



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 17, 2016
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
John T. Gannon, Vice Chairman
Nikita Zukov, Member
Jacqueline Albarran, Member
Page Lee Hufty, Member
William J. Strawbridge, Jr., Member
Richard Rene Silvin, Member
Jacqueline Weld Drake, Alternate Member
Anne Fairfax, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF THE MINUTES OF THE JULY 20, 2016 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 #016-2016

Address: 101 El Brillo Way

Owner/Applicant: Palm Trust

Architect: Michael J. Johnson

Project Description: Existing early to late 1920's residence to be modified as follows: 1) partial removal of existing later additions a) library at ground floor, b) master bedroom sitting room, c) tap room at ground floor, d) small wall at east terrace, e) existing garage extensions at west elevation, f) sitting room over tap room at second floor, g) removal of chimneys at guest wing, h) removal of existing wood stairs at guest wing, i) removal of existing barrel roof tiles. 2) Proposed modifications a) new ground floor loggia at east elevation, b) extension at second floor master bedroom and bath over new loggia, east elevation, c) extension of existing kitchen into west courtyard, d) addition of one story pool cabana at west elevation, e) reconfiguration of doors and windows as per drawings, f) reconfiguration of existing roof line as per drawings. New barrel clay tiles to match existing, g) reconfiguration of roof over master bedroom to hip roof.

At the June meeting, this project was granted a July deferral. At the July meeting, this project was granted a deferral to the August meeting.

Please note: The architect has requested that the project be withdrawn at this time.

B. Application for Certificate of Appropriateness #017-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S) – Done 7/20/16

Address: 196 Banyan Rd.

Owner/Applicant: Robert F. Agostinelli

Architect: Michael J. Johnson

Project Description: Removing existing exterior wood stair structure and replacing it with a dog-leg shaped stair with a knee wall type guard rail.

VARIANCE INFORMATION: The applicant is requesting a variance to modify the existing exterior staircase located on the southeast side of the property from a straight staircase to a winding staircase, with a street side yard setback and building height plan of 25.1 feet in lieu of the 35 foot minimum required.

At the July meeting, a motion was carried that the implementation of the proposed variance would not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication.

C. Application of Certificate of Appropriateness #025-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S) – Done 7/20/16

Address: 9 Golfview Road

Owner/Applicant: Acroterium Group/Richard Sammons, Member

Architect: Richard Sammons/Fairfax, Sammons & Partners

Attorney: Maura Ziska

Project Description: Alterations to front (south) façade with the following: replace plate glass window with two true-divided light windows; remove portion of balcony and eave; install new

parapet at portion of façade; new wood shutters; new paint; new balcony railing and pickets. Interior courtyard changes include new retractable awning at second floor terrace; replace pair of double doors with true divided light doors; replace sliding glass doors with true-divided light doors. Landscape changes include new gate, new posts, new wall and removal of some impermeable surface. New landscape plan for front and inner courtyard.

VARIANCE INFORMATION: The applicant is proposing to 1) allow the proposed swimming pool to have a 9.7 foot front yard setback in lieu of the 35 foot minimum required; 2) to add a parapet onto the front of a Landmarked two story residence with an existing pitched roof that will increase the overall height in the non-conforming setback of 2.25 feet.

At the July Meeting, a motion carried that the implementation of the proposed variance would not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication.

D. Application of Certificate of Appropriateness #031-2016

Address: 5 Middle Rd.

Owner/Applicant: Tom and Jorden Saunders

Architect: Mario Nievera/Nievera Williams Design

Project Description: Revised front driveway gates.

At the July meeting, this project was deferred one month for restudy.

Please note: The architect has requested that the project be withdrawn at this time.

E. Application of Certificate of Appropriateness #033-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S) – Done 7/2016*

Address: 255 Clarke Ave.

Owner/Applicant: The Clarke Trust

Architect: M. Mark Marsh/Bridges, Marsh & Associates, Inc.

