

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., WEDNESDAY, NOVEMBER 15, 1995

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

✓ I. Call to Order: The meeting was called to order at 9:04 a.m.
by Chairman Jeffery W. Smith

✓ II. Roll Call:

PRESENT: Jeffery W. Smith, Chairman
William S. Gubelmann, Vice Chairman
Eugene Pandula, Secretary
Anne G. Metzger, Member
Jacqueline Albarran de Mendoza, Member
Joanna Frost-Golino, Member
Arthur Silverman, Member
Jane R. Grace, Alternate Member
Elizabeth Shields, Alternate Member (arrived 9:06)
Anne Keresey, Alternate Member (left at 11 a.m.)
Robert L. Moore, Director of Planning, Zoning &
Building
Timothy M. Frank, Planner/Projects Coordinator

Let the record show that Mr. John C. Randolph, Town Attorney, was present for some portions of today's meeting.

RECORDING SECRETARY: Cynthia M. Delp

Mr. Frank stated that he had received a letter from Elizabeth Shields regarding her absence last month. As she indicated that her absence was due to illness, this absence is excused.

A lengthy discussion ensued, initiated by Mr. Gubelmann, regarding meeting attendance/voting conflicts. Mr. Gubelmann stated that he felt the members of the Commission were "being treated like school children," with respect to attendance; that the Commission members serve without compensation; and that there is an LPC season, beginning in November, in which the bulk of business, especially landmark designations, are handled. Mr. Smith, Mrs. Keresey, Ms. Shields, and Mrs. Frost-Golino echoed these sentiments, making additional points, i.e., having a quorum has not been a problem for at least the past fifteen years; the rules should not be so stringent; it is typical now, and always has been, that Residents spend certain times of the year at their other residences which are out of state or out of the country; that new conditions should be imposed upon new members rather than existing members; that a qualified commission membership should not be outweighed by attendance/voting conflict regulations, as the strength of the Commission could possibly be diluted.

Mr. Moore attempted to explain the reasons why the new ordinance relative to attendance/voting conflicts was suggested and approved. He stated that the matter was well advertised and noticed in the newspaper, and that any interested parties were certainly welcome to comment during discussions prior to approval of the ordinance. He explained that if the members are serious in their displeasure with the ordinance, they might contact the Town Council by individual letter, or via a letter from the Chairman representing the Commission, or the LPC could, in fact, request a joint meeting with the Town Council (which ARCOM members could likewise attend) to discuss this very issue with the intent to possibly change the ordinance.

MOTION BY MRS. FROST-GOLINO REQUESTING THAT A JOINT MEETING WITH THE TOWN COUNCIL BE SCHEDULED TO DISCUSS THE ATTENDANCE/VOTING CONFLICT REQUIREMENTS AS ESTABLISHED BY ORDINANCE #12-95, AND THAT THE CHAIRMAN OF ARCOM BE CONTACTED TO DETERMINE IF THE ARCOM MEMBERS ARE INTERESTED IN ATTENDING SUCH A JOINT SESSION.

MOTION SECONDED BY MR. GUBELMANN.

MOTION CARRIED UNANIMOUSLY.

✓ III. Approval of the Minutes of the October 18, 1995 Meeting:

Mrs. Delp indicated that there was a correction to these minutes on Page 7. "Mr. Smith passed the gavel to Mr. Pandula" should read "Mr. Smith passed the gavel to Mr. Gubelmann."

MOTION BY MRS. METZGER TO APPROVE THE MINUTES AS AMENDED.
MOTION SECONDED BY MR. GUBELMANN.
MOTION CARRIED UNANIMOUSLY.

✓ IV. Public Hearings:

- ✓ A. Application for Certificate of Appropriateness No. 30-95, Exterior renovations and new pergola
Owner/Applicant: Mr. James Bridgeman
Address: 232 Phipps Plaza
Designer: Mr. Larry Ward
Project Description: Request approval of exterior renovations to the east, north and west elevations to include a new pergola in the courtyard, and other associated changes as presented

(Approval given at the August meeting, with the proviso that the following be revised for further review.)

