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 17, 2018
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
Anne Fairfax, Member
Patrick Segraves, Member
John T. Gannon, Member
Jacqueline Weld Drake, Alternate Member
Kim Coleman, Alternate Member
Sue Patterson, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF THE MINUTES OF THE DECEMBER 20, 2017 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

A. Application for Certificate of Appropriateness #041-2017

Address: 301 Australian Ave.
Owner/Applicant: CSC Brazilian LP/Adam Schlesinger
Architect: None
Project Description: At the June 21, 2017 meeting of the Landmark Commission, the Commission approved the installation of a composite insulated impact glass window to replace the existing decorative wood windows. The Applicant is requesting that the Commission reconsider only that portion of its approval that required the installation of an "insulated impact glass" as part of the replacement window in light of the extraordinary difficulty of installing impact windows on the existing structure and the possibility that such installation will (a) damage the existing structure; (b) the aesthetic similarity of the standard window proposed by the applicant; and (c) the existence of approved hurricane protection at the property. The building structure is made of hollow terracotta block. ln order to obtain the required strength to make the impact glass windows meet building codes, openings of at least 18"-24" would have to be made surrounding every window, interior and exterior, would have to be opened and filled with concrete. Then the windows would need to be installed, anchored and the openings closed. This construction is not only extremely expensive, but the extensive nature of it has the potential for damage to the existing structure and may result in unsightly changes to appearance of the exterior of the building. This has the potential to defeat the goals of the Commission of preserving the aesthetic look of the property. The Brazilian Court Hotel has approved hurricane protection which has protected, and will continue to protect the property if the Commission approves the installation of traditional insulated glass windows in the approved frames. The Commission should not impose a requirement on a property owner that deals with structural issues already approved by the Building Department and that will impose undue costs and increase the potential for adversely impacting the historic look of the property. Approving the proposed insulated glass will fulfill the mission of the Commission and is consistent with its authority under the Town Code of Ordinances. Insulated and impact glass in the approved window frames are almost identical in appearance. The Commission saw and approved an insulated glass window only. Adding the requirement that the window be "impact glass" goes beyond the authority of The Landmark Commission, but also impose an unnecessary risk to the property and an undue burden on the property owner. We respectfully request that the Commission reconsider its decision and permit installation of the approved composite window with insulated glass in the approved frame.

A motion carried at the October meeting to defer the application for one month to allow the applicant to install a single test window, preferably impact that would be approved by the Building Official to determine the cost, and possible savings if a non-impact window was used. Motions carried at the November

and December meeting to defer the project to the January 17, 2018 meeting at the request of the applicant.

Call for disclosure of ex parte communication.

IX. OTHER BUSINESS

A. Informal Review - Application for Certificate of Appropriateness #001-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)
Address: 240 Worth Ave.
Owner/Applicant: Palm V Assoc Ltd./Lilly Pulitzer
Architect: Robert Sargenti Jr./Sargenti Architects
Project Description: Removing existing Hermes branded storefront and glazing and replace with new storefront design. Removing awnings and replacing with new awnings (compliant with max 4'-0" projection). Installing signage. Modification of courtyard as extension of current design incorporating more landscape open space. Enclosure of rear/stock exit to cover misc. back of house transport of goods to match existing adjacent stucco finish. No exterior modifications at second floor. Leased area decreased from Hermes under separate permit.

Call for disclosure of ex parte communication.

B. Informal Review - Application for Certificate of Appropriateness #002-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)
Address: 323 Chilean Ave.
Owner/Applicant: Ambassador Mark Gilbert
Architect: Jacqueline Albarran/SKA Architect + Planner, Inc.
Project Description: Demolition of existing deteriorated main house structure, patio and driveway (existing two story guest house to remain). Existing perimeter landscaping remains. New irrigated lawn as per code. New two story house to match previously approved but places at 8' NGVD finish floor elevation reworking some arches and roof slope as per original historic photo. Raise existing guest house to achieve an 8' NGVD finish floor elevation. Leave in existing footprint with new one story addition, trellis, pool, spa, fountain and patios as previously approved.

Call for disclosure of ex parte communication.

C. Informal Review - Application for Certificate of Appropriateness #003-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Address: 780 S. Ocean Blvd.
Owner/Applicant: Terry Taylor
Architect: Jason Drobot/Brasseur & Drobot Architects, P.A.
Project Description: The project consists of a proposed 748 square foot two story addition at the southwest corner of the existing landmarked structure.

The first floor of the addition shall be an open loggia which will define an edge of an existing interior courtyard. An existing exterior stair at the west side of the new loggia shall be removed and a new stair will be added on center with the new loggia. The second floor of the addition shall be a new master bath and walk-in closet. Existing landscape and hardscape shall be removed in order to accommodate the new addition.

Call for disclosure of ex parte communication.

X. DESIGNATION HEARINGS

Item 1: 138 Root Trail
Owner: Sadeca Realty LLC

Call for disclosure of ex parte communication.

Item 2: 455 Australian Avenue
Owner: Lake Drive Co-op Apartments, Inc.; 455 Australian Avenue Corp; and each of the individual 455 Australian Avenue Condominium unit owners

Call for disclosure of ex parte communication.

Item 3: 980 N. Ocean Blvd.
Owner: Mary Hulitar Trust, Edward T. Holt, Trustee

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.