

**TOWN OF PALM BEACH
PLANNING, ZONING AND BUILDING
DEPARTMENT**

**MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION
MEETING HELD ON WEDNESDAY, MARCH 16, 2022.**

Please be advised that in keeping with a 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.

I. CALL TO ORDER

Vice Chair Patterson called the meeting to order at 9:30 a.m.

II. ROLL CALL

Sue Patterson, Vice Chair	PRESENT
Jacqueline Albarran, Member	PRESENT
Patrick Segraves, Member	PRESENT
Kim Coleman, Member	PRESENT
Anne Fairfax, Member	PRESENT
Brittain Damgard, Member	PRESENT
Bridget Moran, Member	PRESENT
Anne Metzger, Alternate Member	PRESENT
Fernando Wong, Alternate Member	PRESENT
Julie Herzig Desnick, Alternate Member	PRESENT

Staff Members present were:

James Murphy, Assistant Director of Planning, Zoning and Building
Sarah C. Pardue, Historic Preservation Planner
Jordan Hodges, Planner II
Kelly Churney, Deputy Town Clerk
Emily Stillings, Preservation Consultant
Janet Murphy, Preservation Consultant

III. ELECTION OF OFFICERS

Ms. Pardue called for nominations for Chair. Mr. Segraves nominated Sue Patterson for Chair; Ms. Albarran seconded the nomination. There were no other nominations for Chair.

Ms. Pardue called for nominations for Vice Chair. Ms. Albarran nominated Kim Coleman for Vice Chair; Mr. Segraves seconded the nomination. Ms. Moran nominated Brittain Damgard for Vice Chair. The nomination failed for lack of a second. There were no other nominations for Vice Chair.

Motion made by Mr. Segraves and seconded by Ms. Albarran to accept Sue Patterson as Chair and Kim Coleman as Vice Chair. Motion carried unanimously, 7-0.

IV. PLEDGE OF ALLEGIANCE

Chair Patterson led the Pledge of Allegiance.

V. APPROVAL OF THE MINUTES OF THE FEBRUARY 16, 2022 MEETING

Motion made by Ms. Albarran and seconded by Ms. Fairfax to approve the minutes of the February 16, 2022 meeting. Motion carried unanimously, 7-0.

VI. APPROVAL OF THE AGENDA

Ms. Pardue requested the following modifications to the agenda:

- *Defer HSB-21-004 (ZON-21-018) 245 Barton Ave. to the April 20, 2022 Meeting*
- *Defer HSB-22-003 (ZON-22-032) 594 N. County Rd. to the April 20, 2022 Meeting*
- *Designation Hearing of 755 S. County Rd. be deferred to the November 16, 2022 Meeting*
- *Designation Hearing of 144 Everglade Ave. be deferred to the April 20, 2022 Meeting*
- *Designation Hearing of 205 Jamaica Ln. be deferred to the November 16, 2022 Meeting*
- *Designation Hearing of 345 Polmer Park Rd. be deferred to the November 16, 2022 Meeting*
- *Designation Hearing of 127 Kings Rd. be deferred to the November 16, 2022 Meeting*
- *Designation Hearing of 4 Via Vizcaya be deferred to the November 16, 2022 Meeting*
- *Designation Hearing of 686 Island Dr. be deferred to the November 16, 2022 Meeting*

Motion made by Ms. Albarran and seconded by Ms. Coleman to approve the agenda as amended. Motion carried unanimously, 7-0.

VII. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY

Ms. Churney swore in all professionals before each presentation and throughout the meeting as necessary.

VIII. COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)

Richard Rene Silvin, Australian Avenue, welcomed the new Landmarks Preservation Commission Members and congratulated the new Chair and Vice Chair. He urged the members to follow the lead of the Town Council.

IX. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS

Ms. Patterson expressed her appreciation for the appointment to Chair and added that she felt the Commission had a strong group of members. She welcomed Ms. Desnick to the Commission and congratulated the members that were reappointed.

Ms. Coleman stated she looked forward to working with Ms. Patterson and the rest of the team.

