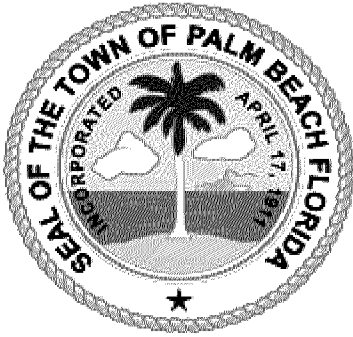




TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

DECEMBER 17, 2014

09:30 A.M.

The progress of this meeting maybe monitored by visiting townofpalmbeach.com and click 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:

William O. Cooley, Chairman
Nikita Zukov, Vice Chairman
Jacqueline Albarran, Member
Edward Austin Cooney, Member
John T. Gannon, Member
Page Lee Hufty, Member
Rachel Lorentzen, Member
Richard Rene Silvin, Alternate Member
Carol N. Wyett, Alternate Member
William J. Strawbridge, Jr., Alternate Member

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES OF THE NOVEMBER 19, 2014 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 RELATIVE TO NEW PROCEDURES TO BE IMPLEMENTED REGARDING DEMOLITION AT LANDMARKED PROPERTIES:

IX. PUBLIC HEARINGS:

A. Application for Certificate of Appropriateness #035 - 2014

Reconstruction/Addition/Interior/Exterior Demolition/Landscape Hardscape

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Burke and Susan Ross

Address: 172 South Ocean Boulevard

Architect: Saladrigas & Cohen Architecture, Inc.

Project Description: Request approval for reconstruction, addition to historic structure, interior and exterior demolition, and landscape/hardscape which is further described as: Alteration and partial demolition of the Western 1 story bedroom conversion of the original two-car service garage and attached site wall to allow for a new family pavilion and 3 (net) additional bedrooms. The pavilion and ancillary program proposes to match and/or incorporate details from the 1929 Fatio-Trainor cloister enclosure and elements of the original 1926 Wyeth, King Johnson primary residence through the use of quarried keystone cornices, wood cornices, trim, arches, sills, keystone columns, mahogany casement windows, quatrefoil stained glass inserts, cypress outlookers, clay barrel tile roof, chimney cap, stucco and assorted details. The southwest corner of the addition proposed a modification of the 2005 single story addition to incorporate an (1) additional upstairs bedroom directly over the existing footprint. The original 1926 northwest second (2) story guest quarters above the garage will be altered internally and incorporate an additional bedroom on the west side of the proposed family pavilion facing west. The modifications to the second story include the replacement of previously modified single sash casement windows with new impact resistant mahogany split casement windows and a new entry door with similar muntin pattern. The total net area of the proposed addition is 1,512 square feet. Other associated changes as presented.

At the September meeting a motion carried that implementation of the proposed variances will not cause negative architectural impacts to the subject landmarked property. At the October meeting, a motion carried for deferral to the November meeting at the request of the attorney for the property owner. At the November meeting, a motion carried for deferral to the December meeting at the request of the attorney for the owner.

Call for disclosure of ex parte communication

B. Application for Certificate of Appropriateness #048 - 2014

New accessory structure and interior/exterior demolition

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Terry Taylor

Address: 780 S. Ocean Boulevard

Architect: Brasseur & Drobot Architects, P.A., Jason P. Drobot

Project Description: Request approval for new accessory structure and interior/exterior demolition which is further described as: The project consists of the demolition of an existing 1,538 (+/- square foot detached accessory structure located at the northwest corner of the property. A new 3,104 square foot (+/-) guest house with 3 car garage will added at the approximate location of the demolished structure. Existing hardscape and landscape will be removed to accommodate the new structure. Other associated changes as presented.

At the November meeting, a motion carried that implementation of the proposed variance will not cause negative architectural impacts to the subject landmarked property.

Call for disclosure of ex parte communication

C. Application for Certificate of Appropriateness # 053 - 2014

Reconstruction and exterior demolition

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: The Breakers Palm Beach Inc. (Alex P. Gilmurray, CPA: CFO)

Address: 1 South County Road

Architect: Brasseur & Drobot Architects, P.A., Jason P. Drobot

Project Description: This project consists of demolishing an existing 548 square foot fountain including its pool, plaza steps, and two flanking benches located west of the main porte cochere at the Breakers Hotel. The project also consists of new fountain and benches which will be reconstructed at the same location and to the same dimensions and height of the existing. Other associated changes as presented.

At the November meeting, a motion carried that implementation of the proposed variance will not cause negative architectural impacts to the subject landmarked property.

Call for disclosure of ex parte communication

D. Application for Certificate of Appropriateness #054 - 2014

Exterior Pole Lighting and Exterior Demolition

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Everglades Club, Inc. (Scott Lese, General Manager)

Address: 350 Worth Avenue

Architect: Brasseur & Drobot Architects, P.A.