1. The new entry porch shall match the building as to architectural details
2. Decorative grills will be used over the plate glass windows on the north elevation
3. A revised detail of the niche, in a Mediterranean style, be re-presented
4. The surrounds of the existing rectangular windows will not be elliptical arches, but the profile of the existing Gothic arch be used, and applied to the rectangular windows in a rectangular format.
5. Presentation of color sample for building.

At the September meeting, the following action was taken.
Approval of Items 1 and 5, as above.
Deferral of Items 2 through 4, and the additional niche.

At the October meeting, the following action was taken.

Approval of wrought iron grillwork as revised and presented.
Approval of concrete embellishment at the gable.

AND A DEFERRAL OF OTHER MATTERS TO INCLUDE THE NICHE DETAILS (NOTING THAT THE EDGE DETAIL OF THE ELLIPTICAL NICHE ON THE NORTH ELEVATION IS TO BE DRAWN WITH A BULLNOSE PROFILE), AND NOTING THAT THE CORBELS ARE TO BE DRAWN MORE SPREAD OUT THAN THEY ARE CURRENTLY, AND NOTING THAT THE APPLICANT IS TO RETURN WITH FULL EAST AND WEST ELEVATIONS.

Mr. Larry Ward returned to the Commission today with revised plans subject to last month's comments. In review of the changes made, the Commission commented that the corbel bracket should not touch the ground, as shown.

MOTION BY MRS. FROST-GOLINO TO APPROVE THE CHANGES AS PRESENTED TODAY. (WITH THE UNDERSTANDING THAT THE CORBELS DO NOT TOUCH THE GROUND)

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

- ✓ B. Application for Certificate of Appropriateness No. 46-95, Hurricane Shutters
Owner/Applicant: Ms. Margaretta Taylor
Address: 120 El Brillo Way
Contractor: Folding Shutter Corporation
Project Description: Request approval of rolling hurricane shutters, and other associated changes as presented

THIS MATTER WAS DEFERRED FROM LAST MONTH'S MEETING.
As no one was present on behalf of the applicant...

MOTION BY MR. PANDULA TO REMOVE THIS MATTER FROM THE AGENDA.
MOTION SECONDED BY MRS. METZGER.
MOTION CARRIED UNANIMOUSLY.

- ✓ C. Application for Certificate of Appropriateness No. 49-95, Signage and Window Changes
Owner/Applicant: Mrs. A. Jeanne Marks
Address: 264 South County Road
Contractor: Phil Rowe Signs
Project Description: Request approval of changes to identification signage, and changes to Phipps Plaza windows, and other associated changes as presented

THIS MATTER WAS HEARD INFORMALLY LAST MONTH.

Mr. Steve Rowe and Mrs. Marks were present relative to this matter. Regarding the window change, Mrs. Marks stated that she would like to change the plate glass window on Phipps

Plaza, and the side window (at right angles to the plate glass window), by adding wood mullions to the exterior of the glass in both instances. On the side door, it was suggested that six lites be used or four, with a higher sill.

Regarding the signage, changes were made since last month's informal presentation. After review of same changes, the following motion was made.

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE A SIGN READING "CARRIAGE HOUSE" ON THE NORTH SIDE OF THE BUILDING, WHICH WILL NAME THE BUILDING. (THIS SIGN IS THE SIGN WHICH WAS IN PLACE ON THE SOUTH COUNTY ROAD FACADE, LESS THE WORD "INTERIORS"); APPROVAL TO MOVE AND RE-USE THE EXISTING BLACK SCROLL SIGN EAST, ON THE NORTH WALL, TO READ "CARRIAGE HOUSE INTERIORS" WITH AN ENTRANCE ARROW LEADING TO THE REAR OF THE BUILDING (WHITE LETTERS ON BLACK); APPROVAL TO RETAIN THE EXISTING STREET NUMBER, "264," AS IS, IN ITS PRESENT LOCATION; APPROVAL FOR A SIGN TO READ "CARRIAGE HOUSE INTERIORS" ON THE ANGLED WALL IN THE REAR OF THE BUILDING IN 6.5" LETTERS; AND APPROVAL TO ADD THE DIVIDED LITES TO THE WINDOWS/DOOR IN THE REAR, WITH THE OPTION TO HAVE 6 LITES OR 4 LITES WITH A HIGHER SILL FOR THE DOOR. *(TO MATCH EXISTING WOOD MULLIONS & TRANSOM)*

MOTION SECONDED BY MR. GUBELMANN.

