



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 13, 2017
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
Anne Fairfax, Member
Patrick Segraves, Member
John T. Gannon, Member
Jacqueline Weld Drake, Alternate Member
Kim Coleman, Alternate Member
Sue Patterson, Alternate Member
- III. PLEDGE OF ALLEGIANCE**
- IV. APPROVAL OF THE MINUTES OF THE OCTOBER 18, 2017 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. INFORMAL REVIEW

1. Presentation by UpMarkets regarding signage.

IX. PUBLIC HEARINGS

- A. Application for Certificate of Appropriateness #041-2017
Address: 301 Australian Ave.
Owner/Applicant: CSC Brazilian LP/Adam Schlesinger
Architect: None
Project Description: At the June 21, 2017 meeting of the Landmark Commission, the Commission approved the installation of a composite insulated impact glass window to replace the existing decorative wood windows. The Applicant is requesting that the Commission reconsider only that portion of its approval that required the installation of an "insulated impact glass" as part of the replacement window in light of the extraordinary difficulty of installing impact windows on the existing structure and the possibility that such installation will (a) damage the existing structure; (b) the aesthetic similarity of the standard window proposed by the applicant; and (c) the existence of approved hurricane protection at the property. The building structure is made of hollow terracotta block. In order to obtain the required strength to make the impact glass windows meet building codes, openings of at least 18"-24" would have to be made surrounding every window, interior and exterior, would have to be opened and filled with concrete. Then the windows would need to be installed, anchored and the openings closed. This construction is not only extremely expensive, but the extensive nature of it has the potential for damage to the existing structure and may result in unsightly changes to appearance of the exterior of the building. This has the potential to defeat the goals of the Commission of preserving the aesthetic look of the property. The Brazilian Court Hotel has approved hurricane protection which has protected, and will continue to protect the property if the Commission approves the installation of traditional insulated glass windows in the approved frames. The Commission should not impose a requirement on a property owner that deals with structural issues already approved by the Building Department and that will impose undue costs and increase the potential for adversely impacting the historic look of the property. Approving the proposed insulated glass will fulfill the mission of the Commission and is consistent with its authority under the Town Code of Ordinances. Insulated and impact glass in the approved window frames are almost identical in appearance. The Commission saw and approved an insulated glass window only. Adding the requirement that the window be "impact glass" goes beyond the authority of The Landmark Commission, but also impose an unnecessary risk to the property and an undue burden on the property owner. We respectfully request that the Commission reconsider its decision and permit installation of the approved composite window with insulated glass in the approved frame.

A motion carried at the October meeting to defer the application for one month to allow the applicant to install a single test window, preferably impact that would be approved by the Building Official to determine the cost, and possible savings if a non-impact window was used.

Call for disclosure of ex parte communication.

- B. Application for Certificate of Appropriateness #047-2017
Address: 125 Via Del Lago
Owner/Applicant: GEH Properties LLC/George E. Hall
Architect: Keith Williams/Nievera Williams Design
Project Description: Modify existing vehicular entrance to create better circulation and create more sense of arrival. Proposed new pool. Overall improvements to gardens/landscape. Remove existing driveway, reduce curb cuts on to the street, and recreate more area at the south side of property.

Call for disclosure of ex parte communication.

- C. Application for Certificate of Appropriateness #051-2017
Address: 239, 251, 255 South County Rd. & 151 Royal Palm Way
Owner/Applicant: Wells Fargo Bank, N.A., & Wells Fargo Advisors, LLC
Architect: Dustin Mizell/Environment Design Group
Project Description: Modifications to the previously approved landscape plan are being proposed as part of this application.

Call for disclosure of ex parte communication.

X. OTHER BUSINESS

- A. Informal Review – Application for Certificate of Appropriateness #049-2017
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCES
Address: 310-322 Clarke Ave.
Owner/Applicant: Katherine and Jay Horgen
Architect: M. Mark Marsh/Bridges, Marsh & Associates
Project Description: Demolition of the following additions to the original structure: 1) loggia, 2) addition to garage, 3) garden nursery.

VARIANCE INFORMATION: The subject property is 33,082 square feet in total area. The applicant is requesting a variance to split the lot, which would result in one lot with 85 feet of frontage on Clarke Avenue in lieu of the 100 foot minimum width required in the R-B Zoning District. The two resulting lots would have the following areas: 310 Clarke Avenue (east lot) - 15,198 square feet; and 322 Clarke Avenue (west lot) - 17,883 square feet. Both parcels would exceed the minimum area requirement in the R-B Zoning District, which is 10,000 square feet. All improvements will be removed from 310 Clarke Avenue and the following variances are being requested in order to split the properties and return 322 Clarke Avenue back to its previous condition: 1. To have an east side yard setback for the main house of 8 feet in lieu of the 15 foot minimum required in the R-B Zoning District; 2. To have an east side yard setback for the guest house/garage of 5.9 feet in lieu of the 15 foot minimum required in the R-B Zoning District; 3. To have a cubic content ratio of 4.55 in lieu of the 3.92 maximum allowed; 4. To have a landscaped open space in the front yard of

29.2 % in lieu of the 40 % minimum required. 5. To allow the two story detached garage to remain on 322 Clarke Avenue once the lot is split and becomes less than 20,000 square feet which would only allow a one story accessory structure with a 15 foot height.

Call for disclosure of ex parte communication.

XI. DESIGNATION HEARINGS

Item 1: 142 Seaspray Ave.

Owner: Mockingbird Home LLC

Call for disclosure of ex parte communication.

Item 2: 315 Seaspray Ave.

Owner: Nadine Netter Levy; Nadine Netter Levy Trust; Nadine Netter Levy Trust
Title Holder

Call for disclosure of ex parte communication.

XII. COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING, ZONING & BUILDING DEPARTMENT DIRECTOR.

XIII. 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.