



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

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

FEBRUARY 14, 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
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 JANUARY 18, 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):

VI. APPROVAL OF THE AGENDA:

VII. PUBLIC HEARINGS:

A. Application for Certificate of Appropriateness # 036 - 2011

Restoration/Rehabilitation/Addition/Landscape/hardscape/Demolition

Owner/Applicant: Mr. Arthur Minerof, The Milan Associates, L.P.

Address: 330 Island Road

Architect: The Pandula Architects, Inc.

Project Description: Request approval for restoration, rehabilitation, addition to historic structure, landscape/hardscape, and interior/exterior demolition which is further described as: Raise original structure, in place, from existing finished floor elevation 6.22 to finished floor elevation 7.50 flood elevation; Materials removal: Remove approx. 416 sq. ft. enclosed porch addition at southwest corner of residence; remove approx. 72 sq. ft. exterior elevator addition at southwest corner of residence; remove approx. 400 sq. ft. dining room addition at the south facade of the residence; removal approx. 150 sq. ft. greenhouse structure at the southeast corner of the property; remove miscellaneous interior partitions at the east side of the ground floor to allow the dining room to be re-located back to its original location, and, to accommodate a new kitchen/breakfast area with related support service areas and new back stair; remove miscellaneous interior partitions on the second floor to accommodate new bedroom/bathroom suite layouts and the introduction of a new back stair; remove non-original enclosure at the second floor south balcony and revise to a configuration similar to the original layout; remove non-original enclosure at the second floor north balcony and revise to a configuration similar to the original layout. New Construction: Create a new one-story loggia/cabana/ guest bedroom suite addition at the southeast corner of the residence, replacing the removed enclosed porch. This area will include a swimming pool to the south and garden courtyard to the north; create a new two-story addition at the southeast corner (rear) of the residence to accommodate staff areas on the ground floor and guest bedrooms at the second floor, including an expansion above the existing automobile garage; create a new covered porch/balcony element at the south facade of the residence, replacing the removed dining room addition. Miscellaneous: Replace existing windows with new painted wood hurricane rated units to match existing; repair/replace brick wall surfaces, roofing, fixtures and trim, as required, to match existing; update mechanical, electrical, plumbing and site drainage systems; landscape/hardscape finalized layout to be presented; other associated changes as presented. *Please note that this is a tax abatement project.*

Please note that after hearing this project, there was a motion at the November meeting approving the materials removal plan, the site wall to the west, the footprint of the house presented, and demolition of all the structures as presented, and approval to raise the house, together with a deferral of the architectural details and the roof lines to the December meeting. At the December meeting, there was a motion for approval of the architecture as presented and a second motion for deferral of the landscape/hardscape. At the January meeting, the project was not heard, but was deferred to February at the request of the applicant.

Call for disclosure of ex parte communication

B. 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.

Call for disclosure of ex parte communication

C. 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.

Call for disclosure of ex parte communication

D. Application for Certificate of Appropriateness #002 - 2012

Rehabilitation

Owner/Applicant: Palm Beach Hotel Condominium Association - Richard Spilberg, President

Address: 235 Sunrise Avenue

Architect: SKA Architect + Planner, Jacqueline Albarran, Architect P.A.

Project Description: Request approval for rehabilitation which is further described as: Phase I of this project addresses the entry doors on Sunrise Avenue (South Elevation), the two windows with circle transoms at each side of the entry doors, and five windows with circle transoms at rear of the building (North elevation). The original 1925 wood windows and doors have been replaced with a mix of non impact aluminum windows with wood transoms and aluminum doors. We propose to remove the non-original fenestration and automatic aluminum sliding glass doors with new white aluminum automatic French doors with sidelights and new white aluminum windows and transoms. All elements to be installed in existing openings and muntins to match original. Other associated changes as presented. *Please note that this is a tax abatement project.*

Please be advised that LPC member, Jacqueline Albarran, has a Voting Conflict with regard to this project.

Call for disclosure of ex parte communication

VIII. DESIGNATION HEARINGS:

Item 1: 350 Island Road

Owner: Jane W. Smith

Item 2: 272 Wells Road

Owner: Heather Wyser-Pratte

Please note that this hearing had originally been scheduled for April 20, 2011, and was deferred to November 16, 2011 and then again to February 14, 2012 at the request of the homeowner.

IX. OTHER BUSINESS:

- A. Discussion relative to the establishment of an historic district on Royal Poinciana Way [Edward Austin Cooney, LPC Chairman]
- B. March Designation Hearings [Jane S. Day, Ph.D., Staff Historic Preservation Consultant]

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.