



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

REVISED

3:54 pm, Feb 15, 2019

February 20, 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 JANUARY 16, 2018 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. DISCUSSION ITEMS

1. Aesthetic Shielding of Comcast WIFI Equipment – Steven Stern/Patricia Strayer

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.

Please note: The attorney for the project has requested a deferral to the April 17, 2019 meeting.

2. Application for Certificate of Appropriateness #048-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW - Done 12/19/18
Address: 1100 S. Ocean Blvd.
Owner/Applicant: Harvey E. Oyer, III on behalf of Mar-a-Lago Club, Inc.
Professional: Rich Gonzalez/REG Architects, Inc.
Project Description: The Applicant seeks approval to add an accessory dock. It is to be located at the northwest corner of the site and projects 40 feet from the existing seawall into the Lake Worth Lagoon. The proposed dock will not be visible from the historic home, does not violate the preservation easement granted to the National Trust for Historic Preservation, and is generally located where the property's prior historic dock was previously located.

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 – Motion carried that implementation of the special exception with site plan review will not cause negative architectural impact to the subject property.

January 2019 – Deferred to the February meeting at the request of the attorney.

Please note: The attorney for the project has requested to withdraw the project from the agenda.

3. 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 for one month 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.

Please note: The attorney for the project has requested a deferral to the April 17, 2019 meeting.

4. Application for Certificate of Appropriateness #056-2018
Address: 174 Via Del Lago
Owner/Applicant: Beatrice Tollman
Professional: Kristin Kellogg/Smith Kellogg Architecture, Inc.
Project Description: Door and window replacement, interior modifications and roof replacement.

A motion carried at the December meeting to approve the window and door replacements proposed with a deferral of the roof material to the January 16, 2019 meeting. A motion carried at the January meeting to defer the roof material to the February 20, 2019 meeting at the request of the professional.

Call for disclosure of ex parte communication.

5. Application for Certificate of Appropriateness #002-2019
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S) -
Done 1/16/19
Address: 640 S. Ocean Blvd.
Owner/Applicant: 640 Palm Beach, LLC
Professional: James C. Paine, Jr., PA
Project Description: At existing motor court entry on the south side of El Brillo Way, construct a decorative metal horizontal rolling gate between existing masonry piers, gate detailing to match existing fence. We request that the gate be aligned with the motor court side of the existing piers at a distance of approximately 7 feet from the pavement edge rather than the 18 feet required.

A motion carried at the January 16, 2019 meeting that implementation of the proposed variance will not cause negative architectural impact to the subject landmarked property and with a request that the gate panels slide completely behind the wall.

Call for disclosure of ex parte communication.

6. Application for Certificate of Appropriateness #003-2019
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S) -
Done 1/16/19
Address: 200 Regents Park
Owner/Applicant: Joel and Carol Jankowsky
Professional: Kevin Asbacher/Asbacher Architecture

Project Description: A request for a variance to allow the existing 6' 4" enclosure wall to be increased by 2' 4" for a total height of 8' 8" in order to fully encompass and shield a new 46 KW generator, in lieu of the 7' wall height allowed.

A motion carried at the January 16, 2019 meeting that implementation of the proposed variance will not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication.

7. Application for Certificate of Appropriateness #004-2019

Address: 3 Pelican Lane

Owner/Applicant: Dana Landry

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Reconstruction of house due to major fire. House will be reconstructed exactly as original house.

A motion carried at the January 16, 2019 meeting to approve the project as presented. The professionals need to update the Commission on new information since the last presentation.

Call for disclosure of ex parte communication.

8. Application for Certificate of Appropriateness #006-2019

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S) -

Done 1/16/19

Address: 244 Nightingale Trail

Owner/Applicant: 244 Nightingale LLC

Professional: Jon Gregory Tankersley/McAlpine

Project Description: Additions & renovations to the property located at 244 Nightingale Trail. All additions to occur on the south side of the property, away from the street. All new construction will match the detailing of existing structure. Hardscape and landscape changes on all sides of property. Paint entire structure (including stone) white. Interior demolition and renovation of both floors. All electrical, lighting, cabinetry, plumbing fixtures, appliances and HVAC equipment to be removed and replaced. Subject to variance for FEMA site elevation. *****Please note: This is a tax abatement project*****

Motions carried at the January 16, 2019 meeting that implementation of the proposed variance 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.

Call for disclosure of ex parte communication.

9. Application for Certificate of Appropriateness #008-2019

Address: 330 Island Rd.

Owner/Applicant: Claudia Visconti on behalf of Howard Cox

Professional: Gil Schafer/G.P. Schafer Architect

Project Description: Request approval for selective renovation to exterior landings, exterior openings, and architectural millwork along the North and South facades as well as application of opaque white paint to the existing exterior brick, and installation of new operable shutters to replace existing fixed shutters. Further description of selective renovations at North and South facades is as follows: At the North façade, a total of (3) casement windows are proposed to be modified without alteration to the existing brick openings. The entry door is proposed to be replaced and include glazing with divided lites, and a new screened door is proposed. The primary entry landing is proposed to be reconstructed with handrail volutes as depicted in the 1939 Treanor and Fatio drawings. The entrance landing at the service area is proposed to be reduced in size. At the South façade, two window openings at the second floor porch of the main volume are proposed to be enlarged and replaced. New sliding, pocketing doors and double hung windows are proposed to replace the current openings at the first floor of the main volume, including incidental replacement of wood trim. A larger double hung window, and new small casement window are proposed at the 2nd floor porch above the East brick Loggia. Immediately to the South of the main volume, a new tented awing is proposed.

Call for disclosure of ex parte communication.

X. OTHER BUSINESS

NONE

XI. DESIGNATION HEARINGS

Item 1: 145 Seaspray Ave.

Owner: Michael R. and Sue A. Strickland

Please note: The attorney for the owners has requested to defer this hearing until the April 17, 2019 meeting.

Item 2: 255 Seaspray Ave.

Owner: Julia S. Hansen

Please note: The owner has requested to defer this hearing until the February 2020 meeting.

Item 3: 911 N. Ocean Blvd.

Owner: Joan & Murray Goodman; Murray H. Goodman TR; Murray H. Goodman TR TITL HLDR

Call for disclosure of ex parte communication.

Item 4: 475 N. County Rd.

Owner: Christopher G. Kellogg

Call for disclosure of ex parte communication.

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

1. Informal Review of LPC Projects – Josh Martin

XIII. 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.