



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 16, 2015

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:

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

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES OF THE AUGUST 19, 2015 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 #014 - 2015

Window Replacement

Owner/Applicant: Martin T. Sosnoff and Toni Sosnoff

Address: 260 Via Bellaria

Contractor: Blue Coast Aluminum, Inc., Charles Barden

Project Description: Request approval for replacement of windows which is further described as: The proposed project is merely a replacement of the existing windows with current code-compliant hurricane resistant windows and other related changes. No aesthetic or structural changes are proposed. The proposed replacement windows are to be Series "500-11" Aluminum Outswing Doors w/wo Sidelite (French Doors); Series "S-400" Outswing Aluminum Casement Window - L.M.I. (Casement Windows); Series "300 Storm Safe" Aluminum Fixed Window - L.M.I. (Picture Windows). Other associated changes as presented.

At the May meeting, a motion carried for deferral with the request that they come back with a sample of a full wood window, or, that wood windows can be staff approved. At the June meeting, a motion carried for deferral to the July meeting. At the July meeting, the project was deferred to August at the request of the applicant's attorney. At the August meeting, a motion carried for deferral to the September meeting.

Call for disclosure of ex parte communication

B. Application for Certificate of Appropriateness #032 - 2015

Restoration/Addition

Owner/Applicant: Paul Tudor Jones II

Address: 1300 S. Ocean Boulevard

Architect: Allan Shope Architect

Project Description: Request approval for restoration, and addition to historic structure which is further described as: General Building Improvements: All roofing will be replaced throughout to match existing; all exterior windows and doors will be replaced throughout to match existing and include hurricane impact-resistant glass; and, new elevator added between basement and third floor. Basement Level: Interior-Bath renovated, gym and staff kitchen/lounge expanded, laundry relocated, staff stair relocated; new windows and exterior doors added to openings below bridge-color, material and glazing pattern to match character of existing windows and doors. First Floor: Interior-existing screen room converted to new master suite, kitchen renovated, existing living spaces converted to guest bedrooms and baths; existing enclosed connector between garage and house removed, replaced with more planter area; existing exterior doors relocated at guest bedroom, replacing small window at former powder room; new exterior glass doors added to existing arched openings at loggia-color, material and glazing pattern to match character of existing doors at sun room; existing exterior glass doors widened at living room, arched area added at top-color, material and glazing pattern to match character of existing doors at sun room; new exterior glass doors added at bath-color material and glazing pattern to match character of existing doors at screening room; new terrace added at screening room-color, material and detailing to match character of existing terrace. Second Floor: Interior-bedroom and bath renovations;

existing window openings reconfigured and expanded-color, material and glazing pattern to retain character of existing windows; new hall added, bringing together formerly disconnected areas of second floor - color, material and detailing of addition to match character of existing exterior walls, roofing and windows. Third Floor: Interior-bedroom and bath renovation. Other associated changes as presented.

At the August meeting the project was deferred to the September meeting at the request of the applicant's attorney.

Call for disclosure of ex parte communication

C. Application for Certificate of Appropriateness #030 - 2015

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Restoration/Reconstruction/Interior/Exterior Demolition

Owner/Applicant: Robert F. Agostinelli

Address: 196 Banyan Road

Architect: Michael J. Johnson

Project Description: Request approval of restoration, reconstruction, addition, and interior/exterior demolition which is further described as: Removing a flat roof and parapet above the garage and replacing it with a hip roof to match the existing roof. Removing the (3) windows on the south face of the building that would be intersected by the new roof. Lowering the sill of the windows on the west face of bedroom #6 to match the previously approved ones on the east. Enclosing an area under the stairs adjacent to the garage to make a storage room and adding a door from the garage to the exterior. Adding two windows on the south face of the living room that match the window approved on the west wall of the room. Other associated changes as presented. **Please be advised this is a tax abatement project.**

At the August 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

D. Application for Certificate of Appropriateness #034 - 2015

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Addition to Historic Structure/Vehicular Gate/Exterior Demolition/Awning

Owner/Applicant: The Breakers Palm Beach, Inc.

