



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 16, 2016
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
John T. Gannon, Vice Chairman
Nikita Zukov, Member
Jacqueline Albarran, Member
Page Lee Hufty, Member
William J. Strawbridge, Jr., Member
Richard Rene Silvin, Member
Jacqueline Weld Drake, Alternate Member
Anne Fairfax, Alternate Member
Jorge Sánchez, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF THE MINUTES OF THE OCTOBER 19, 2016 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 #033-2016

***LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)* - Done 7/20/16**

Address: 255 Clarke Ave.

Owner/Applicant: The Clarke Trust

Architect: M. Mark Marsh/Bridges, Marsh & Associates, Inc.

Project Description: Demolition of existing pergola and utility building on north end of property second floor, new window in bath on east façade, new window in bath on north façade, second floor. Replacement of existing wood railing on north façade of master bedroom, second floor, with metal railing to match existing historical railing. Reconstruction of 500 sq. ft. family room with addition of new elevator/cabana bath/BBQ on east side of garage building. New pavilion structure on north end of property.

VARIANCE INFORMATION: The applicant is proposing the following improvements to the existing landmarked residence: 1) demolish and rebuild a 500 square foot family room; 2) construct a two story 31 square foot elevator addition to the garage; 3) construct a one story 45 square foot cabana bathroom; 4) construct a one story 340 square foot pavilion; 5) construct a one story 60 square foot covered BBQ; 6) demolish a pergola and utility room consisting of 210 square feet; 7) demolish family room east loggia consisting of 210 square feet. A variance for cubic content ratio ("CCR") is being requested to accomplish the above improvements to allow a CCR of 4.98 in lieu of the 4.82 existing and the 3.91 maximum CCR allowed.

At the July meeting, a motion carried that the implementation of the proposed variance would not cause negative architectural impact to the subject landmarked property and to recommend to the Town Council to please note Mr. Callaway's letter. At the August meeting, this project was deferred to the September 21, 2016 meeting. At the September meeting, this item was deferred to the November 16, 2016 meeting.

Call for disclosure of ex parte communication.

B. Application for Certificate of Appropriateness #040-2016

***LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW* - Done 8/17/16**

Address: 100 Bradley Place

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

Architect: Jorge Sanchez and Brian Vertesch/SMI Landscape Architecture

Project Description: Modifications to Bradley Park that include: Removal and partial relocation of existing fountain, plaza addition, demolition of existing restroom and addition of new restroom, removal of employee parking at north end of park, addition of overlook along seawall, lake trail extension, new park entry, relocation of Bradley monument plaque, addition of stabilized grass parking in place of existing asphalt, benches, low sculptures, low see through perimeter fence, sculpture pad, new perimeter sidewalks adjacent to the park, additional plantings, landscape lighting, addition of compacted stone dust paths.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: The applicant requests to modify Bradley Park public open space as follows: 1) Removal and relocation of existing fountain centerpiece, located at south west area of Bradley Park. Demolition of existing fountain basin; 2) Construction of plaza and fountain basin adjacent to south side of existing structure at north/central property, often referred to as the "Tea House"; 3) Demolition of existing

one story restroom and kitchen located directly east of the Tea House and the addition of a new public restroom; 4) Removal of asphalt parking adjacent to north side of existing bathroom; 5) Removal and partial replacement of sidewalks on north property line, Sunset Ave, and east property line, Bradley Place; 6) Addition of small overlook structure to the west of the existing pump house, adjacent to the proposed lake trail; 7) Addition of Town Lake Trail extension; 8) Addition of new park entry at north east corner of park; 9) Relocation of existing Bradley Park monument; 10) Addition of stabilized grass parking adjacent to S-2 pump station; 11) Addition of site furnishings including benches, bike rack, and low train sculpture; 12) Addition of sculpture pad to south of the Tea House; 13) Addition of 30" high decorative see through fence around perimeter of park at Sunset, Bradley Place, and Royal Poinciana Way. There will be openings into park with no gates; 14) Addition of stabilized decomposed granite pathways within the park; 15) Addition of landscape lighting; 16) Landscape improvements as graphically described on the plans and specifications submitted.