Ms. Moran thanked the Town Council Members for their vote and support.

Ms. Fairfax welcomed the new leadership on the Commission. Ms. Fairfax recommended that the consultants research the cottages at The Breakers for possible landmark designation. Ms. Murphy indicated that staff would research the cottages.

Mr. Segraves congratulated new officers and members. Mr. Segraves recommended the Commissioners move to paperless mini-sets in an effort to be greener.

Mr. Murphy welcomed new members and officers. He discussed his ideas on going paperless.

A discussion ensued about the benefits of moving paperless and the effort to do so.

A consensus of the Commissioners indicated they would like to move forward to become paperless or using less paper.

X. PROJECT REVIEW

A. CERTIFICATES OF APPROPRIATENESS – OLD BUSINESS

NONE

B. CERTIFICATES OF APPROPRIATENESS – NEW BUSINESS

1. **COA-22-011 (ZON-22-035) 350 S COUNTY RD STE 100 (COMBO)** The applicant, BUCCAN (Sam Slattery, Manager), has filed an application requesting a Certificate of Appropriateness approval for site plan modifications to the west side access service yard including the installation of (2) new service yard access gates and minor landscape changes and the installation of a new screening wall along the south property line. The application will require Special Exception with Site Plan Review by Town Council.

Call for disclosure of ex parte communication: There were no ex parte communications disclosed at this time.

Ms. Patterson called for staff comments. Ms. Pardue provided staff comments for this project.

Nelo Freijomel, Spina O'Rourke, presented the plans for the architectural modifications proposed for the existing, landmarked commercial building.

Ms. Fairfax asked about the material for the gates. Mr. Freijomel responded.

Mr. Segraves inquired about the color of the gates. Mr. Freijomel responded.

Ms. Fairfax asked about the operations of the gate. Mr. Freijomel explained how the gates would open.

Ms. Herzig inquired about any changes to the asphalt. Mr. Freijomel responded.

Ms. Coleman indicated that she was very happy for the proposed change.

Motion made by Ms. Fairfax and seconded by Ms. Albarran to approve the project as presented. Motion carried unanimously, 7-0.

2. **COA-22-012 225 CLARKE AVE.** The applicant, BELLOCK CHARLES 2018 REV TRUST & MORRISON MADELEINE 2018 REV TRUST JONES A LAURENCE TR, has filed an application requesting a Certificate of Appropriateness approval for interior and exterior modifications to an existing two-story landmarked residence including fenestration changes and the demolition of a portion of the structure and addition of a new pavilion.

Call for disclosure of ex parte communication: Disclosure by Mr. Segraves and Ms. Albarran and Patterson.

Ms. Patterson called for staff comments. Ms. Pardue provided staff comments for this project.

Mark Marsh, Bridges, Marsh & Associates, Inc., presented the architectural modifications proposed for the existing, landmarked residence.

Cecilia De Grelle, Cecilia De Grelle Landscape Design, presented the landscape and hardscape modifications proposed for the site.

Ms. Patterson called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, reviewed and provided insight on some of the proposed changes.

Mr. Marsh responded to the comments by Ms. Sunny, particularly those relating to the barbeque area and the columns in front of the barbeque.

Ms. Fairfax thought the changes proposed were appropriate and sensitive. She supported the project.

Mr. Segraves suggested changing the beam across the barbeque to a pecky cypress or wood material. Mr. Segraves inquired about the greenery on the back wall next to the pool. Mr. Marsh responded and indicated that the greenery was existing. Mr. Segraves provided a suggestion for the truss in the mechanical area.

Ms. Albarran inquired about the truss in the mechanical area. Mr. Marsh

explained the proposed trusses and the reason for the design. Ms. Albarran was in favor of Mr. Segraves' suggestion for the wood beam and for the columns proposed.

Ms. Metzger inquired about the material for the fenestration. Mr. Marsh responded.

Ms. Herzig inquired about the lack of columns in the arches that were located on the east elevation, adjacent to the family room. Mr. Marsh responded and explained the design.

