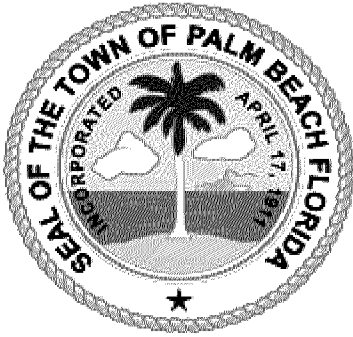




TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

NOVEMBER 19, 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 OCTOBER 16, 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. 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.

Please be advised that the attorney for the property owner has requested deferral to the December 17, 2014 meeting.

B. Application for Certificate of Appropriateness #039 - 2014

Rehabilitation/Reconstruction/Addition/Interior&Exterior Demolition

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: David and Jeanne Daniel

Address: 322 Seaspray Avenue

Architect: The Pandula Architects, Eugene Pandula

Project Description: Request approval for rehabilitation, reconstruction, addition to historic structure, and interior and exterior demolition, which is further described as: Demolish one-story addition at S.E. corner of residence, wood deck, swimming pool and pool deck. Add 2-story addition at rear of existing residence. Demolish and re-construct one story cabana. Interior modifications. Install new roof finish, windows and repair exterior stucco and details as required which will match existing. 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.

Call for disclosure of ex parte communication

C. Application for Certificate of Appropriateness #046 - 2014

Reconstruction, Renovation, Interior/Exterior Demolition, Landscape/Hardscape

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Thomas R. Maier Revocable Trust

Address: 102 Jungle Road

Architect: Fairfax, Sammons, and Partners, Richard Sammons

Project Description: Request approval for reconstruction, renovation, interior and exterior demolition, awning, exterior color change and landscape/hardscape which is further described as: Interior Work: Remodeling and refurbishing of portions of the first floor, second floor, and basement level; Exterior Work: a. General: Roof replacement, outlooker repairs/replacement, building color change, landscape/hardscape changes, exterior door /window replacement/removal/additions/rearrangement, column replacement and repairs (where necessary), addition of some metal window grilles and some clay window grilles; b. Building Envelope (N,E,W, and S Elevations): Renovations to the terraces and steps to the east of the Ocean Room, extension to the Dining Terrace on the NE corner of the building, a retractable awning addition to the Dining Terrace, a new balcony on the east elevation of the Master Bedroom West on the second floor, rearrangement and replacement of garage doors (four instead of two, with decorative pilasters in between), restoration of the Lanai's south elevation (reopening of the historical passage, and addition of wood rejas to the two previously condemned flanking openings), balcony railing replacement, and entry stone work reconstruction; c. Courtyard: Removal of portions of the existing 1960s cabana and reconstruction as portion of the guest wing, removal of an existing bay window from the living room and replacement with a balcony, renovations to the terraces and steps to the west of the Ocean Room, landscape/hardscape changes, new & relocated swimming pool. Other associated changes as presented.

At the October 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

D. Application for Certificate of Appropriateness #047 - 2014

Landscape/Hardscape and Exterior Demolition

Owner/Applicant: Abbey LLC

Address: 241 Banyan Road

Architect: SMI Landscape Architecture, Brian Vertesch

Project Description: Request approval for landscape/hardscape and exterior demolition which is further described as: Demolition of non-original pool, walkways, terraces, driveway and plantings. Relocation of some mature trees. Addition of new swimming pool, terraces, walkways, driveway, fountains, fence, walls and plantings. Overall, complete renovation of exterior gardens. Other associated changes as presented.

Call for disclosure of ex parte communication

E. Application for Certificate of Appropriateness #049 - 2014

New Accessory Structure, Landscape/Hardscape, Exterior Demolition

Owner/Applicant: Charles M. & Deborah Royce LLC

Address: 10 S. Lake Trail

Architect: SMI Landscape Architecture/Jacqueline Albarran PA

Project Description: Request approval for new accessory structure, landscape/hardscape, exterior demolition and exterior color change which is further described as: Demolition of non-original pool, driveways, walkways, fountain, fence, and plantings. Relocation of some mature plant material. Addition of new pool, driveways, fountains, walls, fence and plantings. Overall, total renovation of exterior gardens. Addition of pool pavilion building. Change of roof tile color. Other associated changes as presented.

