



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

March 13, 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
Page Lee Hufty, Member
Patrick Segraves, Member
John T. Gannon, Member
Kim Coleman, Member
Jacqueline Weld Drake, Alternate Member
Sue Patterson, Alternate Member
Anne Metzger, Alternate Member
- III. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF THE MINUTES OF THE FEBRUARY 20, 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 #010-2019

Address: 822 S. County Rd.

Owner/Applicant: John D. Idol

Professional: Stephen Roy/Roy & Posey Architects

Project Description: Selective removal of landscaping, hardscape, pool spa, small pool, non-contributing structures, south addition and loggia on guest house and entry driveway pillars; replacement and selective modifications of existing windows and doors; modification to an existing main house lower roof; reduction of columns under the main house loggia; new hardscape and landscape; new entry pillars and driveway gate; relocation of mechanical equipment.

Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #011-2019

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

Address: 288 S. County Rd. (aka 290 S. County Rd.)

Owner/Applicant: La Goulue Palm Beach LLC (Thomas Campaniello)

Professional: F. Michael Steffens/F. Michael Steffens, Architect

Project Description: The applicant is proposing to change Chez L'Epicier restaurant with La Goulue restaurant, and proposes the following exterior changes: The current restaurant façade consists of protruding planters in front of a knee wall inserted within the window bays on the east, three window bays on the north and the chamfered facade at the corner of the restaurant location. Above the knee walls are contemporary wood windows. The entrance to the space is located in one of the large window bays on the east side of the building. From the aspect, the types of materials, the construction, and the condition of the planter, the knee walls and the windows, it appears that they are all construction subsequent to the original building. It also appears that the entrance was relocated from what probably and logically was the original location at the corner of the building. The proposal is to remove the planters, the knee walls and the contemporary windows and replace them with pairs of wood French doors with transoms. There will be new infill wood façade panels between the door bay locations and a new continuous wood fascia/sign box above the window bays with a continuous awning built into the fascia. All the doors, the wood infill panels and the wood fascia/sign box would be painted faux oak. The proposed façade revision would look very similar to those in the photographs submitted with the application. The project also includes the restoration of the door to its original location on the northeast façade.

The fascia will be designed in a manner that would preserve all the original architectural detail that currently exists. The fascia and woodwork connections to the wall would be minimal in nature and easily repaired if and when the decorative aspects of the fascia and façade were removed.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: This application requests Special Exception approval to authorize a proposed restaurant, which exceeds 3,000 square feet of gross leasable area at the space currently occupied by Chez L'Epicier. The most recent restaurant approval for this location took place in October, 2014, and was modified in 2016. That restaurant, Chez L'Epicier, was approved for 4,454 square feet and 138 seats, and included valet parking. Approved hours of operation were: Dinner Wednesday through Sunday, 3:00 pm to midnight; Brunch and dinner Saturday and Sunday 10:30 am to midnight; Occasional special events weekdays or Monday and Tuesday night, not past midnight. In 2016, the hours of operation were modified to add dinner on Monday and Tuesday. This restaurant, La Goulue, requests the same square footage (4,454), number of seats (138), valet operation, and hours of operation as past approvals except that the request includes modifying the Declaration of Use Agreement to allow lunch on weekdays. A special exception is also requested for 12 outdoor seats, to be located on the north side of the building. The applicant also requests site plan modification to modify the awnings and restore the main restaurant entrance to its historic location on the northeast facade of the building.

Call for disclosure of ex parte communication.

IX. DESIGNATION HEARINGS

Item 1: 124 Clarke Avenue

Owner: Emily J. and Gerald M. Lemole

Call for disclosure of ex parte communication.

Item 2: 211 Dunbar Rd.

Owner: H E Rayfield

Call for disclosure of ex parte communication.

X. COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING, ZONING & BUILDING DEPARTMENT DIRECTOR.

1. Informal Review of LPC Projects – Josh Martin

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.