



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

JANUARY 16, 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
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 DECEMBER 19, 2012 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 #023-2012

Restoration/Rehabilitation

Owner/Applicant: Sterling Palm Beach LLC

Address: 340 Royal Poinciana Way, Suites 300-308

Architect: Glidden Spina & Partners

Project Description: Request approval for restoration, rehabilitation, interior demolition, sign and awning which is further described as: New restaurant of approximately 8,400 square footage going into the northeast end of Royal Poinciana Plaza. The majority of the existing windows and doors will remain as they are now, except for the curved wall at the southeast end of the building. We would like to remove the existing windows and wall and replace with a new operable Nana Wall system. New awnings and signage will be put in as allowed by Code. On the interior, some portions of the 2nd floor space will be converted to one story space to restore the high ceilings that existed previously. The 2nd floor space will remain as existing at the east end. Other associated changes as presented.

REVISED PROJECT DESCRIPTION: Request approval for restoration, rehabilitation, interior demolition, sign and awning which is further described as: New restaurant of approximately 7,700 square footage going into the northeast end of Royal Poinciana Plaza. The majority of the existing windows and doors will remain as they are now, except for the curved wall at the southeast end of the building. We would like to remove the existing windows and replace with new French doors. New awnings and signage will be put in as allowed by Code. A door has been added on the north wall to replace an existing window. The second story space will be restored back to a single story space in order to maintain the high ceiling which existed previously. The second floor space at the east end will remain unchanged as existing (space not included in this proposed submittal.)

Please be advised that this project was heard only informally at the August meeting though it had been advertised as a Certificate of Appropriateness at that time. After review, the matter was deferred to the October meeting. At the October meeting, since the matter was deferred by the Town Council to the November Town Council meeting, the matter was deferred to the December LPC meeting. At the December meeting, the project was heard and deferred to the January meeting.

Call for disclosure of ex parte communication

B. Application for Certificate of Appropriateness #001-2013

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Addition and New Accessory Structure

Owner/Applicant: Pnina Apolonia Weisfisch

Address: 280 North Ocean Boulevard

Architect: SKA Architect + Planner, Jacqueline Albarran

Project Description: Request approval for addition to historic structure and new accessory structure which is further described as: Extension of existing courtyard loggia and addition of a new pool loggia. All columns, roof, and detailing to match existing loggia. New beach cabana and pool in beach parcel. Cabana to have windows, doors, roofing, stucco, and detailing to match existing main house. Lower south 50% of existing beach wall to 30" in height as required by code. Other associated changes as presented.

This matter was heard informally at the December meeting for a recommendation relative to the variances. *Please note that Mrs. Albarran has previously declared a voting conflict with regard to this project.*

Call for disclosure of ex parte communication

C. Application for Certificate of Appropriateness #002-2013

Reconstruction, Addition, New Accessory Structure

Owner/Applicant: Allan and Susan Kauffman

Address: 159 Australian Avenue

Architect: Thomas M. Kirchhoff, AIA, PA

Project Description: Request approval for reconstruction, addition to historic structure, new accessory structure, and interior/exterior demolition which is further described as: The property includes an existing 2-story bungalow style residence, a 2-story garage/guesthouse, and a porte-cochere. The owner proposed to demolish the existing garage/guesthouse and replace it with a new garage/guesthouse. The owner also proposes to demolish the existing porte-cochere and replace it with a new porte-cochere more consistent with the bungalow style. The main house is to have additions to the first and second floors, and interior renovations. The addition to the first floor includes a new loggia connecting the main house to the garage/guesthouse. The master bedroom suite will be enlarged on the first floor and the second floor will be increased to allow for a larger office on the second floor. Most importantly, the street view of the house will not reflect any increase in size. All doors and windows will be replaced with impact rated windows and doors. New landscape and hardscape for final approval. This is a tax abatement project. Other associated changes as presented. *Please note that this is a tax abatement project.*

Call for disclosure of ex parte communication

D. Application for Certificate of Appropriateness #003-2013 (formerly CoA#038-2012)

Rehabilitation

Owner/Applicant: Bethesda-By-The-Sea Episcopal Church

Address: 141 South County Road

Architect: Lewis & Associates

Project Description: Renovation of the "Tea House" by enclosing it with a new moveable glass wall system; installation of fixed glass in south arched openings and gable ends; installation of air conditioning; installation of new handicap ramp; other associated changes as presented

Please note that this project had originally been on the November 2012 agenda, but the project was not heard at that time because it had been determined that Town Council approvals were necessary. At that time, the project was deferred from the November 2012 meeting to the January LPC meeting.

Call for disclosure of ex parte communication

E. Application for Certificate of Appropriateness #004-2013

Reconstruction

Owner: Sterling Palm Beach LLC/Sidney Spiegel, Trustee

Applicant: Sterling Palm Beach LLC

Address: 340 Royal Poinciana Way, Ste. 329

Architect: Glidden Spina & Partners

Project Description: Request approval for reconstruction which is further described as: Create a new entry with access from covered walkway that faces the interior courtyard. Replace existing storefront opening that consists of 3 fixed glass panels with single entry door at center and one fixed panel on both sides. Other associated changes as presented.

Call for disclosure of ex parte communication

VIII. OTHER BUSINESS:

Informal Review: 240 Cocoanut Row

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Project Description: Request approval of exterior signage as follows: East elevation entry: "The Society of the Four Arts Fitz Eugene Education Building"; North elevation entry: "The Society of the Four Arts" "Donor Name Playhouse" (Donor name to be determined); and, Southwest elevation entry: "Fitz Eugene Dixon Education Building"; other associated changes as presented. (3) variances requested relative to size, number of signs, and allowable signage.

IX. DESIGNATION HEARINGS:

Item 1: 256 South Ocean Boulevard

Owner: Lauri K. Weltroth

Call for disclosure of ex parte communication

Item 2: 127 Dunbar Road

Owner: John H. Eberhardt, John H. Eberhardt TR, John Eberhardt TR TITL HLDR

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.