



**MINUTES**  
**LANDMARKS PRESERVATION COMMISSION**  
**IN THE TOWN COUNCIL CHAMBERS**  
**2<sup>ND</sup> FLOOR, TOWN HALL**  
**360 SOUTH COUNTY ROAD, PALM BEACH**

**WEDNESDAY, JULY 20, 2011, 9:30 a.m.**

Please be advised that in keeping with a recently reaffirmed directive from the Town Council, the minutes of all Town Boards and Commissions will be “abbreviated” in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town’s website at [www.townofpalmbeach.com](http://www.townofpalmbeach.com) or may obtain an audio recording (CD) of the meeting by contacting Cynthia M. Delp, Secretary to the Landmarks Preservation Commission at (561) 227-6408. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

**I. CALL TO ORDER:(9:31:27 a.m.)**

Chairman Cooney called the meeting to order at 9:31 a.m.

**II. ROLL CALL:(9:31:38 a.m.)**

|                                    |                     |
|------------------------------------|---------------------|
| Edward Austin Cooney, Chairman     | PRESENT             |
| William P. Feldkamp, Vice Chairman | PRESENT             |
| William O. Cooley, Member          | PRESENT             |
| Dudley L. Moore, Jr., Member       | PRESENT             |
| Jacqueline Albarran, Member        | PRESENT             |
| William J. Strawbridge Jr., Member | PRESENT             |
| Leslie Diver, Member               | PRESENT             |
| D Imogene Willis, Alternate Member | PRESENT             |
| Wallace Rogers, Alternate Member   | PRESENT             |
| Rachel Lorentzen, Alternate Member | ABSENT ( unexcused) |

Staff members present were John C. Randolph, Town Attorney, John S. Page, Director of Planning, Zoning & Building, John Lindgren, Planning Administrator, Jane S. Day, Ph.D., Staff Historic Preservation Consultant, and Cynthia Delp, Secretary to the Landmarks Preservation Commission.

**III. APPROVAL OF THE MINUTES OF THE JUNE 16, 2011 MEETING:(9:31:59 a.m.)**

Chairman Cooney commented that the minutes were more abbreviated, as directed by Town Council. He asked members to be mindful of the verbiage used in making motions as that verbiage is reflected in the minutes.

**MOTION BY MR. FELDKAMP FOR APPROVAL OF THE MINUTES.**

**MOTION SECONDED BY MS. DIVER.**

**MOTION CARRIED UNANIMOUSLY.**

**IV. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:(9:32:44 a.m.)**

Mrs. Delp administered the oath at this time and throughout the meeting as necessary.

**V. COMMENTS FROM THE PUBLIC AND COMMISSION MEMBERS: (Please limit comments to 3 minutes)(9:32:59 a.m.)**

Robert Moore provided a brief update on the Stambaugh cottage, 851 North Lake Way.

Chairman Cooney reminded members to complete training and forms completion with regard to Ethics training.

Patrick Flynn, President of the Palm Beach Theatre Guild, offered comments relative plans for the Royal Poinciana Playhouse; and, presented copies of the recent performance of the Centennial Follies.

**VI. APPROVAL OF THE AGENDA:(9:37:25 a.m.)**

**MOTION BY MR. FELDKAMP FOR APPROVAL OF THE AGENDA**

**MOTION SECONDED BY MS. DIVER.**

**NO VOTE OCCURRED AT THIS TIME.**

**LATER, MOTION BY MS. DIVER FOR APPROVAL OF THE AGENDA.**

**MOTION SECONDED BY MR. MOORE.**

**MOTION CARRIED UNANIMOUSLY.**

**VII. PRESENTATION BY WAY HOYT, ARBORIST, RELATIVE TO WELLS ROAD AUSTRALIAN PINES(9:41:35 a.m.)**

Mr. Hoyt stated that he had examined the trees from the east to the west end of Wells Road. He focused on five (5) trees in front of two properties, and ultimately recommended the removal of one of the trees which is in very poor condition. The other four trees, in his opinion, are reasonable to retain and treat to improve their health to make them viable. Mr. Hoyt discussed Australian Pines in detail as a plant species, stressing proper handling, pruning, fertilization, and the facts, rather than common myths, associated with these trees. He also provided a summary of his experience with the species, dating back to the 1980's.

**VIII. PUBLIC HEARINGS:(10:07:53 a.m.)**

**A. Application for Certificate of Appropriateness #008 - 2011**

Landscape/hardscape

Owner/Applicant: Mr. Peter Cohen

Address: Wells Road Scenic Vista @ 144 Wells Road

Architect: Don Skowron Inc.

