



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**

**September 21, 2018
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
Patrick Segraves, Member
John T. Gannon, Member
Kim Coleman, Member
Jacqueline Weld Drake, Alternate Member
Sue Patterson, Alternate Member
Anne Metzger, Alternate Member
- III. PLEDGE OF ALLEGIANCE**
- IV. APPROVAL OF THE MINUTES OF THE AUGUST 20, 2018 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. Modifications to previous approval of project COA-001-2018, 240 Worth Avenue (Lilly Pulitzer)
2. Roof material change at 174 Via Del Lago

IX. PUBLIC HEARINGS

1. Application for Certificate of Appropriateness #035-2018
Address: 305 Maddock Way
Owner/Applicant: Duck's Nest LLC
Professional: Roger P. Janssen/Dailey Janssen Architects
Project Description: Request for general and selective demolition.
General Demolition: Removal of 1954 Volk one story garage/breezeway, building, awning structure. *1940-1950 section* - Removal of chimney structure (1), partial demolition of existing chimney at (south wing), landscape and hardscape, drive, walks.
Selective Demolition: *1891 section* - Remove existing stairs to south wing, remove powder bath, built-in, walls, fixtures, remove existing corner fireplace, chimney, remove bar, banquet, ac chase, partial walls.
1920 Section - First Floor: Remove upper and lower cabinets, appliances, plumbing fixtures, remove stairs, storage, banquet, remove portion of wall for new windows (3). *Second Floor:* Remove bath walls, plumbing fixtures, electrical, doors, remove closets, window seat, remove west wall, window of bedroom for addition, remove portion of wall for new windows. *1940-1950 section - First Floor:* Remove existing glass enclosures west side of loggia, remove portion of existing fireplace, chimney, remove steps to living room, den and upper loggia. *Second Floor:* Remove closets and baths, walls, doors, plumbing fixtures, electrical, remove fireplace in master bedroom.
General Remodel/Restoration: *1891 section* - Rebuild original pier system foundation, new vertical siding with scalloped shingle at center section east elevation to match west; build new stair to meet code to access south wing, remodel bar, living room, den, powder room, new doors and steps to loggia. *1920 section* - Build new stair in new location, addition of new laundry, new powder room (new one story shed roof), remodel of existing kitchen, modify dining ceiling to allow for second floor above, 9' x 12.6 second story addition, new roof to tie into existing, new flat roof over powder bath, laundry at one story section, new bedroom, bathroom, closet at second floor, replace deteriorating posts and trim, match original paint color - white, new cedar shake roof. *1940-1950 section* - Install mahogany fixed screen panels to restore first story open air loggia, remodel existing stair to second floor, reform stair to meet code, new roof to match previous, new fireplace, new steps up to upper loggia, new landscape and hardscape, new pavilion.

Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #038-2018
Address: 8 S. Lake Trail

Owner/Applicant: Robb Turner
Professional: Fernando Wong Outdoor Living Design
Project Description: New hardscape material for outdoor terrace, walkway and steps with landscape changes. *****This is a tax abatement project*****

A motion carried at the August meeting to continue with the original coral stone, either by repairing the existing or to find matching stone, and to defer the pool and spa design to the September 21, 2018 meeting.

Please note: The architect for the project has requested to withdraw the application.

3. Application for Certificate of Appropriateness #040-2018

Address: 1 S. County Rd.

Owner/Applicant: The Breakers Palm Beach

Professional: Steve Pollio/Peacock and Lewis, AIA

Project Description: We would like to make a change to a previously approved project (COA-008-2017) in which we are building two accessory buildings.

Due to an unanticipated site condition (30" grade drop), we are proposing to extend a ramp at the south side of the south pavilion to make a more accessible ramp to the building and it will alleviate the steep elevation change. This ramp will have a screen wall around it that will be hidden with landscape to blend in.

Call for disclosure of ex parte communication.

X. OTHER BUSINESS

1. Informal Review - Application for Certificate of Appropriateness #041-2018

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

Address: 241 Seaview Avenue

Owner/Applicant: Palm Beach Day Academy, Inc.

Professional: Nievera Williams Design

Project Description: Addition of paved parking lot, landscape improvements and drainage improvements.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

INFORMATION: 1. Request for Special Exception with Site Plan Review approval to create 30 paved parking spaces on the west lawn to be used by Palm Beach Day Academy faculty, families and guests to the school. 2. Request to modify the existing Declaration of Use Agreement (a copy of the Agreement is on file at the Town of Palm Beach Building Department).

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.