

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, DECEMBER 15, 2004 AT 9:00 A.M.

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

I **Call to Order:** Wendy Victor, Secretary and Acting Chairman, called the meeting to order at 9:00 a.m.

II **Roll Call:**

PRESENT:

Ann Blades, Vice Chairman
Wendy Victor, Secretary
Ann Vanneck, Member
Jack Pyms, Member
Judy Hoffman, Member
Patrick Segraves, Member
William Lee Hanley Jr., Alternate Member
Robert T. Eigelberger, Alternate Member
Eileen L. Morris, Alternate Member
Sterling Clarke, Town Attorney representative
Robert L. Moore, Dir. of Planning, Zoning & Bldg. @ 9:05 a.m.
Timothy M. Frank, Planning Administrator
Jane Day, Staff Preservation Consultant

ABSENT:

Eugene Pandula, Chairman (Unexcused)

RECORDING SECRETARY: Cynthia M. Delp

Let the record show that a court reporter, Ms. Vanessa Kernick, was present for the item relative to 143 Clarendon Avenue.

III **Approval of the Minutes of the November 17, 2004 Meeting:**

MOTION BY MRS. BLADES TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. HANLEY.

MOTION CARRIED UNANIMOUSLY.

IV Administration of the Oath to all persons who wish to testify: By Mrs. Delp

V Public Hearings:

A. Application for Certificate of Appropriateness # 22-2004.
Reconstruction (deferred from October and November 2004)

Owner/Applicant: Robert Echele & Robert Gease

Address: 143 Clarendon Avenue

Architect: Lee Kvarnberg

Project Description: Request approval of the following:

This is a reconstruction of an "as built" landmarked accessory structure, garage, using the same building materials with respect to the Secretary of the Interior's Standards for rehabilitation and reconstruction. The owners are using the same footprint. Other associated changes as presented.

Please note this matter was discussed informally at the August meeting. At the October meeting, there was a motion to defer this project to the November meeting, with the request for a peer review of the structural engineer's report, with the understanding that the cost for such a review is to be paid by the applicant. At the November meeting, there was a motion for deferral for re-study with the suggestion to take back to the client that the architect reconstruct the original Fatio plans, and if an addition is desired, it must be appropriate.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

As Mr. Randolph, Town Attorney, was not present when the item was called, and since a court reporter was present for this item, the Chairman asked whether this item could be moved to later in the agenda, after the Town's attorney was present. The applicant agreed to the delay.

MOTION BY MRS. VANNECK TO MOVE THIS ITEM TO LATER IN THE AGENDA, AFTER THE TOWN ATTORNEY HAD ARRIVED.

MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

Please note that after Item F., the hearing for this item was continued.

Attorney Reginald Stambaugh identified himself as a preservation lawyer and a real estate specialist. He listed his qualifications relative to preservation. While he normally stands on the side of preservation, he felt that this case is different and distinct. He referenced the Designation Report (made a part of the record) and other letters in the file. The two engineers' reports, calling for the garage building to be razed, were also made a part of the record. He stated that in the minutes of the LPC meetings, a distinction was made between the treatment of the main house and the accessory garage. Mr. Stambaugh maintained that the Master Site File form references no outbuildings at all, and the Designation Report includes no photos of the garage building. He also compared this accessory building to a non-contributing building within an historic district, and suggested that the LPC may be acting outside its jurisdiction relative to the

garage building.

Mr. Eigelberger stated that no comparisons should be made to a historic district in this case as the main house and garage building were all designed at one time by the architect.

Mr. Moore stated that the Town takes the position that the entire property is landmarked, as evidenced by the legal description recorded in the Palm Beach County records, regardless of whether the Historic Sites File references the garage building or not. Staff disagrees with Mr. Stambaugh in his claim that the LPC does not have jurisdiction over the garage.

Mr. Stambaugh stated that the purpose of historic preservation is to encourage restoration of historic buildings. If the LPC makes it so burdensome to the property owner to restore a historic property, people will not buy historic properties. In this particular case, this garage building needs to come down.

