



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

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

360 SOUTH COUNTY ROAD

MARCH 21, 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. ADMINISTRATION OF THE OATH OF OFFICE TO NEW MEMBERS:

IV. ELECTION OF OFFICERS:

V. **APPROVAL OF THE MINUTES OF THE FEBRUARY 14, 2012 MEETING:**

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:**

VII. **COMMENTS FROM THE PUBLIC AND COMMISSION MEMBERS:** (Please limit comments to 3 minutes):

VIII. **APPROVAL OF THE AGENDA:**

IX. **PUBLIC HEARINGS:**

A. **Application for Certificate of Appropriateness #038-2011**

Restoration/Rehabilitation/Reconstruction

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: 456 WA LLC

Address: 456 Worth Avenue

Architect: Michael J. Johnson Architect

Project Description: Request approval of restoration, rehabilitation, reconstruction, landscape/hardscape, interior/exterior demolition, and exterior color change which is further described as: Demolition of 1980's addition of 274 sq. ft., 1980's carport of 407.7 sq. ft., 1940's pool cabana and garden walls of 146.5 sq. ft., 1980's garage and apartment of 1315.5 sq. ft., and 1980's second floor apartment of 471.5 sq. ft.; New Construction: new exterior covered loggia of 566.3 sq. ft., new A/C second floor bedrooms of 566.3 sq. ft., new one story garage of 576 sq. ft.; reconstruction/restoration of existing ground floor of 3804.5 sq. ft. and second floor of 3699 sq. ft.; Finishes: stucco over existing clay tile blocks and/or new CBS, new hurricane impact rated mahogany windows/doors/painted, clay tile roof, new metal railings at residence and at seawall/painted; Landscape: New landscape plan; and, other associated changes as presented.

Variance requested for cubic content ratio.

Please note that the project was heard informally at the December 2011 meeting for an opinion/motion related to the requested variance. At that time there was a motion that implementation of the proposed variance will not cause negative architectural impacts to the subject landmarked property. There was a second motion to defer this Certificate of Appropriateness to the January meeting. At the January meeting, the project was not heard, but was deferred to February at the request of the applicant. At the February meeting, there was a motion for deferral of the project subject to the architect looking at eight issues: 1) Study railing issues at the seawall; 2) Study the entrance door and its canopy; 3) Revise the second floor fireplace to be corbelled as per the original drawings; 4) Study muntins on the windows; 5) As you've agreed, retain the existing sill heights at the second floor of the tower; 6) Study lowering the roof at the addition, and simplifying the doors below; 7) Show us that you are retaining the Della Robbias, the dove coats, the swans, and issues that Dr. Day has suggested; and, 8) Retain the stucco pattern that the original house has.

Call for disclosure of ex parte communication

B. 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.

Call for disclosure of ex parte communication

C. Application for Certificate of Appropriateness #003 - 2012

Landscape/Hardscape

Owner/Applicant: Jeffrey Green

Address: 1200 South Ocean Boulevard

Architect: Nievera Williams Design

Project Description: Request approval of landscape/hardscape which is further described as: Proposed new hardscape and landscape for the pool area, motor court, main entrance north screen planting, courtyard and east terrace. Other associated changes as presented.

Call for disclosure of ex parte communication

VIII. DESIGNATION HEARINGS:

Item 1: 234 El Brillo Way

Owner: 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 recommends deferral of this hearing.

Item 2: 220 Via Bellaria

Owner: Michael and Anne Flynn

Item 3: 240 Jungle Road

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

Please be advised that the property owner has requested deferral of this hearing to the April meeting.

X. OTHER BUSINESS:

Informal Review: 347 Worth Avenue

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Owner/Applicant: The Everglades Club

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.*

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.