Project Description: This project consists of the removal of existing light fixtures and poles at the three easterly tennis courts located south of the corner of Worth Avenue and Golfview Road. The project also consists of the addition of new exterior light fixtures and poles for the same tennis courts at new locations. Other associated changes as presented.

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

Call for disclosure of ex parte communication

E. Application for Certificate of Appropriateness #056 - 2014

Window Change

Owner/Applicant: Mr. and Mrs. Marion Antonini

Address: 920 South Ocean Boulevard

Architect: Smith Architectural Group, Jeffery W. Smith

Project Description: Request approval for window change which is further described as: New impact rated window design for living room window, and other associated changes as presented.

Call for disclosure of ex parte communication

F. Application for Certificate of Appropriateness #057 - 2014

Awning

Owner/Applicant: The Breakers Palm Beach Inc.

Address: 1 S. County Road

Architect: Peacock and Lewis Architects

Project Description: Request approval for awnings which is further described as: Replacement of the awnings on the south side of the Breakers Hotel property at the retail shop display windows.

The existing awnings are faded and need a refreshed look. The new awnings will be slightly smaller and will be Breakers colors. Other associated changes as presented.

Call for disclosure of ex parte communication

G. Application for Certificate of Appropriateness #058 - 2014

Fence

Owner/Applicant: Rehabilitation Center for Children & Adults Inc.

Address: 300 Royal Palm Way

Architect: Glidden Spina + Partners

Project Description: Request approval for fence which is further described as: Install white vinyl fence with gates at southwest side of property between parking lot and neighboring properties to south and west. Other associated changes as presented.

Call for disclosure of ex parte communication

X. **OTHER BUSINESS:**

Review of Tew & Taylor Audit relative to 105 Clarendon Avenue

IX. **PUBLIC HEARINGS (CONTINUED):**

H. Reconsideration of Application for Certificate of Appropriateness #026 - 2014

Owner/Applicant: 105 Clarendon Road Revocable Trust

Address: 105 Clarendon Avenue

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

Project Description: Request approval for "changes to previous approvals, including replacement of double-hung windows with casement windows; extension of living space above the garage; floor plan modifications; other associated changes" as presented, including the removal and replacement of walls/structure. *Please note that this is a tax abatement project.*

At the November meeting, a motion carried to defer this matter for one month, and ask the applicant to come in with a full presentation at the December meeting, showing what has been done and what is intended to be done, and that would include the as-builts. A second motion carried for demolition of the southeast portion of the structure, as determined by the Building Official.

Call for disclosure of ex parte communication

I. Application for Certificate of Appropriateness #055 - 2014

Restoration, Reconstruction, Addition

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: 105 Clarendon Road Revocable Trust

Address: 105 Clarendon Avenue

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

Project Description: Request approval for restoration, reconstruction, and addition to historic structure which is further described as: Demolition and reconstruction of the foundation, east wall and portion of the second floor structural system of the main section of the existing residence. Demolition and reconstruction of a majority of the foundations, walls, second floor and roof framing systems of the service wing of the existing residence. This request includes raising the kitchen area ceiling height and second floor roof bearing point six inches, and adding infill roof trusses to change the roof line at the westernmost, one story staff wing. Other associated changes as presented. *Please note that this is a tax abatement project.*

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

Call for disclosure of ex parte communication

XI. **OTHER BUSINESS:**

A. Informal Review: 322 Seaspray Avenue

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Project Description: Demolish one-story addition to southeast corner of residence, wood deck, swimming pool and pool deck. Add two-story addition at rear of existing residence. Demolish existing one-story cabana and re-construct as new master bedroom so it is connected to main residence. Interior modifications. Install new roof finish, windows and repair existing stucco and details as required which will match existing.

Call for disclosure of ex parte communication

B. Informal Review: 210 El Brillo Way

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Project Description: Two-story elevator addition with second story cantilevered enclosed balcony. Roof stucco color and all detailing to match existing.

Call for disclosure of ex parte communication

This project represents a voting conflict for Mrs. Albarran.

C. Informal Review: 280 N. Ocean Boulevard

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Project Description: Replacement of damaged and already removed driveway gates. New wrought aluminum gates to replicate Fatio's 1928 design to be installed in original location.

Call for disclosure of ex parte communication

This project represents a continuing voting conflict for Mrs. Albarran.

XII. DESIGNATION HEARINGS:

Item 1: 165 Seaspray Avenue

Owner: Katherine S. McLennan

Call for disclosure of ex parte communication

Item 2: 133 Seaspray Avenue

Owner: James G. Pressly Jr. & Kathryn S. Pressly

Call for disclosure of ex parte communication

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

XIV. 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: A 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.