Project Description: Request approval for landscape/hardscape which is further described as:

Removal of sick and/or dying Australian Pines and Red Cedar Trees and replacement with

Podocarpus Trees, and other associated changes as presented

Please note that at the May meeting, there was a motion that the existing trees remain (clarified to be the Red Cedar and the Pines and Podocarpus), and they can landscape around them. This

motion was clarified to include a deferral to the June meeting to enable gathering more information. There was also a motion to request the Town Council to ask our legislative delegation to propose a state statute that would allow us to keep this area designated as scenic area, and to allow the continued existence of the Australian Pines. That motion was amended to include the Breakers alley of Australian Pines. At the June meeting, there was a motion for deferral for 30 days (to the next meeting), with the addition that within the next 30 days, a second opinion is obtained from another arborist, and that it is determined whether the Town Council will accept the expenses and is willing to seek legislative changes with regard to the Australian Pines.

Call for disclosure of ex parte communication: Disclosures by several members

LANDSCAPE PRESENTATION BY: Don Skowron, Landscape Architect

COMMENTS BY ATTORNEY FOR APPLICANT: James. Brindell, Esq.

OTHERS WHO TESTIFIED: Eric Brown, Assistant Director of Public Works

Mr. Brindell reviewed the letter which he had sent in an attempt to resolve this matter, which listed several steps toward that resolution: 1) Remove the tree which Mr. Hoyt suggests should be removed, at the applicant's expense; 2) Watch the other trees, with the suggestion that Mr. Hoyt provide an update in six (6) months; 3) Have Podocarpus be an acceptable substitute for Australian Pines which might be removed; 4) Replace the Red Cedar at the west end of the property with Podocarpus at the applicant's expense.

Mr. Page was reluctant to commit Town funds to have Mr. Hoyt return in six months or a year. Mr. Brown testified as to the role that Public Works and the Town's arborist have played with regard to the Australian Pines on Wells Road.

**MOTION BY MR. COOLEY THAT WE ADOPT MR. BRINDELL'S LETTER AND THE RECOMMENDATIONS CONTAINED THEREIN WITH THE UNDERSTANDING THAT THE PODOCARPUS THAT THEY WILL BE PLANTING WILL HAVE A 16 FT. MINIMUM HEIGHT AND THE UNDERSTANDING THAT IF THE TOWN GETS THE PROGRAM APPROVED BY THE LEGISLATURE, THE PODOCARPUS MAY BE REMOVED AND NEW PINES PLANTED IN THEIR PLACE.**  
**MOTION SECONDED BY MRS. ALBARRAN.**

**MOTION AMENDED BY MR. STRAWBRIDGE TO ADD THAT MR. HOYT CONSULT WITH THE TOWN ON ALL ISSUES GOING FORTH WITH REGARD TO THIS, AND THAT TOWN COUNCIL WILL DECIDE IF THEY WILL PAY FOR IT, AND SO ON; I.E. KEEPING MR. HOYT ON BOARD " UNTIL WE GET THROUGH TO THE END OF THIS THING."**  
**MR. COOLEY AND MRS. ALBARRAN ACCEPTED THE AMENDMENT.**  
**MOTION CARRIED UNANIMOUSLY.**

B. [Application for Certificate of Appropriateness #005 - 2011](#)  
[Renovations and Alterations](#)

Owner/Applicant: Little Broad Beach Partners, LP

Address: 95 North County Road

Architect: Bridges Marsh & Associates

Project Description: Proposed renovation and alteration to existing Post Office as follows: The exterior is to remain as is with the exception of replacing the doors and windows to match

existing, removing ramps used by Post Office in rear and providing steps and railing at the rear loading area. The existing lobby will remain completely intact. The interior of the two stories is to be remodeled to house offices for business use. The existing two-story space will become two floors with a central atrium lit by skylights. Other associated changes as presented

Please note that at the April Town Council meeting, the variances related to this project were deferred to the May meeting. As such, this project was deferred from the April LPC meeting to the May meeting. At the May LPC meeting, there was a motion approving the architecture, but deferring the signage and the landscaping. At the June LPC meeting, there were motions to defer the signage to next month, and for approval of the landscaping as presented. Please note that the architect has requested deferral to the August meeting.

