



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**

THURSDAY, JULY 23, 2015

9:30 A.M.

The progress of this meeting may be 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 JUNE 17, 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 #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.

Please be advised that the architect has requested deferral to the August meeting.

B. 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.

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

C. Application for Certificate of Appropriateness #019 - 2015

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION

Temporary Grass Valet Parking

Owner/Applicant: The Society of the Four Arts, Inc., Harvey Oyer, Esq., Agent

Address: 2 Four Arts Plaza

Architect: The Wantman Group, Bryan R. Donahue

Project Description: Request approval for temporary grass valet parking which is further described as: A request for a Certificate of Appropriateness ("COA") for temporary valet grass parking for special events not to exceed thirty (30) times per calendar year. The applicant operates a non-profit cultural use in the R-B zoning district. The Four Arts provides special events for lectures, art viewings, concerts, films, private parties and live broadcasts of the Metropolitan Opera along with other cultural affairs for its patrons. 26 temporary valet parking spaces will utilize the large landscaped island area no more than 30 times per calendar year. The upgraded natural grass material will be installed by GrassPave2 which is a pervious stabilized grass parking system which maintains the integrity of the existing natural grass surface and appearance.

At the June meeting, a motion carried that implementation of the proposed special exception will not cause negative architectural impacts to the subject landmarked property.

Call for disclosure of ex parte communication

D. Application for Certificate of Appropriateness #017 - 2015

Renovations and Improvements

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

Owner/Applicant: Town of Palm Beach, Thomas G. Bradford, Town Manager

Address: 360 S. County Road, Town Hall Square Historic District between Brazilian Avenue and Chilean Avenue

Architect: SMI Landscape Architecture, Inc.

Project Description: PROJECT NAME: TOWN HALL SQUARE STREETSCAPE AND INFRASTRUCTURE IMPROVEMENT PROJECT PHASE II Project includes renovations to the Town Hall Historic District, specifically all areas between building faces of properties fronting State Road A1A (South County Road) between Brazilian Avenue and Chilean Avenue, including the Town of Palm Beach owned properties within the median of State Road A1A.

Proposed improvements include: Roadway paving, grading and drainage improvements, utility improvements, new tabby sidewalks, new street tree and landscape plantings, new landscaping and hardscaping in Town Hall public open space (Town owned parcels in the median of State Road A1A where the Memorial Fountain is located), addition of 4 parking spaces, crosswalk modifications, traffic and parking signage, landscape and street lighting improvements, benches, small tables and chairs, and a low fence around the proposed lawn area south of the Mizner Memorial Fountain. The project slightly modifies most of the parking along the east and west sides of S.R. A1A to accommodate new landscaping nodes. The net result is an addition of 4 spaces within the project area. The parking modifications do not require travel lane modifications to accomplish. The existing U-Turn lanes on the north and south ends of the Memorial Fountain / Town Hall area are being modified to add green space. The crosswalk at Australian Avenue that crosses south bound traffic will be relocated to the north of the intersection to increase pedestrian visibility. Proposed signage to control traffic and parking will be implemented in accordance with FDOT and Town of Palm Beach Public Works requirements. Permit applications for all of these

improvements will need to be submitted to the FDOT for review and approval, as they have jurisdictional control over the roadway.

The project will require a special exception with site plan review to modify the Town Hall public open space as follows:

1. Reconstruction and repair of the existing Memorial Fountain Plaza hardscape, plaza, steps, balustrades, walls, and rill.
2. Landscaping improvements consisting of new Live Oak trees south of the fountain, Royal Palm trees to replace the existing Royal Palm Trees that flank the reflecting pool, new Tabebuia trees on each side of the main fountain, potted plants along the reflecting pool, and various shrubs and groundcovers throughout the park and fountain area.
3. Irrigation improvements to provide water to the above listed landscaping improvements.
4. Hardscape, sidewalk, and curb improvements to provide pedestrian connections from the Town Hall area and crosswalks to Memorial Fountain to provide public access. A 30-inch tall decorative aluminum fence will surround the lawn area south of the fountain. Benches will be added along the reflecting pool for public seating. Cafe tables and chairs will be added under the Live Oak trees near the lawn area south of the fountain.
5. The sidewalks and ramp to the building entrance on the north side of Town Hall will be reconfigured. Sidewalks will extend from Town Hall to the lower plaza of the fountain.
6. Landscape lighting and ancillary electrical improvements to support the lighting will be made to illuminate the landscaping improvements.
7. Associated Paving, Grading, and Drainage infrastructure improvements to support the above listed elements will be performed. Currently, curb and gutter exists that allows runoff from the eastern lanes of South County Road to be conveyed westerly, across Memorial Park south of the fountain, to the western portion of the roadway to be collected by an existing catch basin. In order to create a continuous lawn area south of the fountain, a new catch basin with associated piping will be constructed on the east side of Memorial Park so that the existing curb and gutter that cuts across the proposed lawn area can be removed.
8. Traffic and Parking regulatory and enforcement signage in accordance with FDOT and Town of Palm Beach Public Works requirements will be installed.

At the June meeting, a motion carried that implementation of the special exception and site plan review will not cause negative architectural impacts to the subject landmarked property.

Call for disclosure of ex parte communication

E. Application for Certificate of Appropriateness #020 - 2015

Rehabilitation/Reconstruction/Exterior Demolition

Owner/Applicant: Mr. and Mrs. David Daniel

Address: 322 Seaspray Avenue

Architect: The Pandula Architects, Inc., Eugene Pandula

Project Description: Request approval for rehabilitation, reconstruction and exterior demolition which is further described as: Remove and replace north, east and west walls of front entry porch to correct structural deficiencies; add new window at north and west walls of master bath, and other associated changes as presented.

