



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

**LANDMARKS PRESERVATION COMMISSION
TOWN COUNCIL CHAMBERS
SECOND FLOOR, TOWN HALL
360 SOUTH COUNTY ROAD, PALM BEACH**

APRIL 17, 2013

9:30 A.M.

The progress of this meeting maybe monitored by visiting the Town's web site. (www.townofpalmbeach.com) and selecting "Audio (Live and Archived)" 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
Elizabeth S. Murphy, Member
Penelope D. Townsend, Member
Elizabeth "Libby" Marshall, Alternate Member
Anne Fairfax, Alternate Member
Patrick Killian, Alternate Member

III. APPROVAL OF THE MINUTES OF THE MARCH 20, 2013 MEETING:

IV. APPROVAL OF THE AGENDA:

V. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:

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

VII. PUBLIC HEARINGS:

A. Application for Certificate of Appropriateness #016 - 2013

Reconstruction/Exterior Demolition/Landscape/Hardscape/New Garage/Guest Suite

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

Address: 801 S. County Road

Architect: Michael J. Johnson, Architect

Original Project Description: Request approval for reconstruction, exterior demolition, landscape/hardscape, and new garage/guest suite to replace existing which is further described as: Existing garage and carport to be demolished; new two-story structure (garage at lower level and guest suite at upper level) to be built north of La Selva; and, final landscape plan. Other associated changes as presented. *Please note that this is a tax abatement project.*

Revised Project Description: Request approval for exterior demolition, new accessory structure, landscape and hardscape which is further described as: Existing garage and carport to be demolished; new one story 1430 sq. ft. garage (3 cars/1 golf car) with service powder room and arched breezeway to be built north of La Selva – CBS construction/white stucco finish, barrel tile roof, coquina details, metal gates and grates, hurricane impact windows and doors, pecky cypress finish at garage doors. Final landscape plan. Other associated changes as presented.

This project was deferred from the March meeting to the April meeting at the request of the applicant.

Call for disclosure of ex parte communication

B. Application for Certificate of Appropriateness #010 - 2013

Revisions to previously approved application

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE

Owner/Applicant: Jeffrey and Frances Fisher

Address: 252 El Bravo Way

Architect: Clemens Bruns Schaub/Architect & Associates, P.A.

Project Description: Request approval for revisions to previously approved application which is further described as: 1. Fenestration at south wall facing auto court to be revised utilizing existing openings and aligning windows with those at second floor, making them closer to original Volk design. 2. Garage extension eastwards, variance request to City of Palm Beach predicated on approval from Landmarks Preservation Commission. Other associated changes as presented.

Please note that this is a tax abatement project.

At the March meeting, the LPC made a recommendation relative to the variance.

Call for disclosure of ex parte communication

C. Application for Certificate of Appropriateness #013 - 2013

Restoration and Rehabilitation

LPC TO MAKE RECOMMENDATION RELATIVE TO THE VARIANCE

Owner/Applicant: Michael Formica and Robert Hiemstra, Jr.

Address: 218 Phipps Plaza

Architect: Smith Architectural Group

Project Description: Request approval for restoration and rehabilitation which is further described as: The existing 322 square foot wood frame gallery building will be relocated nearer to the property line and converted into a single car parking garage. The brick hardscape in the rear yard will be reduced in area and a new single lap pool will be added between the house and the garage. New windows, doors and roof are proposed for the residence, with all other modifications being internal renovations. Other associated changes as presented. *Please note that this is a tax abatement project.*

At the March meeting, the LPC made a recommendation relative to the variance.

Call for disclosure of ex parte communication

D. Application for Certificate of Appropriateness #014 - 2013

Reconstruction and interior/exterior demolition

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE

Owner/Applicant: PBI Limited Partnership, Alan and Patricia Menkes

Address: 153 Clarke Avenue

Architect: Michael J. Johnson

Project Description: Request approval for interior and exterior demolition and reconstruction which is further described as: Demolition of existing two story garage and apartment structure; construction of new garage and apartment structure identical in size, appearance and location to existing; Landmarks approved changes to be incorporated into new structure. Other associated changes as presented

At the March meeting, the LPC made a recommendation relative to the variance.

Call for disclosure of ex parte communication

E. Application for Certificate of Appropriateness #017 - 2013

New Accessory Structure, Landscape/Hardscape/Gates

Owner/Applicant: Nick Valenti

Address: 116 Seabreeze Avenue

Architect: Smith and Moore Architects

Project Description: Request approval for new accessory structure, landscape/hardscape and new gates which is further described as: New white aluminum automatic vehicle gates at existing drive. New white aluminum pedestrian gate at existing walkway. Other associated changes as presented.

