



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

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

360 SOUTH COUNTY ROAD

MAY 18, 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 APRIL 20, 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

This project was deferred from the April LPC meeting to the May meeting because it had been deferred at the April Town Council meeting.

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

Call for disclosure of ex parte communication

C. Application for Certificate of Appropriateness #009 - 2011

Restoration/Rehabilitation

Owner/Applicant: The Breakers Palm Beach Inc.

Address: 1 South County Road

Architect: Peacock and Lewis, Mr. Steve Pollio

Project Description: Request approval for restoration and rehabilitation which is further described as: Rooms Renovation 2011 consists of a renovation of approximately 86 rooms within the main Hotel building, located on the north side of the Hotel, in a wing of rooms that run east to west. The scope of work is identical to the renovations approved and completed over the last four years in Phases I, II and III. This project includes Guest Bathroom renovations, Guest Room window replacement and Main Hotel Building infrastructure, restoration and renovation, and other associated changes as presented. Please note this is a tax abatement project.

Call for disclosure of ex parte communication

D. 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: 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.

Call for disclosure of ex parte communication

E. Application for Certificate of Appropriateness #012 - 2011
Signage

Owner/Applicant: Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A., successor by merger to First Union Bank of Florida

Address: 239, 251 & 255 South County Road

Architect: Bridges, Marsh and Associates

Project Description: Request approval of signage which is further described as: Applicant seeks approval of two (2) new Wells Fargo signs, which includes the removal of two (2) First National Bank signs. These signs will be of similar color, style and material as the First National Bank signs being replaced and will be in compliance with all applicable Town of Palm Beach zoning ordinances. Other associated changes as presented

Call for disclosure of ex parte communication

F. Application for Certificate of Appropriateness #013 - 2011
Addition

Owner/Applicant: Lynn Foster

Address: 424 Brazilian Avenue

Architect: SKA Architect + Planner, Patrick W. Segraves, A. I.A.

Project Description: Request approval of addition to historic structure, interior and exterior demolition which is further described as: Replace doors and windows with impact mahogany doors and windows, and 6 ft. x 29 ft. addition to rear of home. Other associated changes as presented

Call for disclosure of ex parte communication

G. Application for Certificate of Appropriateness #014 - 2011
Fenestration Modification

Owner/Applicant: Michael Price

Address: 450 Worth Avenue

Architect: Bridges, Marsh & Associates

Project Description: Request approval of modification to fenestration which is further described as: Interior remodel of kitchen wing on ground floor/west. The remodel proposes to add/relocate window and door fenestration to existing east and west elevation of affected wing of the residence. This fenestration will match similar existing elements and details. Other associated changes as presented

Call for disclosure of ex parte communication

H. Application for Certificate of Appropriateness #015 - 2011
Reconstruction/Addition/Hardscape

Owner/Applicant: Macy & Jeff Greene

Address: 1200 South Ocean Boulevard

Architect: Bridges, Marsh & Associates

Project Description: Request approval of reconstruction, addition to historic structure, and hardscape which is further described as: Changes to previously approved additions as follows: reduce the massing of proposed one story additions, enlarge guest room on northwest end to house home theatre and minor detailing improvements. Materials and color to remain as previously approved on 2/17/2010. Other associated changes as presented

Call for disclosure of ex parte communication

VIII. OTHER BUSINESS:

A. Staff update relative to 851 North Lake Way

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.