Address: One South County Rd.

Architect: Peacock and Lewis

Project Description: Request approval for addition, vehicular gate, awning and exterior demolition which is further described as: Flagler Club Terrace Awning Structure - Replace existing umbrellas totaling 8 sq. ft. with a 680 sq. ft. awning on the Flagler Terrace, which is on the 6th floor on the west side of the Breakers Hotel. The awning will be supported by aluminum columns and a rigid frame. The awning color will be Breakers "sand" color to blend in; New Engine Room - Building Extension including demolition. Replace existing smokestack (to be demolished) with a new extension of the existing Engine Room in the service court on the north side of the hotel. With the new equipment, the smokestack is no longer needed and will be in the way of the design of the new building that will house the Hotel's equipment including a larger generator (currently 500 KW, will be increased to 600 KW), Diesel Fire Pump, Water heaters, etc. In addition, the smoke stack is deteriorating in the coastal environment and could fail in a high velocity hurricane, per a

structural engineer review. The new structure will be an additional 3945 sq. ft. under ac with 786 sq. ft. of covered loading. Access Control Gates - addition of three decorative access control gates on the walkway between the main hotel building and the spa building along the Ponce Promenade. (Vehicular gate to be reviewed by LPC; pedestrian gates to be approved administratively). ***Please be advised this is a tax abatement project.***

At the August meeting a motion carried that implementation of the plans will not cause negative architectural impacts to the subject landmarked property.

Call for disclosure of ex parte communication

E. Application for Certificate of Appropriateness #035 - 2015

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Rehabilitation

Owner/Applicant: Jan Holdings LLC

Address: 4 El Bravo Way

Architect: Kirchhoff & Associates

Project Description: Request approval for rehabilitation which is further described as: The scope of the work requested relates to the 1927 Mizner designed tower addition, a five story tower with an open roof observation deck. The request includes the following: 1. New aluminum (to resemble wrought iron) gate at the sun deck to provide protection at a turret; 2. New aluminum safety railing (to resemble wrought iron) at perimeter parapet wall; and 3. New wet bar to replace existing (with electrical and water as required.). Other associated changes as presented.

At the August meeting a motion carried that implementation for the proposed variance will not cause negative architectural impacts to the subject landmarked property.

Call for disclosure of ex parte communication

F. Application for Certificate of Appropriateness #036 - 2015

Addition to Historic Structure/Landscape/Hardscape/Interior/Exterior Demolition

Owner/Applicant: Joel and Carol Jankowsky

Address: 200 Regent Park Rd

Architect: Asbacher Architecture, Inc.

Project Description: Request approval for addition to historic structure, interior/exterior demolition, and landscape/hardscape which is further described as: The proposed project includes various interior and exterior renovations to the existing landmarked residence originally designed by Clarence Mack in 1958. The renovations include: addition of a new covered porch to the southwest, remove and replace the existing flat roof, add a parapet to the roof at the guest addition (1966 by Wyeth, King and Johnson) and new painted wood garage doors to match existing. Also proposed: new final hardscape in the area of the porch addition and new final landscape in the rear of the property. Other associated changes as presented.

Call for disclosure of ex parte communication

G. 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.

Call for disclosure of ex parte communication

H. Application for Certificate of Appropriateness #038 - 2015

Rehabilitation/Addition to Historic Structure

Owner/Applicant: Myron Miller

Address: 134 El Vedado

Architect: MP Design & Architecture

Project Description: Request approval for rehabilitation and addition to historic structure which is further described as: Renovation of existing one-story family room at rear facing portion of house. Replace existing flat roof with new flat tile clay roof to match existing house at area of family room and addition of 32 square feet. Other associated changes as presented.

Call for disclosure of ex parte communication

IX. **OTHER BUSINESS:**

A. Informal Review: 210 Via Del Mar

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Robert and Linnette Miller

Architect: Smith and Moore Architects, Inc.

Project Description: 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).

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: 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.