

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, DECEMBER 20, 2000 at 9:00 a.m.

AT THE TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I Call to Order: The meeting was called to order at 9:00 a.m. by Chairman Eugene Pandula.

II Roll Call:

PRESENT: Eugene Pandula, Chairman
Elizabeth Dowdle, Vice Chairman
Sari M. Wilkey, Member
Jacqueline Albarran de Mendoza, Member
Jack Pyms, Member
Nikita Zukov, Alternate Member
Judy Hoffman, Alternate Member
Laurel Baker, Alternate Member
Lesley Hogan, Representing Town Attorney
Robert L. Moore, Director of Planning, Zoning & Bldg. (arrived 9:06 a.m.)
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Ann Blades, Secretary (Excused)
Ann Vanneck, Member (Unexcused)

RECORDING SECRETARY: Cynthia M. Delp

III Approval of the Minutes of the November 15, 2000 Meeting: Page 10 correction: Mrs. Volk saying "I mean you really don't **know** my husband's work." (Bolded word was missing).

MOTION BY MRS. DOWDLE FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MRS. WILKEY.

MOTION CARRIED UNANIMOUSLY.

IV Administration of the Oath to all persons who wish to testify:

Mrs. Delp administered the oath to all those present who wished to testify today.

V Public Hearings:

A. Application for Certificate of Appropriateness #28-2000 (deferred from October and November) Renovation, addition, demolition

Owner/Applicant: 455 North County Road Inc.

Address: 455 North County Road

Architect: In-Architecture, Inc. Anthony Tzamtzis

Project Description: Request approval of the following:

1. Demolition of newer additions on existing building, detached two story garage, staff quarters, carport, pool cabana and pool
2. Total renovation, restoration of existing main residence
3. Addition to existing main residence
4. Restoration of existing beach cabana
5. Other associated changes as presented

*****PLEASE NOTE THE APPLICANT REQUESTS DEFERRAL TO THE APRIL, 2001 MEETING*****

1. At the October meeting, there was a motion for approval of the project as presented, with the proviso to add a door where the window is now on the ocean side on the northeast side, and that the little balcony shed roof has open fenestration instead of the closed wall (the closet area), and that the small wall where the secondary garage is closed on the east side of the north facade should be a solid wall, and just giving a standard Certificate of Appropriateness.
2. There was also a motion to leave the roof break up to the applicant's discretion, and when the applicant returns with the landscape plan, he should present the study of the railing and the entrance.
3. There was also a motion that the demolition of the outbuildings and anything on the site, as requested for demolition, is approved as presented.
4. There was also a motion that the cabana, tennis pavilion, tennis court, landscape/hardscape, and swimming pool be deferred to a later date. (Since no date certain was specified, the item had been placed on the November agenda.)
5. At the November meeting, there was a motion for deferral to December.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATIONS: None declared

MOTION BY MRS. DOWDLE FOR DEFERRAL TO THE APRIL MEETING.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness #30-2000,
Awning change

Owner/Applicant: Mrs. Dorothy Slover

Address: 200 Phipps Plaza #5A

Contractor: Todd Moran, American Awning

Project Description: Request approval of change of awning color associated with awning recover, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Todd Moran of American Awning Company presented this request to change the color of an existing beige/cream awning to peach. Mr. Frank stated that he had looked at this project for staff approval, but felt the new color was too strong. He did not feel comfortable giving a staff approval on this change, and brought it before the LPC for review. It was suggested that Mr. Frank, together with a member of the LPC, review the awning color on site to make a final determination of appropriateness.

MOTION BY MRS. WILKEY FOR APPROVAL OF THE COLOR CHANGE AS PRESENTED, WITH THE PROVISIO THAT AN ON SITE REVIEW OF THE COLOR IS ACCEPTABLE TO BOTH MRS. ALBARRAN DE MENDOZA AND MR. FRANK.

MOTION SECONDED BY MR. PYMS.
MOTION CARRIED UNANIMOUSLY.

- C. Application for Certificate of Appropriateness # 31-2000,
Change to landscape plan
Owner/Applicant: Mr. and Mrs. David Koch
Address: 150 South Ocean Boulevard
Architect: Smith Architectural Group
Project Description: Request approval of change to northeast corner of previously approved landscape plan deleting the reflecting pool and fountain, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mr. Pandula had spoken to Maura Ziska, Attorney, relative to this matter.

Attorney Maura Ziska and Landscape Architect, Mario Nievera, were present on behalf of this project. Ms. Ziska stated that the landscape plan had originally been approved in June of 2000. Within that approval there was a reflecting pond and fountain planned for the northeast corner of the property. Today, she requested a modification to that original approval which would keep the existing approval intact, and also allow the northeast corner to be sodded only, i.e., temporarily deleting the reflecting pool and fountain. This request was being made due to circumstances related to the completion of the home and obtaining a Certificate of Competency. With this dual approval, the owner will be able to sod the area, obtain a Certificate of Competency and then later install the reflecting pool and fountain as originally planned (provided it is prior to the expiration of the CoA.)