Ms. Moran hoped that the half-spiraled columns would be incorporated. She inquired if the doors on the second floor were going to be replaced. Mr. Marsh responded. Ms. Moran suggested changing a wall in the kitchen to allow additional light into the room. Mr. Marsh responded and explained why the wall was necessary.

Ms. Damgard inquired if the mechanical building would be wood framed. Mr. Marsh responded and discussed the proposed method of construction.

Motion made by Ms. Fairfax and seconded by Ms. Coleman to approve the project as presented with the following conditions: a pecky cypress or similar beam shall be used as a column header in the new family room, and the professional shall use version two, as presented, for the new columns in the family room. Motion carried unanimously, 7-0.

Please note: A short break was taken at 10:58 a.m. The meeting resumed at 11:08 a.m.

C. HISTORICALLY SIGNIFICANT BUILDINGS – OLD BUSINESS

1. **HSB-21-004 (ZON-21-018) 245 BARTON AVE. (COMBO)** The applicant, Elizabeth Sorrel, has filed an application requesting Landmarks Preservation Commission review and approval for the construction of a new 35 SF covered ground floor entry addition to a historically significant building including variances from the setback, CCR and lot coverage requirements. Town Council shall review the variance portion of the application.

Please note: This item was deferred to the April 20, 2022 meeting at the approval of the agenda.

2. **HSB-22-003 (ZON-22-032) 594 NORTH COUNTY RD (COMBO)** The applicant, George and Sandra Marucci, has filed an application requesting Landmarks Preservation Commission review and approval for the construction of three, one-story additions to a historically significant one-story building totaling approximately 430 SF, including variances from both side setback requirements and including a variance from Chapter 50 for the required floor elevation for the new ground floor addition. Town Council shall review the variance portion of the

application.

Please note: This item was deferred to the April 20, 2022 meeting at the approval of the agenda.

D. HISTORICALLY SIGNIFICANT BUILDINGS – NEW BUSINESS

1. **HSB-22-002 (ZON-22-029) 854 S COUNTY RD (COMBO)**. The applicant, Todd Glaser, has filed an application requesting Landmarks Preservation Commission review and approval for the construction of a substantial two-story addition to replace a portion of a historically significant building including a variance from the setback requirements. The variance portion of the application shall be reviewed by Town Council.

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

Ms. Patterson called for staff comments. Mr. Hodges provided staff comments for this project.

Roger Janssen, Dailey Janssen Architects, Inc., presented the plans for the architectural modifications and additions proposed for the existing, historical residence.

Christopher Cawley, Christopher Cawley Landscape Architecture, presented the landscape and hardscape modifications proposed for the site.

Ms. Patterson called for public comment.

James Green, attorney representing the Monnie Donnelley at 4 Via Vizcaya, discussed the alleyway between the project and his client's home. He indicated his client's concerns about the alleyway's intensification of use with the new project; he also discussed the applicant's offer to refurbish the alleyway with shell rock.

Aimee Sunny, Preservation Foundation of Palm Beach, reviewed and provided insight on some of the proposed changes to the historically significant residence. Her comments were particularly related to the fenestration and roof tiles.

Ms. Fairfax thought the addition was very linear and voluminous. She was not in favor that the arrival of the home that was on axis to the garage.

Ms. Coleman thought the proposal looked like a two-family home and asked further about the design. Mr. Janssen responded and explained the concept. She was not in favor of the direct view to the garage doors upon arrival to the home.

Mr. Segraves thought keeping the same materials in the new build would be important. He also thought that the Commission should be using the Secretary of the Interior's Standards when reviewing this project. He was not in favor of the

view to the garage doors from the driveway. He did not believe the garage doors should open to the motor court; he also thought it should be softened by landscaping. He also suggested moving the existing garage entrance further to the south so that the view was obstructed when entering the property. He provided some location suggestions for the pools.

Ms. Moran thought that the addition was not cohesive with the existing home. She thought the fenestration should be of a wood material. She questioned the lack of quoins on the pool house.

