have this re-vitalized, and the theatre as well; love the design, but question the circulation as proposed; questioning the time line; applaud the project...nice to see someone bring it back to a gorgeous property at such an important location in town.

Public Comments:

John Cory, 327 Barton Avenue: Submitted ten written comments relative to the plan, for the record.

Tom Murry, 100 Regents Park: Praised the plan, but pay attention to the vendor mix

Lori Volk: Loves the beautiful plan, but don't overwhelm the building with too much landscaping

Mr. Page stated that this will be reviewed at the Town Council May meeting, but the Town Council is seeking a recommendation from the LPC today.

Janet Murphy, Staff Historic Preservation Consultant, commented that this is a wonderful project, but the second floor windows should be divided.

Mr. Cooney requested a motion for a recommendation to the Town Council relative to the site plan: **MOTION BY MR. GANNON: "I MAKE A MOTION TO SO MOVE AS PRESENTED."**

MOTION SECONDED BY MS. HUFTY.

MOTION CARRIED UNANIMOUSLY.

X. DESIGNATION HEARINGS:(11:37:22 AM)

Item 1: 255 Royal Poinciana Way

Owner: 255 Royal Poinciana

This hearing had been scheduled for February 18, 2015, but was deferred to the April meeting at the request of the owner's attorney.

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

Janet Murphy testified to the history and architectural quality of this building. She testified that this building meets only one criterion for landmark designation:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.

Mrs. Murphy explained why this property does not meet the other designation criteria. She testified that she does not believe that this is a strong candidate for landmark designation due to the very significant additions and alterations to this structure.

MOTION BY MRS. ALBARRAN TO MAKE THE DESIGNATION REPORT PART OF THE RECORD.

**MOTION SECONDED BY MS. HUFTY AND MR. GANNON SIMULTANEOUSLY.
MOTION CARRIED UNANIMOUSLY.**

Mrs. Delp verified that proof of publication and proper legal service were achieved with regard to this hearing.

Attorney James K. Green, 222 Lakeview Avenue, here on behalf of the property owner who objects to the designation, stated that while he has a lengthy presentation, in light of the opinion of the Town consultant, perhaps there might be a motion not to recommend this for designation.

Commission Comments: Listen to the consultant; the building that is there has nothing to do with the original or with Shoumate...this is not a property to designate; we have not done a good job of preserving commercial property; it does not have to meet two criteria...it meets (1) in a very strong way; this building speaks to the history of the town; the PUD fight had one common chord, that is, preservation; perfection is not perfect; every small town is identified by its town center...when you change that, you change what the town is...preserve this part of town; it's a hodge podge of architecture...too many changes...does not hit enough criteria to make this a landmark; charming, but this is not a landmark building; the PUD outcome agreement was not to increase density; charming, but does not meet the different criteria; the issue is integrity...yes, structures change over time, but the cumulative effect in this case is that the integrity is affected and it is not a landmark; zoning will protect this building, but it doesn't meet the landmark criteria; this is a main stay of this town...it meets criterion (1); why do you think zoning protects it?...we'll get to the point that we won't recognize this street; it is not our mandate to act ahead of what ARCOM or the Zoning Commission might do; and, we have not protected our main street.

**MOTION BY MRS. ALBARRAN THAT 255 ROYAL POINCIANA WAY NOT BE RECOMMENDED TO THE TOWN COUNCIL FOR DESIGNATION AS A LANDMARK OF THE TOWN OF PALM BEACH BECAUSE IT HAS LOST ITS INTEGRITY.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED 5-2, WITH MRS. LORENTZEN AND MR. STRAWBRIDGE OPPOSED.**

Item 2: 211 Royal Poinciana Way

Owner: Vesenaz Holding Corp. c/o Brenner Real Estate Group, Inc.

This hearing had been scheduled for February 18, 2015, but was deferred to the April meeting at the request of the owner's attorney.

Call for disclosure of ex parte communication: No disclosures

Emily Stillings testified to the architecture and history relative to this Neo-Classical Revival style building, originally built as the Garden Theatre in 1921, the Town's second movie theatre. Ms. Stillings explained that the legal boundaries of the property include the one story commercial building to the west of 211 Royal Poinciana Way, known as 217 Royal Poinciana Way. She testified that while 211 Royal Poinciana Way retains its architectural integrity, 217 Royal Poinciana Way does not. Ms. Stillings testified that this property meets the following criteria for landmark designation:

- Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town; and,
- Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship.

