



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

REVISED

9:00 am, Dec 17, 2017

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

December 20, 2017
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
Richard Rene Silvin, Vice Chairman
Jacqueline Albarran, Member
Page Lee Hufty, Member
Anne Fairfax, Member
Patrick Segraves, Member
John T. Gannon, Member
Jacqueline Weld Drake, Alternate Member
Kim Coleman, Alternate Member
Sue Patterson, Alternate Member
- III. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF THE MINUTES OF THE NOVEMBER 13, 2017 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 #033-2017
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCES -
Done 10/18/17
Address: 8 S. Lake Trail
Owner/Applicant: Old Kapok, LLC
Architect: Harold J. Smith/Smith and Moore Architects, Inc.
Project Description: Interior and exterior alterations to a two-story 1938 John Volk designated residence. Interior alterations include bath and kitchen area renovations; restoration of existing architectural elements such as base, casing and cornice moldings; replacement of non-original library wood paneling and stair hall wood flooring; addition of an elevator; reconfiguration of a staff stair; conversion of a dining room to a family room; creation of a new dining room; reconfiguration of second floor bedrooms and baths. Exterior alterations include window and door replacement; the addition of a loggia on the west elevation; infill addition in the proposed dining room; the addition of a service door; replacement of two windows with doors on the east elevation; an addition to the current pool cabana. Construction of a detached four-car garage and a detached one-story guesthouse. Alterations to hardscape and landscape. Addition of a tennis court. Other associated changes as presented. ****Please note that this is a tax abatement project****

At the July meeting, a motion carried to defer the project for one month to the August 16, 2017 meeting for restudy. At the August meeting, a motion carried to defer the project for one month to the September 15, 2017 meeting for restudy. A motion carried at the October meeting that the implementation of the proposed variances will not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication.

- B. Application for Certificate of Appropriateness #041-2017
Address: 301 Australian Ave.
Owner/Applicant: CSC Brazilian LP/Adam Schlesinger
Architect: None
Project Description: At the June 21, 2017 meeting of the Landmark Commission, the Commission approved the installation of a composite insulated impact glass window to replace the existing decorative wood windows. The Applicant is requesting that the Commission reconsider only that portion of its approval that required the installation of an "insulated impact glass" as part of the replacement window in light of the extraordinary difficulty of installing impact windows on the existing structure and the possibility that such installation will (a) damage the existing structure; (b) the aesthetic similarity of the standard window proposed by the applicant; and (c) the existence of approved hurricane protection at the property. The building structure is made of hollow terracotta block. In order to obtain the required

strength to make the impact glass windows meet building codes, openings of at least 18"-24" would have to be made surrounding every window, interior and exterior, would have to be opened and filled with concrete. Then the windows would need to be installed, anchored and the openings closed. This construction is not only extremely expensive, but the extensive nature of it has the potential for damage to the existing structure and may result in unsightly changes to appearance of the exterior of the building. This has the potential to defeat the goals of the Commission of preserving the aesthetic look of the property. The Brazilian Court Hotel has approved hurricane protection which has protected, and will continue to protect the property if the Commission approves the installation of traditional insulated glass windows in the approved frames. The Commission should not impose a requirement on a property owner that deals with structural issues already approved by the Building Department and that will impose undue costs and increase the potential for adversely impacting the historic look of the property. Approving the proposed insulated glass will fulfill the mission of the Commission and is consistent with its authority under the Town Code of Ordinances. Insulated and impact glass in the approved window frames are almost identical in appearance. The Commission saw and approved an insulated glass window only. Adding the requirement that the window be "impact glass" goes beyond the authority of The Landmark Commission, but also impose an unnecessary risk to the property and an undue burden on the property owner. We respectfully request that the Commission reconsider its decision and permit installation of the approved composite window with insulated glass in the approved frame.

A motion carried at the October meeting to defer the application for one month to allow the applicant to install a single test window, preferably impact that would be approved by the Building Official to determine the cost, and possible savings if a non-impact window was used. A motion carried at the November meeting to defer the project to the December 20, 2017 meeting at the request of the applicant.

Call for disclosure of ex parte communication.

C. Application for Certificate of Appropriateness #042-2017

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCES -

Done 10/18/17

Address: 473 N. County Rd.

Owner/Applicant: Louwana Trust c/o Leslie R. Evans

Architect: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Landscape Architect: Keith Williams/Nievera Williams Design

Project Description: 473 N. County Road is the address for Louwana, the 1919 Mediterranean revival residence designed by Addison Mizner for Gurnee Munn. The name "Louwana" was created from the contraction of Mrs. Munn's name (Marie Louise Wanamaker). Louwana is the companion home to Amado, the 1919 Addison Mizner house situated directly to the south at 455 N. County Road. This home was designed for Gurnee