Mrs. Day addressed Mr. Stambaugh's statements relative to the Master Site File form. She noted that these surveys were completed from the street, without access to the property. She stated that the 1997 Master Site File form and the 1999 Designation Report were written from the public access. Neither she, nor her staff, was invited onto the property; thus, the emphasis on the main house in both documents. In fact, the most current Master Site File form does not include outbuildings at all. Acknowledging that this garage building must come down, Mrs. Day stated that it should be reconstructed according to the Fatio plans as the best preservation solution. Another option would be to allow the owner to keep the 200 sq. ft. addition which was added to the existing building. No new drawings were submitted to the Town for a revised design even though that was the LPC's request last month.

At this point, the property owner, Mr. Bob Echele, addressed the LPC. He stated that he and his partner have been involved in historic restorations for the past 30 years, and have owned landmarked properties in the Town as well as other parts of the United States. In fact, he had owned another Fatio at 424 Brazilian Avenue, which he ultimately had landmarked. Mr. Echele could not believe that the garage structure at 143 Clarendon had not yet been approved for demolition after several months of hearings before the LPC. His primary concern was a fear of being sued if the deteriorated garage structure were to fall down and injure someone. He relayed his exasperation with the process, and had instructed his architect not to take any further action, or develop new plans, until after he had addressed the LPC today.

The LPC responded by asking the owner how he plans to rebuild the structure, and clarified that they want to see an acceptable replacement plan before demolition is permitted. The owner vowed that he will rebuild it in a design which is acceptable to the LPC, but he wants it demolished to alleviate his legal liability. While the owner's pledge was well received, Mr. Moore noted that the plans to reconstruct the building should have been submitted to the LPC for review. The owner then promised to rebuild the structure as closely as possible to the Fatio plans. Mr. Moore countered with explaining that plans need to be submitted to the LPC, as was requested at last month's meeting. The architect must now submit the plans and return next month for approval. Mr. Moore promised to expedite the related building permit application and plans so that it could be permitted within 24 hours of submission at no additional charge to the

owner. Mrs. Vanneck recalled that at the very first meeting relative to this matter, the LPC had suggested that the design return to the original Fatio.

Mr. Frank attempted to clarify the available options. He stated that it would appear that the LPC will authorize the reconstruction, if the plans for reconstruction follow the original Fatio plans. On the other hand, the LPC could review new plans for the garage structure which might include the additional 200 square feet gained via the earlier inappropriate addition. It should be noted that Mr. Kvarnberg's original submission, including the 200 square feet addition, was unacceptable to the LPC. Mr. Eigelberger commented that it would set a very bad precedent to allow the demolition before replacement plans are approved. He suggested that a bond be required from the owner to insure that the replacement building is completed.

Mr. Stambaugh reiterated that the owner is now acquiescing to the LPC's wishes to rebuild according to the Fatio plans, but wants approval for the demolition as well. The LPC asked why, then, the plans were not prepared for this meeting, as that was the instruction to the architect at last month's meeting. Mr. Echele explained that he told the architect to stop. Today, with a clearer understanding, he will submit the plans, as requested, according to the original Fatio. Mr. Moore acknowledged that the original Fatio plans will not meet today's building codes, so the owner and architect will have to replicate the building as closely as possible. As for requiring a bond, Mr. Moore noted that all demolitions require a bond, and this one would be for reconstruction as well. Finally, Mr. Moore strongly recommended that the LPC not grant the demolition prior to the review of the plans for reconstruction.

Let the record show that Mr. Randolph entered the Council Chambers at 10:20 a.m., and took a seat in the audience.

Mr. Moore asked the architect how soon he could develop plans, applying the Florida Building Code as amended by the Town of Palm Beach, for permit submission. Mr. Kvarnberg responded that this would take approximately one week. Mr. Moore reiterated that the Building Department would expedite the permit plans so they are ready to be issued when the Certificate of Appropriateness is issued.

Addressing the issue of liability, Mr. Moore commented that it is the owner's responsibility to secure the structure from trespassers, etc. Neither the Town, nor the LPC share in that liability.

Mrs. Vanneck and Mrs. Victor summarized that the applicant is to return next month with a new set of plans for the reconstruction knowing that it is the LPC's recommendation to rebuild according to the original Fatio plans, and that no demolition of the garage structure is to take place.

Mr. Stambaugh thought the architect could proceed on the basis of the original Fatio drawings in the Town's records. Mrs. Day clarified that the Town records have elevations only, and Mr. Kvarnberg needs to produce working drawings which meet current code. He should, however, follow the Town's elevation drawings for the new design.