At the August Meeting, a motion carried that the implementation of the proposed special exception and site plan review would not cause negative architectural impact to the subject landmarked property with the exception of the fence around the park. At the September meeting, this project was deferred to the October meeting. At the October meeting, a motion carried to approve the project as presented, paying close attention that the gazebo's roof pitch and balustrades are constructed historically correct, to add educational boards around the park and to defer the size of basin and location of the fountain for one month to the November 16, 2016 meeting.

Call for disclosure of ex parte communication.

C. Application of Certificate of Appropriateness #046-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S) - Done 10/19/16

Address: 322 Seaspray Ave.

Owner/Applicant: Mr. and Mrs. David Daniel

Architect: Don Skowron, Inc.

Project Description: Allow a wall to screen a 48 KW generator at a height of 8.3 feet from adjacent neighbor's grade in lieu of 7-foot maximum allowed.

VARIANCE INFORMATION: The applicant is requesting a variance to allow a three sided wing wall on the east side of the property to screen a 48 KW generator at a height of 8.25 feet from the adjacent neighbor's grade in lieu of the 7-foot maximum allowed.

At the October meeting, a motion carried that the implementation of the proposed variance would not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication.

D. Application of Certificate of Appropriateness #048-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S) - Done 10/19/16

Address: 270 Algoma Rd.

Owner/Applicant: Oliver R. Grace, Jr.

Architect: Jacqueline Albarran/SKA Architect + Planner, Inc.

Project Description: Previously approved second story addition over an existing one story structure to the East. Previously approved extension of the existing parapet to create balcony on existing one story structure to the East. Lowering door thresholds and window sills approximately 7.5" in some areas of main house. New impact windows and doors. Roofs, parapets, and all detailing to match existing.

VARIANCE INFORMATION: The applicant is requesting modifications to an existing landmarked residence by adding a second story addition and balcony rail which require the following variances: 1) a 447.96 square foot second story addition to the east side of the residence that will have a 32.2 front yard setback in lieu of the 35 foot minimum required and a building height plane setback of 31.66 feet in lieu of the 46.17 feet minimum required and an angle of vision of 131 degrees in lieu of the 120 degrees maximum allowed; 2) the addition of balcony railings above the existing one story on the east side of the house that would have a front yard setback of 32.2 feet in lieu of the 35 foot minimum required and an angle of vision of 136 degrees in lieu of the 120 degrees maximum allowed.

At the October meeting, a motion carried that the implementation of the proposed variance would not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication.

E. Application of Certificate of Appropriateness #050-2016

Address: 195 Via Del Mar

Owner/Applicant: Stuart T. Kapp, Trustee of the 195 VDM CDP Revocable Trust U/A/D March 25, 2015

Architect: Daniel Kahan/Smith and Moore Architects, Inc.

Project Description: Replacement of both original and non-original fenestration with new impact-resistant units in existing openings. Other associated changes as presented.

Call for disclosure of ex parte communication.

F. Application of Certificate of Appropriateness #051-2016

Address: 840 S. Ocean Blvd.

Owner/Applicant: Louis J. Furlo Jr, as trustee of the Louis J. Furlo Jr. Trust dated March 10, 1992 et al

Architect: Jeffery W. Smith/Smith Architectural Group

Project Description: Reconfigure interior spaces, move tunnel stair, change large fixed window facing east to a metal impact rated sliding door with railing. Change south windows and doors to one large metal impact rated sliding glass door. New steps to patio. Raise patio to pool deck height, new cast stone to match existing. New metal gate. Remove basement level bathroom. No other hardscape or landscape changes.

Call for disclosure of ex parte communication.

G. Application of Certificate of Appropriateness #052-2016

Address: 1300 S. Ocean Blvd.