Attorney: Maura Ziska

Project Description: Demolition of existing pergola and utility building on north end of property second floor, new window in bath on east façade, new window in bath on north façade, second floor. Replacement of existing wood railing on north façade of master bedroom, second floor, with metal railing to match existing historical railing. Reconstruction of 500 sq. ft. family room with addition of new elevator/cabana bath/BBQ on east side of garage building. New pavilion structure on north end of property.

VARIANCE INFORMATION: The applicant is proposing the following improvements to the existing landmarked residence: 1) demolish and rebuild a 500 square foot family room; 2) construct a two story 31 square foot elevator addition to the garage; 3) construct a one story 45 square foot cabana bathroom; 4) construct a one story 340 square foot pavilion; 5) construct a one story 60 square foot covered BBQ; 6) demolish a pergola and utility room consisting of 210 square feet; 7) demolish family room east loggia consisting of 210 square feet. A variance for cubic content ratio ("CCR") is being requested to accomplish the above improvements to allow a CCR of 4.98 in lieu of the 4.82 existing and the 3.91 maximum CCR allowed.

At the July Meeting, a motion carried that the implementation of the proposed variance would not cause negative architectural impact to the subject landmarked property.

Please note: The architect has requested to defer this project to the September meeting.

F. Application of Certificate of Appropriateness #034-2016

Address: 1300 S. Ocean Blvd.

Owner/Applicant: Paul Tudor Jones II

Architect: Allan Shope

Project Description: General Building Improvements - All roofing will be repaired throughout to match existing, all exterior windows and doors will be replaced throughout to match existing but become hurricane impact-resistant, new elevator added between basement and second floor.

Basement level – support walls and storage spaces added below new Dining Terrace above (See plan & East elevation), interior: laundry relocated, baths, staff areas and offices renovated (see plan). First floor – new dining terrace added – color, material and detailing to match character of existing ocean terrace (see plan & east elevation), existing exterior bronze and glass doors enlarged at existing Living, Dining and Breakfast rooms, arched area added at top – color, material and glazing to match character of existing doors at Sun Room (see east elevation), new exterior wood and glass doors added to existing arched openings at Loggia – color, material and glazing pattern to match character of existing doors in adjacent area (see east elevation), select existing windows enlarged, removed or reconfigured based on interior renovations – color, material and glazing pattern to retain character of existing (see plans & elevations), existing enclosed Garage connector expanded into planter area (see plans for extent), interior – kitchen relocated and renovated, back stair relocated, various other minor room renovations, existing living spaces converted to Guest bedrooms and baths (see plan). Second floor – 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 (See East & West Elevations), existing balcony enlarged at Master Bedroom (see plan for extent), select existing windows enlarged, removed or reconfigured based on interior renovations – color, material and glazing pattern to retain character of existing (see plans & elevations), Interior – bedroom and bath renovations throughout (see plan). Third floor – interior – minor bedroom and bath renovations.

Call for disclosure of ex parte communication.

G. Application of Certificate of Appropriateness #035-2016

Address: 365 N. County Rd.

Owner/Applicant: Frank Strausser

Architect: Jacqueline Albarran/SKA Architect + Planner

Project Description: Interior remodel and enclosure of existing master bedroom covered terrace at a non-historic one story structure that sits behind a Landmarked garden arch. New impact doors and windows. All new detailing to match existing.

Call for disclosure of ex parte communication.

H. Application of Certificate of Appropriateness #037-2016

Address: 120 El Brillo Way

Owner/Applicant: Margaretta Taylor

Architect: Harold J. Smith/Smith and Moore Architects, Inc.

Project Description: Removal and replacement of existing windows and exterior doors. Other associated changes.

Call for disclosure of ex parte communication.

