



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

**LANDMARKS PRESERVATION COMMISSION
AT EMERGENCY OPERATIONS CENTER
3RD FLOOR, 355 S. COUNTY ROAD**

MAY 19, 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 APRIL 21, 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 re-advertised 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.

Call for disclosure of ex parte communication

B. Application for Certificate of Appropriateness #9-10

Owner/Applicant: Royal Poinciana Chapel

Address: 60 Cocoanut Row

Architect: Mario Nievera Design Inc.

Project Description: Request approval for landscape/hardscape which is further described as: Proposed new hardscape and planting plans consisting of new terraces, decorative central fountain and gardens. Other associated changes as presented.

Call for disclosure of ex parte communications

C. Application for Certificate of Appropriateness #10-10

Owner/Applicant: Bath & Tennis Club Inc.

Address: 1170 South Ocean Boulevard

Architect: Glidden Spina & Partners, Keith Spina

Project Description: Request approval for restoration, reconstruction, landscape/hardscape, demolition interior, demolition exterior, and exterior color change which is further described as: The revised drawings represent minor design modifications to the drawings previously submitted and approved in October 2009 (Certificate of Appropriateness #18-09) for the Phase III renovations as the Bath & Tennis Club. The changes are as follows: Lobby Entry (SK-1) Eliminate ceiling arch; Gallery (SK-2) Revise corridor floor finish; South Bar (SK-3) Revise ceiling to eliminate slope and change back bar; North Bar (SK-6) Revise ceiling pattern, back bar, and bar shape; Ballroom (SL-7) Revise balcony and fireplace to closer match existing balcony; Salon/7up Exterior (SK-15) Change exterior finish to match existing adjacent wall finish. Other associated changes as presented.

Call for disclosure of ex parte communication

D. Application for Certificate of Appropriateness #11-10

Owner/Applicant: Cathedral Estates LTD (Mr. and Mrs. Pearman)

Address: 417 Peruvian Avenue (a/k/a 2 Major Alley)

Architect: Bridges Marsh & Associates Inc.

Project Description: Request approval for addition to historic structure and new accessory structure which is further described as: Free-standing open air/metal conservatory structure within interior courtyard at 2 Major Alley. Other associated changes as presented.

Please note that this project was reviewed informally at the April meeting with regard to the requested variance.

Call for disclosure of ex parte communication

E. Application for Certificate of Appropriateness #12-10

Owner/Applicant: The Society of the Four Arts

Address: 1-2 Four Arts Plaza

Architect: Giacomelli Architecture, Inc.

Project Description: Request approval for addition to historic structure, and demolition (exterior) which is further described as: Request approval for addition to historic structure and exterior demolition which is further described as: Addition of new supporting services spaces to The Garden House at The Philip Hurler Sculpture Garden (1st phase completed in 2007) further described as: The project consists of a proposed 1,561 sq. ft. addition which includes restrooms (including handicap), catering preparation area, storage area and unloading dock. Since this is an addition to the Service area of the complex (behind the Service Gate), the architectural language is a combination from the attached Garden House and the Slat House which is across the existing walk from parking. Also, there is a proposed demolition to an existing storage building (1,262 sq. ft.), built in parts in 1988 and 1996, which has a not conforming finish elevation and it does not carry architectural or historical assets.

Please note that this project was reviewed informally at the April meeting with regard to the requested variance.

Call for disclosure of ex parte communication

VIII. **OTHER BUSINESS:**

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.