Mrs. Delp verified that proof of publication and proper legal service were achieved with regard to this hearing.

MOTION BY MRS. ALBARRAN THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.
MOTION SECONDED BY MS. HUFTY.
MOTION CARRIED UNANIMOUSLY.

Attorney Guy Rabideau, present on behalf of the property owner, stated that the owner supports the landmark designation, with specific caveats (to add to the resolution) to address potential future changes to the building. Those caveats follow:

This resolution approving this Landmark Designation is passed and adopted subject to the understanding that: (a) the one story commercial building at 217 Royal Poinciana Way; (b) the first floor of 211 Royal Poinciana Way (not including the Corinthian fluted pilasters); (c) the roofing material of both 211 and 217 Royal Poinciana Way; and, (d) the structure located behind the front entablature of 211 Royal Poinciana Way, are all "non-contributing" and should be considered as such in any future application before the Landmarks Commission relating to Certificates of Appropriateness. There is nothing intended in the adoption of this resolution which would preclude the modification of such non-contributing building elements, a review by the LPC being to insure that the contributing features are not adversely affected by the modification of non-contributing building elements.

Lori Volk requested that the suggested language be read into the record. Mr. Cooney read same into the record. She questioned why this language had not been presented to staff and the LPC prior to this hearing so it might have been studied in advance of the meeting. Ms. Volk mentioned that caveat (d) of the language will allow the owner an ad valorem tax credit, much like the advantages afforded the Breakers by virtue of their facade designation. Mr. Cooney responded that the LPC is frequently presented with new evidence during hearings, and deals effectively with that information. (Note: Later in the meeting, Ms. Stillings clarified that the Breakers is on the National Register and is therefore eligible for the tax abatement program. The subject property is included in the recently proposed Royal Poinciana Way Historic District, proposed for the National Register. If accepted, this building will also be eligible for the tax abatement program due to the National Register designation.)

Caveat (d) of the above was discussed several times to clarify that the whole building was landmarked, and this is not only a facade designation.

Mr. Lindgren noted that this proposed language is almost verbatim of the language included in the designation of 127 Dunbar Road which was designated in 2013.

Commission Comments: We have worked toward having owners come forward to landmark their buildings...in this case, the owner has certain concerns and we should try to honor them; this is in keeping with the history of the LPC; it almost links to the designation report, so I urge you to be willing to accept this, especially when the property owner agrees to the landmarking; question whether the property owner will be getting a tax credit; you should not get a tax credit for anything other than the facade of 211 Royal Poinciana Way; and, if the district is approved for the National Register, the entire building will be eligible for tax credits.

MOTION BY MR. ZUKOV THAT 211 ROYAL POINCIANA WAY BE RECOMMENDED TO THE TOWN COUNCIL FOR DESIGNATION AS A LANDMARK OF THE TOWN OF PALM BEACH, AND TO ADD "THE LANGUAGE" (Mr. Rabideau's submitted language) TO THE MOTION.

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

Item 3: Regents Park Historic District

Owner: Lynda Lee and Paul Thomas Murry (100 Regents Park)

Owner: Joyce L. Milner (200 Regents Park)

Owner: Mary M. Ourisman (300 Regents Park)

Owner: Kathleen M. Price (400 Regents Park)

Owner: Eddy J. Louis (500 Regents Park)

Owner: Town of Palm Beach (right of way known as Regents Park)

Call for disclosure of ex parte communication: No disclosures

Mr. Page noted that the time was now 12:35 p.m., and the 1:00 p.m. meeting end time was looming. Attorney Ron Kolins had a scheduling conflict, and asked to be heard with regard to Item 4: Parc Monceau Historic District. Mr. Kolins stated that he represents at least one, but possibly more than one of the owners within Parc Monceau. He requested a deferral of the matter to the next designation season because he has just been retained.

Alexander Ives, Director of the Preservation Foundation, also asked to speak because of a scheduling conflict. He testified to his strong support of the designation of Regents Park as an historic district. He stated that the property is wonderful and Clarence Mack is an under-represented architect within the Town's landmarked properties.

Janet Murphy testified to the architect, architecture, and history relative to the proposed Regents Park Historic District for which Clarence Mack acted as the architect, builder and developer. The five homes included in the proposed district were designed in the Regency style. Ms. Murphy testified that the district meets the following criteria for designation as an historic district:

Sec. 54-162 (1) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town; and,

Sec. 54-162 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship; and,

Sec. 54-162 (4) Is representative of the notable works of one of more master builders, designers or architects whose individual ability has been recognized to have influenced their age; and,

Sec. 54-162 (5) Constitutes a unique area of architecture, landscaping and planning.