MOTION BY MRS. ALBARRAN DE MENDOZA FOR APPROVAL OF THE MODIFICATION TO THE PREVIOUSLY ISSUED COA, AS PRESENTED.

MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.

VI Designation Hearings:

This Designation Hearing is transcribed partially in paraphrase and partially verbatim. Verbatim portions are noted by the speaker's name at the left margin.

Item 1: 250 Sanford Avenue

Owner: Mr. Matthew B. Lorentzen

Mr. Frank verified that proof of publication and proper legal service had been achieved with respect to this hearing. Mr. Frank testified that the property at 250 Sanford Avenue meets the following criteria for landmark designation:

- (c) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmen.
- (d) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

JANE DAY, STAFF PRESERVATION CONSULTANT: Good morning. The house at 250 Sanford Avenue was brought forward by the owner. This is a tax abatement project, and the plans for the renovation of this particular house have already been looked at and approved by this commission under the process. This is the formal designation of this house. The house, as Tim suggested, was designed by Wyeth and King in 1940. 1940 was an important year in the development of the north end of the island. The John Sanford Estate was sub-divided. That estate was called Los Incas. E.B. Walton bought a portion of that land and platted it under Walton's Addition. Building permits in the town, specifically Building Permit #8440, which was pulled on June 8, of 1940...it's either the first or the second house that was done in that addition. Walton hired Wyeth and King to work on the houses that were built, originally by speculation. This particular one was not. It was built for the Wideman family. As it also says in the report, this is a good example of the Monterey style. The Monterey style was developed in northern California. It was important from about 1925 to 1950, and it really exemplified what happened to Spanish architecture with the cantilevered balcony over the front entryway. And then as it disperses around the United States, it picks up different design elements...some British Colonial, some Spanish from other areas of the country. This particular one is a good example of the British Colonial adaptation of the design. It has six over six shuttered windows. It also has, besides the cantilevered balcony and the wrought iron railing, has a garage wing that extends to the west of the property. The chimney is also on the west end, and it's a low pitched side gable roof which is also typical of the style. This is important, not only for the architecture, but as Tim said, the design firm of Wyeth and King, and also E. B. Walton has been recognized as a master builder in the town, and since this is one of the first houses in this particular development, Walton's Addition, it represents that as well. Any questions about the report?

MOTION BY MRS. WILKEY THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. DOWDLE THAT THE PROPERTY AT 250 SANFORD AVENUE BE RECOMMENDED TO THE TOWN COUNCIL FOR DESIGNATION AS A LANDMARK OF THE TOWN OF PALM BEACH, AND THAT THE CRITERIA, AS PRESENTED, BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

VII Other Business:

- (a) Distribution of copies of Designation Report(s) for January, 2001 meeting

Copies of the Designation Report for 230 Pendleton Avenue were distributed to members of the commission. Mrs. Day noted that this owner is interested in the tax abatement program.

- (b) Informal Review: 331 South County Road, Café L'Europe
Awning Change

No one was present on behalf of this item when it was called. Nor was anyone present after Item (C) (below). Mr. Frank suggested that Mrs. Delp try to contact the gentleman from Hoover Awning, and that the LPC should take a ten minute break.

There was a short recess from 9:17 a.m. to 9:30 a.m. at which point the meeting re-convened.

Upon re-convening, there was still no one there to present this item, though Mrs. Delp had reached the gentleman by phone. Mr. Frank commenced the presentation. He stated that the LPC had previously approved an awning with a flat end. The restaurateur, however, would prefer a bullnose awning with a rounded end. The LPC having no objections to the change, referred this matter back to staff for staff approval.

- (c) Special Guests
Mr. Frank introduced Ken and Dina Freeman, Planners from England, who are on holiday in the United States and are interested in watching planning in action in this country.

Mr. Moore also introduced another special guest, a Town resident and graduate of the Middle School of the Arts, who is currently enrolled at Andover. Kathy Rampell was present with her uncle, Paul Rampell, to observe today.

- (d) La Ronda-444 North Lake Way
Mr. Pandula stated that it is his understanding that the landmark designation ratification hearing will either be heard in January or February, 2001. Mr. Moore commented that another attorney has been hired to assist in the opposition to the designation, Attorney Ron Kolins. Mr. Kolins had written Thomas Bradford, Acting Town Manager, requesting that the ratification hearing be postponed to the March, 2001 Town Council meeting. Mr. Moore responded to that request on Mr. Bradford's behalf stating that the Town was not in a position to grant the request for postponement to March (due to the schedules of the Town's experts), but was able to allow a postponement to the February, 2001 Town Council meeting. Mr. Kolins, on behalf of this client, has been asked to respond in writing to the offer of February. Failing acceptance of the February date, the Town will proceed with

scheduling this hearing for the January, 2001 Town Council meeting. The LPC members asked to be notified as to the date this matter will be heard by the Town Council, as they had previously been encouraged to attend that Town Council meeting to speak in favor of the designation.