MOTION CARRIED UNANIMOUSLY.

- ✓ D. Application for Certificate of Appropriateness No. 50-95, Identification Signage
Owner/Applicant: James Kenan for Smythe & Boggs
Address: 232 South County Road
Contractor: Phil Rowe Signs
Project Description: Request approval of identification signage, and other associated changes as presented

Mr. Steve Rowe returned to the Commission subsequent to last month's informal review. Today's proposal, instead of individual letters, is for a plaque in dark green with gold leaf lettering. The plaque will be centered above the large window. The proposal was for 10" letters, but the LPC requested a reduction to 8".

MOTION BY MRS. ALBARRAN DE MENDOZA FOR APPROVAL AS PRESENTED, WITH THE PROVISIO THAT THE LETTERS BE 8" RATHER THAN 10".

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

✓ E. Application for Certificate of Appropriateness No. 51-95, Windows

Owner/Applicant: Ms. Marsha Kay
Address: 200 North Ocean Boulevard #6
Contractor: Brower Architectural Associates
Project Description: Request approval for revision to previous approval for courtyard windows, and other associated changes as presented

Mr. Ken Brower returned to the Commission subsequent to last month's informal review of a revision to a previous approval. Originally, two windows were approved for the north elevation and two for the south elevation. The owner has asked to leave the north elevation as approved, but on the south elevation, chooses to eliminate the two small approved windows. Instead, three roundtop windows will be added on the south elevation to add more light into the living room space. As no changes were made since last month...

MOTION BY MRS. ALBARRAN DE MENDOZA FOR APPROVAL.
MOTION SECONDED BY MR. PANDULA.
MOTION CARRIED UNANIMOUSLY.

✓ F. Application for Certificate of Appropriateness No. 52-95, Identification signage

Owner: Brazilian Realty Co. Ltd.
Applicant: J. Pierce Archer
Address: 326 South County Road
Project Description: Request approval for identification signage, and other associated changes as presented

Mr. Steve Rowe presented this request subsequent to last month's informal review of the matter. The LPC had several concerns regarding the signage presented informally. For this shop, some signage already exists which was staff approved as it matches other signage on this building. Additionally, the request is for white window lettering, with a red line, on each of the South County Road windows and lettering on the Brazilian Avenue door. The LPC thought signage on each of the three South County Road windows was too much signage, and requested one window only.

MOTION BY MRS. FROST-GOLINO FOR APPROVAL OF ONE WINDOW SIGN ON THE SINGLE WINDOW ON SOUTH COUNTY ROAD AND THE DOOR SIGNAGE ON BRAZILIAN.

Mr. Rowe requested that the sign be placed in a different window along South County Road, specifically, the southernmost window.

MOTION AMENDED BY MRS. FROST-GOLINO FOR APPROVAL OF ONE WINDOW SIGN ALONG SOUTH COUNTY ROAD IN THE SOUTHERNMOST WINDOW AND FOR THE SIGNAGE ON THE DOOR ON BRAZILIAN.

MOTION SECONDED BY MR. PANDULA.

MOTION CARRIED UNANIMOUSLY.

✓G. Application for Certificate of Appropriateness No. 53-95,
Color Change

Owner/Applicant: Mr. Paul L. Maddock Jr.

Address: 561 North Lake Way

Project Description: Request approval for exterior color change, and other associated changes as presented

Mr. Jay Maddock and Mr. Harry Gilbert, Contractor, returned to the LPC subsequent to last month's informal review. The applicant has reviewed the suggested yellow, Benjamin Moore #309, and has approved the color. They have opted to eliminate the plan to do a two tone yellow scheme in some areas of the house. The trim will be white.

MOTION BY MRS. FROST-GOLINO FOR APPROVAL OF THE YELLOW, AS SHOWN, (BENJAMIN MOORE #309) AND WHITE TRIM.

MOTION SECONDED BY MR. GUBELMANN.

MOTION CARRIED UNANIMOUSLY.

