



MINUTES
LANDMARKS PRESERVATION COMMISSION
IN THE
TOWN COUNCIL CHAMBERS
2ND FLOOR, TOWN HALL
360 S. COUNTY RD, PALM BEACH

WEDNESDAY, OCTOBER 21, 2015, 09:30 a.m.

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com or may obtain an audio recording of the meeting by contacting Cindy Delp, Secretary to the Landmarks Commission at (561) 227-6408.

I. CALL TO ORDER:

Chairman Cooney called the meeting to order at 9:30 a.m.

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

Staff Members Present: John S. Page, Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, Nancy Roedel, Interim Board Secretary. Janet Murphy and Emily Stillings, Historic Preservation Consultants, John C. Randolph, Town Attorney, did not attend.

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES OF THE SEPTEMBER 16, 2015 MEETING:

MOTION BY MRS. ALBARRAN TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE AGENDA:

MOTION BY MRS. ALBARRAN TO APPROVE THE AGENDA.

MOTION SECONDED BY MR. GANNON.

MOTION CARRIED UNANIMOUSLY.

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:

Mrs. Roedel administered the oath at this time and throughout the meeting as necessary.

VII. COMMENTS FROM THE PUBLIC AND COMMISSION MEMBERS: (Please limit comments to 3 minutes):

VIII. PUBLIC HEARINGS:

A. Application for Certificate of Appropriateness #037-2015

Addition to Historic Structure

Owner/Applicant: Jeffrey & Mei Sze Greene

Address: 1200 South Ocean Blvd.

Architect: Bridges, Marsh & Associates

Project Description: Request approval for addition to historic structure which is further described as: Proposed addition of a casual dining area within north side of the existing courtyard. Other associated changes as presented.

At the September meeting a motion carried for deferral with the request that they come back with something that fits in better with the little courtyard and to study the possibility of the arches and the mansard roof that would continue the roof that is there now.

Call for disclosure of ex parte communication: Disclosure by Mrs. Albarran

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges, Marsh & Associates

Mr. Marsh gave a brief recap of the expansion that is planned, within the interior courtyard of the main residence. The plan has not changed from the original, but has been modified slightly, based on the requests made by the Commission, to revisit the proposed addition. At the suggestion of the Commission, the flat roof parapet elements that were presented at the September meeting have been removed. A mansard element has been created to match the existing mansard of the gallery to the north. The mansard element will be repeated across the new southern face of the addition, with two recessed areas just to break up the mansard element. The existing doors and side lights will be kept and the fenestration matches.

Commission Comments: Fits well. Wonderful. Well done. Bravo.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MS. HUFTY.

**MOTION CARRIED WITH SIX IN FAVOR AND ONE OPPOSED WITH MR. COONEY
DISENTING.**

B. Application for Certificate of Appropriateness #039-2015

To Split Landmarked Property

Owner/Applicant: Robert & Linnette Miller

210 Via Del Mar

Architect: Smith and Moore Architects, Inc.

Project Description: Request approval to split a landmarked property, which is further described as: 210 Via Del Mar is a landmarked property, 204 Via Del Mar is a vacant property. Due to the previous owner (who owned both properties) locating a/c units on the vacant property for the 210 house and entering into a Unity of Title, the properties were considered combined. A termination of the Unity of Title was recorded and the a/c units were moved back to the 210 property. However, the Town still considers the properties as one, although they are owned by two different owners. The request herein is to split the properties back to their previous condition as two separate parcels and that requires three variances (lot coverage, front yard landscaped open space and side yard setback). 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 and only the 210 parcel be landmarked.

Mr. Page confirmed that the variances have been approved by the Town Council.

Call for disclosure of ex parte communication: None

TESTIMONY BY: Maura Ziska, On behalf of the property owners

Ms. Ziska stated that the three variances have been approved by the Town Council, and is requesting formal approval from the Commission, for the splitting of the two properties into separate parcels.

MOTION BY MRS. ALBARRAN FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. GANNON.

MOTION CARRIED UNANIMOUSLY.

C. [Application for Certificate of Appropriateness #040-2015](#)

Rehabilitation/Landscape/Hardscape/Other

Owner/Applicant: Mary Jane Saunders and Thomas A. Saunders III

Address: 5 Middle Rd.

Architect: Thomas M. Kirchhoff

Project Description: Request approval for rehabilitation, landscape/hardscape and other changes to previously approved accessory structure (pool cabana) which is further described as: changes to previously approved accessory structure (pool cabana); final hardscape improvements to driveway area; new proposed driveway gates and the pedestrian gate details along Middle Road; additional hardscape revisions near the pool and fountain area. Other associated changes as presented.

