

TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION MEETING HELD ON WEDNESDAY, JANUARY 20, 2016.

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

The regular meeting of the Landmarks Preservation Commission was called to order on Wednesday, January 20, 2016 at 9:30 a.m. in the Town Council Chambers.

II. ROLL CALL:

Edward Austin Cooney, Chairman	PRESENT
John T. Gannon, Vice Chairman	PRESENT
Nikita Zukov, Member	PRESENT
Jacqueline Albarran, Member	PRESENT
Page Lee Hufty, Member	PRESENT
Rachel Lorentzen, Member	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

III. PLEDGE OF ALLEGIANCE

Chairman Cooney led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES OF THE DECEMBER 16, 2015 MEETING

Motion made by Mrs. Albarran and seconded by Mr. Gannon to approve the minutes of the December 16, 2015 meeting. Motion carried with all in favor.

V. APPROVAL OF THE AGENDA

Motion made by Mrs. Albarran and seconded by Ms. Hufty to approve the agenda. Motion carried with all in favor.

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

Mrs. Roedel 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)

VIII. DESIGNATION HEARINGS

Item 1: 125 Seagrape Circle
Owner: Colonial Groves, Inc.

Please note that this designation hearing has been postponed to the February 17, 2016 meeting at the request of the owner's attorney.

Motion made by Mrs. Albarron and seconded by Mr. Zukov to defer this designation hearing to the February 17, 2016 meeting. Motion carried with all in favor.

Item 2: 207 Royal Poinciana Way & 212 Sunset Ave.
Owner: Vesenaz, Inc.

Call for disclosure of ex parte communication: None

Ms. Murphy presented the designation report. Ms. Stillings reviewed the architecture of each of the buildings in the designation report stating the criteria each one met: 207 Royal Poinciana Way meets criteria 1 and 3; 100 North County Rd. meets criteria 1, 3 and 4; 106 North County Rd. meets criterion 1; 108-110 North County Rd. meets criterion 1; 112 North County Rd. meets criterion 1; 114 North County Rd. meets criterion 1; 116 North County Rd. meets criterion 1; 118 North County Rd. meets criteria 1, 3 and 4; 208-210 and 212 Sunset met none of the criteria.

Motion made by Mrs. Lorentzen and seconded by Mr. Zukov that the designation report become part of the record. Motion carried 6-1 with Ms. Hufty dissenting.

Mr. Guy Rabideau, attorney for the owner of the properties, stated there has been a lot of change on these properties over the years. The two properties that have not had any significant changes are the 100 North County Rd. and 118 North County Rd buildings. Mr. Rabideau said the owner would be comfortable having the facades of these two buildings landmarked. The owner is not in favor of having the entire buildings landmarked, and feels it will hamper the economic viability of the two buildings. Mr. Rabideau referred to the buildings along North County Rd. between 100 and 118, stating those were all significantly changed in the 1980's and they have no particular beauty or architectural significance. Mr. Rabideau said the owner does not believe they meet the criteria for land marking designation. The owner also does not believe 207 Royal Poinciana Way meets the criteria to be landmarked. Mr. Rabideau provided a proposed resolution based on a previous resolution the owner received from the Commission some time ago for the designation of another building.

Commissioner Comments: There was a lengthy discussion among the Commissioners on which buildings they felt should be designated based on the criteria provided in the designation report, Mr. Rabideau's statement and Staff input.

At this time, Chairman Cooney turned the meeting over to Vice Chairman Gannon.

