



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

LANDMARKS PRESERVATION COMMISSION

**TOWN COUNCIL CHAMBERS
SECOND FLOOR, TOWN HALL
360 SOUTH COUNTY ROAD**

JULY 21, 2010

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:**
- III. **APPROVAL OF THE MINUTES OF THE JUNE 16, 2010 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. Reconsideration of Application for Certificate of Appropriateness #7-10 (per Town Council action 5/12/10)

Owner/Applicant: Terry Taylor

Address: 780 South Ocean Boulevard

Architect: Brasseur & Drobot Architects, P.A.

Project Description: Request approval for addition to historic structure which is further described as: The project consists of a proposed 1,038 sq. ft., one story addition to the northeast corner of the existing historic, two-story residence. The addition shall consist of a summer kitchen, patio, fireplace, and wine room accessed from the existing kitchen vestibule via covered loggia. Existing fabric awnings located at the northeast corner of the existing residence will be replaced with the new covered loggia with detailing similar to the existing loggia on the north side of the existing residence. The plate height of a small structure housing an exterior stair shall be raised to match the new loggia. Existing landscaping and hardscaping shall be removed to accommodate. The project will require a dimensional waiver for the side yard setback of the landmarked property located at 780 South Ocean Boulevard. Code Section 134-237(2)a allows for a reduced setback for expansion of a landmark building. The side yard setback reduction can be up to 65% of the underlying zoning district requirement; provided, however, that the side yard setback shall not be less than 5 feet; and, in our case, we are encroaching 4 ft. 9 in. into the 30 ft.-0 in. side yard setback as specified in Code Section 134-843 (a) (8) for the R-A Estate Residential District. This equates to reducing the 30 ft.-0 in. side yard setback to 25 ft-3 in., a 15% decrease.

Please note that this project had been deferred from the March LPC meeting to the April LPC meeting so it could be readvertised including the request for dimensional waiver. At the April meeting, the LPC approved the dimensional waiver noting that the implementation of the proposed variance will not cause negative architectural or historical impacts to the subject property; and, approved the architecture as submitted. The LPC decision was appealed: sent to the Town Council's May 12, 2010 meeting; and, at the May 12, 2010 meeting, the Town Council remanded the matter back to the LPC for reconsideration. At the May LPC meeting, there was a motion to accept the project as submitted, together with a deferral of the landscape plan to the June meeting, especially to see how far the east hedges will go. At the June meeting, the landscape was deferred to the July 21, 2010 meeting at the request of the applicant.

Call for disclosure of ex parte communication

B. Application for Certificate of Appropriateness #COA-014-2010

Owner/Applicant: Harriet Cohen, James C. Cohen & Robert B. Cohen

Address: 691 North County Road

Architect: Thomas M. Kirchhoff, AIA, P.A.

Project Description: Request approval for rehabilitation, exterior demolition, and window replacement which is further described as: Waterproofing perimeter basement foundation wall; remove and replace adjacent hardscaping; waterproofing loggia floors (which are basement ceilings); remove and replace deteriorated floor of south loggia, replacement of existing windows, some original and some aluminum storefront (from previous replacement). New windows to be Zeluck mahogany impact rated; replacement of cast stone as required with replacement of windows due to severe deterioration, and other associated changes as presented

Call for disclosure of ex parte communication

C. Application for Certificate of Appropriateness COA-015-2010

Owner/Applicant: Bath & Tennis Club Inc.

Address: 1170 South Ocean Boulevard

Architect: Glidden Spina & Partners

Project Description: Request approval for restoration, reconstruction, landscape/hardscape, demolition (interior and exterior), and exterior color change which is further described as: Decorative light fixture submittal; revision to floor, ceiling, wall at Entry/Lobby area; revisions to ceiling, walls, floor, and light fixtures at South Bar, revisions to ceiling, walls, and light fixtures at North Bar, and other associated changes as presented.

Please note this item had been reviewed informally last month and all comments were positive.

Call for disclosure of ex parte communication

D. Application for Certificate of Appropriateness COA-018-2010

Owner/Applicant: Paul L. Maddock Jr. and the Estate of Paul L. Maddock

Address: 301-306 Maddock Way

Architect: Donald D. Daniels Inc. (Surveyor)

Project Description: Request approval for elimination of new accessory structure requirement which is further described as: Applicant is requesting Town's elimination of a condition of approval for the Landmark Estates subdivision which, per Code, requires the construction of a 2-car garage onto the "Old Church", an existing landmarked house on Lot 2, and seeks a Certificate of Appropriateness to not construct the 2-car garage onto the landmarked "Old Church".

Please note that this project had been reviewed informally last month with regard to the requested variance, and the LPC recommended to the Town Council that they "allow this historic building not to meet code...to sit like it is, with no garage."

Call for disclosure of ex parte communication

E. Application for Certificate of Appropriateness COA-017-2010

Owner/Applicant: Everglades Club

Address: 350 Worth Avenue

Architect: Smith & Moore Architects, Inc.

Project Description: Request approval for addition to historic structure, demolition (exterior), and awning which is further described as: The project consists of a 6.5 foot southward extension of an existing second floor balcony at Apartment A-2. The existing canvas awning will be removed and a larger canvas awning matching the pattern and color will be installed. The existing railing will be relocated or reproduced to match. Other associated changes as presented.

Call for disclosure of ex parte communication

VIII. OTHER BUSINESS:

- A. Staff update relative to the Flagler Statue
- B. Staff updated relative to electronic submissions

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

X. 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.