



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

**MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION
MEETING HELD ON WEDNESDAY, JUNE 21, 2023.**

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

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

II. ROLL CALL

Sue Patterson, Chair	PRESENT
Jacqueline Albarran, Member	PRESENT
Anne Fairfax, Member	PRESENT
Brittain Damgard, Member	PRESENT
Bridget Moran, Member	PRESENT
Julie Herzig Desnick, Member	ABSENT (Unexcused)
Alexander Hufty Griswold, Member	PRESENT
Anne Metzger, Alternate Member	PRESENT
Fernando Wong, Alternate Member	PRESENT
Alexander Ives, Alternate Member	PRESENT

It was noted that Ms. Metzger voted in the absence of Ms. Herzig-Desnick.

Staff Members present were:
Sarah C. Pardue, Design & Preservation Planner
Kelly Churney, Acting Town Clerk
Janet Murphy, Preservation Consultant
Emily Stillings, Preservation Consultant

III. PLEDGE OF ALLEGIANCE

Chair Patterson led the Pledge of Allegiance.

IV. APPROVAL OF MINUTES

A. Minutes of the May 17, 2023 Landmarks Preservation Commission Meeting

**Motion made by Ms. Damgard and seconded by Ms. Albarran to approve the
minutes of the May 17, 2023, meeting. Motion carried unanimously, 7-0.**

V. APPROVAL OF THE AGENDA

Motion made by Ms. Moran and seconded by Ms. Metzger to approve the agenda as presented. Motion carried unanimously, 7-0.

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

Ms. Churney swore in all those intending to speak and continued to do so throughout the meeting as necessary.

VII. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS

No one indicated a desire to speak.

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

No one indicated a desire to speak.

IX. PROJECT REVIEW

A. CONSENT AGENDA

1. **COA-22-017 (ZON-22-060) 1820 S OCEAN BLVD (COMBO) – TIME EXTENSION** The applicant, White Birch Farm Inc. (Peter Brant), has filed an application requesting a Certificate of Appropriateness review and approval for a One (1) year Extension of Time for a previously issued COA for exterior modifications to an existing two-story Landmarked guest house and the construction of a new beach cabana in the BA zoning district including setback variances. (Originally Approved at the April 20, 2022, LPC Meeting.)

Motion made by Ms. Albarran and seconded by Ms. Moran to approve the consent agenda as presented. Motion carried unanimously, 7-0.

B. CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS

1. **COA-22-040 (ZON-22-115) 801 S COUNTY ROAD (COMBO)** The applicant, Palmeiral Revocable Trust/Frances I. Kettenbach, has filed an application requesting a Certificate of Appropriateness for proposed exterior alterations and additions to an existing beach cabana requiring a Special Exception with Site Plan Review and variances to vest existing non- conforming setbacks, mechanical equipment setbacks, and a to reduce the ocean bulkhead setback. Town Council will review the zoning components and relief requests of the application.

Ms. Pardue provided staff comments for this project.

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

Daniel Menard, LaBerge & Menard presented the architectural plans proposed for the beach cabana modifications.

Todd Maclean, Todd Maclean Outdoors, presented the landscape and

hardscape changes proposed for the site.

Maura Ziska, attorney for the applicant, explained the variances requested for the project and advocated for a positive recommendation to the Town Council.

Ms. Patterson called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, appreciated the revisions; however, she thought the structure was still quite taller than the existing structure and questioned if the height was appropriate. She also thought the arches on the structure were wide; she questioned whether they followed the historical precedent.

Mr. Menard addressed Ms. Sunny's comment about the height.

Ms. Patterson thought the cabana was much nicer than the last proposal; however, she did think the cabana was too large and out of scale for a beach cabana. Ms. Patterson thought the west elevation was demonstrative that the cabana was too much for the site.

Ms. Metzger compared the cabana to the main home and thought the arches were not compatible. Mr. Menard responded and explained the design. Ms. Metzger thought the cabana should resemble the main house.

Mr. Ives asked about the ceiling height of the cabana. Mr. Menard responded. Mr. Ives thought the cabana was in keeping with other beach cabanas and thought the overall form of the cabana was fine.

Ms. Fairfax thought the beach cabana would be screened and did not object to the design.

Ms. Damgard thought the arched doors were a bit unusual. She would have preferred French doors.

Ms. Moran thought the proposed doors looked like garage doors and did not relate to the main home. She indicated that she would have preferred French doors. She stated she preferred the previous design and thought the cabana should have more folly in its design. She was not in favor of the design but indicated she would support the design if it were the homeowner's choice.

Ms. Albarran was not in favor of the curved edges in the arches. She was in favor of the recessed section of the cabana. She provided recommendations for the detail that resembled pilasters.

Mr. Wong was in favor of the proposed rather than the previously proposed. He was in favor of the elliptical arch shown.

Ms. Moran wondered if the proposed fenestration on the east elevation could be changed to match the fenestration in the previously proposed, which was squared rather than rounded.

Ms. Pardue asked if Ms. Moran would recommend the fenestration change to the south elevation as well as the east elevation. Ms. Moran responded in the affirmative.

Ms. Patterson wondered if a tray ceiling could be created to reduce the exterior height of the cabana. Ms. Patterson cautioned that a larger cabana could hinder the view from the main home.