Call for disclosure of ex parte communication: Disclosure by Mrs. Albarran, Mr. Cooney and Mr. Silvin

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff, Kirchhoff and Associates

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera, Williams Design

Mr. Kirchhoff revisited the previously approved pavilion and stated that over the course of the last year, a decision was made that the pavilion was too exuberant, and would be overpowering on the property. The pavilion has now been tamed down. The floor plan is basically the same, with the exception that the octagon shaped corners have been removed and squared up with lattice patterns.

Mr. Williams stated they are proposing to change out the driveway gates on the north and south, the pedestrian gate that leads from the sidewalk to the property, the two garden gates on the north and south and a service gate at the very south corner of the property. The stairs at the front of the house are being reconfigured. Paving at the cabana off to the south end of the pool is being proposed for seating. Most of the changes are influenced by the Jefferson Garden. The color of the gates are a French gray and the material is wood.

Commission Comments: Stunning. The street appeal will be greatly enhanced. Lattice design was briefly discussed. Bravo.

MOTION BY MR. GANNON FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MS. HUFTY
MOTION CARRIED UNANIMOUSLY.

D. [Application for Certificate of Appropriateness #042-2015](#)

Addition to Historic Structure/Demolition (Interior)

Owner/Applicant: Tom and Heidi McWilliams

Address: 14 Golfview Rd.

Architect: Jackson Kirschner Architects

Project Description: Request approval for addition to historic structure and interior demolition which is further described as: proposed renovation includes a 122 sq. ft. enclosure of an existing outdoor covered terrace, removal to non-structural interior walls and kitchen renovation. The new enclosure will be constructed from wood frame to avoid a new foundation and has been designed around existing columns to ensure the look of the existing house architecture. All new windows and exterior finishes to match existing house color and style, interior walls in the kitchen and second floor master suite to be removed and laid out to provide a more efficient living space. Other associated changes as presented.

Call for disclosure of ex parte communication: Disclosure by Mrs. Albarran

ARCHITECTURAL PRESENTATION BY: Andrew Kirschner, Jackson Kirschner Architects

Mr. Kirschner stated that the proposal consists of enclosing a porch in the front of the house to be transformed into an office. The current style and color of the windows will be used for the enclosure. No additional square footage will be added to the existing hardscape.

Commission Comments: This was part of a much larger house, it was chopped; that little space was always defined but unusable; this is a great idea.; The hand rail and code requirements were discussed.

MOTION BY MR. GANNON FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MS. HUFTY
MOTION CARRIED UNANIMOUSLY.

E. [Application for Certificate of Appropriateness #043-2015](#)

Landscape/Hardscape

Owner/Applicant: Kathleen O. Tropin

Address: 200 El Brillo Way

Architect: Brooks & Falotico Associates, Inc.

Project Description: Request approval for landscape/hardscape which is further described as: refinement of landscape plan approved under ARCOM Approval A-009-2015, including plant list and specifications; revision of driveway materials to refinish existing driveways as follows: Old Chicago brick at El Brillo Way and a pattern of Old Chicago brick, coquina and grass at South County Road (both previously approved to be gravel under ARCOM approval A-009-2015); addition of new raised spa at east side of residence. Other associated changes as presented.

Call for disclosure of ex parte communication: Disclosure by Mr. Cooney

ARCHITECTURAL PRESENTATION BY: Jeff Houghtaling, Brooks & Falotico Associates

Mr. Houghtaling describe the modifications to the existing driveways, which were previously gravel. Chicago brick will be used on the north driveway in a herringbone pattern with a single solid course border and a raised curb. The southeast driveway is a combination of the Chicago brick for the guest parking and Dominican coral in a grid pattern with Zoysia grass and a solid apron of Dominican coral out to the street. A spa was added on the east side of the residence, north of the morning garden space, which is aligned with the chimney structure. There will be a wall treatment done on the back of the spa as a focal point. The materials for the spa treatment will be coquina, with a molded cast stone frame around it.

The current landscape plan is not much different from the original. There are a lot of coconut palms, with random coquina stepping stones throughout. A few Ficus trees have been relocated, that were too close to the house.

Mr. Cooney explained that this house was recently put under consideration for landmarking. Before that was done, there were approvals for additions and modification from the ARCOM Commission. The architect is now requesting some revisions to the driveways and site plans. Since the house is now under consideration for landmarking, all approvals must go through the Landmark Commission.

Commission Comments: The spa is tuck off nicely in its own space.

MOTION BY MR. GANNON FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. LORENTZEN.

MOTION CARRIED UNANIMOUSLY.

F. [Application for Certificate of Appropriateness #045-2015](#)

Rehabilitation/Landscape/Hardscape

Owner/Applicant: Mr. & Mrs. Ben Han

Address: 61 Middle Rd.

Architect: MP Design & Architecture

Project Description: Request approval for rehabilitation and landscape/hardscape which is further described as: existing vehicular gate, site wall and drive to be relocated and widened. Remove existing garden shed. Revision to west elevation at area of garage. Remove existing motor court and curb cuts at front entry. New landscape and hardscape. Other associated changes as presented.