**MOTION BY MS. DIVER FOR DEFERRAL (TO THE AUGUST MEETING.)**  
**MOTION SECONDED BY MR. FELDKAMP.**  
**MOTION CARRIED UNANIMOUSLY.**

C. [Application for Certificate of Appropriateness #019 - 2011](#)

Windows and Doors

Owner/Applicant: 184 Sunset LP, a Delaware LP

Address: 184 Sunset Avenue

Architect: RAR Architect Inc., Rafael A. Rodriguez

Project Description: Request approval of window and door replacement which is further described as: This project involves the partial replacement of existing non-impact aluminum windows, since the building is still occupied and undergoing kitchen and bathroom renovation as well as the repair to damaged floors and walls caused by water intrusion in the unoccupied units; the replacement of the damaged windows is essential to protect the building interior. Only the damaged doors and window in the unoccupied units are being replaced at this time. The size of the new windows will match the size of the existing openings. The new windows will be PGT aluminum impact windows with 6x6 lite configuration. Other associated changes as presented

Call for disclosure of ex parte communication: Disclosures by two members

ARCHITECTURAL PRESENTATION BY: Rafael Rodriguez, RAR Architect Inc. and Roger Thomas, Contractor

Mr. Rodriguez presented this request, as described above, according to the submitted plans. The commission was not pleased that only some of the windows were being replaced, and that such a replacement would result in two different window styles on the building. Discussion ensued as to what style of window is most appropriate for this building.

**MOTION BY MR. STRAWBRIDGE FOR DEFERRAL (TO THE AUGUST MEETING).**  
**MOTION SECONDED BY MS. DIVER AND MR. FELDKAMP SIMULTANEOUSLY.**  
**MOTION CARRIED UNANIMOUSLY.**  
**(IT WAS CLARIFIED THAT THE APPLICANT IS TO BRING A SAMPLE WINDOW TO THE MEETING NEXT MONTH.)**

D. [Application for Certificate of Appropriateness #020 - 2011](#)

Addition to historic structure

Owner/Applicant: Terry Taylor

Address: 780 South Ocean Boulevard

Architect: Brasseur & Drobot Architects, P.A., Jason P. Drobot

Project Description: Request approval for addition to historic structure which is further described as: The project consists of a proposed 490 sq. ft. two story addition at the southwest corner of the landmarked structure. The first floor shall consist of an open loggia which defines an interior courtyard. An existing exterior stair at the west side of the new loggia shall be removed and a new stair shall be added in its place. The second floor addition shall consist of an extension of the existing master bathroom. Existing landscape and hardscape shall be removed to accommodate the new addition. Other associated changes as presented.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Jason Drobot, Brasseur & Drobot Architects

Mr. Drobot presented the project, as listed above, pursuant to the submitted plans. He indicated that the project also includes materials removal of the existing stair and site walls at the southwest corner and the door at the solarium. Most commission comments were very supportive of the project.

**MOTION BY MR. FELDKAMP FOR APPROVAL AS PRESENTED.**

**MOTION SECONDED BY MS. DIVER.**

**MOTION CARRIED 6-1, WITH MR. COONEY OPPOSED.**

E. [Application for Certificate of Appropriateness #021 - 2011](#)

Landscape/hardscape

Owner/Applicant: Mr. and Mrs. Alex Coleman

Address: 210 Via Del Mar

Architect: Sanchez & Maddux Inc., Phil Maddux

Project Description: Request approval of landscape/hardscape which is further described as: The proposed changes to the site will be on the front or street side only. This new design conforms more to the original Fatio one. Parts of the existing driveway would remain. The others would be modified as per the drawing. Other associated changes as presented.

Call for disclosure of ex parte communication: Disclosures by several members

LANDSCAPE PRESENTATION BY: Jorge Sanchez, Sanchez & Maddux

Mr. Sanchez presented a revised rendering of the front landscape/hardscape at the meeting (differing from the design included in the documents filed with the Town). Mr. Lindgren stated that since this is a new landscaping plan being submitted well past Town deadlines, and it has not yet been reviewed for code compliance, staff requests deferral. After discussion, the applicant was instructed by the Chairman to provide the Town with updated plans.

**MOTION BY MR. FELDKAMP FOR APPROVAL AS PRESENTED, WITH THE PROVISIO THAT IT BE FURTHER REVIEWED FOR CODE COMPLIANCE.  
MOTION SECONDED BY MS. DIVER.  
MOTION CARRIED UNANIMOUSLY.**

F. [Application for Certificate of Appropriateness #022 - 2011](#)

Reconstruction/landscape/hardscape/exterior demolition

Owner/Applicant: Craig Starr & Chris B. Flynn

Address: 235 Phipps Plaza

Architect: Giacomelli Architecture, Inc. and Morgan Wheelock Inc.