Please be advised that Mrs. Albarran has a previously declared voting conflict with this project.

Call for disclosure of ex parte communication

F. Application for Certificate of Appropriateness #050 - 2014

Landscape/Hardscape

Owner/Applicant: Henry Morrison Flagler Museum, Inc., John Blades, Executive Director

Address: 52 Cocoanut Row aka 1 Whitehall Way

Engineer: Gruber Consulting Engineers, Chad Gruber

Project Description: Request approval for landscape/hardscape which is further described as: The existing asphalt driveway on the immediate east and north sides of the museum needs to be replaced. The driveway has been overlaid in the past as well as seal coated several times. The museum is requesting to replace the existing asphalt driveway with a concrete driveway that should provide a longer lasting, less maintenance intense surface. The existing raised curbs surrounding the driveway will also be replaced. The south side of the circular driveway on the east side of the museum will be re-aligned to be symmetric about the center entry walk with the north side of the circular driveway. The driveway on the north side of the house will be widened slightly at the narrowest locations to allow for easier access and passing and to minimize vehicles running over the curbs and landscaping. As part of this project, a substantial new drainage system will be added, as required by the Town. Other associated changes as presented.

Call for disclosure of ex parte communication

G. Application for Certificate of Appropriateness #051 - 2014

Restoration

Owner/Applicant: Shannon McLean

Address: 324 Brazilian Avenue

Architect: SKA Architect + Planner, Patrick W. Segraves

Project Description: Request approval for restoration which is further described as: Remove existing doors and windows and replace with hurricane impact doors and windows to match existing. Remove kitchen windows on west facade and replace with three (3) pairs of hurricane impact doors. Other associated changes as presented.

Call for disclosure of ex parte communication

H. Application for Certificate of Appropriateness #052 - 2014

Awning

Owner/Applicant: Matthew and Helene Lorentzen

Address: 250 Sanford Avenue

Architect: Saladrigas and Cohen Architecture, Inc.

Project Description: Request approval for awning which is further described as: A proposed awning along southeast side of existing cantilevered balcony in the rear yard. The awning will not be visible from the public right of way of Sanford Avenue and will be designed to not be a permanent attachment to the landmarked structure. Other associated changes as presented.

Call for disclosure of ex parte communication

IX. **OTHER BUSINESS:**

A. Informal Review: 780 South Ocean Boulevard

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Terry Taylor

Architect: Brasseur & Drobot Architects, P.A.

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.

Call for disclosure of ex parte communication

B. Informal Review: 1 South County Road

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

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

Architect: Brasseur & Drobot Architects, P.A.

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.

Call for disclosure of ex parte communication

C. Informal Review: 350 Worth Avenue

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

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

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.

Call for disclosure of ex parte communication

D. Review of Tew & Taylor Audit relative to 105 Clarendon Avenue:

E. 105 Clarendon Avenue, Reconsideration of COA - 026 – 2014:

Call for disclosure of ex parte communication

1. View Video Clips
2. Comments from applicant, Commission members and Public
3. Action, if any

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.

F. Informal Review: 105 Clarendon Avenue

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: 105 Clarendon Road Revocable Trust

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.

Call for disclosure of ex parte communication

G. Discussion relative to new procedures to be implemented regarding demolition at landmarked properties:

X. DESIGNATION HEARINGS:

Item 1: 1545 N. Ocean Way

Owner: Angela Williams and Arthur L. Williams Jr.

Please note that this designation hearing was postponed from the April 16, 2014 meeting to the November 19, 2014 meeting.

Call for disclosure of ex parte communication

Item 2: 177 Clarendon Avenue

Owner: Lisa B. Blair & Paul M. Pompeo

Please note that this designation hearing was postponed from the April 16, 2014 meeting to the November 19, 2014 meeting.

Call for disclosure of ex parte communication

Item 3: 189 Bradley Place

Owner: Three Pearls 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: 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.