Mrs. Delp verified that proper publication and legal service were achieved with regard to this designation hearing.

MOTION BY MRS. LORENTZEN THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MRS. ALBARRAN.

MOTION CARRIED UNANIMOUSLY.

Ms. Murphy clarified that all 5 houses are contributing to the district, so all 5 houses would be landmarked via the district, if approved. Mr. Lindgren stated that no letters of objection were received by the Town.

MOTION BY MRS. LORENTZEN THAT THE REGENTS PARK HISTORIC DISTRICT BE RECOMMENDED TO THE TOWN COUNCIL FOR DESIGNATION AS AN HISTORIC DISTRICT OF THE TOWN OF PALM BEACH, AND THAT THE CRITERIA, AS PRESENTED, BE MADE PART OF THE RECORD.

MOTION SECONDED BY MR. GANNON.

MOTION CARRIED UNANIMOUSLY.

Item 4: Parc Monceau Historic District

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

Owner: Hannah J. Kamin (116 Parc Monceau)

Owner: 124 Parc Monceau LLC (124 Parc Monceau)

Owner: Alfons and Enaam Schmitt (125 Parc Monceau)

Owner: Geoffrey S. Caraboolad (300 Parc Monceau)

Owner: Ocean Villa Holdings LLC (1700 S. Ocean Boulevard)

Owner: Ruby S. Rinker Trust (1720 S. Ocean Boulevard)

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

Call for disclosure of ex parte communication: (There was no call for ex parte communication.)

In light of Mr. Kolins' earlier request, Mr. Cooney directed a question to Mr. Randolph because typically when designation hearings are deferred, they are done so with the condition that the owner recognizes he/she is waiving his/her right by ordinance requiring the Commission to act within 30 days. Since Mr. Kolins represents only one of the owners, Mr. Cooney wondered if a deferral would create a legal problem. Mr. Randolph responded that April is the last month that the LPC can hear designations, (so any deferral would have to be to next designation season); if the LPC chooses, based upon this request, to defer to the next designation season, the LPC may do so.

Mr. Kolins stated while at this moment he represents only one owner, Mr. and Mrs. Schmitt, Robert Moore is present to speak for another of the owners who would agree to the deferral. He noted that there was also another owner who had been here earlier and who owns two of the properties, who also supports the deferral. He stated that the Town's consultants have no objection to the deferral either. So, due to no special urgency and to protect the rights of the property

owners, Mr. Kolins requested deferral to the next designation season. Robert Moore, 318 Bunker Ranch Road, WPB, representing the owners of 1700 S. Ocean Boulevard, stated that they have no objection to such a deferral.

Emily Stillings confirmed that she and Ms. Murphy have no objection to the requested deferral. She noted that she had also spoken to the gentlemen referenced by Mr. Kolins and confirmed that he had no objection to a deferral.

Mr. Cooney confirmed that the properties remain "under consideration" at least up to the point of the designation hearing next season, so they are protected in the interim.

Concerns were expressed by the Chairman and Mr. Randolph relative to the support, or lack of support, for a deferral of this matter, and the legal ramifications of such a motion, especially because only certain of the seven owners were represented today. After discussion, Mr. Randolph sanctioned a motion for deferral, but stated that staff will have to re-notice this matter for November.

MOTION BY MR. GANNON FOR DEFERRAL TO THE NOVEMBER 18, 2015 MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

XII. COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING ZONING & BUILDING DEPARTMENT DIRECTOR: (12:57:56 PM)

Mr. Cooney noted that at the next meeting, there will be a discussion relative to placing additional properties "under consideration" for landmark designation. He encouraged the members to be prepared with their property suggestions toward that goal.

XIII. ADJOURNMENT:

**MOTION BY MR. STRAWBRIDGE TO ADJOURN THE MEETING AT 1:00 P.M.
THERE WAS NO AUDIBLE SECOND TO THE MOTION, BUT THE MEETING
ADJOURNED.**

Respectfully submitted,



Edward Austin Cooney, Chairman
LANDMARKS PRESERVATION COMMISSION

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The next meeting of the Landmarks Preservation Commission will be held on Wednesday, May 20, 2015 at 9:30 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road, Palm Beach.