Project Description: Request approval of reconstruction, exterior demolition, and landscape/hardscape which is further described as: Project includes installation of new front door with same location and character from original design with related entry light and steps. The project also includes landscape and hardscape changes to the front, side and rear yard. These changes include removal of sidewalk pavers and installation of new hardscape consistent with the character of the architecture. The changes to the landscape include removal of all existing landscape, with the exception of the western portion of the south buffer, and installation of new material. Other associated changes as presented.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Dario Giacomelli, Giacomelli Architecture Inc.

LANDSCAPE PRESENTATION BY: Adam Mills, Morgan Wheelock Inc.

After presentation of the plans, as described above, commission members took issue with the front door, the steps, the rope surround at the door, the light fixture, and the proposed tiles. The landscape plan was well received.

**MOTION BY MR. COOLEY FOR APPROVAL OF THE LANDSCAPE AS PRESENTED.  
MOTION SECONDED BY MR. FELDKAMP.  
MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MS. DIVER FOR APPROVAL WITH THE FOLLOWING CONDITIONS:  
1) LOOK AT THE LIGHTING AND RETURN WITH A DIFFERENT LIGHT FEATURE;  
2) REVISE THE STEPS ACCORDING TO THE ORIGINAL PHOTOGRAPH; 3) USE CLEAR GLASS; 4) REMOVE ROPE SURROUND AROUND THE DOOR...**

**MOTION MODIFIED BY MR. FELDKAMP TO KEEP THE FRONT DOOR IN ITS ORIGINAL POSITION, AND FOLLOW THE PLANS FOR THE ORIGINAL STEPS.  
MOTION DIED FOR LACK OF A SECOND.**

**SUBSTITUTE MOTION BY MR. STRAWBRIDGE FOR DEFERRAL (TO AUGUST).  
MOTION SECONDED BY MR. FELDKAMP.  
MOTION CARRIED UNANIMOUSLY.**

G. Application for Certificate of Appropriateness #023 - 2011

Restoration

Owner/Applicant: Burke E. Ross, Jr.

Address: 172 South Ocean Boulevard

Architect: SKA Architect + Planner, Patrick W. Segraves

Project Description: Request approval of restoration which is further described as: Remove existing windows and replace with new mahogany impact windows to match original windows and general maintenance to the home. Other associated changes as presented

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Patrick W. Segraves, SKA Architect + Planner

Mr. Segraves stated that the new windows will be painted white to match the original windows. He also proposed a roof replacement with clay, terra cotta Alhambra tiles.

**MOTION BY MRS. ALBARRAN FOR APPROVAL AS PRESENTED.**

**MOTION SECONDED BY MS. DIVER.**

**MOTION CARRIED UNANIMOUSLY.**

IX. OTHER BUSINESS:(11:52:53 a.m.)

X. COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING ZONING & BUILDING DEPARTMENT DIRECTOR:(11:53:03 a.m.)

In response to a question from Mr. Cooley, Chairman Cooney responded that a discussion relative to Australian Pines was discussed at the Town Council's meeting last week. The Town Council expressed some interest in pursuing this issue with the State of Florida. The matter will be revisited at the August Town Council meeting.

It was commented that the Town's arborist should be looking at all trees that are decayed and dangerous, including, but not limited to Australian Pines.

Mr. Page re-stated that there is a Town ordinance requiring the removal of Australian Pines by January 1, 2012. He reported that Palm Beach County has alleviated their code regarding Australian Pines, resulting in most of the existing trees being allowed to remain. There are two exceptions (which require removal): If the trees are within 500 ft. from an established conservation area, or are located on a redeveloped site. The Town is looking into changing its ordinance relative to Australian Pines as well. LPC members offered their comments in support of such a change.

**MOTION BY MR. COOLEY THAT WE (THE LPC) GO ON RECORD URGING THE TOWN COUNCIL TO CHANGE THE ORDINANCE, LIGHTENING UP THE AUSTRALIAN PINE REQUIREMENTS TO MATCH THE COUNTY REQUIREMENTS.**

**MOTION SECONDED BY MR. MOORE.**

**MOTION CARRIED UNANIMOUSLY.**

**XI. ADJOURNMENT:**

The meeting was adjourned at 12:07 p.m. without benefit of a motion.

**The next meeting of the Landmarks Preservation Commission will be held on Wednesday, August 17, 2011 at 9:30 a.m. in the Town Council Chambers, 2<sup>nd</sup> floor, Town Hall, 360 South County Road, Palm Beach, Florida.**

Respectfully submitted,

Edward Austin Cooney, Chairman  
LANDMARKS PRESERVATION COMMISSION

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