Call for disclosure of ex parte communication: Disclosure by Mr. Cooney and Mr. Zukov

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture
LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams

Mr. Perry briefly went over the site plan. There is small garden shed that will be removed, and the wall will be extended closer to the street, which will allow easier access for getting in and out of the garage. The existing gate will be used, but reworked, to make it wider. The garden service gate will be kept. There is an existing garage door condition, the doors are 8' which are a little narrow to get in and out, and the doors will be widened to 9' using a cladon cypress door and a lintel detail from the house.

Commission Comments: Is it a metal door with cladon cypress? Why were the arches in the garage doors not reiterated?

Mr. Williams stated that basically the idea is to pull the existing garage walls closer to the street to allow for a four quarter motor court. A combination of coral and brick will be used to pick up what is already existing on site. The front wall will be landscaped, the existing walkway will be redirected and the driveway in front of the house will be removed. A walkway to the front door of the house will be added, which is how the original was designed. Italian cypress is being proposed and adding more palms and philodendron, flowering shrubs, etc. The planting is mainly against the foundation of the house.

Commission Comments: The removal of the hedge on Middle Rd., the size of the garage doors and the Italian cypress in the landscape were all items discussed.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. GANNON.
MOTION CARRIED UNANIMOUSLY.

IX. OTHER BUSINESS:

A. Informal Review: 270 Algoma Rd.

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Oliver Grace

Architect: SKA Architect + Planner, Inc.

Project Description: Demolition of existing non-conforming pool cabana and shed. One story infill addition on the west side of the property. Extension of the existing parapet to create balcony on existing one story structure and over new infill addition to the west. New one story pool cabana/guest house. New impact windows and doors. Roofs, parapets, and all details to match existing.

Call for disclosure of ex parte communication: Disclosure by several Commission members

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

Let the record show that Mr. Silvin will be voting due to Mrs. Albarran's voting conflict.

ARCHITECTURAL PRESENTATION BY: Jacqueline Albarran, SKA Architect + Planner, Inc.
ALSO TESTIFIED: Maura Ziska, On behalf of the owners

Ms. Ziska said this project was presented about a year ago, but was on a much larger scope, the owners have since scaled down. The project will require three variances.

Mrs. Albarran gave an overview of the streetscape. The proposed one story infill addition is located on the courtyard side. The window will be brought forward to face the lake so the elevation will stay the same. The pool and orchid house will remain. The pool cabana throws off the center line of the pool and will be removed. There will be nothing done with the landscaping; if that changes, it will be presented to the Commission.

MOTION BY MR. ZUKOV THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT LANDMARKED PROPERTY.

MOTION SECONDED BY MR. GANNON.

MOTION CARRIED UNANIMOUSLY.

B. [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.

Call for disclosure of ex parte communication: Disclosure by Mr. Cooney

ARCHITECTURAL PRESENTATION BY: Steve Pollio, Peacock and Lewis,

ALSO TESTIFIED: Jaime Crowley, Gunster Law Firm

Mr. Crowley clarified that no variances are being requested, this is a special exception site plan approval that will go to the Town Council next month. They are requesting an informal review today.

Mr. Pollio stated this is a building that encompasses two pavilions, which will be located on the west side of what is called the front lawn or the croquet court. The area is located in front of the hotel. The Hotel would like to improve its ability to service outside events (with the two pavilions containing a food and beverage component, plus restrooms). He proceeded through the plans to show what they are proposing.

Commission Comments: There seems to be some inconsistencies with the paving. I would like to see an elevation of the buildings against the balustrade. There was a lengthy discussion regarding the size of the pavilions and the impact they would have on the green space.

**MOTION MADE BY MR. STRAWBRIDGE TO DEFER FURTHER CONSIDERATION
TO THE NOVEMBER 18TH LANDMARKS MEETING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

**X. COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING
ZONING & BUILDING DEPARTMENT DIRECTOR:**

Mr. Page stated that per Code, this Commission is allowed to make recommendations regarding new designations beginning each year in the month of November running through April. He said that last April the Commission was considering a new Historic District, the Parc Monceau neighborhood, but this issue was deferred until November. This project will be discussed again next month. Ms. Stillings stated that in addition to Parc Monceau, 283 Royal Poinciana Way (eastern and western ends of the block) is up for designation.

There was a brief discussion on why some properties are partially landmarked and some are fully landmarked, and the process of landmarking a new designation suggestion by Commission members.

XI. ADJOURNMENT:

The meeting was adjourned at 11:01 a.m. without benefit of a motion.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, November 18, 2015 at 9:30 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S County Rd., Palm Beach.

Respectfully submitted,

Edward Austin Cooney, Chairman
LANDMARKS PRESERVATION COMMISSION

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