Munn's brother Charles Munn Jr. Louwana has undergone numerous rehabilitations over time. The Hurricane of 1928 washed out the section of N. Ocean Blvd adjacent to Louwana and Amado. As a result, the entry access to Louwana (and Amado) changed from the east side to a parking court on the south of Louwana, accessed from N. County Road. In 1931, Architect Maurice Fatio designed a pool, pool loggia addition, and tennis/bath house. In 1953, an elevator is added in the open stair facing the courtyard. In 1971, Architect John Volk designed an addition to the northeast portion of the house, primarily adding staff areas and remodeling the kitchen. In 1980, Volk also designs alterations to the master bedroom suites. In 1980, Louwana is Landmarked by the Town of Palm Beach. The proposed rehabilitation of Louwana will address the needs of the residents and their lifestyle. The house has been unaltered for approximately 35 years. These changes include

1. Kitchen areas. The kitchen area is from the John Volk renovation and is strictly utilitarian. We propose to create a more open and expansive kitchen that is welcoming for family enjoyment.
2. The interior stair on the north side of the house will be replaced. The existing stair is so small, tight and not code compliant that it represents a danger to the occupants. The proposed plan will incorporate a new stair that will allow ease of vertical circulation.
3. A new laundry room will be added. The laundry room will address the insufficient size of the existing laundry room.
4. Guesthouse and garage. The existing garage is not easily accessed and the guesthouse portion is in grave disrepair. The proposed demolition of this structure will free up the service court area and allow for a new garage/guesthouse that meets the needs of the owners. This guesthouse will have access and views of the pool area.
5. The existing entry area is currently a storage area and is not used. The proposed plan will create a game room and gym.

Throughout the house there are examples of moisture problems and water intrusion. This will be addressed in three areas. First, the North wing affected by this renovation will receive new impact rated doors and windows. Second, masonry walls will receive moisture proof coating and be insulated. Third, renovated areas will receive new air conditioning system. The house will receive a new electrical service and new sanitary sewer lateral. Storm drainage and retention will be brought up to code for the entire property. New hardscape and landscape design consistent with the historic property are proposed. Dependency buildings including the ocean cabana and the pool/tennis cabana will not be altered at this time. ****Please note that this is a tax abatement project****

A motion carried at the October meeting that the implementation of the proposed variances will not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication.

- D. Application for Certificate of Appropriateness #049-2017
 LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCES -
 Done 11/13/17

Address: 310-322 Clarke Ave.

Owner/Applicant: Katherine and Jay Horgen

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

Project Description: Demolition of the following additions to the original structure: 1) loggia, 2) addition to garage, 3) garden nursery.

A motion carried at the November meeting that the implementation of the proposed variances will not cause negative architectural impact to the landmark property with the caveat to improve the variance for the landscape open space conditions in the front of the property.

Call for disclosure of ex parte communication.

E. Application for Certificate of Appropriateness #052-2017

Address: 305 Maddock Way

Owner/Applicant: Paul L. Maddock, Jr.

Architect: Keith Spina/Glidden Spina + Partners

Project Description: Interior and exterior additions and alterations to existing, two-story residence including the modification and enlargement of floor plan. Interior alterations include reconfiguration of spaces, restoration of existing architectural elements and structure. Exterior alterations include the addition of a changing room and pool on west side of property, removal and replacement of existing nonconforming garage with new two story garage, window replacement, and restoration of existing architectural elements and structure. Alterations to hardscape and landscape. ****Please note that this is a tax abatement project****

Call for disclosure of ex parte communication.

F. Application for Certificate of Appropriateness #053-2017

Address: 822 S. County Rd.

Owner/Applicant: M&M Palm Beach Property Investors, LLC

Architect: Harold J. Smith/Smith and Moore Architects, Inc.

Project Description: Window replacement on a 1939 Treanor & Fatio designed Georgian Revival style single family home. Introduction of larger windows and door sidelights in the main house morning room.

Call for disclosure of ex parte communication.

G. Application for Certificate of Appropriateness #054-2017

Address: 17 Golfview Road, LLC

Owner/Applicant: 17 Golfview Road, LLC

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

Project Description: Decorative concrete elements are to be temporarily removed from the top of the tower in order to repair the structural deficiencies of the tower. The elements will be reinstalled after the repairs

are completed. Repairs include a new tie beam. Stucco and metal lath will be removed from several portions of the main house, where there is no wood sheathing, and the metal lath is no longer attached to the studs. Wood sheathing and waterproofing will be installed and the walls re-stuccoed to match existing. Fixed glass is to be added behind a railing to enclose an exterior second floor gallery at the rear courtyard.

Call for disclosure of ex parte communication.

IX. OTHER BUSINESS

NONE

X. DESIGNATION HEARINGS

Item 1: 245 Dunbar Road

Owner: Peter M. & Stephanie S. Brant

Call for disclosure of ex parte communication.

Item 2: 136 Dunbar Road

Owner: Dana & Steven Krumholz

Please note: The attorney for this designation has requested a deferral to the February 21, 2018 meeting.

Item 3: 137 Seaspray Avenue

Owner: The Estate of Jerome H. Pennock

Please note: The attorney for this designation has requested a deferral to the February 21, 2018 meeting.

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.