Mrs. Day reported, relative to the main house, that as of 8 a.m. today, workmen were present at

the job site, and the second story is covered and protected from the elements.

① **MOTION BY MR. PYMS TO APPROVE THE DEMOLITION OF THE GARAGE SUBJECT TO A SET OF CONSTRUCTION PLANS BEING SUBMITTED TO THE BUILDING DEPARTMENT SUBSTANTIALLY IN COMPLIANCE WITH THE DESIGN OF THE ORIGINAL FATIO DESIGN.**

Mr. Moore explained that the motion, as stated, would leave design approval to the staff, and he recommended against that motion.

MOTION DIED FOR LACK OF A SECOND.

Mr. Moore suggested a similar motion that added a deferral provision to next month's meeting for final approval.

2 { **MOTION AMENDED BY MR. PYMS TO DEFER THIS APPLICATION TO NEXT MONTH WITH THE UNDERSTANDING THAT THE OWNER WOULD HAVE A COMPLETE SET OF CONSTRUCTION DRAWINGS, (BASED ON THE FATIO DESIGN AS CLOSELY AS POSSIBLE AND MEETING TODAY'S BUILDING CODES), PRESENTED TO THE BUILDING DEPARTMENT PRIOR TO THE NEXT LPC MEETING; AND, THAT THE LPC WOULD APPROVE THE DEMOLITION AND RECONSTRUCTION UPON SATISFACTORY REVIEW OF THOSE PLANS.** }

① **MOTION SECONDED BY MR. HANLEY.**

MOTION CARRIED 6-1, WITH MRS. VANNECK VOTING AGAINST THE MOTION.

- B. Application for Certificate of Appropriateness #23-2004,
Landscape/Hardscape (deferred from October and November)
Owner/Applicant; Power-Love Associates
Address: 256 Worth Avenue
Landscape Design: Greencare Landscape
Project Description: Request approval to construct a waterfall, water gardens, bridge, and landscaping in the Gucci courtyard, and other associated changes as presented.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

At the applicant's request, this matter was deferred from the October meeting to the November meeting. Please note that the applicant's representative, Mr. Brian House, has requested an additional deferral to the January meeting.

It was noted that this would be the third deferral of this item, and that, to date, suitable drawings have not yet been submitted to the Town.

MOTION BY MRS. VANNECK FOR DEFERRAL TO THE JANUARY MEETING, WITH THE UNDERSTANDING THAT IF NO ONE IS PRESENT AT THE JANUARY MEETING, WITH SUITABLE DRAWINGS, THE APPLICATION WILL BE REMOVED FROM THE AGENDA.

**MOTION SECONDED BY MRS. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

- C. Application for Certificate of Appropriateness #25-2004,
Landscape/Hardscape & Modifications to previous approval (deferred from Oct.
and November 2004
Owner/Applicant: Avram and Jill Glazer
Address: 5 Middle Road
Architect: Thomas M. Kirchhoff, AIA, P.A.
Morgan Wheelock, Landscape Architect
Project Description: Request approval of the following:
1. New Landscape Plan: The landscape design will remove existing, overgrown, out of character plant material, relocate quality material in conflict with new construction or hardscape design, and preserve existing material complementary to the overall design.
 2. New Hardscape Plan: Includes a new swimming pool, spa and fountain; new terrace area, service drive and front drive materials
 3. The second (existing) curb cut on Middle Road will be reopened to re-establish the loop drive previously closed. Both driveways on Middle Road will have operable metal gates.
 4. Changes to the description of improvements which received a Certificate of Appropriateness at the May 19, 2004 LPC Meeting, specifically changes to the four bay garage, changes to the east wing addition, and changes to the existing gambrel roof housing staff bedrooms and bath.
 5. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION.

The application indicates that this is a tax abatement project.

At the October meeting, there was a motion for approval of the landscape and hardscape, as presented, without raising the walls, and with bringing the west Ficus hedge down (in height), and with keeping the driveway gates on the same plane, and having the applicant return with lighting, gates, and fountain details. The architectural changes presented were approved.

Please note that the architect has verbally requested, via Mr. Frank, a deferral to the January meeting.

Mr. Frank explained that due to the hurricanes, there have been some changes to the plans which require the coordination of the architect and landscape architect, and they have not been able to

finalize the plans for presentation. As such a deferral is requested.