Mr. Murphy provided an explanation on the requested variance. He also indicated the need for an additional flood plain variance for the existing structure only.

Ms. Herzig expressed concern that there was a lack of symmetry in the home. She also thought the guest house in the front of the property could be eliminated.

Ms. Damgard believed the window material should be wood, not aluminum. She expressed concern for the seeing the garage upon arrival. Overall, she indicated that the addition was too massive on the property. Mr. Janssen responded.

Mr. Murphy discussed the number of homes that are participating in the Historically Significant Building program. Mr. Murphy indicated that the current project's lot coverage was under the maximum coverage allowed. He discussed the incentives provided by the HSB program, which did not allow for an increase of lot coverage.

Ms. Albarran agreed with many of the other Commissioners, specifically the ones addressing the pool, garage, and windows. Ms. Albarran's biggest concern was the south elevation. She thought the views from the east, west and north were not bothersome as the mass was broken up. Mr. Janssen responded. Ms. Albarran described her suggestion for the south elevation. Mr. Janssen showed the Commission a line drawing of Ms. Albarran's suggestion on the overhead projector. Mr. Janssen discussed the potential change.

Mr. Wong was concerned for the separation of the gardens and the large amount of the property dedicated to the automobiles. He thought the rear awning was an eyesore.

Ms. Metzger thought the addition should be reduced.

Ms. Fairfax agreed with Mr. Wong and thought preferential treatment was being given to automobiles. She suggested requesting the professionals to come back in one month, allowing them to restudy the gardens and some of the comments from the Commissioners.

Mr. Segraves agreed with Mr. Wong and Ms. Fairfax. Mr. Segraves accepted the south elevation as proposed since it was property screened. Mr. Segraves also

suggested removing the awning.

Mr. Janssen responded to the comments.

Ms. Patterson thanked the owner and professional for saving the home.

Todd Glaser, 1320 N. Lake Way and owner of the property, explained the development of the residence.

Motion made by Ms. Fairfax and seconded by Mr. Segraves to defer the project, for one month, to the April 20, 2022 meeting to review the architecture and the gardens at the recommendation of the Commissioners. Motion carried unanimously, 7-0.

Mr. Janssen asked for a summary as to what the Commissioners expected to see at the next meeting.

Discussion ensued with design suggestions made by Commissioners.

Mr. Murphy stated that while further design critique was appreciated, a vote had been taken and no further discussion should continue.

XI. DESIGNATION HEARINGS

ITEM 1: 755 South County Road
Owner: Terry R. Taylor

Please note: This item was deferred to the November 16, 2022 meeting at the approval of the agenda.

ITEM 2: 144 Everglade Avenue
Owner: Leslie B. Johnston

Please note: This item was deferred to the April 20, 2022 meeting at the approval of the agenda.

ITEM 3: 205 Jamaica Lane
Owner: William K. Tomita

Please note: This item was deferred to the November 16, 2022 meeting at the approval of the agenda.

ITEM 4: 345 Polmer Park Road
Owner: Donna Jo Acquavella

Please note: This item was deferred to the November 16, 2022 meeting at the approval of the agenda.

ITEM 5: 127 Kings Road
Owner: Angie and James McNamara

Please note: This item was deferred to the November 16, 2022 meeting at the approval of the agenda.

ITEM 6: 287 Pendleton Avenue
Owner: Susan C. Lee

Please note: The item was continued from the 1/19/22 LPC meeting.

Call for disclosure of ex parte communication: There were no disclosures at this time.

Janet Murphy, MurphyStillings, LLC, testified to the architecture and history for this Monterey style home. Ms. Murphy pointed out the design features of this building. Ms. Murphy testified that the building met the following criteria for designation as a landmark:

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 of the study of a period, style, method of construction or use of indigenous materials or craftsmanship; and

Sec. 54-161 (4) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

Ms. Murphy added that the owner requested that only the front façade be designated at this time.

