



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 16, 2015

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:

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

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES OF THE NOVMEBER 18, 2015:

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 #047-2015

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

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, demolishing and re-constructing portions of this property that are not part of the landmarked building and proposing to remove existing First National Bank signage and replace it with Wells Fargo signage.

At the July meeting, a motion carried that implementation of the proposed special exception will not cause negative architectural impacts to the subject landmarked property, but only referring to the four points mentioned, not at all to the look of the architecture.

At the August meeting, a motion carried to accept the additional changes as presented following up to the previous month's meeting and the acceptance 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.

****Staff Note:** The project plans include many signs, all of which are approved by virtue of the motion made at the August meeting, 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.

Please note this project has been deferred to the January meeting at the request of the architect.

B. Application for Certificate of Appropriateness #047-2015

Address: 1095 North Ocean Blvd.

Owner/Applicant: TGS Florida, LLC

Architect: Smith and Moore Architects, Inc.

Project Description: Reconfigure existing covered walkway as open air trellis 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 #048-2015

Address: 780 South Ocean Blvd.

Owner/Applicant: Terry Taylor

Architect: Brasseur & Drobot Architects, P.A.

Project Description: The project consists of an interior renovation of the first and second floor of an existing 1,631 sq. ft. guest house. Removal and replacement of all existing exterior windows and doors, the addition of a new window and covered entry at the first floor on the south elevation, and removal and replacement of the existing pecky cypress soffit, brackets and clay barrel tile roof.

Call for disclosure of ex parte communication

D. Application for Certificate of Appropriateness #049-2015

Address: 360 Seaspray Ave.

Owner Applicant: Mary Frances Turner

Architect: The Pandula Architects, Inc.

Project Description: Structure - Remove and re-frame roof structure and structure at sleeping porch. Modify existing framing or provide new framing at portions of existing structure as required by current field conditions and building code requirements. Exterior - Remove existing composite shingle roof material and replace with new composite shingle roof material. Remove existing aluminum siding and replace with new hardie board siding, with white painted finish. Remove existing shutters and replace with new aluminum shutters, with black painted finish. Interior - Remove all finishes fixtures and trim, damaged by fire and re-install. Site - Remove existing garden pavilion. Remove north motor court and replace with new layout. Remove west garage driveway and replace with new layout. Remove existing pool and deck and replace with new layout. Provide new generator and new landscape plan. Note: All work is to be accomplished within the original (existing) building footprint and envelope of the building, no modifications are made to setback dimensions or building area, except for removal of garden pavilion. All horizontal and vertical dimensions of the existing structure are to be maintained while accomplishing reconstruction activities. All window and door units are to be replaced within their existing openings, unless otherwise specifically indicated.

Call for disclosure of ex parte communication

IX. **OTHER BUSINESS:**

A. Informal Review: One South County Rd.

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: The Breakers Palm Beach, Inc.

Architect: Peacock and Lewis

Project Description: Front Lawn Pavilions - Two accessory buildings will be constructed on the Front/Croquet Lawn. The south building will be utilized to plate food for events and the north building will have restrooms to serve the area. The lawn is located on the west side of the hotel.

At the October meeting, a motion carried to defer further consideration, to the November meeting. At the November meeting, this project was deferred to the December meeting at the attorney's request.

Please note this project has been withdrawn at the applicant's request.

Call for disclosure of ex parte communication

X. DESIGNATION HEARINGS:

Item 1: Parc Monceau Historic District

Owners: 145 Anchor Properties of Vero Beach, Inc. (115 Parc Monceau)

Hannah J. Kamin (116 Parc Monceau)

124 Parc Monceau, LLC (124 Parc Monceau)

Alfons and Enaam Schmitt (125 Parc Monceau)

Geoffrey S. Caraboolad (300 Parc Monceau)

Ocean Vills Holdings, LLC (1700 S Ocean Blvd.)

Ruby S. Rinker Trust (1720 S. Ocean Blvd.)

Town of Palm Beach (right of way known as Parc Monceau)

Please note that this designation hearing was postponed from the April 16, 2015 meeting to the November 18, 2015 meeting at the request of the owner's attorney. At the November meeting, this hearing was deferred to the December meeting at the request of the owner's attorney.

Call for disclosure of ex parte communication

Item 2: 122 Kings Rd.

Owners: Austin and Stephen Smith

Call for disclosure of ex parte communication

Item 3: 123 Kings Rd.

Owners: Robert and Carolyn Jackson

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: 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.