



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**

**October 18, 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 AUGUST 16, 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. PUBLIC HEARINGS

A. Application for Certificate of Appropriateness #040-2017

Address: 1221 N. Lake Way

Owner/Applicant: Todd and Kim Glaser

Architect: Daniel Menard/Laberge and Menard

Project Description: Replacement of all windows and doors to impact rated.

Replacement of three garage doors to glass impact rated garage doors.

Call for disclosure of ex parte communication.

B. 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.

Call for disclosure of ex parte communication.

- C. Application for Certificate of Appropriateness #044-2017
Address: 101 El Brillo Way
Owner/Applicant: The Palm Trust c/o Kim J. Davis & Maura Ziska
Architect: Jose L. Gonzalez/Portuondo Perotti Architects
Project Description: Proposed addition of rear loggia and revision to pool area, to scope approved under COA-003-2017.

Call for disclosure of ex parte communication.

- D. Application for Certificate of Appropriateness #046-2017
Address: 330 Island Rd.
Owner/Applicant: Arthur Mineroff
Architect: Fernando Wong/Fernando Wong Outdoor Living Design, Inc.
Project Description: Add a sculpture to the lawn area in front yard.

Call for disclosure of ex parte communication.

IX. **OTHER BUSINESS**

- A. Informal Review – Application for Certificate of Appropriateness #033-2017
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCES
Address: 8 S. Lake Trail
Owner/Applicant: Old Kapok, LLC
Architect: Harold J. Smith/Smith and Moore Architects, Inc.
Project Description: Interior and exterior alterations to a two-story 1938 John Volk designated residence. Interior alterations include bath and kitchen area renovations; restoration of existing architectural elements such as base, casing and cornice moldings; replacement of non-original library wood paneling and stair hall wood flooring; addition of an elevator; reconfiguration of a staff stair; conversion of a dining room to a family room; creation of a new dining room; reconfiguration of second floor bedrooms and baths. Exterior alterations include window and door replacement; the addition of a loggia on the west elevation; infill addition in the proposed dining room; the addition of a service door; replacement of two windows with doors on the east elevation; an addition to the current pool cabana. Construction of a detached four-car garage and a detached one-story guesthouse. Alterations to hardscape and landscape. Addition of a tennis court. Other associated changes as presented. ****Please note that this is a tax abatement project****

VARIANCE INFORMATION: The applicant is requesting modifications to a Landmarked residence which will require the following variances: 1. A request for a variance to allow construction of a tennis court that will not be completely enclosed with a fence and that the tennis court with appurtenances will have a 27 foot front yard setback in lieu of the 35 foot

minimum required. 2. A variance request to allow a driveway back up space to be 17 feet in lieu of the 25 feet required. 3. A variance request to construct a one story addition to the south side of the existing cabana that will have a front yard setback of 33.8 feet In lieu of the 35 foot minimum required.

At the July meeting, a motion carried to defer the project for one month to the August 16, 2017 meeting for restudy. At the August meeting, a motion carried to defer the project for one month to the September 15, 2017 meeting for restudy.

Call for disclosure of ex parte communication.

B. Informal Review – Application for Certificate of Appropriateness #042-2017

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCES

Address: 473 N. County Rd.

Owner/Applicant: Louwana Trust c/o Leslie R. Evans

Architect: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Project Description: 473 N. County Road is the address for Louwana, the 1919 Mediterranean revival residence designed by Addison Mizner for Gurnee Munn. The name "Louwana" was created from the contraction of Mrs. Munn's name (Marie Louise Wanamaker). Louwana is the companion home to Amado, the 1919 Addison Mizner house situated directly to the south at 455 N. County Road. This home was designed for Gurnee Munn's brother Charles Munn Jr. Louwana has undergone numerous rehabilitations over time. The Hurricane of 1928 washed out the section of N. Ocean Blvd adjacent to Louwana and Amado. As a result, the entry access to Louwana (and Amado) changed from the east side to a parking court on the south of Louwana, accessed from N. County Road. In 1931, Architect Maurice Fatio designed a pool, pool loggia addition, and tennis/bath house. In 1953, an elevator is added in the open stair facing the courtyard. In 1971, Architect John Volk designed an addition to the northeast portion of the house, primarily adding staff areas and remodeling the kitchen. In 1980, Volk also designs alterations to the master bedroom suites. In 1980, Louwana is Landmarked by the Town of Palm Beach. The proposed rehabilitation of Louwana will address the needs of the residents and their lifestyle. The house has been unaltered for approximately 35 years. These changes include 1. Kitchen areas. The kitchen area is from the John Volk renovation and is strictly utilitarian. We propose to create a more open and expansive kitchen that is welcoming for family enjoyment. 2. The interior stair on the north side of the house will be replaced. The existing stair is so small, tight and not code compliant that it represents a danger to the occupants. The proposed plan will incorporate a new stair that will allow ease of vertical circulation. 3. A new laundry room will be added. The laundry room will address the insufficient size of the existing laundry room. 4. Guesthouse and garage. The existing garage is not easily accessed and the guesthouse portion is in grave disrepair. The proposed demolition of this structure will free up the service court area and allow for a new garage/guesthouse that meets the needs of the owners. This guesthouse will have access and views of the pool

area. 5. The existing entry area is currently a storage area and is not used. The proposed plan will create a game room and gym. Throughout the house there are examples of moisture problems and water intrusion. This will be addressed in three areas. First, the North wing affected by this renovation will receive new impact rated doors and windows. Second, masonry walls will receive moisture proof coating and be insulated. Third, renovated areas will receive new air conditioning system. The house will receive a new electrical service and new sanitary sewer lateral. Storm drainage and retention will be brought up to code for the entire property. New hardscape and landscape design consistent with the historic property are proposed. Dependency buildings including the ocean cabana and the pool/tennis cabana will not be altered at this time.

VARIANCE INFORMATION: The Applicant is proposing to renovate a Landmarked residence by adding a 67 square foot basement addition to the laundry room, a 2,438 square foot two story guest suite with balcony, entry steps, a 960 square foot first floor garage with Mechanical Area and Back Entry, a 260 square foot first floor garden shed, a 175 square foot first floor playroom addition, and a 350 square foot second floor bedroom and bathroom addition. The following variances are being requested in conjunction with the proposed renovation: a. North side yard basement setback for the laundry room addition of 24.46 feet in lieu of the 30 foot minimum required; b. North side yard first floor setback ranging from 13.5 feet to 29.58 feet for the playroom, Garage, Guest Suite, Guest Suite entry steps, and garden shed in lieu of the 30 foot minimum required; c. North side yard second floor setback ranging from 13.5 feet to 23.26 feet for the bedroom and bathroom addition, Guest Suite, and Guest Suite Balcony in lieu of the 30 foot minimum required. d. Landscaped open space of 40% in lieu of the 42% existing and 55% minimum required.

Call for disclosure of ex parte communication.

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

XI. 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.