



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**

JANUARY 20, 2016

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
John T. Gannon, Vice Chairman
Nikita Zukov, Member
Jacqueline Albarran, Member
Page Lee Hufty, Member
Rachel Lorentzen, Member
William J. Strawbridge, Jr., Member
Richard Rene Silvin, Alternate Member
Carol N. Wyett, Alternate Member
Jacqueline Weld Drake, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF THE MINUTES OF THE DECEMBER 16, 2015

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. **DESIGNATION HEARINGS**

Item 1: 125 Seagrape Circle

Owner: Colonial Groves, Inc.

Please note that this designation hearing has been postponed to the February 17, 2016 meeting at the request of the owner's attorney.

Item 2: 207 Royal Poinciana Way & 212 Sunset Ave.

Owner: Vesenaz, Inc.

Call for disclosure of ex parte communication

IX. **PUBLIC HEARINGS**

A. Application for Certificate of Appropriateness #026-2015

Address: 239, 251 & 255 South County Rd. & 151 Royal Palm Way

Owner/Applicant: Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A., successor by merger to First Union National Bank of Florida

Architect: Glidden Spina + Partners

Project Description: A portion of the property known as "255 South County" is landmarked as follows: 15' from the face of the building along South County Road towards the east, starting at the southernmost John Volk building that has finials on top, north to the corner of Seaview Ave. and that building's north façade. The project proposes to rehabilitate and preserve the existing buildings which include the landmarked portions of this property. The work will include replacing all windows and doors, repairing any cracks in the existing exterior stucco walls, replacement of all existing mechanical, electrical, and plumbing systems throughout the building, repair of the existing parking lot to eliminate storm water drainage issues, new landscaping and re-painting of the entire property. In addition to this work, we will be demolishing and re-constructing portions of this property that are not part of the landmarked building. We also propose to remove existing First National Bank sign and replace it with Wells Fargo signage.

At the July 2015 meeting, a motion carried that implementation of the proposed special exception will not cause negative architectural impacts to the subject landmarked property, but only referring to the four points that you mentioned, not at all to the look of the architecture.

At the August 2015 meeting, a motion carried to accept the additional changes as presented following up to last month's meeting and the acceptance last week by Town Council, and a possible re-look at some of the colors, that the colors will remain modulated by architect, and retain the awning on the corner and wood paneled doors, and replicate some of the ironwork, and defer the color issue to December. It was noted that the project plans include many signs, all of which are approved by virtue of the motion above, except for any proposed changes to the two existing First National Bank signs, and except for the proposed sign on Seaview Avenue which is not approved.

At the December 2015 meeting the lone unresolved issue (i.e. building color) was deferred to the January meeting at the architect's request.

Call for disclosure of ex parte communication

B. Application for Certificate of Appropriateness #001-2016

Address: 61 Middle Rd.

Owner/Applicant: Mr. & Mrs. Ben Han

Architect: MP Design & Architecture

Project Description: Revisions to previously approved site wall, garage west elevation, landscape and hardscape, and all other associated changes as presented.

Call for disclosure of ex parte communication

X. **OTHER BUSINESS**

A. Informal presentation of removal of porch window at 267 Atlantic Ave.

B. Rescheduling of the June 15, 2016 meeting due to a conflict with the Town Council meeting.

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.