



**TOWN OF PALM BEACH
PLANNING, ZONING AND BUILDING
DEPARTMENT**

**MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION
MEETING HELD ON WEDNESDAY, JUNE 21, 2024.**

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting after the fact may access the audio of that item via the Town's website at www.townofpalmbeach.com.

I. CALL TO ORDER

Vice Chair Damgard called the meeting to order at 9:29 a.m.

II. ROLL CALL

Sue Patterson, Chair	ABSENT (Unexcused)
Brittain Damgard, Vice Chair	PRESENT
Jacqueline Albarran, Member	PRESENT
Anne Fairfax, Member	ABSENT (Unexcused)
Julie Herzig Desnick, Member	PRESENT
Alexander Hufty Griswold, Member	PRESENT
Alexander Ives, Member	PRESENT
Anne Metzger, Alternate Member	PRESENT
Catherine Brooker, Alternate Member	PRESENT
Laura Rose, Alternate Member	ABSENT (Unexcused)

Clerk's note: Mses. Metzger and Brooker voted in the absence of Mses. Patterson and Fairfax.

Staff Members present were:

Friederike Mittner, Design and Preservation Manager
Abraham Fogel, Design and Preservation Planner
Kelly Churney, Acting Town Clerk
Assistant Town Attorney Lainey Francisco

III. PLEDGE OF ALLEGIANCE

Vice Chair Damgard led the Pledge of Allegiance.

IV. APPROVAL OF MINUTES

A. Minutes of the Landmarks Preservation Commission Meeting of May 23, 2024

A motion was made by Ms. Albarran and seconded by Mr. Ives to approve the minutes of the May 23, 2024, meeting as presented. The motion was carried unanimously, 7-0.

V. **APPROVAL OF THE AGENDA**

A motion was made by Ms. Albarran and was seconded by Mr. Griswold to approve the agenda as presented. The motion was carried unanimously, 7-0.

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

Ms. Churney swore in all those intending to speak and continued to do so throughout the meeting, as necessary.

VII. **COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS**

Mr. Griswold asked if there were any updates regarding the concern raised about the fenestration at 113 N. County Road. Ms. Mittner stated she did report the property to Code Enforcement and asked them to investigate the issue. She stated she would speak with that department and seek an update before the July meeting.

VIII. **COMMENTS OF THE DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT**

A. Administrative Review Monthly Update

Ms. Mittner stated that 12 projects had been completed at the administrative level in coordination with Chair Sue Patterson.

B. Overview of Past Projects

Mr. Fogel stated that Ms. Damgard suggested that the staff update the Commission on several projects that have been reviewed by the Commission and have been completed. He showed before-and-after photographs of the following properties: 209 Phipps Plaza, 240 Jungle Road, 245 Barton Road, 250 Algoma Road, 271 El Vedado Road, and 312 Worth Avenue. Mr. Fogel responded to questions raised by the Commissioners.

IX. **COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)**

There were no comments at this time.

X. **PROJECT REVIEW**

A. **TIME EXTENSIONS – NONE**

B. **CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS - NONE**

C. **CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS**

1. **COA-24-0001 (ZON-24-0004) 126 S OCEAN BLVD (COMBO)** The applicant, South Ocean Boulevard LLC (James M. Crowley, Authorized Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval for the renovation of an existing mechanical equipment enclosure, replacement of an existing cooling tower, and replacement of an

existing generator which requires three (3) variances to reduce the rear yard setback, reduce the street side yard setback, and increase the mechanical equipment enclosure wall height. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments for this project.

Mr. Ives, Mses. Damgard, and Brooker disclosed ex-parte communications.

John Lindgren of Gunster Law Firm made the architectural presentation for the landmark residence.

Ms. Damgard called for public comment. No one indicated a desire to speak.

Ms. Metzger asked about the height of the door. Mr. Lindgren responded.

A motion was made by Mr. Griswold and seconded by Ms. Albarran to approve the project as presented. The motion was carried unanimously, 7-0.

A motion was made by Ms. Albarran and seconded by Mr. Ives that the implementation of the proposed variances will not cause a negative architectural impact on the subject landmark property. The motion was carried unanimously, 7-0.

2. **COA-24-0002 (ZON-24-0009) 195 VIA DEL MAR (COMBO)** The applicant, Guy Rabideau (Trustee of the 195 Via Del Mar Trust), has filed an application requesting a Certificate of Appropriateness for the review and approval for the construction of a second-story addition, window and door replacement, vehicular and pedestrian gates, and hardscape and landscape modifications which requires one (1) variance to reduce the minimum driveway area in front of the vehicular gate fronting South County Road. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Mr. Fogel provided staff comments for this project.

Several members disclosed ex-parte communications.

The applicant's attorney, David Klein, explained the requested variances and advocated for a favorable recommendation to the Town Council. Scott Sottile of Ferguson & Shamamian Architects made the architectural presentation for the landmarked residence. Brian Vertesch of Vertesch Landscape Architecture presented the landscape and hardscape plans for the site.

Ms. Damgard asked about the fenestration changes, specifically from

the multi-panes to the single-pane changes. Mr. Sottile responded and described the reason for the changes.

