



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

**LANDMARKS PRESERVATION COMMISSION
TOWN COUNCIL CHAMBERS
SECOND FLOOR, TOWN HALL**

360 SOUTH COUNTY ROAD

DECEMBER 21, 2011

9:30 A.M.

WELCOME!

The progress of this meeting maybe monitored by visiting the Town's web site. (www.townofpalmbeach.com) and selecting "Live Meeting Audio" under the "Your Government" tab. 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
William P. Feldkamp, Vice Chairman
William O. Cooley, Member
Dudley L. Moore, Jr., Member
Jacqueline Albarran, Member
William J. Strawbridge Jr., Member
Leslie Diver, Member
D Imogene Willis, Alternate Member
Wallace Rogers, Alternate Member
Rachel Lorentzen, Alternate Member

III. APPROVAL OF THE MINUTES OF THE NOVEMBER 16, 2011 MEETING:

IV. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:

V. COMMENTS FROM THE PUBLIC AND COMMISSION MEMBERS: (Please limit comments to 3 minutes):

VI. APPROVAL OF THE AGENDA:

VII. PUBLIC HEARINGS:

A. Application for Certificate of Appropriateness # 035 - 2011

Rehabilitation and interior demolition

Owner/Applicant: The Everglades Club

Address: 350 Worth Avenue

Architect: Smith and Moore Architects, Inc.

Project Description: Request approval for rehabilitation and interior demolition which is further described as: This project includes structural and architectural renovations and restoration of the entire kitchen wing of the Everglades Club, which fronts on Worth Avenue. The project will be performed in four annual phases. The first phase will include foundation restoration, first and second floor window replacement, the raising of the height of a parapet wall, the removal and replacement of clay barrel tile roofing, and the removal of visible rooftop mechanical equipment. Interior work includes removal and replacement of interior finishes and dishwashing equipment. This application pertains to Phase I work only. Please note that this is a tax abatement project.

Please note that this project was heard at the November meeting, but was deferred to the December meeting.

Call for disclosure of ex parte communication

B. Application for Certificate of Appropriateness # 036 - 2011

Restoration/Rehabilitation/Addition/Landscape/hardscape/Demolition

Owner/Applicant: Mr. Arthur Minerof, The Milan Associates, L.P.

Address: 330 Island Road

Architect: The Pandula Architects, Inc.

Project Description: Request approval for restoration, rehabilitation, addition to historic structure, landscape/hardscape, and interior/exterior demolition which is further described as: Raise original structure, in place, from existing finished floor elevation 6.22 to finished floor elevation 7.50 flood elevation; Materials removal: Remove approx. 416 sq. ft. enclosed porch addition at southwest corner of residence; remove approx. 72 sq. ft. exterior elevator addition at southwest corner of residence; remove approx. 400 sq. ft. dining room addition at the south facade of the residence; removal approx. 150 sq. ft. greenhouse structure at the southeast corner of the property; remove miscellaneous interior partitions at the east side of the ground floor to allow the dining room to be re-located back to its original location, and, to accommodate a new kitchen/breakfast area with related support service areas and new back stair; remove miscellaneous interior partitions on the second floor to accommodate new bedroom/bathroom suite layouts and the introduction of a new back stair; remove non-original enclosure at the second floor south balcony and revise to a configuration similar to the original layout; remove non-original enclosure at the second floor north balcony and revise to a configuration similar to the original layout. New Construction: Create a new one-story loggia/cabana/ guest bedroom suite addition at the southeast corner of the residence, replacing the removed enclosed porch. This area will include a swimming pool to the south and garden courtyard to the north; create a new two-story addition at the southeast corner (rear) of the residence to accommodate staff areas on the ground floor and guest bedrooms at the second floor, including an expansion above the existing automobile garage; create a new covered porch/balcony element at the south facade of the residence, replacing the removed dining room addition.

Miscellaneous: Replace existing windows with new painted wood hurricane rated units to match

existing; repair/replace brick wall surfaces, roofing, fixtures and trim, as required, to match existing; update mechanical, electrical, plumbing and site drainage systems; landscape/hardscape finalized layout to be presented; other associated changes as presented

Please note that after hearing this project, there was a motion at the November meeting approving the materials removal plan, the site wall to the west, the footprint of the house presented, and demolition of all the structures as presented, and approval to raise the house, together with a deferral of the architectural details and the roof lines to the December meeting.

Call for disclosure of ex parte communication

C. Application for Certificate of Appropriateness # 037 - 2011

New Accessory Structure

Owner/Applicant: Jeffrey & Mei Sze Greene

Address: 1200 S. Ocean Boulevard

Architect: Bridges Marsh & Associates

Project Description: Request approval for new accessory structure which is further described as: Addition of a free standing two-story guesthouse/exercise building at west side of property adjacent to existing tennis court. The architectural materials will be similar to the main residence. Other associated changes as presented.

Please note that this project was not heard at the November meeting due to notice requirements, and was deferred to the December meeting.

Call for disclosure of ex parte communication

D. Application for Certificate of Appropriateness #038-2011

Restoration/Rehabilitation/Reconstruction

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: 456 WA LLC

Address: 456 Worth Avenue

Architect: Michael J. Johnson Architect

Project Description: Request approval of restoration, rehabilitation, reconstruction, landscape/hardscape, interior/exterior demolition, and exterior color change which is further described as: Demolition of 1980's addition of 274 sq. ft., 1980's carport of 407.7 sq. ft., 1940's pool cabana and garden walls of 146.5 sq. ft., 1980's garage and apartment of 1315.5 sq. ft., and 1980's second floor apartment of 471.5 sq. ft.; New Construction: new exterior covered loggia of 566.3 sq. ft., new A/C second floor bedrooms of 566.3 sq. ft., new one story garage of 576 sq. ft.; reconstruction/restoration of existing ground floor of 3804.5 sq. ft. and second floor of 3699 sq. ft.; Finishes: stucco over existing clay tile blocks and/or new CBS, new hurricane impact rated mahogany windows/doors/painted, clay tile roof, new metal railings at residence and at seawall/painted; Landscape: New landscape plan; and, other associated changes as presented.

Variance requested for cubic content ratio.

Please be advised that for the purposes of this meeting, this is an informal review only for an LPC opinion/motion related to the requested variance. The formal review will occur at the January 18, 2012 meeting as noticed to the surrounding property owners. As such, a motion for deferral of the Certificate of Appropriateness to the January meeting is required.

Call for disclosure of ex parte communication

VIII. DESIGNATION HEARINGS:

ITEM 1: 330 Island Road
Owner: Milan E A T LLC

ITEM 2: 400 South Ocean Boulevard Condominium
Owner: 400 South Ocean Boulevard Condominium and each of the individual 400 South Ocean Boulevard Condominium unit owners

IX. OTHER BUSINESS:

A. Confirm/Set meeting dates for certain 2012 LPC meetings: [John S. Page, Director of Planning, Zoning and Building]

1. Confirm date of February 2012 LPC meeting
2. Set date of August 2012 LPC meeting
3. Set date of November 2012 LPC meeting

X. COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING ZONING & BUILDING DEPARTMENT DIRECTOR:

XI. 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: A 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.