**MOTION BY MR. PYMS FOR DEFERRAL TO THE JANUARY MEETING.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

D. Application for Certificate of Appropriateness #28-2004,
Courtyard modifications (deferred from November 2004)

Owner/Applicant: New Bradley House Ltd.

Address: 280 Sunset Avenue

Architect: Brower Architectural Associates Inc.

Project Description: Request approval of the following:

1. New landscape and hardscape in courtyard and united adjacent spaces
2. Re-alignment of existing fountain on axis
3. Re-define courtyard space by relocation of front wall, planters and material patterns
4. New materials include: Chicago brick, key stone, bronze deck drain and various landscape materials
5. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mrs. Blades, Mrs. Hoffman and Mrs. Victor stated that they had visited the site.

No one was present on behalf of this project. Mr. Frank stated that he had spoken to the architect yesterday. The Coco's staff has cleaned up the courtyard, and has replaced some plant material. Mr. Frank noted, however, that there is seating in the courtyard which was not part of the approval for the restaurant. As such, this presents a code enforcement issue and a zoning issue. The architect, Mr. Brower, was unaware of the outdoor seating issue, and since it would affect his design, he requested a deferral to the January meeting. Mr. Moore confirmed that there has been no application or approval for outdoor seating at Coco's, and he advised Mr. Frank Lynch, Coco's attorney, of the situation. Any outdoor seating would require special exception approval from the Town Council.

Mrs. Vanneck recalled that Mr. Moore had stated, in a previous meeting, that no outdoor seating was permitted under the current approvals for the restaurant. She also noted that the LPC has wanted the property owner of the Bradley House to come to an LPC meeting to discuss the maintenance of the building.

MOTION BY MRS. VANNECK TO DEFER THIS MATTER TO THE JANUARY MEETING, TOGETHER WITH THE REQUEST THAT STAFF MAKES IT VERY PLAIN THAT THE OWNER OF THE BRADLEY HOUSE, OR HIS REPRESENTATIVE, ATTORNEY RON KOLINS, ATTEND THE JANUARY MEETING; OR IT WILL BE REMOVED FROM THE AGENDA.

It was noted that the west facade paint is peeling and unsightly, and leftover conduits must be removed from the Coco's facade. Mr. Moore responded to the paint issue stating that the Town

interrupted the painting process when it required the removal of the scaffolding at the site until after the season so the public could use the sidewalk. Returning to the subject of the courtyard, Mr. Moore added that customers cannot be served food or beverages in the courtyard, but they cannot be prevented from congregating in the courtyard. If there is any violation of the outdoor seating agreement, the restaurant would be cited for zoning approval.

**MOTION SECONDED BY MESSRS. PYMS AND HANLEY SIMULTANEOUSLY.
MOTION CARRIED UNANIMOUSLY.**

- E. Application for Certificate of Appropriateness #31-2004,
 Paint Color
 Owner/Applicant: Mr. and Mrs. Peter Tigges
 Address: 800 South County Road
 Architect: Smith Architectural Group, Inc.
 Project Description: Request approval for new exterior paint color, changing from Benjamin Moore White Dove to Benjamin Moore #054 (a light terra cotta), and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Architect Jeffery W. Smith presented this request. He explained that the house experienced a lot of damage during the hurricanes, and needs to be re-painted. His clients have admired the paint colors of another Palm Beach home (photo shown to LPC), and have chosen to use the same color palette. In addition to the two colors listed above, the window framing will be painted green (Benjamin Moore #454).

Mr. Smith announced that his clients would like this to be a tax abatement project. Mrs. Day noted that no tax abatement applications were received by the Town. She doubted that the paint work would cause the Tax Assessor to raise the assessment on the property, but stated she would check with the Tax Assessor about this. If it can move forward as a tax abatement, at least it has been announced at this meeting, and the paperwork may follow. If no abatement would be granted for re-painting, Mrs. Day will advise Mr. Smith and/or his clients.

MOTION BY MR. HANLEY FOR APPROVAL OF THE COLORS, INCLUDING THE GREEN FOR THE WINDOWS.

**MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.**

Let the record show that Ms. Sterling Clarke was now present serving as Town Attorney.

F Application for Certificate of Appropriateness #32-2004.