Motion made by Mr. Cooney and seconded by Ms. Hufty that this resolution approving this landmark designation is passed and adopted subject to the understanding that the two story buildings known as 100 North County Rd. and 118 North County Rd. are contributing as well as the façade at 207 Royal Poinciana Way, the other structures located on the Palm Beach County Property Appraiser parcels commonly known as 207 Royal Poinciana Way and 212 Sunset Ave. are non-contributing and should be considered as such in any future application before the Landmarks Preservation Commission relating to Certificates of Appropriateness. Those non-contributing structures are the facades of 106 North County Rd.; 108-110 North County Rd.; 112 North County Rd.; 114 North County Rd. and 116 North County Rd.; as well as the entire buildings at 208 Sunset; 210 Sunset and 212 Sunset. There is nothing intended in

the adoption of this resolution which would preclude the modification of such non-contributing building elements. Future review by the Landmarks Preservation Commission is necessary to ensure that the contributing features are not adversely affected by the modification of non-contributing building elements. Further, with regards to the buildings at 106 North County Rd.; 108-110 North County Rd.; 112 North County Rd.; 114 North County Rd.; and 116 North County Rd. any demolition request must be accompanied by new building plans. Motion carried 6-1 with Mr. Strawbridge dissenting.

After a short break, Mr. Cooney said that a matter was brought to his attention that the motion for 207 Royal Poinciana Way and 212 Sunset Ave. did not make any mention of the little alley to the west of 207 Royal Poinciana Way. Mr. Cooney reached Mr. Rabideau by phone to make him aware of the need to amend the motion to include the alley. Mr. Cooney stated that Mr. Rabideau was fine with reopening the motion.

Motion made by Mr. Gannon and seconded by Ms. Hufty to reopen the motion. Motion carried with all in favor.

At this time, Chairman Cooney again turned the meeting over to Vice Chairman Gannon.

Motion made by Mr. Cooney and seconded by Ms. Hufty that this resolution approving this landmark designation is passed and adopted subject to the understanding that the two story buildings known as 100 North County Rd. and 118 North County Rd. are contributing as well as the façade at 207 Royal Poinciana Way, the other structures located on the Palm Beach County Property Appraiser, parcels 207 Royal Poinciana Way and 212 Sunset Ave. are non-contributing and should be considered as such in any future application before the Landmarks Preservation Commission relating to Certificates of Appropriateness. Those non-contributing structures are the facades of 106 North County Rd.; 108-110 North County Rd.; 112 North County Rd.; 114 North County Rd. and 116 North County Rd.; as well as the entire buildings at 208 Sunset; 210 Sunset and 212 Sunset. There is nothing intended in the adoption of this resolution which would preclude the modification of such non-contributing building elements. Future review by the Landmarks Preservation Commission is necessary to ensure that the contributing features are not adversely affected by the modification of non-contributing building elements. Further, with regards to the buildings at 106 North County Rd.; 108-110 North County Rd.; 112 North County Rd.; 114 North County Rd.; and 116 North County Rd. any demolition request must be accompanied by new building plans. The parcel in the designation report known as Parcel Control Number 50-43-43-22-32-000-0351 is non-contributing. Motion carried 6-1 with Mr. Strawbridge dissenting.

IX. PUBLIC HEARINGS

Mr. Cooney announced that there is a request that has been agreed upon by the architects of COA #026-2015 and COA #001-2016 that COA #001-2016 will be presented first.

B. Application for Certificate of Appropriateness #001-2016

Address: 61 Middle Rd.

Owner/Applicant: Mr. & Mrs. Ben Han

Architect: MP Design & Architecture/Michael Perry

Project Description: Revisions to previously approved site wall, garage west elevation, landscape and hardscape, and all other associated changes as presented.

Call for disclosure of ex parte communication: None

Mr. Perry stated that the changes to the garage and configuration of the site wall have been previously approved.

The applicant has requested to reconfigure the site wall to allow for two Magnolia trees to be planted.

Motion by Mr. Zukov and seconded by Mr. Gannon to approve the changes as presented. Motion carried with all in favor.

A. Application for Certificate of Appropriateness #026-2015

Address: 239, 251 & 255 South County Rd. & 151 Royal Palm Way

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

Architect: Glidden Spina + Partners/Keith Spina

Project Description: A portion of the property known as 255 South County is landmarked as follows: 15' from the face of the building along South County Road towards the east, starting at the southernmost John Volk building that has finials on top, north to the corner of Seaview Ave. 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 re-constructing portions of this property that are not part of the landmarked building. We also propose to remove existing First National Bank sign and replace it with Wells Fargo signage.