✓H. Application for Certificate of Appropriateness No. 54-95,
Window/Door changes & Signage

Owner: Mr. Thomas Campaniello

Applicant: Smith Architectural Group

Address: 205 Phipps Plaza

Architect: Smith Architectural Group

Project Description: Request approval for window/french door changes on the north elevation, and identification signage, and other associated changes as presented

Please note that Mr. Smith has previously declared a conflict with respect to this issue.

Mr. Smith passed the gavel to Mr. Gubelmann and excused himself. Mr. Angelo Davila, of Smith Architectural Group, presented the request subsequent to last month's informal review. An exterior partition, with air conditioning units will be removed and replaced with wooden french doors. Signage, reading Smith Architectural Group, in white letters, will occur on both windows. All trim for the doors and windows will be in white. The property owner is agreeable to these changes, as evidenced by the letter on file.

MOTION BY MRS. FROST-GOLINO FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

- ✓ I. Application for Certificate of Appropriateness No. 55-95, Miscellaneous changes
Owner/Applicant: Aperratar S.A.
Address: 196 Banyan Road
Architect: Brower Architectural Associates
Project Description: Request approval of site improvements as follows:
1. Addition of retaining wall at Banyan Road
 2. Regrade the area between the driveway and the street to create more "space" at the front entrance
 3. Revisions to the driveway surface, change from asphalt to brick
 4. Minor increase of driveway surface area.
 5. Landscape revisions
 6. Other associated changes as presented

Mr. Frank stated that the applicant has requested deferral to the December meeting.

MOTION BY MR. PANDULA FOR DEFERRAL TO THE DECEMBER MEETING.
MOTION SECONDED BY MRS. METZGER.
MOTION CARRIED UNANIMOUSLY.

- ✓ J. Application for Certificate of Appropriateness No. 56-95, Miscellaneous changes
Owner/Applicant: The Mar-a-Lago Club
Address: 1100 South Ocean Boulevard
Project Description: Request approval of the following:
1. Establish five (5) tennis courts and related cabana building.
 2. Decommissioning of existing tennis court
 3. Replacement of existing court with valet area
 4. Other associated changes as presented

Mr. Moore stated that this application was before the Town Council, at yesterday's meeting. Only the tennis court matters can be presented to the LPC today, as the Town Council deferred the parking area matter to the next Town Council meeting.

Mr. Wes Blackman, Director of Projects at the Mar-a-Lago Club stated that they were successful in securing approval of a Special Exception to move one tennis court and add four additional ones. He noted that the National Trust has also approved the tennis court request. Due to requests made by members, it became apparent that one tennis court was insufficient for the Club. Various locations were considered for the courts, but attempts were made to place the courts in as remote a location as possible to avoid any offense to the neighboring properties. The courts will, indeed, be over 400 feet away from any residences. In addition, attempts have been made to make the courts as unobtrusive as possible on the site through the use of landscaping. The landscaping will serve to increase the diversity of palm species on the site, as

atypical palms will be used along with others more commonly used. As for architectural elements, there will be five red clay tennis courts, the addition of trellis at the east end of the courts, the addition of a 600 sq. ft. cabana at the west end of the courts, and the addition of four small awning rest areas located between the five courts.

Mr. Rick Gonzalez, Architect, discussed the architectural elements. The trellis at the east end of the courts will be planted with bougainvillea, as will the trellised ends of the tennis cabana or pavilion. The cabana was done in a simple style, 650 sq. ft., including a pro shop, two bathrooms, open seating, a storage area, and outdoor seating on the east and west sides.

Mr. Smith commented that the trellis heights on the cabana are only shown as 8 feet high, and appear very squatty, and the structure, as designed, defies the grand scale of Mar-a-Lago. The details of the cabana need to match the main structure details. He asked that the structure be designed with landmark quality in mind.

It should be noted, for the record, that Mr. Blackman stated that it was curious that Mr. Smith would consider review of this matter as his client, Mrs. De Moss, via her attorney, Mr. Lynch, so vociferously objected to this project. Mr. Smith stated that Mrs. De Moss is, indeed, his client, but he is not representing her in that avenue. He added that he has made these comments today to help the Mar-a-Lago Club. Mr. Smith stated that he would be happy to recuse himself from this issue, if Mr. Blackman so desired. Mr. Blackman did not feel that was necessary. Later in the meeting, Mr. Moore offered his administrative opinion that Mr. Smith did not have a conflict with this issue, unless Mrs. De Moss paid him to assist her attorney, Mr. Lynch, in his objections to the project.

