



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**

**April 17, 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
- III. ELECTION OF OFFICERS**
- IV. PLEDGE OF ALLEGIANCE**
- V. APPROVAL OF THE MINUTES OF THE MARCH 13, 2019 MEETING**
- VI. APPROVAL OF THE AGENDA**
- VII. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**
- VIII. COMMENTS FROM THE PUBLIC AND COMMISSION MEMBERS: (Please limit comments to 3 minutes):**

IX. 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.

Please note: The attorney for the project has requested a deferral to the May 22, 2019 meeting.

2. Application for Certificate of Appropriateness #049-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO SITE PLAN REVIEW WITH VARIANCE(S) - Done 10/17/18
Address: 280 Sunset Ave.
Owner/Applicant: Bradley Park Owner LLC
Professional: Keith Spina/Glidden Spina + Partners
Project Description: The Bradley Park Hotel, also known as Bradley House and originally built under the name The Algomac Hotel, was constructed in 1923 by Colonel F.T. Bradley. The architect is unknown. The Hotel was constructed immediately adjacent to F.T. Bradley's famous Beach Club gambling casino as a private hotel for his friends and guests. The hotel is now separated from Bradley Park where the casino stood. It is one of the earliest hotels designed in the Mediterranean motif in Palm Beach. The building is "U" shaped with the center being 4 stories and the wings three stories with a Belvedere on the northwest wing. Site improvements include: Reconfiguration of the central courtyard to accommodate a new pool and patio; redesign of the parking lot; relocated exterior approach to entrance. Parking lot improvements include new landscaping, paving materials and drainage. The proposed changes to the building interior include demolition of interior partitions, as required, to accommodate the reconfiguration of guest rooms, support space and lobby. Proposed exterior alterations include replacement of doors and windows; removal of wall mounted A/C units; reinstallation of rooftop equipment and removal of adjacent unsightly metal mesh screen; and alteration

to elevator penthouse. Redesign of these roof elements results in a well-balanced architectural treatment to the top of the building and can be seen as one enters into Palm Beach. All mechanical equipment will be screened from view. ****Please note this is a tax abatement project****

Project History:

October 2018 – Motions carried that implementation of the proposed site plan review with variances will not cause negative architectural impact to the subject landmarked property, 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.

November 2018 – Motion carried at the November meeting to approve the project as presented with the caveat that the details for the balcony railings, fencing and gates will return at the December 19, 2018 meeting.

December 2018 – Motion carried to approve the remaining items with the exception of the pedestrian entry gate, which was deferred to the January 16, 2019 meeting.

January 2019 – Motion carried to defer the pedestrian entry gate to the February 20, 2019 meeting at the request of the attorney.

February 2019 – Motion carried to defer the project to the April 17, 2019 meeting.

Call for disclosure of ex parte communication.

3. Application for Certificate of Appropriateness #012-2019

Address: 473 N. County Rd.

Owner/Applicant: Louwana Trust c/o Leslie R. Evans

Professional: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Project Description: 1. Site: Modify hardscape. Add spa. No change in hardscape calculations. New pool to be build inside existing pool, which is structurally damaged. Same pool shape. 2. Main house: a) Replace existing windows and exterior doors, replace failing balconies at master bedroom, b) modifications to bathrooms, c) add outdoor kitchen to pool loggia. 3. Guest House: new exterior fireplace in loggia. 4. Ocean Cabana: a) replace existing windows and doors, b) rehabilitate interior and any associated changes to the above. ****Please note this is a tax abatement project****

Call for disclosure of ex parte communication.

4. Application for Certificate of Appropriateness #014-2019

Address: 8 S. Lake Trail

Owner/Applicant: Old Kapok, LLC

Professional: Harold Smith/Smith and Moore Architects, Inc.

Project Description: This project includes a dock stair, handrails, guardrails, pickets and security gate on the west side of the Lake trail. ****Please note this is a tax abatement project****

Call for disclosure of ex parte communication.

X. DESIGNATION HEARINGS

Item 1: 145 Seaspray Ave.

Owner: Michael R. and Sue A. Strickland

Call for disclosure of ex parte communication.

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.