



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

360 SOUTH COUNTY ROAD

JUNE 16, 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 MAY 18, 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 #005 – 2011 Renovations and Alterations**

Owner/Applicant: Little Broad Beach Partners, LP

Address: 95 North County Road

Architect: Bridges Marsh & Associates

Project Description: Proposed renovation and alteration to existing Post Office as follows: The exterior is to remain as is with the exception of replacing the doors and windows to match existing, removing ramps used by Post Office in rear and providing steps and railing at the rear loading area. The existing lobby will remain completely intact. The interior of the two stories is to be remodeled to house offices for business use. The existing two-story space will become two floors with a central atrium lit by skylights. Other associated changes as presented

Please note that at the April Town Council meeting, the variances related to this project were deferred to the May meeting. As such, this project was deferred from the April LPC meeting to the May meeting. At the May LPC meeting, there was a motion approving the architecture, but deferring the signage and the landscaping.

Call for disclosure of ex parte communication

B. **Application for Certificate of Appropriateness #008 - 2011 Landscape/Hardscape**

Owner/Applicant: Mr. Peter Cohen

Address: Wells Road Scenic Vista @ 144 Wells Road

Architect: Don Skowron Inc.

Project Description: Request approval for landscape/hardscape which is further described as: Removal of sick and/or dying Australian Pines and Red Cedar Trees and replacement with Podocarpus Trees, and other associated changes as presented

Please note that at the May meeting, there was a motion that the existing trees remain (clarified to be the Red Cedar and the Pines and Podocarpus), and they can landscape around them. This motion was clarified to include a deferral to the June meeting to enable gathering more information. There was also a motion to request the Town Council to ask our legislative delegation to propose a state statute that would allow us to keep this area designated as scenic area, and to allow the continued existence of the Australian Pines. That motion was amended to include the Breakers Alley of Australian Pines.

Call for disclosure of ex parte communication

C. Application for Certificate of Appropriateness # 011 - 2011 Restoration/Rehabilitation/New Accessory Structure, etc.

Owner/Applicant: The Palmeiral Revocable Trust, Maura Ziska as Trustee

Address: 801 S. County Road

Architect: Michael Johnson and LaBerge and Menard Inc.

Project Description: Request approval of restoration, rehabilitation, demolition interior and exterior, new accessory structure, awning, landscape and hardscape which is further described as: 801 South County was built in 1929. The home was designed by the Architect Maurice Fatio and named "Palmeiral." The proposed project consists of restoring, rehabilitating, new construction of an accessory structure, demolition, replacing an existing awning with a new one, new landscaping and refurbishing existing hardscaping. All new design elements will be appropriate to the 1920's "Fatio" original style. The key descriptions of this project include the following: All windows and doors will be replaced with hurricane impact rated doors and windows. The windows will be solid mahogany. The original stained glass windows will be restored and incorporated into the new windows to keep the original look. All original ironwork and metal railings will be cleaned and made good. Any new ironwork or metal railings will be designed to resemble the original 1920's style. The roof will be replaced with new clay barrel tiles that match the existing tiles. All original interior doors will be restored and new doors will be designed to match the original 1920's style doors. All hardware for doors, windows and cabinets will be selected appropriately to the style. The original terra cotta tile floors on the West loggia will be restored. The original "linen fold" paneling on the Living Room walls will be restored. The 1920's tile in the bathrooms will be restored. New window and door openings are proposed for the Living Room area and the kitchen. The original stone balusters on the exterior will be duplicated and installed in the same fashion as existing. Demolition of the existing garage. Construction of new two story CBS 4 bay garage on the first floor and a loggia on the second floor. The existing tennis court will be removed and replaced with landscaping. The landscaping will consist of new and existing plantings in keeping with the traditional Palm Beach look. The central fountain at the West Terrace will be refurbished and made good. The existing fountain at the West driveway will be removed and replaced with a new fountain. All existing entries to the property will remain as existing. Other associated changes as presented. **Please note that this is a tax abatement project.**

Please note that at the May meeting, after hearing the project, there was a motion for deferral to the June meeting.

Call for disclosure of ex parte communication

D. Application for Certificate of Appropriateness #016-2011 Landscape/Hardscape,Railings,Interior Changes

Owner/Applicant: Lisa & James Cohen

Address: 691 North County Road

Architect: Mario Nievera Design Inc. and Kirchhoff Architects

Project Description: Request approval of restoration and landscape/hardscape which is further described as: Proposed west lawn; new driveway entrance planting; new wrought iron railings per building code at exterior stairs and loggia where drop-off occurs and at steps leading to pool loggia; all existing bathrooms on the second floor to be updated with new finishes and fixtures (total of 8 bathrooms); new theatre in existing basement; other associated changes as presented. . **Please note that this is a tax abatement project.**

Call for disclosure of ex parte communication

E. Application for Certificate of Appropriateness #017-2011 Addition

Owner/Applicant: Matthew Lorentzen

Address: 250 Sanford Avenue

Architect: Brower Architectural Associates

Project Description: Request approval of addition to historic structure which is further described as: Bedroom and bathroom expansion over single story portion of existing garage. Roof profile change at second story addition, new brick work, windows and shutters to match existing, and other associated changes as presented.

Call for disclosure of ex parte communication

F. Application for Certificate of Appropriateness #018-2010 Landscape/Hardscape

Owner/Applicant: James B. Patterson

Address: 710 South Ocean Boulevard

Architect: Bridges, Marsh & Associates

Project Description: Request approval of landscape/hardscape which is further described as: Reconfigure entry drive and provide gate with piers

Call for disclosure of ex parte communication

VIII. OTHER BUSINESS:

A. Cottage on Palm Beach Country Club property 851 North Lake Way

Update on efforts to relocate structure

[Jane S. Day, Ph.D., Historic Preservation Consultant & Edward Austin Cooney, Chair]

B. New Palm Beach County Code of Ethics: Required training

[Veronica Close, Assistant Director of Planning, Zoning & Building]

C. Informal Review: Discussion of the Landmark status of the Breakers Hotel property

D. Australian Pines - Staff update

Section 66-311 of the Palm Beach Code of Ordinances, Prohibited Plants. Code requires that Australian Pines be removed by the end of the year unless an exemption is granted by the LPC or ARCOM. [Veronica Close, Assistant Director of Planning, Zoning & Building]

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.