Owner/Applicant: Paul Tudor Jones II

Architect: Allan Shope Architect

Project Description: General building improvements – all roofing will be repaired or replaced throughout to match existing, exterior windows and doors at the north end of the house (as indicated in Plans and Elevations) will be replaced to match existing and become hurricane impact-resistant; Landscaping – north swimming pool interior refinishing, new spa added adjacent to north pool (see plan), paving material replacement at exterior loggia and terrace locations at north end of house (see plan), foundation planting landscape renovations; Basement level – basement stair removed at gallery area (see plan); First floor – existing exterior door openings enlarged at living room to receive new bronze and glass doors, arched area added to top-color, material and glazing to match character of existing doors at sun room (see east elevation), select existing windows enlarged, removed or reconfigured based on interior renovations – color, material and glazing

pattern to retain character of existing (see plans & elevations), general repair and cosmetic renovation of existing loggia and terrace areas at the north end of house (see plan), interior – various minor room renovations (see plan); Second floor – existing balcony enlarged at master bedroom (see plan for extent), interior master suite renovation (see plan).

Call for disclosure of ex parte communication.

H. Application of Certificate of Appropriateness #053-2016

Address: 89 Middle Rd. (FKA 91 Middle Rd.)

Owner/Applicant: 89 Middle Road LLC

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

Project Description: The project consists of site alterations, including driveway reconfiguration, other hardscape and landscape changes. These changes correspond to the amendment to the Designation Report.

Call for disclosure of ex parte communication.

IX. **OTHER BUSINESS**

A. Informal Review – Application for Certificate of Appropriateness #054-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 238 Phipps Plaza

Owner/Applicant: Robb R. Maass and Elizabeth Maass

Architect: M. Mark Marsh/Bridges, Marsh & Associates, Inc.

Project Description: Remove existing outside stairs on east side of residence and replace with new enclosed interior stair, enclose open second story balcony in rear of residence, renovate interiors; related changes to hardscape and landscape.

VARIANCE INFORMATION: The applicant is proposing to enclose an existing outside stair and enclose an open second story balcony which requires the following variances: a) a north front yard setback of 6.5 feet in lieu of 25-foot minimum required; b) an east side yard setback of 0.5 feet in lieu of 10-foot minimum required; and c) a south rear yard setback of 5.3 feet in lieu of 15-foot minimum required.

Call for disclosure of ex parte communication.

B. Informal Review – Application for Certificate of Appropriateness #055-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 233 Clarke Ave.

Owner/Applicant: Austin and Gwendolyn Fragomen

Architect: Jacqueline Albarran/SKA Architect + Planner, Inc.

Project Description: New second story extension in rear of main house. Demolition of deteriorated existing guest house/garage. New guest house and attach two car garage. Add covered terrace and pergola to new guest house. Replace all windows and doors with new impact to match existing. Roofs and all details to match existing. Correct existing previously submitted height information. Entire presentation to match previously approved design (April 2016).

VARIANCE INFORMATION: The applicant requests to demolish a non-conforming landmarked two story guest house/garage (1,422 sq. ft.) and rebuild a new guest house/garage (2,460 square feet) in the same general location. The following variances are required: 1) to allow an overall height of 20.5 feet in lieu of the 15-foot maximum allowed; 2) to allow a two story accessory building on a lot that is under 20,000 square feet in the R-B Zoning District in lieu of the one story maximum allowed.

Call for disclosure of ex parte communication.

C. Informal Review – Application for Certificate of Appropriateness #056-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 3 Pelican Ln.

Owner/Applicant: Mr. Dana Landry

Architect: Patrick W. Segraves, A.I.A./SKA Architect + Planner

Project Description: Interior renovation of first floor kitchen, demolition of part of wall, kitchen wall and addition of 33 S.F. bay window breakfast area.

VARIANCE INFORMATION: The applicant is requesting a variance to allow the construction of a 33 square foot addition with a street side yard setback of 26.16 feet in lieu of the 35-foot minimum required.

Call for disclosure of ex parte communication.

X. **DESIGNATION HEARINGS**

Item 1: 89 Middle Road (Amendment)

Owner: 89 Middle Road LLC

Call for disclosure of ex parte communication.

Item 2: 132 Clarke Avenue

Owner: John H. Gooch; Peter W. Fink Tr.; John H. Gooch Tr.; Blake W. Gooch Tr.; John H. Gooch Tr Titl Hldr

Call for disclosure of ex parte communication.

Item 3: 434 Seaspray Avenue

Owner: Andrea and Christopher Kaufmann

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: 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.