



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

REVISED

2:47 pm, May 16, 2019

LANDMARKS PRESERVATION COMMISSION
TOWN COUNCIL CHAMBERS
SECOND FLOOR, TOWN HALL
360 SOUTH COUNTY ROAD, PALM BEACH

May 22, 2019
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
Richard Rene Silvin, Vice Chairman
Jacqueline Albarran, Member
Patrick Segraves, Member
John T. Gannon, Member
Kim Coleman, Member
Sue Patterson, Member
Anne Metzger, Alternate Member
Marcia M. Cini, Alternate Member
Fernando Wong, Alternate Member
- III. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF THE MINUTES OF THE APRIL 17, 2019 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

1. Application for Certificate of Appropriateness #041-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - Done 9/21/18
Address: 241 Seaview Avenue
Owner/Applicant: Palm Beach Day Academy, Inc.
Professional: Nievera Williams Design
Project Description: Addition of paved parking lot, landscape improvements and drainage improvements.

Project History:

October 2018 – Deferred to the November meeting at the request of the attorney.
November 2018 – Deferred to the December meeting at the request of the attorney.
December 2018 – Deferred to the January meeting at the request of the Staff.
January 2019 – Deferred to the February meeting at the request of the Staff.
February 2019 – Deferred to the April meeting at the request of the Attorney.
April 2019 – Deferred to the May meeting at the request of the Attorney.

Please note: Staff requests to defer this project to July to allow the project to be heard by the Town Council prior to returning to the LPC.

2. Application for Certificate of Appropriateness #043-2018
Address: 89 Middle Rd.
Owner/Applicant: Mora Middle Invs LLC
Professional: Rafael Portuondo/ Jose Luis Gonzalez-Perotti
Project Description: ***Initial project description*** - Modifications to previously approved project to include minor aesthetic elements (including exterior railing design, cast stone profiles, deletion of windows at pool cabana), revision to site walls and other miscellaneous items. ***Updated project description*** - Change to means and methods of portion of east elevation reconstruction due to structural limitations. Request demolition and reconstruction of portions of existing exterior wall; to be reconstructed as currently approved by LPC and Building Permit. ****Please note: This is a tax abatement project.***

Call for disclosure of ex parte communication.

3. Application for Certificate of Appropriateness #046-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO SITE PLAN REVIEW WITH VARIANCE(S) - Done 10/17/18
Address: 212 Seaspray Ave.
Owner/Applicant: 212 Seaspray LLC, C/O Guy Rabideau, Manager
Professional: Patrick Segraves/SKA Architect + Planner

Project Description: **Initial project description** – Selective demolition, renovation and reconstruction to existing 4,200 sq. ft. home. Home will consist of four bedrooms, four and one half bathrooms, kitchen, family room, living room, dining room, laundry room, loggia and balcony; new pool and patios; new porte cochère or awning on west front; garden patio on North side; new windows and doors throughout. Landscape and hardscape to be included. **Updated project description** – It was determined that the house was restored in the 1950's with diamond paper backed lath over 4 x 8 sheets of fiberboard. This is deteriorating and stucco is not attached to the framing. We are proposing to restore the house with texture to match original stucco. The stucco will be on the new lath over self-adhering underlayment over ¾" CDX plywood.

Motions carried at the October 2018 meeting that implementation of the proposed site plan review with variances will not cause negative architectural impact to the subject landmarked property and that the proposed development will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. Motion carried at the November 2018 meeting to approve the project as presented. ***Please note: This project has been brought back to the Commission to allow the professional to provide an update.***

Call for disclosure of ex parte communication.

4. **Application for Certificate of Appropriateness #015-2019**
 Address: 322 Clarke Ave.
 Owner/Applicant: Jay & Katherine Horgen
 Professional: M. Mark Marsh/Bridges, Marsh & Associates
 Project Description: Renovation of and addition to landmarked structure and hardscape/landscape.

Call for disclosure of ex parte communication.

5. **Application for Certificate of Appropriateness #016-2019**
 Address: 25 Middle Rd.
 Owner/Applicant: John and Monika Preston
 Professional: Jacqueline Albarran/SKA Architect + Planner
 Project Description: New one story garage addition behind existing curved garden wall. Match roof slope, clay barrel tile and fascia details. Reuse or replicate existing garage doors.

Call for disclosure of ex parte communication.

6. **Application for Certificate of Appropriateness #017-2019**
 Address: 155 & 135 Hammon Ave.
 Owner/Applicant: CH Hotel LLC (Andrew and Sarah Wetenhall)
 Professional: Smith and Moore Architects, Inc.

Project Description: Request approval for demolition and reconstruction of the accessory structures/buildings, within the pool courtyard area, at the Colony Hotel property. This includes the following: Rehabilitation of existing North awning structure to a new trellis lattice structure with retractable awning and replacement of all existing awning fabric throughout. Demolition of existing pool bar, storage and bathroom building and construction of new separate pool bar and bathroom buildings. Demolition of existing swimming pool and construction of a new swimming pool. New rear driveway service delivery gates. New lattice and awning from second story exit, facing the pool. New landscape/hardscape throughout. Other associated changes as presented.

Call for disclosure of ex parte communication.

IX. DISCUSSION ITEM

1. Construction Site Monitoring – Wayne Bergman
2. Presentation of Zoning Code Reform – Josh Martin

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: 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.