



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

**LANDMARKS PRESERVATION COMMISSION
TOWN COUNCIL CHAMBERS
SECOND FLOOR, TOWN HALL
360 SOUTH COUNTY ROAD, PALM BEACH**

**December 21, 2016
09:30 A.M.**

The progress of this meeting may be monitored by visiting townofpalmbeach.com and clicking on "Meeting Audio" in the left hand column. If you have any questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 12 hours after the conclusion of the meeting under "Agendas, Minutes, and Audio."

I. CALL TO ORDER

II. ROLL CALL

Edward Austin Cooney, Chairman
John T. Gannon, Vice Chairman
Nikita Zukov, Member
Jacqueline Albarran, Member
Page Lee Hufty, Member
William J. Strawbridge, Jr., Member
Richard Rene Silvin, Member
Jacqueline Weld Drake, Alternate Member
Anne Fairfax, Alternate Member
Jorge Sánchez, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF THE MINUTES OF THE NOVEMBER 16, 2016 MEETING

V. APPROVAL OF THE AGENDA

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

VII. COMMENTS FROM THE PUBLIC AND COMMISSION MEMBERS: (Please limit comments to 3 minutes):

VIII. PUBLIC HEARINGS

A. Application for Certificate of Appropriateness #054-2016

***LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)* - Done 11/16/16**

Address: 238 Phipps Plaza

Owner/Applicant: Robb R. Maass and Elizabeth Maass

Architect: M. Mark Marsh/Bridges, Marsh & Associates, Inc.

Project Description: Remove existing outside stairs on east side of residence and replace with new enclosed interior stair, enclose open second story balcony in rear of residence, renovate interiors; related changes to hardscape and landscape.

VARIANCE INFORMATION: The applicant is proposing to enclose an existing outside stair and enclose an open second story balcony which requires the following variances: a) a north front yard setback of 6.5 feet in lieu of 25-foot minimum required; b) an east side yard setback of 0.5 feet in lieu of 10-foot minimum required; and c) a south rear yard setback of 5.3 feet in lieu of 15-foot minimum required.

At the November meeting, a motion carried that the implementation of the proposed variances would not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication.

B. Application for Certificate of Appropriateness #055-2016

***LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)* - Done 11/16/16**

Address: 233 Clarke Ave.

Owner/Applicant: Austin and Gwendolyn Fragomen

Architect: Jacqueline Albarran/SKA Architect + Planner, Inc.

Project Description: New second story extension in rear of main house. Demolition of deteriorated existing guest house/garage. New guest house and attach two car garage. Add covered terrace and pergola to new guest house. Replace all windows and doors with new impact to match existing. Roofs and all details to match existing. Correct existing previously submitted height information. Entire presentation to match previously approved design (April 2016).

VARIANCE INFORMATION: The applicant requests to demolish a non-conforming landmarked two story guest house/garage (1,422 sq. ft.) and rebuild a new guest house/garage (2,460 square feet) in the same general location. The following variances are required: 1) to allow an overall height of 20.5 feet in lieu of the 15-foot maximum allowed; 2) to allow a two story accessory building on a lot that is under 20,000 square feet in the R-B Zoning District in lieu of the one story maximum allowed.

At the November meeting, a motion carried that the implementation of the proposed variances would not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication.

C. Application of Certificate of Appropriateness #056-2016

***LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)* - Done 11/16/16**

Address: 3 Pelican Ln.

Owner/Applicant: Mr. Dana Landry

Architect: Patrick W. Segraves, A.I.A./SKA Architect + Planner

Project Description: Interior renovation of first floor kitchen, demolition of part of wall, kitchen wall and addition of 33 S.F. bay window breakfast area.

VARIANCE INFORMATION: The applicant is requesting a variance to allow the construction of a 33 square foot addition with a street side yard setback of 26.16 feet in lieu of the 35-foot minimum required.

At the November meeting, a motion carried that the implementation of the proposed variances would not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication.

D. Application of Certificate of Appropriateness #058-2016

Address: 105 Clarendon Ave.

Owner/Applicant: Charles A. Schumacher

Architect: Nievera Williams Design

Project Description: Revisions of previously presented drawings (COA-047-2013) for property located at 105 Clarendon Ave., increase of pool length, removal of spa, fountain and garden steps at east area of property. Other associated changes as presented.

