



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

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

360 SOUTH COUNTY ROAD

APRIL 18, 2012

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
Dudley L. Moore, Jr., Member
Jacqueline Albarran, Member
William J. Strawbridge Jr., Member
Leslie Diver, Member
Elizabeth S. Murphy, Member
Jorge Sanchez, Alternate Member
Elizabeth Marshall, Alternate Member
Anne Fairfax, Alternate Member

III. APPROVAL OF THE MINUTES OF THE MARCH 21, 2012 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):

IX. PUBLIC HEARINGS:

A. Application for Certificate of Appropriateness #001 - 2012

Stair Layout, Doors/Windows, Roof, Landscape

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

Address: 801 S. County Road

Architect: Michael J. Johnson Architect

Project Description: Request approval for restoration, rehabilitation, reconstruction, new accessory structure, landscape/hardscape, and interior demolition which is further described as: New stair layout at South courtyard; reconfiguration of select windows and doors; reconfiguration of existing garage; new loggia structure and lap pool; restoration of existing pool house; removal of existing awning at pool house; new landscape/drainage plan; relocation of existing gate at South end of property; and, other associated changes as presented. *Please note that this is a tax abatement project.*

At the January meeting, the project was not heard, but was deferred to the February meeting at the request of the applicant. At the February meeting, there was a motion for APPROVAL AS SUBMITTED, SUBJECT TO THE ARCHITECT RETURNING FOR THE FOLLOWING SEVEN (7) ITEMS, AND THE SEVEN ITEMS ARE: 1. The great room east facing windows, the Gothic windows, return to the earlier approved version; 2. That the architect study the fanlight in the breakfast room for conformity with Fatio; 3. That at that entrance loggia, the two side knee walls would remain; 4. That you would comply with ordinances regarding the sight line issue at Via La Selva; 5. Consider relocation of the spa; 6. Reduce the size of the west windows in the great room as discussed with our architect; 7. When you return, give us a streetscape drawing showing the Nidel house, how it relates to the new loggia, and how the landscaping relates to the neighbor; And, (motion amended to include #8) 8. That the landscape architect review other options for the entrance driveway material. Please be advised that the motion was changed from approval to deferral subject to the client coming back regarding the specific eight (8) items only.

At the March meeting, there were motions to approve Items 1, 2, 3, 5, 6, and 8. (Item 4 refers to meeting code requirements.) There was one additional motion: To defer the landscape portion only of this project, subject to the following four (4) items that you would come back with: (5th item added as well) 1. Installing the greenspace above the garage; 2. To consider other plant material other than Ficus at the Nidel property line; 3. To come back with a landscape plan accommodating the sight triangle which is required; 4. Consider lowering the pool loggia by 1.5 to 3 feet, or as much as possible; and, 5. Study the architecture of the garage doors.

Call for disclosure of ex parte communication

B. Application for Certificate of Appropriateness #004-2012

Sign

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE

Owner/Applicant: The Everglades Club

Address: 347 Worth Avenue

Architect: Smith and Moore Architects, Inc.

Project Description: Request approval for sign which is further described as: Satin black painted aluminum signage letters and logo on building facade. *Variance requested to allow the sign to be located higher than the first floor elevation of the building which is not permitted by code.*

Please note that at the March meeting, there was a motion that implementation of the proposed variance, with the height of the lettering reduced to 10 inches, will not cause negative architectural impact to the subject landmarked structure.

Call for disclosure of ex parte communication

C. Application for Certificate of Appropriateness #005-2012

Rehabilitation, Addition, Demolition, Landscape/Hardscape

Owner/Applicant: Virginia L. Mortara

Address: 319 El Vedado Road

Architect: Smith and Moore Architects, Inc.

Project Description: Request approval for rehabilitation, addition to historic structure, interior and exterior demolition, and landscape/hardscape, which is further described as: Entry portico and stair addition; rear stair addition; door and window replacement; garage door replacement; shutter replacement; electronic shutter removal; roof replacement; painting of building exterior; replacement of exterior wood details; landscape and hardscape modifications; and interior alterations. Other associated changes as presented. *Please be advised that this is a tax abatement project.*

Call for disclosure of ex parte communication

VIII. DESIGNATION HEARINGS:

Item 1: 234 El Brillo Way

Owners: Marc P. Schappell and Thomas B. Anderson

Please be advised that the Notice of Hearing which was sent to the address of record for the owner was returned to the Town on March 14, 2012 and was marked Return to Sender. As such, staff recommended deferral of this hearing to the April meeting. There was a motion for deferral of the designation hearing for 234 El Brillo to the April meeting, with the proviso that the owner is waiving his right by ordinance requiring the commission to act within 30 days.

Item 2: 240 Jungle Road

Owner: Elizabeth P. Miller & Gina D. Silvestri TR

Please be advised that the property owner had requested deferral of this hearing to the April meeting. There was a motion for deferral to the April meeting, with the proviso that the owner recognizes that he or she is waiving his or her right by ordinance requiring the commission to act within 30 days. Please be advised that the recently hired attorney for the property owner has requested another deferral of this matter, and has waived the owner's right by ordinance requiring the commission to act within 30 days.

Item 3: 350 Island Road

Owner: Jane W. Smith

Please be advised that this designation hearing was deferred from the February 14, 2012 LPC meeting.

Item 4: 272 Wells Road

Owner: Heather Wyser-Pratte

Please be advised that this designation hearing had originally been scheduled for April 20, 2011; then deferred to November 16, 2011; then deferred to February 14, 2012; and then deferred to April 18, 2012.

X. OTHER BUSINESS:

Informal Review: 1, 2, 3, and 4 Four Arts Plaza and 240 Cocoanut Row

Owner: The Society of the Four Arts, Inc., Ervin Duggan, President

Proposing to install (2) columns at the east end of Village Lane along Cocoanut Row that are 13'-8" high (10' high to top of column plus a light fixture that is 3'-8" high). The location of these columns was shown on the previous Town Council/Landmark Submittal. The height exceeds 8', which requires a variance. The columns exactly match other existing columns along the Society of the Four Arts boundary.

Proposing to install a 300kw generator in lieu of the originally approved 80kw generator. Any generator of 100kw or higher requires a variance. The enclosure that the generator sits in was previously submitted and approved. The generator will sit in a level 2 acoustic enclosure in order to meet the Town of Palm Beach noise ordinance.

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

XII. 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.