VIII Adjournment:

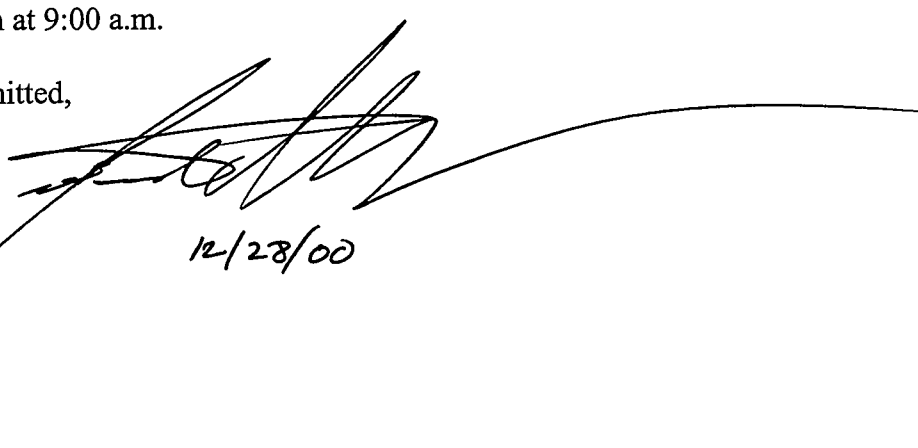
The meeting adjourned at 9:38 a.m. without benefit of a motion.

The next meeting of the Landmarks Preservation Commission will be held on **WEDNESDAY, January 17, 2001** in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach at 9:00 a.m.

Respectfully submitted,

Eugene Pandula

cmd



12/28/00

TOWN OF PALM BEACH

ATTENDANCE RECORD (2000)

MEMBERS	1/00	2/00	3/00	4/00	5/00	6/00	7/00	8/00	9/00	10/00	11/00	12/00
Jeffery W. Smith	P	P	P	***Resigned***	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Eugene Pandula	P	P	P	P	P	P	P	P	P	P	P	P
Elizabeth Dowdle	U	P	P	P	P	P	P	P	P	P	P	P
Sari M. Wilkey	P	P	P	P	P	P	P	U	U	P	P	P
Jacqueline Albarran de Mendoza	P	P	E	P	P	P	P	P	P	P	P	P
Ann Vanneck	P	P	P	P	P	P	P	P	P	P	P	U
Ann Blades	P	P	P	P	P	P	P	P	E	P	P	E
Jack Pyms	see below----			P	P	U	P	P	P	P	P	P
ALTERNATES	1/00	2/00	3/00	4/00	5/00	6/00	7/00	8/00	9/00	10/00	11/00	12/00
Nikita Zukov	P	P	P	P	E	P	P	U	P	E	P	P
Judy Hoffman	P	P	P	P	E	P	P	P	P	P	P	P
Jack Pyms	P	P	P	(appt. as regular member)						--		
Laurel Baker	n/a	n/a	n/a	E	P	P	P	P	P	U	P	P

LEGEND: P = Present
 E = Excused Absence
 U = Unexcused Absence
 A = Absence Pending Classification as "Excused" or "Unexcused"

TOWN OF PALM BEACH

RECORD OF VOTING CONFLICTS (2000)

MEMBERS	1/00	2/00	3/00	4/00	5/00	6/00	7/00	8/00	9/00	10/00	11/00	12/00
Jeffery W. Smith		VPD2										
Eugene Pandula	V1			V1 VPD1								
Elizabeth Dowdle												
Sari M. Wilkey												
Jacqueline Albarran de Mendoza												
Ann Vanneck												
Ann Blades												

ALTERNATES	1/00	2/00	3/00	4/00	5/00	6/00	7/00	8/00	9/00	10/00	11/00	12/00
Nikita Zukov												
Judy Hoffman												
Jack Pyms												

LEGEND: V = One Voting Conflict during a meeting
 V2 = Two Voting Conflicts during a meeting
 V3 = Three Voting Conflicts during a meeting
 And so on...

VPD = Voting Conflict Previously Declared
 (This category to be used when a
 conflict has been declared at a
 previous meeting, and the changes
 being reviewed are part of an ongoing
 renovation project. ONLY () UNT ORIGINAL
 DECLARED CONFLICT FOR ONGOING PROJECTS
 PER JOHN C. RANDOLPH, TOWN ATTORNEY)