At the July 2015 meeting, a motion carried that implementation of the proposed special exception will not cause negative architectural impacts to the subject landmarked property, referring to the four points mentioned, not at all to the look of the architecture. At the August 2015 meeting, a motion carried to accept the additional changes as presented following up to last month's meeting and the acceptance last week by Town Council, and a possible re-look at some of the colors, that the colors will remain modulated by architect, and retain the awning on the corner and wood paneled doors, and replicate some of the ironwork, and defer the color issue to December. It was noted that the project plans include many signs, all of which are approved by virtue of the motion above, except for any proposed changes to the two existing First National Bank signs, and except for the proposed sign on Seaview Avenue which is not approved. At the December 2015 meeting the lone unresolved issue (i.e. building color) was deferred to the January meeting at the architect's request.

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

Mr. Spina stated that a historic paint analyst was hired to test all the buildings to find out what the original colors were. These proposed colors are what will be used on the buildings. They are trying to use different colors across the façade to help identify the unique architecture of each of the buildings. Presently, the buildings are all painted one color. Mr. Spina reviewed the elevations and the proposed colors with the Commission.

Commissioner Comments: The Commission asked if the yellow building on the end could be modulated to compliment the rest of the block. Mr. Spina said they will look into putting in Bougainvillea vines. There were a lot of comments regarding the different colors. Mr. Spina suggested that the Commissioners come out to review the paint samples when they are put on the walls during the construction phase.

Motion made by Mr. Gannon and seconded by Mrs. Lorentzen to approve the colors as presented with the caveat that the project is brought back informally before the Certificate of Occupancy is issued for final approval. Motion carried 6-1 with Mr. Strawbridge dissenting.

X. OTHER BUSINESS

A. Informal presentation of removal of porch window at 267 Atlantic Ave.

Mr. Cooney explained that this is a project that the Commission looked at a while ago and there was a window on the drawings that was not installed. The architect had asked for Staff approval and it wasn't something that Staff, the Consultants or Mr. Cooney felt comfortable approving. There will be a formal submittal for a Certificate of Appropriateness, but Mrs. Albarran (architect of record) asked if she could quickly review the project before the Commission.

Mrs. Albarran reviewed the history of the project, and the changes that were made to the structure. She explained that in an oversight the window that was included in the initial approval was not installed. When the Certificate of Occupancy inspection was done, it was realized that the window was missing.

Mrs. Albarran said they would like to maintain the structure as it is now, with the window excluded.

Ms. Virginia Dadey, home owner said that she is having problems with her financing due to the time it will take to get the Certificate of Occupancy issued. She is afraid she may lose the home after all the restoration work that has been done to it.

B. Rescheduling of the June 15, 2016 meeting due to a conflict with the Town Council meeting.

Motion made by Mrs. Lorentzen and seconded by Mr. Gannon to reschedule the June 15, 2016 meeting to Monday, June 13, 2016. Motion carried with all in favor.

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

Mr. Strawbridge said he has spoken to Ms. Dadey. She wanted to know if there was anything that could be done regarding the window and Certificate of Occupancy issue she is having with her home. Mr. Strawbridge said this is an amazing house. Mr. Cooney said without a proper hearing there is nothing that can be done.

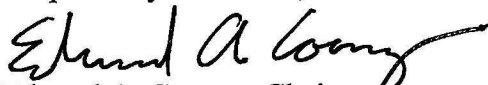
Ms. Hufty thanked everyone for their work this morning on the 207 Royal Poinciana Way & 212 Sunset Ave. designation.

XII. ADJOURNMENT

Motion made by Mrs. Albarran and seconded by Mr. Gannon to adjourn the meeting at 12:30 p.m. Motion carried with all in favor.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, February 17, 2015 at 9:30 a.m in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Rd. Palm Beach.

Respectfully submitted,



Edward A. Cooney, Chairman

LANDMARKS PRESERVATION COMMISSION