



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

REVISED

2:45 pm, Dec 11, 2018

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

**December 19, 2018
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
Patrick Segraves, Member
John T. Gannon, Member
Kim Coleman, Member
Jacqueline Weld Drake, Alternate Member
Sue Patterson, Alternate Member
Anne Metzger, Alternate Member
- III. PLEDGE OF ALLEGIANCE**
- IV. APPROVAL OF THE MINUTES OF THE NOVEMBER 16, 2018 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. DISCUSSION ITEMS

1. Memorial Fountain Update – Public Works Department
2. North County Road Historic Tree Canopy/Vista – Public Works Department

IX. PUBLIC HEARINGS

Please note: All approved projects will now include the following condition in the motion – *Prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area. This shall be required prior to the issuance of a building permit.*

1. Application for Certificate of Appropriateness #041-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - Done 9/21/18

Address: 241 Seaview Avenue

Owner/Applicant: Palm Beach Day Academy, Inc.

Professional: Nievera Williams Design

Project Description: Addition of paved parking lot, landscape improvements and drainage improvements.

A motion carried at the October meeting to defer the project for one month to the November 16, 2018 meeting at the request of the attorney. A motion carried at the November meeting to defer the project for one month to the December 19, 2018 meeting at the request of the attorney.

Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #043-2018
Address: 89 Middle Rd.
Owner/Applicant: Larry Morassutti, C/O The Cury Group
Professional: Jose Luis Gonzalez-Perotti/Portuondo Perotti Architects
Project Description: Modifications to previously approved project to include minor aesthetic elements (including exterior railing design, cast stone profiles, deletion of windows at pool cabana), revision to site walls and other miscellaneous items.

A motion carried at the October meeting to approve the project as presented, with the exception of the tile work in the transoms, which was deferred to the November 16, 2018 meeting. A motion carried at the November meeting to defer the project for one month to the December 19, 2018 meeting at the request of the architect.

Call for disclosure of ex parte communication.

3. Application for Certificate of Appropriateness #049-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO SITE PLAN REVIEW WITH VARIANCE(S) - Done 10/17/18
Address: 280 Sunset Ave.
Owner/Applicant: Bradley Park Owner LLC
Professional: Keith Spina/Glidden Spina + Partners
Project Description: The Bradley Park Hotel, also known as Bradley House and originally built under the name The Algomac Hotel, was constructed in 1923 by Colonel F.T. Bradley. The architect is unknown. The Hotel was constructed immediately adjacent to F.T. Bradley's famous Beach Club gambling casino as a private hotel for his friends and guests. The hotel is now separated from Bradley Park where the casino stood. It is one of the earliest hotels designed in the Mediterranean motif in Palm Beach. The building is "U" shaped with the center being 4 stories and the wings three stories with a Belvedere on the northwest wing. Site improvements include: Reconfiguration of the central courtyard to accommodate a new pool and patio; redesign of the parking lot; relocated exterior approach to entrance. Parking lot improvements include new landscaping, paving materials and drainage. The proposed changes to the building interior include: Demolition of interior partitions, as required, to accommodate the reconfiguration of guest rooms, support space and lobby. Proposed exterior alterations include replacement of doors and windows; removal of wall mounted A/C units; reinstallation of rooftop equipment and removal of adjacent unsightly metal mesh screen; and alteration to elevator penthouse. Redesign of these roof elements results in a well-balanced architectural treatment to the top of the building and can be seen as one enters into Palm Beach. All mechanical equipment will be screened from view. ****Please note this is a tax abatement project****

Motions carried at the October meeting that implementation of the proposed site plan review with variances will not cause negative architectural impact to the subject landmarked property and that the proposed development will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. A motion carried at the November meeting to approve the project as presented with the caveat that the details for the balcony railings, fencing and gates will return at the December 19, 2018 meeting.

Call for disclosure of ex parte communication.

4. Application for Certificate of Appropriateness #056-2018
Address: 174 Via Del Lago
Owner/Applicant: Beatrice Tollman
Professional: Kristin Kellogg/Smith Kellogg Architecture, Inc.
Project Description: Door and window replacement, interior modifications and roof replacement.

Call for disclosure of ex parte communication.

5. Application for Certificate of Appropriateness #057-2018
Address: 125 Seagrape Circle
Owner/Applicant: Pelican Manor LLC (Cedric DuPont)
Professional: M. Mark Marsh, AIA/Bridges, Marsh & Associates, Inc.
Project Description: Full rehabilitation of existing landmark property with addition of +/- 3000 sq. ft. of new garage, kitchen, family room and master suite. New loggia addition on west façade as well as new and updated landscaping/hardscaping and pool.

Call for disclosure of ex parte communication.

X. OTHER BUSINESS

1. Informal Review - Application for Certificate of Appropriateness #048-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW
Address: 1100 S. Ocean Blvd.
Owner/Applicant: Harvey E. Oyer, III on behalf of Mar-a-Lago Club, Inc.
Professional: Rich Gonzalez/REG Architects, Inc.
Project Description: The Applicant seeks approval to add an accessory dock. It is to be located at the northwest corner of the site and projects 40 feet from the existing seawall into the Lake Worth Lagoon. The proposed dock will not be visible from the historic home, does not violate the preservation easement granted to the National Trust for Historic Preservation, and is generally located where the property's prior historic dock was previously located.

A motion carried at the October meeting to defer the project for one month to the November 16, 2018 meeting. A motion carried at the November meeting to defer the project for one month to the December 19, 2018 meeting at the request of the attorney.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: 1. The Applicant seeks approval of a Special Exception with Site Plan Review to add an accessory dock to the property in the approximate location of the prior historic dock. The dock is to be located at the northwest corner of the site and projects 40 feet from the existing seawall into the Lake Worth Lagoon.

Call for disclosure of ex parte communication.

XI. DESIGNATION HEARINGS

Item 1: 120 Everglade Avenue
Owner: 120 Everglade LLC

Please note: The owner for this designation has requested a deferral to the 2019-2020 designation season.

Item 2: 244 Nightingale Trail
Owner: 244 Nightingale LLC

Please note: The owner for this designation has requested a deferral to January 17, 2019 meeting.

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

XIII. 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.