Call for disclosure of ex parte communication.

E. Application of Certificate of Appropriateness #059-2016

Address: 691 N. County Rd.

Owner/Applicant: Harriet Cohen, James S. Cohen & Robert B. Cohen

Architect: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Project Description: The garage/guest house was designed in 1930 for Otto H. Kahn by Treanor & Fatio. The request for the certificate of appropriateness is for the replacement of the existing exterior deteriorated stair with a new stair in the existing stair footprint.

Call for disclosure of ex parte communication.

IX. OTHER BUSINESS

A. Informal Review – Application for Certificate of Appropriateness #039-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

Address: 141 S. County Rd.

Owner/Applicant: Church of Bethesda-by-the-Sea, Inc.

Architect: Gene Pandula/Pandula Architects

Project Description: The Church of Bethesda-by-the-Sea proposed to add 11 parallel off-street parking spaces along the north side of the 100 block of Barton Ave. The parking spaces currently exist. The new spaces are being shifted onto the Church property to allow Barton Ave. to operate as a full time two-way local street. 23 off-street parking spaces are proposed to be located on the vacant parcel directly west of the Church (across South County Rd.)

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE INFORMATION: The applicant is requesting for approval of a Special Exception with Site Plan Review and Variances to construct required off-street & supplemental parking spaces to accommodate 34 additional required off-street & supplemental parking, specifically 11 parallel parking spaces are proposed to be located on private property along the north side of the 100 block of Barton Avenue, adjacent to the Church. 23 parking spaces are proposed to be located on the Church's parcel directly west of

the Place of Worship across South County Road. If approved, the additional 34 required off-street & supplemental parking spaces will substantially alleviate the recent loss of parking that has existed as a result of changes to the Town's parking policies. At the Town Council's direction, the applicant seeks to allow residents of the 100 & 200 block of Barton Avenue along with residents of the 200 block of Pendleton Avenue to use the 34 off-street and supplemental parking spaces by way of a Declaration of Use agreement. The following variances are requested for the 11 parallel required off-street parking spaces to be located on the north side of the 100 block of Barton Avenue: 1) to allow the landscape open space area to be reduced from the existing 51.98% to 50.48% in lieu of 55% minimum landscape open space as required by code; 2) to allow the off-street parking with a zero setback in lieu of the 25 foot minimum setback required; 3) to allow the off-street parking spaces not to include the required screening with hedges, walls or a combination thereof as required; 4) to allow the interior off-street parking landscape open space to be reduced to zero in lieu of the minimum 10% (205.3 sq. ft.) required.

At the October meeting, the project was given a 60-day referral at the request of the attorney for the project.

Call for disclosure of ex parte communication.

B. Informal Review – Application for Certificate of Appropriateness #057-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 323 Chilean Ave.

Owner/Applicant: Ambassador Mark Gilbert

Architect: Jacqueline Albarran/SKA Architect + Planner, Inc.

Project Description: Raise existing main house to achieve a 7.5' NGVD finish floor elevation and relocate it to the East and South. Raise existing guest house to achieve a 7.5' NGVD finish floor elevation and leave in existing footprint. One and two story additions to both main house and guest house. New trellis, pool, spa, fountain and patios. Replace existing, non-original roof shingles with barrel tile. Replace all windows and doors with new wood impact.

VARIANCE INFORMATION: The applicant is proposing to lift the house to meet the FEMA requirement of 7.5 NGVD and construct a 60.26 square foot addition to create a new 2 car garage that will have a 7.28 foot west side yard setback in lieu of the 10 foot minimum required.

Call for disclosure of ex parte communication.

X. **DESIGNATION HEARINGS**

Item 1: 201 El Brillo Way

Owner: James S. and Irene J. Karp

Call for disclosure of ex parte communication.

Item 2: 130 Chilean Ave.

Owner: 130 Chilean LLC

Call for disclosure of ex parte communication.

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

XII. **ADJOURNMENT**

Note 1: If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Note 2: Disabled persons who need an accommodation in order to participate in this Commission Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least five (5) working days before this meeting.