Doors

Owner/Applicant: The Breakers Palm Beach Inc.

Address: 1 South County Road

Architect: Peacock and Lewis, Mr. Steve Pollio

Project Description: Request approval for removal of existing aluminum, automated doors, which are located at The Breakers south entrance. Work will include refurbishment of the existing ornamental 12 ft. doors, along with installation of new mahogany wood and glass doors to match the Breakers main entry doors, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Architect Steve Pollio presented this request for the Breakers as described above. He explained that the existing outer ornamental doors will be kept propped open to allow light to enter the building through the new automated wood/glass doors. He noted that the ornamental door actually serves as hurricane protection for that opening.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. BLADES.

MOTION CARRIED UNANIMOUSLY.

The LPC asked whether this was a tax abatement project, since most of the Breakers projects are so. Mr. Pollio answered that he did not know. Mrs. Day stated that she has received no application for tax abatement, and has had no contact with Breakers staff who typically handle such issues.

Mrs. Victor asked about the proposed renovation of the cabanas. Mr. Moore explained that the cabanas are not under the LPC's jurisdiction as the only part of the building that is landmarked is the west elevation. Mr. Eigelberger then asked why this south entrance was heard today. Mr. Frank responded that these doors are part of a structure that received tax abatement.

VI Other Business:

A. Designation Hearing: Everglades Island Gates

Owners: Town of Palm Beach and Everglades Club

(Deferred from April 21, 2004 and November 17, 2004)

Please note that the attorneys representing the Everglades Club have requested an additional deferral.

Mr. Frank read a letter into the record from Michael S. Tammaro, Esq., Attorney for the Everglades Club, wherein the deferral was requested.

MOTION BY MRS. HOFFMAN FOR DEFERRAL TO JANUARY AT THE REQUEST OF THE ATTORNEY FOR THE EVERGLADES CLUB.

MOTION SECONDED BY MRS. BLADES.

MOTION CARRIED UNANIMOUSLY.

B. Staff Report: 1100 South Ocean Boulevard, The Mar-a-Lago Club
Stucco

Mr. Frank stated that he contacted Tercilla Courtemanche, architects for the project, relative to the concerns about the stucco on the ballroom. Mr. Courtemanche responded that he would draft a letter to the owner's representative, Mr. Sean McCabe, requesting modification to the stucco to make it more smooth. (Mr. Frank read the letter into the record.) To date, there has been no response from the owner or his representatives.

Mr. Frank noted that the type of stucco was not specified when the building received approval. As it is different, it does meet the Secretary of the Interior's Standards. Mr. Frank also stated that Mr. Courtemanche does not particularly like the stucco texture either, as he felt it was too horizontal, and should have been more random.

Mr. Eigelberger inquired as to what the Town is doing about the increase in new signs and posts appearing along the Town's major roadways. Mr. Frank responded that he has already been directed to study the matter. Mr. Eigelberger offered his assistance, if needed. Ms. Maia Gaillard, speaking for herself, added that signs are very carefully regulated in Nantucket, to the point that they must be handpainted. She also offered her assistance. Mrs. Blades thought that the Royal Poinciana Association would also be interested in helping with this project. Mr. Frank noted that even the DOT recognizes that there is a problem, and will work with the Town to effect a change.

Mrs. Day stated that she will give speak for approximately one-half hour at the end of the January meeting relative to the Historic Sites Survey which has just been completed. This is a requirement of the grant by the State of Florida.

Mrs. Victor had asked that all of the members be given a copy of the Four Winds Investigative Panel final report. Copies were distributed to the members. She suggested that perhaps an LPC workshop on the report be scheduled in the afternoon on the date of the next LPC meeting. Mr. Moore commented that he sees no benefit to any further finger-pointing relative to Four Winds by any group or individual, as there is enough fault in this matter to be shared by many. Staff has already taken measures to ensure that this does not happen again. He was very pleased with the work of the panel, and felt the report was very well done. The goal of the report is for us to look at the process, and make whatever changes are necessary. He felt it was necessary for the LPC to convey to the Town Council whether the LPC should be user friendly or more stringent. Another issue for discussion is whether owner consent should be required for a property to be landmarked. He urged the LPC members to attend the Town Council's workshop relative to the matter, and finally, encouraged the LPC to move forward. Mr. Moore anticipated that the Town Council's workshop would probably be set for a date after the February elections, but it is on their January 2005 agenda for discussion. The LPC

collectively agreed to discuss this matter further, but only after the Town Council holds their workshop.