Call for disclosure of ex parte communication

F. Application for Certificate of Appropriateness #021 - 2015

Rehabilitation

Owner/Applicant: Jan Holdings LLC

Address: 4 El Bravo Way

Architect: Kirchhoff & Associates Architects

Project Description: Request approval for rehabilitation which is further described as: Rehabilitate existing garage apartment. This two story structure was designed in 1980 by Ardell Kisco Architect to serve as a garage and staff apartment. The new owner desires to create a guest suite in lieu of a staff apartment. The proposed rehabilitation will be more sympathetic and appropriate to the landmarked Mediterranean home. While the overall property is landmarked, the building to be addressed is not an historic building. In order to achieve the above goals, the second floor (the guest area) will project out two feet, creating a more compatible massing. The roof will be removed and the height will be raised in some areas in order to establish better proportions. New barrel clay tile roof and new windows will be included. Other associated changes as presented.

Call for disclosure of ex parte communication

G. Application for Certificate of Appropriateness #022 - 2015

Restoration/Re-Roof

Owner/Applicant: The Breakers Palm Beach Inc.

Address: 1 S. County Road

Architect: Peacock and Lewis, Steve Pollio

Project Description: Request approval for restoration and re-roof which is further described as: Concrete restoration of Roof 26 including re-roof of the barrel tile, re-roof/replacement of Roofs #9, #13, #14. All roofs will be replaced with similar material and flat roofs will be tinted breakers "sand" to blend in. The flag towers will be repaired cosmetically with stucco and paint. Other associated changes as presented. ***Please be advised that this is a tax abatement project.***

Call for disclosure of ex parte communication

H. Application for Certificate of Appropriateness #023 - 2015

Rehabilitation/Landscape/Hardscape

Owner/Applicant: Sunny Blue LLC, Ann Maxwell

Address: 221 Seaspray Avenue

Architect: Ralph Cantin

Project Description: Request approval for rehabilitation and landscape/hardscape which is further described as: Add French doors with side lites in dining room facing east side yard; Remove contemporary wall unit separating dining room and living room, reconstruct wall and opening separating the two rooms; eliminate the secondary staircase in the rear to enlarge the kitchen and create an en suite bath in the bedroom above; remove window in secondary staircase, and replace with two new windows in the kitchen facing west; add new window in en suite bath facing west rear yard; enlarge second floor laundry area into a portion of an existing bedroom; remove bedroom windows, and replace with new paired bedroom windows facing west side yard; relocate (2) air conditioning condensers in east side yard; landscape work along overgrown east side buffer; landscape work to remove front runners and rear driveway to create a new entry and patio off the dining room facing the east side yard; several new white aluminum impact double hung divided

windows and doors in various locations to match the 2006 Landmarks approved replacement windows on the second floor and kitchen; and, other associated changes as presented.

Call for disclosure of ex parte communication

I. Application for Certificate of Appropriateness #024 - 2015

Restoration/Exterior Demolition

Owner/Applicant: The Breakers Palm Beach Inc.

Address: 1 S. County Road

Architect: Peacock and Lewis Architects

Project Description: Request approval for restoration and exterior demolition which is further described as: This project consists of the replacement of 75 balconies on the South Oceanfront Tower. These balconies were originally built in 1969 when the South Oceanfront Tower was constructed. The balconies have an oceanfront exposure which has caused the need for some concrete restoration and replacement work. 75 balconies that are on the North, East and South elevations will be demolished and replaced to look like existing. The railings and sliding glass doors of these units will all be replaced as well to meet current codes. This is a duplicate project to the one that was done in 2014 on the North Tower. Other associated changes as presented. ***Please be advised that this is a tax abatement project.***

Call for disclosure of ex parte communication

J. Application for Certificate of Appropriateness #025 - 2015

Landscape/Hardscape

Owner/Applicant: Barbara Dooley

Address: 105 Banyan Road

Architect: Nievera Williams Design

Project Description: Request approval for landscape/hardscape which is further described as: Proposed new motor court fountain, and other associated changes as presented.

Call for disclosure of ex parte communication

K. Application for Certificate of Appropriateness #027 - 2015

Reconstruction/Addition to Historic Structure

Owner/Applicant: 105 Clarendon Road Revocable Trust

Address: 105 Clarendon Avenue

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

Project Description: Request approval for reconstruction and addition to historic structure which is further described as: Conversion of 261 square feet of crawl space to basement storage/mechanical room. Elimination of one window on the north wall of tennis lounge. Other associated changes as presented.

Call for disclosure of ex parte communication

L. Application for Certificate of Appropriateness #028 - 2015

Rehabilitation/Landscape/Hardscape

Address: 1095 N. Ocean Boulevard

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

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

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.

Call for disclosure of ex parte communication

M. Application for Certificate of Appropriateness #029 - 2015

Windows and Doors/Generator/Roof

Owner: Maxine Granovsky-Gluskin, Norman Kraftchuk and Joshua Gluskin, Trustees of the 850 Family Trust (2014) dtd July 7, 2014

Applicant: Maxine Gluskin

Address: 850 S. Ocean Boulevard

Architect: Gramatan Corp., Gerard Beekman

Project Description: Request approval for new windows and doors, new generator, new water heater and replace roof tile which is further described as: Replace existing wood windows and doors with new wood impact rated units to match existing architecture. Replace existing clay barrel tile roof with new clay barrel tile roof. New natural gas generator with masonry wall enclosure. New natural gas wall park water heaters. Other associated changes as presented.

Call for disclosure of ex parte communication

IX. OTHER BUSINESS:

A. Informal Review: LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

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 and 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.

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.