



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

REVISED

11:37 am, Nov 13, 2018

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

November 16, 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 OCTOBER 17, 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. DESIGNATION HEARINGS

Item 1: 307 Brazilian Avenue

Owner: Peter N Heydon Trust

Call for disclosure of ex parte communication.

Item 2: 218 Seaspray Avenue

Owner: Richard M. Pollock

Call for disclosure of ex parte communication.

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 #053-2018

Address: 150 Bradley Place #805

Owner/Applicant: S. Daniel and Ewa Abraham

Professional: James A. “Blu” Minges/Blu Minges Architect

Project Description: Installation of 2 (two) retractable awnings on the 8th floor.

A motion carried at the October meeting that implementation of the proposed site plan review and variances will not cause negative architectural impact to the subject landmark property.

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.

Please note: The architect for this project has requested to defer the project to the December 19, 2018 meeting.

3. Application for Certificate of Appropriateness #046-2018
*LPC TO MAKE RECOMMENDATION RELATIVE TO SITE PLAN
REVIEW WITH VARIANCE(S)* - Done 10/17/18
Address: 212 Seaspray Ave.
Owner/Applicant: 212 Seaspray LLC, C/O Guy Rabideau, Manager
Professional: Patrick Segraves/SKA Architect + Planner
Project Description: Selective demolition, renovation and reconstruction to existing 4,200 sq. ft. home. Home will consist of four bedrooms, four and one half bathrooms, kitchen, family room, living room, dining room, laundry room, loggia and balcony; new pool and patios; new porte cochère or awning on west front; garden patio on North side; new windows and doors throughout. Landscape and hardscape to be included.

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.

Call for disclosure of ex parte communication.

4. Application for Certificate of Appropriateness #047-2018
*LPC TO MAKE RECOMMENDATION RELATIVE TO SITE PLAN
REVIEW WITH VARIANCE(S)* - Done 10/17/18
Address: 400 Regents Park Rd.
Owner/Applicant: Lara J. Coraci as Trustee of the Anthony Coraci Martial Trust
Professional: Patrick Segraves/SKA Architect + Planner
Project Description: Selective demolition, renovation, reconstruction, and addition to existing home of approximately 12,000 sq. ft. Work will include elevator, living room, dining room, Florida room, library, kitchen, butlers pantry, family room, breakfast room, laundry room, powder room, six bedrooms, six bathrooms, two half bathrooms, master suite; his and hers closets; guest house with living room, kitchen, two bedrooms, two baths; cabana with pool bath, barbeque and storage. Landscape and hardscape to be included.

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.

Call for disclosure of ex parte communication.

5. Application for Certificate of Appropriateness #050-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S) -
Done 10/17/18
Address: 16 Golfview Rd.
Owner/Applicant: 16 Golfview Rd, LLC
Professional: Richard Sammons/Fairfax, Sammons and Partners
Project Description: Additions and renovations to the property located at 16 Golfview Rd. All additions to occur on the west and north sides of the existing structure. Landscape & hardscape changes to occur at the south and west sides of the property and at the courtyard.

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

Call for disclosure of ex parte communication.

6. Application for Certificate of Appropriateness #044-2018
Address: 240 Jungle Rd.
Owner/Applicant: Jungle Road LLC, C/O Gina D. Silvestri
Professional: LeBerge & Ménard, Inc.
Project Description: Reconfigure interior rooms, ground floor and second floor addition, new accessory building, new trellis at pool area.

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 architect.

Please note: The architect for this project has requested to withdraw the project.

7. Application for Certificate of Appropriateness #052-2018
Address: 691 N. County Rd.
Owner/Applicant: James S. Cohen, Harriet Cohen & Robert B. Cohen
Professional: Thomas M. Kirchhoff/Kirchhoff & Associates
Project Description: The garage/gate house was designed in 1930 for Otto H. Kahn by Treanor & Fatio. The request for the certificate of appropriateness is for the following: 1) Replace existing windows and doors with impact rated windows and doors. 2) Modify several windows and doors to accommodate interior changes. 3) Other associated changes.

Call for disclosure of ex parte communication.

8. Application for Certificate of Appropriateness #054-2018
Address: 100 Bradley Place (Bradley Park)

Owner/Applicant: Brian Vertesch, Agent for the Preservation Foundation of Palm Beach

Professional: Brian Vertesch/SMI Landscape Architecture

Project Description: Requesting approval for bronze donor recognition plaques that are to be placed in the tea house within Bradley Park. The current proposed plaque quantity and layout varies from prior Landmark approval. The donor recognition plaques will recognize the groups and individuals that donated toward the \$2.7 million renovation of the park.

Call for disclosure of ex parte communication.

9. 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.

Please note: The attorney for this project has requested to defer the project to the December 19, 2018 meeting.

10. 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.

Call for disclosure of ex parte communication.

11. Application for Certificate of Appropriateness #045-2018
*LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL
EXCEPTION WITH SITE PLAN REVIEW* - Done 10/17/18
Address: 360 S. County Rd.
Owner/Applicant: Palm Beach Centennial Commission, Inc. on behalf of the
Town of Palm Beach
Professional: Brian Vertesch/SMI Landscape Architecture
Project Description: Proposed addition of steps to south blank wall of existing
Mizner Memorial Fountain. Addition of steps will require a 12' wide x 27" tall
section of wall at the rear (south) side of the upper terrace to be removed in
order to extend the terrace onto the proposed steps. The steps and wall repair
will match the existing cast stone wall facade. One landscape down light is
proposed to be added to an existing Tabebuia tree where 2 landscape down
lights currently exist. Addition of 21 parking spaces and travel lane
adjustments within the Town Hall Square Historic District and associated
infrastructure adjustments. The parking on west side of S.R. A1A as well as
add parking along the Memorial Fountain area will be adjusted. The parking
modifications require travel lane modifications including: The dedicated right
turn lane on northbound S.R. A 1A to eastbound Brazilian will be eliminated:
however the ability to make a right turn at this intersection will be preserved.
A traffic study is contained in the record file for this application that provides
justification for removal of the dedicated right turn lane. The length of the lane
shift on the northbound and southbound just south of Brazilian Avenue will be
extended. However, the deflection angle of the lane shift will remain the same
as the existing conditions in both cases. This will reduce the aggressiveness of
the maneuver by lengthening the distance between the jogs in lanes. Signage to
control traffic and parking will be implemented in accordance with FOOT and
Town of Palm Beach Public Works requirements.

A motion carried at the October meeting that implementation of the proposed special exception with site plan review will not cause negative architectural impact to the subject landmarked property.

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 25 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.

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 25 feet from the existing seawall into the Lake Worth Lagoon.

Please note: The attorney for this project has requested to defer the project to the December 19, 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.