Mr. Moore assured the LPC that the staff works on their behalf. If staff sees a problem looming, staff will be more forceful in identifying the problem and bringing it to the attention of the LPC. Mrs. Victor noted that the Town Council has stated that the LPC should follow staff's recommendations.

Regarding the Palm Beach Public School, which has been demolished, the LPC members expressed their sadness at the loss of this landmarked structure. Mr. Moore stated that the Town has photos of the building taken prior to the demolition. The School Board will also give the Town a set of photos. He acknowledged that everyone was shocked and appalled that the building was demolished within an hour after approval.

Mrs. Hoffman noted that it was very interesting that the half demolished landmark withstood two hurricanes, which is more than can be said of new buildings erected by the School Board. It could have been saved with pilings. She felt the School Board is sending a bad message to its children. She was appalled by the School Board's attitude. Ms. Gaillard offered copies of reports/estimates from Mr. Bob Botkin to relocate the building, along with photos. Mrs. Vanneck commented that "the School Board has shown its true colors." Their quick demolition action "was really in bad form."

VII Adjournment:

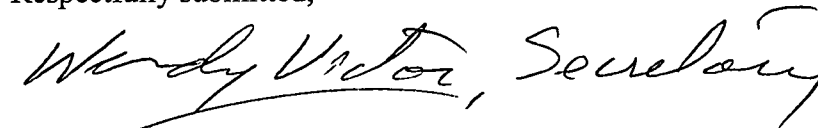
MOTION BY MR. PYMS TO ADJOURN AT 11:05 A.M.

MOTION SECONDED BY MRS. BLADES.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, January 19, 2005 at 9:00 a.m. in the Town Council Chambers, second floor, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,



Wendy Victor, Secretary and Acting Chairman
LANDMARKS PRESERVATION COMMISSION

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**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

ATTENDANCE RECORD 2004

MEMBERS	1/04	2/04	3/04	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11//04	12/04
Eugene Pandula	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_n/a_</u>	<u>_P_</u>	<u>_P_</u>	<u>_U_</u>
Sari M. Wilkey	<u>_E_</u>	<u>_P_</u>	(Term expired)									
Ann Vanneck	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_U_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_n/a_</u>	<u>_P_</u>	<u>_U_</u>	<u>_P_</u>
Ann Blades	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_U_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_U_</u>	<u>_n/a_</u>	<u>_E_</u>	<u>_P_</u>	<u>_P_</u>
Jack Pyms	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_E_</u>	<u>_P_</u>	<u>_n/a_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>
Judy Hoffman	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_E_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_U_</u>	<u>_n/a_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>
Patrick Segraves	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_E_</u>	<u>_n/a_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>
Wendy Victor	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_U_</u>	<u>_P_</u>	<u>_P_</u>	<u>_n/a_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>
ALTERNATE MEMBERS	1/04	2/04	3/04	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11/04	12/04
William Lee Hanley Jr.	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_n/a_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>
Robert T. Eigelberger	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_U_</u>	<u>_n/a_</u>	<u>_E_</u>	<u>_P_</u>	<u>_P_</u>
Eileen L. Morris	<u>_n/a_</u>	<u>_n/a_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_U_</u>	<u>_P_</u>	<u>_n/a_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>

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

**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

RECORD OF VOTING CONFLICTS 2004

MEMBERS	1/04	2/04	3/04	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11/04	12/04
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Eugene Pandula	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	<u>V1</u>	_____
Sari M. Wilkey	_____	_____	(Term expired									
Ann Vanneck	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Ann Blades	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Jack Pyms	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Judy Hoffman	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Patrick Segraves	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Wendy Victor	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

ALTERNATE MEMBERS	1/04	2/04	3/04	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11/04	12/04
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William Lee Hanley Jr.	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Robert T. Eigelberger	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Eileen L. Morris	n/a	n/a	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

LEGEND:

V	=	One Voting Conflict during a meeting
V2	=	Two Voting Conflicts during a meeting
V3	=	Three Voting Conflicts during a meeting

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 project. ONLY COUNT ORIGINALDECLARED CONFLICT PER JCR, TOWN ATTORNEY)
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