Ms. Fairfax inquired about a front façade designation and changes to the rear of the home. Ms. Murphy responded and reminded the Commission that any changes or additions would be required to be reviewed and approved by the Landmarks Preservation Commission. Ms. Fairfax inquired about the tax abatement program, to which Ms. Murphy indicated that the owners had not requested any tax abatements; however, she added that additions may qualify but would need to be reviewed with the Secretary of Interior's Standards for determination.

Mr. Segraves asked about the advantages and disadvantages of designating the front façade.

Discussion ensued on the designating the front façade.

Some of the Commissioners were unsure of the benefit to a front façade designation.

Ms. Coleman pointed out by designating the front façade, it would preserve the nature of the neighborhood and street, which would be a benefit for the Town.

Ms. Patterson asked for confirmation on proof of publication. Ms. Churney provided confirmation.

Motion made by Mr. Segraves and seconded by Ms. Coleman to make the designation report for 287 Pendleton Avenue part of the record. Motion carried unanimously, 7-0.

Ms. Patterson called for public comment on the designation.

Jackie Miller, attorney for the owner, shared photographs of the home and discussed its existing condition. She advocated for a front façade designation.

Ms. Moran inquired if the garage door and building would be included in the front façade. Ms. Miller stated it would not be included.

Mr. Wong inquired if the home was sitting on the golf course, to which Ms. Miller stated it was. Mr. Wong stated that he would support a full designation due to its position on the golf course. He thought the home was very charming.

Motion made by Mr. Segraves and seconded by Ms. Albarran to recommend 287 Pendleton Avenue (front façade only - to include the front loggia extending to the front wall of the home) to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1, 3 and 4 in Section 54-161. Motion carried unanimously, 7-0.

ITEM 7: 4 Via Vizcaya
Owner: Monnie and Thorne Donnelley

Please note: This item was deferred to the November 16, 2022 meeting at the approval of the agenda.

ITEM 8: 686 Island Drive
Owner: Robert Greenhill

Please note: This item was deferred to the November 16, 2022 meeting at the approval of the agenda.

XII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public

There were no comments heard at this time.

2. Staff

There were no comments heard at this time.

3. Commission

Ms. Patterson thanked everyone for their support in her new role as Chair.

Ms. Damgard inquired if the owners of 287 Pendleton Avenue had received the study on landmarked homes in the Town. Ms. Murphy was unsure but added they should have received the study.

Ms. Patterson stated that Ms. Sunny was gathering a list of benefits to landmark or own a landmarked home in Palm Beach.

Aimee Sunny, Preservation Foundation of Palm Beach, stated she was putting together a list of talking points to provide to the Commissioners. She asked if the Commissioners had any recommendations, to please reach out to her.

A discussion ensued about the benefits of landmarking and the misinformation in the community on the landmarks program.

Ms. Moran suggested revisiting the Code to require an owner to address the application when a tenant applies for a change, thereby allowing the Town to ask the owner for certain changes. Mr. Murphy responded.

Ms. Coleman requested that staff address the unsightly dumpsters in the Esplanade.

Ms. Coleman inquired if the Wells Fargo building was landmarked. Ms. Pardue responded. A short discussion ensued on this issue.

Staff indicated that the applicants would be timed in their upcoming presentations. A short discussion ensued on this item.

Ms. Albarran thanked the Town Council Members for their vote and support.

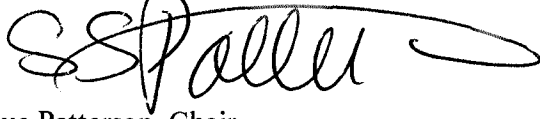
XIII. NEXT MEETING DATE: Wednesday, April 20, 2022

XIV. ADJOURNMENT

Motion made by Mr. Segraves and seconded by Ms. Coleman. to adjourn the meeting at 1:04 p.m. Meeting adjourned without a roll call.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, April 20, 2022, at 9:30 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sue Patterson", with a long horizontal flourish extending to the right.

Sue Patterson, Chair
LANDMARKS PRESERVATION COMMISSION

kmc