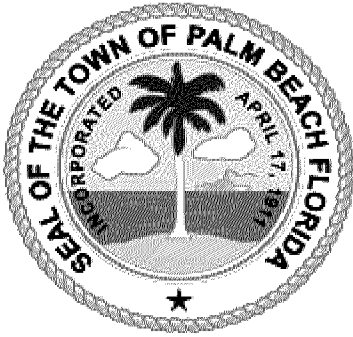




TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

THURSDAY, OCTOBER 16, 2014

09:30 A.M.

The progress of this meeting maybe monitored by visiting townofpalmbeach.com and click 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:

William O. Cooley, Chairman
Nikita Zukov, Vice Chairman
Jacqueline Albarran, Member
Edward Austin Cooney, Member
John T. Gannon, Member
Page Lee Hufty, Member
Rachel Lorentzen, Member
Richard Rene Silvin, Alternate Member
Carol N. Wyett, Alternate Member
William J. Strawbridge, Jr., Alternate Member

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES OF THE SEPTEMBER 17, 2014 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 #031 - 2014

Rehabilitation

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

Address: 5 Middle Road

Architect: Kirchhoff & Associates Architects, Thomas M. Kirchhoff

Project Description: Request approval for rehabilitation and interior demolition which is further described as: Exterior work includes the following: Infilling the porch above the garage; Modifying the south facing window in the Library to reduce the sill height; Replacing the existing bay windows with impact rated bay windows - Historical integrity to be maintained. Interior work includes the following: Remodeling of the master suite, bedrooms and bathrooms to meet the new owner's lifestyle; remodeling of other associated areas; no changes to primary spaces; and, other associated changes as presented. ***Please note: This residence was previously a tax abatement project under a different property owner. This work is not seeking tax abatement.***

At the August meeting, a motion carried to defer the windows at the balcony to the September meeting, but approve all other changes. At the September meeting, a motion carried for deferral to the October meeting at the request of the architect.

Call for disclosure of ex parte communication

B. Application for Certificate of Appropriateness #044 - 2014

Rehabilitation/New Accessory Structure/Landscape & Hardscape

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

Address: 5 Middle Road

Architect: Kirchhoff & Associates Architects

Project Description: Request approval for rehabilitation, new accessory structure, and landscape/hardscape which is further described as: New one story pool pavilion; replacement and relocation of mechanical equipment and new associated site walls; remove existing swimming pool, new swimming pool, modified hardscape, planting changes; and, new entry gates, garden gates and columns. Other associated changes as presented. ***Please note that this residence was previously a tax abatement project under a different owner. This work is not seeking tax abatement.***

Call for disclosure of ex parte communication

C. Application for Certificate of Appropriateness #035 - 2014

Reconstruction/Addition/Interior/Exterior Demolition/Landscape Hardscape

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Burke and Susan Ross

Address: 172 South Ocean Boulevard

Architect: Saladrigas & Cohen Architecture, Inc.

Project Description: Request approval for reconstruction, addition to historic structure, interior and exterior demolition, and landscape/hardscape which is further described as: Alteration and partial demolition of the Western 1 story bedroom conversion of the original two-car service garage and attached site wall to allow for a new family pavilion and 3 (net) additional bedrooms. The pavilion and ancillary program proposes to match and/or incorporate details from the 1929 Fatio-Treanor cloister enclosure and elements of the original 1926 Wyeth, King Johnson primary residence through the use of quarried keystone cornices, wood cornices, trim, arches, sills, keystone columns, mahogany casement windows, quatrefoil stained glass inserts, cypress outlookers, clay barrel tile roof, chimney cap, stucco and assorted details. The southwest corner of the addition proposed a modification of the 2005 single story addition to incorporate an (1) additional upstairs bedroom directly over the existing footprint. The original 1926 northwest second (2) story guest quarters above the garage will be altered internally and incorporate an additional bedroom on the west side of the proposed family pavilion facing west. The modifications to the second story include the replacement of previously modified single sash casement windows with new impact resistant mahogany split casement windows and a new entry door with similar muntin pattern. The total net area of the proposed addition is 1,512 square feet. 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. ***Please be advised that the attorney for the applicant has requested deferral to the November meeting.***

Call for disclosure of ex parte communication

D. Application for Certificate of Appropriateness #036 - 2014

Awning

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Rehabilitation Center for Children & Adults Inc.

Address: 300 Royal Palm Way

Architect: Glidden Spina & Partners, Keith Spina

Project Description: Request approval for awning which is further described as: Install new fabric awning structure for 9 covered parking spaces on the south side of existing parking lot. Install new fabric awning at existing west entry of east building. 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.

Call for disclosure of ex parte communication

E. Application for Certificate of Appropriateness #037 - 2014

Modifications

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Bethesda By The Sea Church

Address: 141 South County Road

Architect: The Pandula Architects, Eugene Pandula

Project Description: Request approval to modify existing religious ceremony area which is further described as: Revise the landscape and hardscape layout of the easternmost portion of the Cluett Garden, total area of approximately 600 sq. ft., to allow the installation of a permanent altar (1), benches (4) and tables (2) and decorative railing and gate in order to better accommodate existing outdoor religious ceremonies. The stone finishes for the new floor paving, railing and furniture will match or be complementary to the existing adjacent stone elements. The new ornamental metal gate will be similar in design to existing adjacent gates and will be finished to match. The existing perimeter site walls of this area are maintained in place and will be restored as may be required with all materials, finishes and colors to match adjacent existing. The existing della robbia wall panel will remain in place and be restored. Landscaping will augment and reinforce the existing overall landscape design of the Cluett Garden. Other associated changes as presented.