IX. OTHER BUSINESS

A. Informal Review – Application for Certificate of Appropriateness #036-2016

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

Address: 3 Four Arts Plaza

Owner/Applicant: Society of the Four Arts

Architect: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Project Description: Rehabilitate the existing The Gioconda and Joseph King Library will include the following: 1) Retain the original Fatio building while demolishing the two additions to the north of the Fatio building; 2) Retain the character of the main reading room; 3) Restore the meeting room upstairs by exposing the original heavy timber members; 4) Add a new two-story addition to the original building. This building will be Mediterranean with a pitched roof. It will be sited similarly to the existing additions, but it will be a full two story addition, satisfying the needs of the staff and the public. The rehabilitation will address accessibility, including providing accessible toilet rooms and egress. Moisture issues will be rectified, as well as providing proper climate control for the building and specifically for the rare book room. The approval of this work will ensure that library patrons in the future will be able to enjoy charms and services of this very special library.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES: The applicant is requesting for approval to rehabilitate the Gioconda and Joseph King Library ("King Library"). The design objectives of the King Library rehabilitation are as follows: maintain the public entrance facing Four Arts Plaza, maintain the first floor of the original Fatio Building as a library reading room, provide a Rare Documents Room that has proper ventilation and humidity and security, provide a meeting space on the second floor of the original Fatio Building, restore the exposed wood roof trusses on the second floor of the original Fatio Building, provide staff work stations and work space, provide accessible restroom facilities in accordance with ADA, and provide second means of egress from second floor. The following variances are requested for the new addition to the King library: 1) To reduce the required front yard setback for the King Library to 12.0 feet in lieu of 35 feet minimum required. A variance of 23.0 feet. 2) To increase the required angle of vision to 154 degrees for the King Library in lieu of 116 degrees maximum as required. A variance of 38 degrees. 3) To increase the required building height for the addition to the King Library to be 31.0 feet in lieu of 22 feet maximum as required. A variance of 9.0 feet. 4) To allow an overall building height for the addition to the King Library to be 35.50 feet in lieu of 30 feet maximum as required. A variance of 5.50 feet. 5) To have the building height plane for the King Library to be 11.0 feet in lieu of 61.5 feet maximum as required. A variance of 50.5 feet. 6) To eliminate the requirement to provide one (1) off-street parking space required for the 649 square foot addition to the King Library.

Call for disclosure of ex parte communication.

B. Informal Review – Application for Certificate of Appropriateness #040-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW

Address: 100 Bradley Place

Owner/Applicant: Brian Vertesch, Agent for the Preservation Foundation of Palm Beach

Architect: Brian Vertesch/SMI Landscape Architecture

Project Description: Modifications to Bradley Park that include: Removal and partial relocation of existing fountain, plaza addition, demolition of existing restroom and addition of new restroom, removal of employee parking at north end of park, addition of overlook along seawall, lake trail extension, new park entry, relocation of Bradley monument plaque, addition of stabilized grass parking in place of existing asphalt, benches, low sculptures, low see through perimeter fence, sculpture pad, new perimeter sidewalks adjacent to the park, additional plantings, landscape lighting, addition of compacted stone dust paths.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: The applicant requests to modify Bradley Park public open space as follows: 1) Removal and relocation of existing fountain centerpiece, located at south west area of Bradley Park. Demolition of existing fountain basin; 2) Construction of plaza and fountain basin adjacent to south side of existing structure at north/central property, often referred to as the "Tea House"; 3) Demolition of existing one story restroom and kitchen located directly east of the Tea House and the addition of a new public restroom; 4) Removal of asphalt parking adjacent to north side of existing bathroom; 5) Removal and partial replacement of sidewalks on north property line, Sunset Ave, and east property line, Bradley Place; 6) Addition of small overlook structure to the west of the existing pump house, adjacent to the proposed lake trail; 7) Addition of Town Lake Trail extension; 8) Addition of new park entry at north east corner of park; 9) Relocation of existing Bradley Park monument; 10) Addition of stabilized grass parking adjacent to S-2 pump station; 11) Addition of site furnishings including benches, bike rack, and low train sculpture; 12) Addition of sculpture pad to south of the Tea House; 13) Addition of 30" high decorative see through fence around perimeter of park at Sunset, Bradley Place, and Royal Poinciana Way. There will be openings into park with no gates; 14) Addition of stabilized decomposed granite pathways within the park; 15) Addition of landscape lighting; 16) Landscape improvements as graphically described on the plans and specifications submitted.

Call for disclosure of ex parte communication.

X. DISCUSSION ITEM

1. Address correction for a property that was put under consideration for Landmark Status.

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.