



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 18, 2019
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
Patrick Segraves, Member
John T. Gannon, Member
Kim Coleman, Member
Sue Patterson, Member
Anne Metzger, Alternate Member
Marcia M. Cini, Alternate Member
Fernando Wong, Alternate Member
- III. PLEDGE OF ALLEGIANCE**
- IV. APPROVAL OF THE MINUTES OF THE AUGUST 21, 2019 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 PRESENTATION

1. Palm Beach Hotel Renovation Project

IX. PUBLIC HEARINGS

1. Application for Certificate of Appropriateness #049-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO SITE PLAN REVIEW WITH VARIANCE(S) - Done 10/17/18
Address: 280 Sunset Ave.
Owner/Applicant: Bradley Park Owner LLC
Professional: Keith Spina/Glidden Spina + Partners
Project Description: The Bradley Park Hotel, also known as Bradley House and originally built under the name The Algomac Hotel, was constructed in 1923 by Colonel F.T. Bradley. The architect is unknown. The Hotel was constructed immediately adjacent to F.T. Bradley's famous Beach Club gambling casino as a private hotel for his friends and guests. The hotel is now separated from Bradley Park where the casino stood. It is one of the earliest hotels designed in the Mediterranean motif in Palm Beach. The building is "U" shaped with the center being 4 stories and the wings three stories with a Belvedere on the northwest wing. Site improvements include: Reconfiguration of the central courtyard to accommodate a new pool and patio; redesign of the parking lot; relocated exterior approach to entrance. Parking lot improvements include new landscaping, paving materials and drainage. The proposed changes to the building interior include demolition of interior partitions, as required, to accommodate the reconfiguration of guest rooms, support space and lobby. Proposed exterior alterations include replacement of doors and windows; removal of wall mounted A/C units; reinstallation of rooftop equipment and removal of adjacent unsightly metal mesh screen; and alteration to elevator penthouse. Redesign of these roof elements results in a well-balanced architectural treatment to the top of the building and can be seen as one enters into Palm Beach. All mechanical equipment will be screened from view.
****Please note this is a tax abatement project****

Project History:

October 2018 – Motions carried that implementation of the proposed site plan review with variances will not cause negative architectural impact to the subject landmarked property, that the proposed development will not preclude the building's continued designation as a historic building, and the variance is the minimum necessary to preserve the historic character and design of the building.

November 2018 – Motion carried at the November meeting to approve the project as presented with the caveat that the details for the balcony railings, fencing and gates will return at the December 19, 2018 meeting.

December 2018 – Motion carried to approve the remaining items with the exception of the pedestrian entry gate, which was deferred to the January 16, 2019 meeting.

January 2019 – Motion carried to defer the pedestrian entry gate to the February 20, 2019 meeting at the request of the attorney.

February 2019 – Motion carried to defer the project to the April 17, 2019 meeting.

April 2019 – Motion carried to approve the remainder of the project.

August 2019 – Revisions were presented informally, and the Commission directed the applicant to return with a formal presentation (revise/amend the previously approved COA).

The applicant is now seeking to revise/update their approval to include the following:

- 1) Finalizing west façade
- 2) Removing mechanical penthouse
- 3) Removing entrance awning
- 4) Maintaining historic courtyard fence and reconfiguration of pool

Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #022-2019

Address: 264 & 270 S. County Rd.

Owner/Applicant: Carriage House Properties Partners LLC

Professional: Glidden Spina + Partners

Project Description: The scope of work includes a rehabilitation of two existing commercial structures at 264 South County Road and 270 South County Road. The rehabilitation includes removing and replacing exterior windows, exterior doors, gutters, downspouts, terra cotta tile roofing, and exterior light fixtures. All previously painted pecky cypress architectural elements will be stripped of paint and restore. All existing historical features such as cast stone columns, entry surrounds, corbels, lintels, terracotta soffit, coquina banding and pecky cypress wood craved beams are to remain as existing. The scope also includes demolition of interior walls, doors, and plumbing fixtures while keeping interior historical features such as, exposed pecky cypress and hand painted tiles, as existing to remain. Further, the scope includes rehabilitation of the landscape and hardscape of the front yard, side yards, and interior courtyard. *****Please note: this is a tax abatement project. *****

A motion carried at the July meeting to approve the project as presented with the following caveats: the use of steel windows on the 264 building, to use La Finestra windows on all other areas, the deletion of any espalier on the 264 coquina, to hide the wall between 264 and 270 with landscaping, and to return to the August 21, 2019 meeting with photographs and the relocation of the fireplace in the 264 building.

A motion carried at the August meeting to approve the project as presented with the final selection of the steel windows to be presented to the Commission at the September 18, 2019 meeting.

Call for disclosure of ex parte communication.

3. Application for Certificate of Appropriateness #024-2019
Address: 1 S. County Rd.
Owner/Applicant: The Breakers Palm Beach
Professional: Peacock & Lewis Architects (Steve Pollio)
Project Description: This project consists of replacing the existing 1929 windows of the Circle dining room to hurricane impact windows that are mahogany on the inside and bronze toned aluminum on the outside to match the appearance of what it is currently. In this project, we plan to also remove the existing atrium located below in the basement and replace the 1985 windows with impact rated ones and a barrel tile roof to match the rest of the hotel.
*****Please note: this is a tax abatement project. *****

Call for disclosure of ex parte communication.

4. Application for Certificate of Appropriateness #026-2019
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Address: 322 Clarke Avenue
Owner/Applicant: Jay C. & Katherine B. Horgen
Professional: Bridges, Marsh & Associates
Project Description: Demolish existing pool pavilion and construct a new enclosed cabana, which was previously approved, but without a recommendation regarding the FEMA flood variance.

VARIANCE INFORMATION: A request for a variance in order to demolish and rebuild a 373 square-foot accessory structure on the south side of a landmarked property with a finished floor elevation of 5 feet North American Vertical Datum ("NAVD") in lieu of the finished floor elevation that would be required under the FEMA regulations.

Call for disclosure of ex parte communication.

X. DISCUSSION ITEM

1. Town Council request to remove the "Sea" Streets from consideration as a historic district.
2. Discussion of potential properties to consider for Landmark Designation during the 2019-2020 season.

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.