At the September meeting, a motion carried that implementation of the special exception and site plan review will not cause negative architectural impacts to the subject landmarked property.

Call for disclosure of ex parte communication

F. Application for Certificate of Appropriateness #038 - 2014

Gate with Lamp

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: William E. James, Trustee of the William E. James Revocable Trust Agreement dated January 15, 1997 and Janet B. James, Trustee of the Janet B. James Trust Agreement dated January 15, 1997

Address: 10 Golfview Road

Architect: Mesa Architecture Inc., Stephen M. Roy

Project Description: Request approval to replace pedestrian gate and add lamp which is further described as: Replace existing pedestrian gate with new gate and decorative lamp with a height of 9.0 feet, and associated changes. Gate and lamp to be bronze color. 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.

Call for disclosure of ex parte communication

G. Application for Certificate of Appropriateness #039 - 2014

Rehabilitation/Reconstruction/Addition/Interior&Exterior Demolition

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: David and Jeanne Daniel

Address: 322 Seaspray Avenue

Architect: The Pandula Architects, Eugene Pandula

Project Description: Request approval for rehabilitation, reconstruction, addition to historic structure, and interior and exterior demolition, which is further described as: Demolish one-story addition at S.E. corner of residence, wood deck, swimming pool and pool deck. Add 2-story addition at rear of existing residence. Demolish and re-construct one story cabana. Interior modifications. Install new roof finish, windows and repair exterior stucco and details as required which will match existing. 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. ***Please be advised that the attorney for the applicant has requested deferral to the November meeting.***

Call for disclosure of ex parte communication

H. Application for Certificate of Appropriateness #040 - 2014

Site walls and generator

Owner/Applicant: Vladislav & Marina Kasarda

Address: 1498 N. Ocean Way

Architect: Kirchhoff & Associates Architects, Thomas M. Kirchhoff

Project Description: Request approval for new site walls and generator. Other associated changes as presented.

Call for disclosure of ex parte communication

I. Application for Certificate of Appropriateness #041 - 2014

Restoration

Owner/Applicant: The Society of the Four Arts, Inc.

Address: 2 Four Arts Plaza

Architect: Glidden Spina & Partners

Project Description: Request approval for restoration which is further described as: Replace metal balcony railings at Rovensky Building north, south and east elevations to match existing. Other associated changes as presented.

Call for disclosure of ex parte communication

J. Application for Certificate of Appropriateness #042 - 2014

Driveway Gate

Owner/Applicant: James B. Patterson

Address: 710 South Ocean Boulevard

Architect: Bridges Marsh & Associates

Project Description: Request approval for the replacement of the existing driveway gate. Other associated changes as presented.

Call for disclosure of ex parte communication

K. Application for Certificate of Appropriateness #043 - 2014

Modifications

Owner/Applicant: Jan Holdings LLC c/o KKR Financial Services Company LLC

Address: 4 El Bravo Way

Architect: Kirchhoff & Associates Architects

Project Description: Request approval for new railing at roof top terrace; parapet repainting; limited interior remodeling and associated changes; and, new glass and metal front door in front of existing front door. Other associated changes as presented. ***Please note that this residence was previously a tax abatement project under a different owner. This work is not seeking tax abatement.***

Call for disclosure of ex parte communication

L. Application for Certificate of Appropriateness #045 - 2014

Awning

Owner/Applicant: Virginia L. Mortara

Address: 319 El Vedado Road

Architect: Smith and Moore Architects, Inc.

Project Description: Request approval for awning which is further described as: A removable canvas awning above the main entry door. Other associated changes as presented.

Call for disclosure of ex parte communication

IX. OTHER BUSINESS:

A. Informal Review: 102 Jungle Road

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Thomas R. Maier Revocable Trust

Architect: Fairfax, Sammons and Partners

Project Description: Request approval for reconstruction, renovation, interior and exterior demolition, awning, exterior color change and landscape/hardscape which is further described as: Interior Work: Remodeling and refurbishing of portions of the first floor, second floor, and basement level; Exterior Work: a. General: Roof replacement, outlooker repairs/replacement, building color change, landscape and hardscape changes, exterior door and window replacement/removal/additions/rearrangement, column replacement and repairs (where necessary), addition of some metal window grilles and some clay window grilles; b. Building Envelope (N,E,W, and S Elevations): Renovations to the terraces and steps to the east of the Ocean Room, extension to the Dining Terrace on the NE corner of the building, a retractable awning addition to

the Dining Terrace, a new balcony on the east elevation of the Master Bedroom West on the second floor, rearrangement and replacement of garage doors (four instead of two, with decorative pilasters in between), restoration of the Lanai's south elevation (reopening of the historical passage, and addition of wood rejas to the two previously condemned flanking openings), balcony railing replacement, and entry stone work reconstruction; c. Courtyard: Removal of portions of the existing 1960s cabana and reconstruction as portion of the guest wing, removal of an existing bay window from the living room and replacement with a balcony, renovations to the terraces and steps to the west of the Ocean Room, landscape/hardscape changes, new & relocated swimming pool.

Call for disclosure of ex parte communication.

B. COA-026-2014, 105 Clarendon Avenue, Update relative to status of the project:

C. Discussion relative to new procedures to be implemented regarding demolition at landmarked properties:

X. DISCUSSION RELATIVE TO FUTURE LANDMARKING:

A. Discussion of potential landmarking on Parc Monceau and Regents Park

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: A 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.