Ms. Metzger asked about a door change. Mr. Sottile stated that they were proposing to reopen a door that had been closed.

Mr. Ives thought the overall project was nice. He agreed with Ms. Damgard's concerns about the fenestration changes. He understood the reasons for the requested changes; however, he thought the multi-paned glass was more appropriate. He also expressed concern about changing the breakfast room floor; he felt the step down could have been intentional. Mr. Sottile explained the reasons for the change. Mr. Ives asked about the lack of windows on one side of the addition. Mr. Sottile explained it was a dressing room. Mr. Ives thought the property was getting a bit crowded with the new addition and thought the existing home looked better.

Ms. Herzig-Desnick agreed it was a nice project. However, she also had concerns about changing the fenestration from multi-pane windows to single-pane. She asked about the final gate design for the vehicular gate. Mr. Sottile discussed the owner's preference for the gate.

Ms. Damgard asked if the back gate could be made open. Due to privacy concerns, Mr. Sottile thought the owner would not support that change. Ms. Damgard found the gate to be very heavy in appearance.

Mr. Griswold understood changing the fenestration but thought continuity was important. He liked the scale of the east side but agreed with Mr. Ives that the north elevation needed a bit of restudy; he questioned the opening sizes of the openings on the north side. He thought the north side could use a bit of study.

Ms. Damgard thought the exterior windows should retain the muntins. However, as a compromise, she felt all interior courtyard fenestrations could be changed to remove them.

Mr. Sottile agreed with the compromise and inquired about the Commission's preference for the gate. Ms. Damgard thought the gate that matched the existing metal on the home was the most appropriate.

Ms. Albarran favored Ms. Damgard's suggestion for compromise on the fenestration. She did not believe the change to the floor in the breakfast room would be noticeable. She discussed the change to the front door and the addition's height on the east elevation. She recommended reducing the height of the addition.

Ms. Brooker expressed concern for the roof design of the addition.

Ms. Damgard called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Albarran and seconded by Mr. Griswold to approve the project with the following conditions: the exterior fenestration shall retain the existing muntin pattern on all fenestration, the courtyard fenestration shall be changed to single pane glass, and the following items shall be restudied and return to the meeting on July 17, 2024: the height of the addition and the Via Del Mar front vehicular gates. The motion was carried 6-1, with Mr. Ives dissenting.

A motion was made by Ms. Albarran and seconded by Mr. Ives that the implementation of the proposed variances will not cause a negative architectural impact on the subject landmark property. The motion was carried unanimously, 7-0.

3. **COA-24-0006 225 SEASPRAY AVE.** The applicant, Dustin Mizell with Environmental Design Group on behalf of owners Sumner and Renee Anderson, has filed an application requesting a Certificate of Appropriateness for the review and approval of landscape and hardscape modifications, a new pool, a new driveway, and a new garbage enclosure.

Ms. Mittner provided staff comments for this project.

Several members disclosed ex-parte communications.

Dustin Mizell with Environment Design Group presented the landscape and hardscape plans for the site.

Ms. Damgard called for public comment. No one indicated a desire to speak.

Mr. Ives asked about the material initially considered for the driveway. Mr. Mizell stated his client initially considered coral stone with grass joints; however, the Preservation Foundation thought the design was a bit busy for the street.

In a discussion, the Commissioners stated they would prefer the coral stone over the tabby concrete. It was discussed that the coral stone would cover the driveway and walkways, and natural grass would be used for the grass joints.

Aimee Sunny of the Preservation Foundation of Palm Beach discussed the initial presentation shown to them and added that historically, homes on similar streets would typically have grass strips as driveways or a small, narrow driveway with a separate walkway. She thought the material change would be in keeping if the narrowness of the driveway remained.

Ms. Damgard asked Ms. Sunny if the driveway material was of concern

to her. She stated that while she had never seen a combination of grass and coquina for a driveway on the sea streets, she thought the shape and approach of the driveway were more critical.

Ms. Albarran wondered if the coral stone could be used without the grass strips. Mr. Mizell stated he would happily speak to his client about the option. Mr. Mizell wondered if the Commission could approve the project with the option of changing the material to coral stone.

A motion was made by Mr. Ives and seconded by Ms. Albarran to approve the project as presented, with a preference toward the coral stone, and if used, would be approved by the staff in coordination with the Chair. The motion was carried unanimously, 7-0.

D. HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS – NONE

E. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS – NONE

XI. UNSCHEDULED ITEMS (3 MINUTE LIMIT, PLEASE)

Mr. Ives confirmed that the Commission was meeting in August, which Ms. Mittner confirmed.

XII. NEXT MEETING DATE: Wednesday, July 17, 2024

XIII. ADJOURNMENT

A motion was made by Ms. Albarran and seconded by Mr. Ives to adjourn the meeting at 11:12 a.m. The motion was carried unanimously, 7-0.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, July 17, 2024, at 9:30 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road.

Respectfully submitted,

Brittain Damgard, Vice Chair
LANDMARKS PRESERVATION COMMISSION

kmc