Ms. Fairfax asked about the height of the doors and ceiling. Mr. Menard indicated that the doors were nine feet, and the ceiling height was eleven. Ms. Fairfax thought the cabana was over-scaled and could be reduced.

Mr. Menard asked the Commission to provide their recommendation for a reduction in height.

Motion made by Ms. Albarran to approve the project with the following conditions: the main portion of the cabana shall be reduced by one foot; the arches and fenestration shall be squared, and the changes will return to staff for approval.

Ms. Fairfax recommended adding more Coconut palm trees along the west side.

Motion was seconded by Ms. Damgard. Motion carried unanimously, 7-0.

Motion made by Ms. Moran and seconded by Ms. Albarran that the implementation of the proposed variances will not cause negative architectural impact to the subject, landmarked property. Motion carried unanimously, 7-0.

C. **CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS**
NONE

D. **HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS**

1. **HSB-22-003 (ZON-22-032) 594 N COUNTY RD (COMBO)** The applicant, George Marucci, has filed an application requesting Landmarks Preservation Commission review and approval for two, one-story additions to a historically significant one-story building totaling approximately 300 SF, including variances from side setback requirements and including a variance from Chapter 50 for the required floor elevation for the new ground floor additions on a historically significant building to construct a ground floor addition with a finished floor of 6.69' NAVD in lieu of the required 7' NAVD. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. This application has been withdrawn by the applicant.

Please note: This item was withdrawn at the Approval of the Agenda, Item V.

2. **HSB-22-016 (ZON-22-154) 353 PERUVIAN AVE (COMBO)** The applicant, Lifestyle Holdings LLC, has filed an application requesting Landmarks Preservation Commission review and approval for proposed exterior alterations and additions to a one-story and a two-story Historically Significant Building, requiring variances from the Floodplain requirements from Chapter 50, Floods, for the required floor elevation of the existing structures, for the renovation and alteration of an existing Historically Significant two-story building and one-story building, and the addition of operable folding glass storefront systems along the interior façades of the courtyard of the front retail liner building, including demolition of more than 50% of portions of the existing Historically Significant buildings necessitating variance relief from parking and loading space requirements, setback requirements to retain a nonconforming structure and open space requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments for this project.

Call for disclosure of ex parte communication: Disclosure by Ms. Metzger and Mr. Ives.

Jerome Baumoehl, Jerome Baumoehl Architect, presented the proposed light fixtures for the commercial buildings.

Ms. Patterson called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, thought option A presented was a bit more appropriate; however, she did not believe it was in keeping with the Mid-Century modern style.

Ms. Fairfax was in favor of both options and liked that gas would be used for lighting.

Mr. Baumoehl discussed the use of gas to light the lanterns.

Ms. Moran liked one of the previous lights proposed; she did not feel like the proposed were in keeping with the architecture. She felt the proposed lanterns were fine; however, she would choose the previous lantern since it was unremarkable.

Mr. Ives asked about the owner's preference. Mr. Baumoehl preferred the previously proposed lights. Mr. Ives agreed with Ms. Moran and thought the lighting should be unremarkable and modest.

Ms. Damgard liked option A but wondered if it was appropriate. However, she indicated that she would support the choice.

Mr. Griswold stated he would support option A or the previously proposed fixture in matte black.

Ms. Albarran preferred option A or the first fixture proposed.

Motion made by Ms. Damgard and seconded by Ms. Fairfax to approve the option A lantern, in matte black, to be lit by gas. Motion carried 5-2, with Mses. Moran and Metzger dissenting.

3. **HSB-22-012 (ZON-22-121) 428 CHILEAN AVE—FLOODPLAIN VARIANCE (COMBO)** The applicant, David Mooney, has filed an application requesting a Landmarks Preservation Commission review and approval for modifications and an addition to a Historically Significant Building, requiring variances from the Floodplain requirements from Chapter 50, Floods, for the required floor elevation of the existing structure and addition to remain below FEMA requirements, and a variance to exceed maximum wall height for equipment screening. Town Council shall review the application as it pertains to zoning relief/approval. This item has been deferred to the July 19, 2023 meeting.

Please note: This item was deferred to the July 19, 2023, meeting at the Approval of the Agenda, Item V.

- E. **HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS**
NONE

X. UNSCHEDULED ITEMS (3-MINUTE LIMIT, PLEASE)

- A. Public
No one indicated a desire to speak.
- B. Staff
No one indicated a desire to speak.

XI. COMMENTS OF THE LANDMARKS COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT

Ms. Patterson asked for the Town Council to consider the elimination of an August meeting. A short discussion ensued about the elimination of a meeting. Commissioners touched on the necessity of a quorum, the number of allowable absences, the length of time for the submittal process, and Zoom meetings.

Ms. Damgard stated that residents of one of the landmarked condominiums had made her aware of ongoing issues. These issues included changes that had been made to the building, which were not supported by the majority of the residents. Town Attorney Randolph suggested that the residents should attend the meetings and express their objections. Ms. Pardue explained the process of a staff approval when it relates to a condominium. It was also noted that any work that had been completed without approval by the Commission should be reported to Code Enforcement.

XII. NEXT MEETING DATE: Wednesday, July 19, 2023

XIII. ADJOURNMENT

Motion made by Ms. Albarran and seconded by Ms. Moran to adjourn the meeting at 10:49 a.m. Motion carried unanimously, 7-0.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, July 19, 2023, 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