Call for disclosure of ex parte communication

F. Application for Certificate of Appropriateness #018 - 2013

Landscape/Hardscape

Owner/Applicant: Craig P. Omtvedt

Address: 79 Middle Road

Architect: Nievera Williams Design

Project Description: Request approval for landscape/hardscape which is further described as: New proposed hardscape and landscape designs. Other associated changes as presented. *Please note that this is a tax abatement project.*

Call for disclosure of ex parte communication

G. Application for Certificate of Appropriateness #019 - 2013

Rehabilitation

Owner/Applicant: 700 North Lake Way, LLC

Address: 700 North Lake Way

Architect: Smith Architectural Group

Project Description: Request approval for rehabilitation which is further described as: Remove existing second story balcony with brackets and railing on west facade to allow for proposed new awning. Remove existing entry portico at east facade. Remove door/sidelights and (2) oval windows and replace with (2) new casement windows and shutter. Other associated changes as presented.

Call for disclosure of ex parte communication

H. Application for Certificate of Appropriateness #020 - 2013

Restoration and rehabilitation

Owner/Applicant: Bishop Gerald Barbarito, Diocese of Palm Beach

Address: 142 N. County Road

Architect: Smith Architectural Group

Project Description: Request approval for restoration and rehabilitation which is further described as: Remove cast stone from east facade and replace with cast stone to match existing; remove and replace cast stone columns at north tower; waterproof and patch stucco as required; remove existing sign and replace with new sign in same location. Other associated changes as presented.

Call for disclosure of ex parte communication

I. Application for Certificate of Appropriateness #021 - 2013

Reconstruction

Owner/Applicant: Breakers Palm Beach

Address: 1 S. County Road

Architect: Peacock and Lewis Architects

Project Description: Request approval for reconstruction which is further described as: Replacing a structure similar to what was existing in the past in this location. This is a glass vestibule that will be constructed in between the Circle Dining Room and the HMF Restaurant. It will help with sound transmission and will be constructed of steel, wood, and glass components. Other associated changes as presented.

Call for disclosure of ex parte communication

J. Application for Certificate of Appropriateness #023 - 2013

Landscape/Hardscape

Owner/Applicant: Myron Miller

Address: 134 El Vedado Road

Architect: Nievera Williams Design

Project Description: Request approval for landscape/hardscape which is further described as:

Proposed new tennis court, re-alignment of driveway and new planting. Other associated changes as presented

Call for disclosure of ex parte communication

K. Application for Certificate of Appropriateness #024 - 2013

Miscellaneous Changes

Owner/Applicant: Peter and Laurie Grauer

Address: 201 El Bravo Way

Architect: Thomas M. Kirchhoff, AIA, PA

Project Description: Request approval for miscellaneous changes as outlined: Changes to the Grauer Residence (Exterior Elevations):

South Elevation: 1. Lantern added to west side of front door for symmetry; 2. Shutter design changed from louvered to board and batten (typical); 3. Garden gate design modified (typical); 4. New stucco finish on chimney (over painted brick) with existing portions of brick to remain exposed. This was required for waterproofing.; 5. Exterior paint scheme colors modified (walls, beige to white; windows, dark green to light green); *6. Elevations revised to reflect changes to site walls and gates to match landscape/hardscape drawings by Nievera Williams Design.

West Elevation: 1. Window added in new Powder Room for symmetry. Interior stair reworked to meet code. Window in powder room under stair; 2. Masonic shield removed (not on original Volk drawing.)

North Elevation – Main House: 1. Faux-stone water table on Living Room/Loggia deleted (not on original Volk drawing) East Elevation: 1. Barrel vaults added between beams of cantilever; 2. Proposed shutters omitted from Master Bedroom wing; 3. Roof line of sleeping porch raised (as-built condition). This was a structural requirement as defined in item #5; 4. Plaster pilasters and sill of Sleeping Porch changed to cast stone; 5. Enlarged wood lintel above cast stone columns of Sleeping Porch due to #3 above; *6. Proposed gate outside Family Room remain in location prior to work to conform to landscape/hardscape drawings; 7. Existing garage doors replaced (to meet current wind load) with "Carriage-style" design; *8. Site walls revised to conform to landscape/hardscape drawings; *9. Outdoor shower and privacy walls added to conform to landscape/hardscape drawings.

North – Staff area: 1. Proposed window in storage room omitted; 2. Proposed window in Bunk Room omitted. *Approval of landscape/hardscape revisions were obtained by Nievera Williams Design.

Call for disclosure of ex parte communication

VIII. OTHER BUSINESS:

- A. Discussion Item: "Zoning Regulations: Replacement of Non-conforming accessory structures."
[John Page, Director of Planning, Zoning & Building]

IX. DESIGNATION HEARINGS:

Item 1: 320 El Vedado Road

Owner: Jessie M. and Rand V. Araskog

Call for disclosure of ex parte communication

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

XI. 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.