



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

REVISED

3:09 pm, Jan 14, 2019

LANDMARKS PRESERVATION COMMISSION
TOWN COUNCIL CHAMBERS
SECOND FLOOR, TOWN HALL
360 SOUTH COUNTY ROAD, PALM BEACH

January 16, 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 DECEMBER 19, 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. Memorial Fountain Update – Public Works Department

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.

A motion carried at the October meeting to defer the project to the November 16, 2018 meeting at the request of the attorney. A motion carried at the November meeting to defer the project to the December 19, 2018 meeting at the request of the attorney. A motion carried at the December meeting to defer the project for one month to the January 16, 2019 meeting at staff's request.

Please note: The attorney for the project has requested a deferral to the February 20, 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.

A motion carried at the October meeting to defer the project to the November 16, 2018 meeting. A motion carried at the November meeting to defer the project to the December 19, 2018 meeting at the request of the attorney. A motion carried at the December meeting that implementation of the special exception with site plan review will not cause negative architectural impact to the subject property.

Please note: The attorney for the project has requested a deferral to the February 20, 2019 meeting.

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****

Motions carried at the October meeting that implementation of the proposed site plan review with variances 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. A 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. A motion carried at the December meeting 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.

Please note: The attorney for the project has requested a deferral to the February 20, 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.

Call for disclosure of ex parte communication.

5. Application for Certificate of Appropriateness #057-2018

Address: 125 Seagrape Circle

Owner/Applicant: Pelican Manor LLC (Cedric DuPont)

Professional: M. Mark Marsh, AIA/Bridges, Marsh & Associates, Inc.

Project Description: Full rehabilitation of existing landmark property with addition of +/- 3000 sq. ft. of new garage, kitchen, family room and master suite. New loggia addition on west façade as well as new and updated landscaping/hardscaping and pool.

A motion carried at the December meeting to approve the plans as presented with the deferral of the gazebo to the January 16, 2019 meeting.

Call for disclosure of ex parte communication.

6. Application for Certificate of Appropriateness #001-2019

Address: 303 Maddock Way (FKA 305 Maddock Way)

Owner/Applicant: Julie D. Simmons, as Trustee of the Julie and Brian Simmons Martial Trust

Professional: Roger P. Janssen/Dailey Janssen Architects

Project Description: The existing Ducks Nest Lot, (305 Maddock Way), has been unified with the adjacent lot to the east of Ducks Nest (303 Maddock Way). Tax abatement for previously approved and proposed restoration work. Additional changes to previously approved plans including addition of wood porch with low railing to west façade, select fenestration changes (as shown) and interior alterations. Hardscape and landscape modifications are proposed to the previously non-Landmarked parcel. Minor hardscape revisions are proposed to the drawings that were previously approved for the Ducks Nest. The existing ficus tree in the west garden of Ducks Nest is being changed in status from “remove” to remain.” *****Please note: This is a tax abatement project*****

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.

Call for disclosure of ex parte communication.

8. Application for Certificate of Appropriateness #005-2019

Address: 142 N. County Rd.

Owner/Applicant: Gerald M. Barbarito, Bishop of the Catholic Diocese of Palm Beach

Professional: Jeffrey Smith/Smith Architectural Group

Project Description: New impact rated bronze frame windows on South, West and North sides of church to match impact rated bronze frame windows on East side of church.

Call for disclosure of ex parte communication.

9. Application for Certificate of Appropriateness #007-2019

Address: 137 Seaspray Ave.

Owner/Applicant: Seaspray Court LLC

Professional: Richard Sammons/Fairfax, Sammons & Partners

Project Description: 1) Windows added to existing shed. 2) Bench at upper terrace to be made wider and deeper. 3) East side wall to remain in existing location and existing fountain to still be demolished. 4) Loggia connecting main house and cottage not to be expanded. 5) New walkway connecting upstairs loggia with upstairs cottage and spiral stair to be open, rather than rooted and with posts; railing to be masonry and barrel tiles, rather than metal. 6) Bay window (North elevation) design changes. *****Please note: This is a tax abatement project*****

Call for disclosure of ex parte communication.

X. OTHER BUSINESS

1. Informal Review - Application for Certificate of Appropriateness #002-2019

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

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.

VARIANCE INFORMATION: Request for a variance to allow a sliding driveway gate with a 7-foot setback from the edge of pavement in lieu of the 18 foot minimum required.

Call for disclosure of ex parte communication.

2. Informal Review - Application for Certificate of Appropriateness #003-2019
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

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.

VARIANCE INFORMATION: 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 lieu of the 7' wall maximum height allowed in order to fully encompass and screen a new 46 KW generator.

Call for disclosure of ex parte communication.

3. Informal Review - Application for Certificate of Appropriateness #006-2019
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

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*****

VARIANCE INFORMATION: A request for a variance in order to renovate a landmarked residence with a finished floor elevation of 5.68 North American Vertical Datum ("NAVD") in excess of 50% of the market value of the residence. Section 50-114. - Historic buildings states: A variance is authorized to be issued for the repair, improvement or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code. Existing Building, Chapter 12 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation 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. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

Call for disclosure of ex parte communication.

XI. DESIGNATION HEARINGS

Item 1: 244 Nightingale Trail

Owner: 244 Nightingale LLC

A motion carried at the December 19, 2018 meeting to defer the designation hearing to the January 16, 2019 meeting at the owner's request.

Call for disclosure of ex parte communication.

Item 2: 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 February 20, 2019 meeting.

Item 3: 475 N. County Rd.

Owner: Christopher G. Kellogg

Please note: The attorney for the owners has requested to defer this hearing until the February 20, 2019 meeting.

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

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.