



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**

AUGUST 19, 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 JULY 23, 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 #026 - 2015

Rehabilitation/Demolition/Sign/Awning/Landscape/Hardscape

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION

Owner: Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A., successor by merger to First Union National Bank of Florida

Applicant: Wells Fargo Bank, N.A. & Wells Fargo Advisors, LLC

Address: 239, 251 & 255 S. County Road and 151 Royal Palm Way

Architect: Glidden Spina + Partners, Keith Spina

Project Description: Request approval for rehabilitation, interior and exterior demolition, sign, awning, exterior color change, and landscape/hardscape which is further described as: A portion of the property known as "255 S. County" is landmarked as follows: 15 ft. from the face of the building along South County Road toward the east, starting at the southernmost John Volk building that has finials on top, north to the corner of Seaview Avenue and that building's north facade. The project proposes to rehabilitate and preserve the existing buildings which include the landmarked portions of this property. The work will include replacing all windows and doors, repairing any cracks in the existing exterior stucco walls, replacement of all existing mechanical, electrical and plumbing systems throughout the building, repair of the existing parking lot to eliminate storm water drainage issues, new landscaping and re-painting of the entire property. In addition to this work, we will be demolishing and reconstructing portions of this property that are not part of the landmarked building. We also propose to remove the existing First National Bank sign and replace it with Wells Fargo signage. Other associated changes as presented.

At the July meeting, a motion carried that implementation of the proposed special exception will not cause negative architectural impacts to the subject landmarked property, but only referring to the four points that you mentioned, not at all to the look of the architecture.

Call for disclosure of ex parte communication

B. Application for Certificate of Appropriateness #016 - 2015

Owner/Applicant: State of Florida Dept. of Transportation

Address: Southern Boulevard Bridges (part of Southern Boulevard Bridge Scenic Vista)

Architect: Woodroffe Corporation Architects

Project Description: Request approval for bridge replacement which is further described as: Replacement of the SR-80/Southern Boulevard bridges over the Atlantic Intracoastal Waterway (AICWW) and Tide Relief Canal. These bridges have been deemed structurally deficient and have exceeded their design life. The replacement project follows a PD&E Study which obtained FHWA Location and Design Concept Acceptance (LDCA) by complying with all applicable requirements of the National Environmental Policy Act (NEPA), and other associated changes as presented.

At the June meeting, a motion carried for approval as presented, with a deferral of the lighting, final landscaping, colors and obelisks to the August 19, 2015 meeting.

Call for disclosure of ex parte communication

C. Application for Certificate of Appropriateness #006 - 2015

Landscape/Hardscape and Minor architectural changes

Owner/Applicant: The Palmeiral Revocable Trust, Maura Ziska as Trustee

Address: 801 S. County Road

Architect: Michael J. Johnson Architect

Project Description: Request approval for landscape/hardscape and minor architectural changes at garage structure which are further described as: Architecture-As built garage changes as presented; Landscape-As built landscape changes as presented; and, other associated changes as presented. ***Please be advised that this is a tax abatement project.***

At the March meeting, a motion carried to approve the landscaping as built. A second motion carried to approve the architecture, as presented, except to defer, for individual site visits, to look at the garage doors, including the smaller one. At the April meeting, a motion carried for deferral to the May meeting at the request of the architect. At the May meeting, the architect asked to be heard informally only, and a motion carried advising the architect to bring the 5.5" vertical boards back for formal approval. At the June meeting, a motion carried for deferral to the July meeting advising the applicant to return with a sample of what the applicant wants to do and of the composite, for comparison. At the July meeting, the project was deferred to August at the request of the architect.

Call for disclosure of ex parte communication

D. 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.

Call for disclosure of ex parte communication

E. Application for Certificate of Appropriateness #028 - 2015

Rehabilitation/Landscape/Hardscape

Architect: Smith and Moore Architects, Inc., Peter Papadopoulos

Owner/Applicant: TGS Florida, LLC c/o Jane Goldman

Address: 1095 N. Ocean Boulevard

Project Description: Request approval for rehabilitation and landscape/hardscape which is further described as: Request approval for rehabilitation of 1095 North Ocean Boulevard and landscape/hardscape design to include: Replacement of existing fenestration with wood impact windows/doors; addition to east covered dining loggia and deck above; alteration to family room bay and deck above; new south facing covered family room loggia; reconfigure existing covered walkway as open air trellis structure; temporary removal of an 18 ft. wide section of southern end of landmarked perimeter wall along N. Ocean Blvd. for access and safety during construction, wall to be restored at completion of project. Hardscape changes to include: renovation of vehicular area along N. Ocean Blvd.; renovation and expansion of driveway; new layout at upper entry courtyard; revised swimming pool profile and new spa to north of pool cabana. Landscape changes to include: renovation along N. Ocean Blvd. and driveway; new landscaping at upper entry courtyard and at lower level adjacent to trellis structure with new fountain. Other associated changes as presented.

At the July meeting, a motion carried for approval as presented, with the five comments mentioned by Mr. Cooney and requiring the project to return to the August meeting.

Call for disclosure of ex parte communication

F. Application for Certificate of Appropriateness #031 - 2015

Re-Roof

Owner/Applicant: Peter A. Dankin

Address: 255 Via Bellaria

Contractor: Florida Roofing & Solar LLC, Lou Crispino

Project Description: Request approval for re-roof which is further described as: This is a re-roofing project consisting of removing the existing flat clay tile roof and underlayments down to the existing 2x6 decking, re-nail according to code and install a new underlayment, secondary water barrier, and new flat clay tile roof with 16 oz. copper trim to match the existing roof assembly. Other associated changes as presented.

Call for disclosure of ex parte communication

G. 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.

Please be advised that the applicant's attorney has requested deferral to the September meeting.

H. Application for Certificate of Appropriateness #033 - 2015

Restoration/Rehabilitation/Reconstruction/interior Demo

Owner: Victor Spilotro

Applicant: Mr. and Mrs. Victor Spilotro

Address: 200 Via Bellaria

Architect: Smith Architectural Group, Inc., Jeffery W. Smith

Project Description: Request approval for restoration, rehabilitation, reconstruction and interior demolition which is further described as: Partial window and door replacement, interior renovation, and re-roof replacement to match existing barrel tile roof. Other associated changes as presented.

Call for disclosure of ex parte communication

IX. **OTHER BUSINESS:**

A. Informal Review: 196 Banyan Road

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Robert F. Agostinelli

Architect: Michael J. Johnson Architect

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 that this is a tax abatement project.***

Call for disclosure of ex parte communication

B. Informal Review: 1 S. County Road

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: The Breakers Palm Beach, Inc.

Architect: Peacock and Lewis Architects, Steve Pollio

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 that this is a tax abatement project.***

Call for disclosure of ex parte communication

C. Informal Review: 4 El Bravo Way

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: Jan Holdings LLC

Architect: Kirchhoff & Associates Architects

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.

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.