Mr. Pandula stated that there is a real opportunity here to create a very special building on this very important site. The detailing, as shown, is very diminutive and the structure's design is too generic. It should be made extraordinarily inviting.

Mrs. Albarran de Mendoza, while agreeing with Mr. Smith and Mr. Pandula, also stated that she has problems with all of the detailing of the doors and windows.

Mr. Smith added that while usually "simplicity is bliss," this site demands more detail. It must be a "little jewel box" on the site.

Relative to the tennis courts, themselves, Mrs. Frost-Golino stated she was interested in the impact the five tennis courts will make on the property. Other commissioners had concerns relative to the red color of the courts.

Mr. Moore stated that the National Trust has approved this project, as one of their easements was affected by the placement of the tennis courts. The location and quantity of courts was decided by the Town Council as part of its review of the special exception and site plan. The color of the tennis courts, red clay, was also approved by the Town Council as part of the site plan review. The LPC can make determinations as to remaining aesthetic issues. Mr. Moore also noted that the courts were approved for pre-lighting wiring by the Town Council. This allows the wiring to be done at the owner's expense, so that it is ready should there be a zoning change regarding lighted tennis courts.

Prior to discussion relative to the landscaping, Mr. Smith asked about the four awning structures between the tennis courts. Mr. Gonzalez stated that they will be very small, 6'x 12', with four small benches and a drinking fountain. The awnings will match the house awnings, white and yellow striped, with four corner poles. Again, Mr. Smith commented that the details for these are too typical, and need to be revised.

Mr. Cliff Leisinger, Landscape Architect, stated that the proposed landscaping will be functional to provide shade, and will promote a more lush image of Mar-a-Lago. They have sought to maintain and/or relocate as much vegetation as possible in the area. In addition, they have selected appropriate materials in varying heights with a tropical feel, focusing on salt tolerant palms. They have chosen most species which are the least susceptible to lethal yellowing, with the many planned cocoanut palms as the only exception. There will be approximately 40-60 feet of landscape material on the north side of the courts, as was requested by the National Trust.

The tennis court screening will be 10 feet in height. Mr. Leisinger plans to use cocoanut palms which have 6-8 feet in clear trunk height. (Mr. Leisinger indicated that it was difficult to find cocoanut palms in a height between 8 feet and 12 feet.) The LPC was concerned that the tennis courts will not be properly screened with trees of that height, and made it clear that their desire is that the courts will be totally screened from view, as seen from the patio or terrace of the house or the grade. Mr. Moore stated, to simplify matters, that zoning requires that the courts must be hidden from the public right-of-way (not including the lake). Mr. Smith asked that large canopy trees be used along the north line of the courts. The LPC asked that the landscape architect return next month with working drawings of the landscaping to supply the necessary information, i.e., specified clear trunk heights, a section through the courts including elevations, perhaps an aerial showing what is currently there, etc.

The LPC asked what the surface will be under the four

awnings. It will be either the red clay court material or keystone. Concrete pavers with a keystone finish will be used for the east walkway, at the east trellis, on the walkway at the south edge of the courts, and at the patio of the cabana.

Mr. Smith noted that the cabana height is 4 feet higher than the tennis courts. He stated that a railing will then be required, but is not shown on the drawings. This item will come back to the LPC for review.

Anthony [Goul], the Tennis Director, showed a sample of the black vinyl fencing, and black mesh wind screen to surround the courts. He added that the red of the courts has a brown tint, and as such will not be as bright as expected. The fencing will indeed be 10 feet in height, with 42" barriers between the courts.

The point was raised by Mrs. Metzger as to what the LPC's position is if they do not like the red tennis courts or the number of tennis courts, for example. Mr. Moore responded that the Town Council retains zoning authority as to the number of courts, the location, and in this case, the color of the courts. These issues are not now debatable by the LPC, as they were already approved as part of the Town Council's site plan review. He added that although this subject has not yet been raised by the LPC, the parking for the courts was approved to occur in the southeast corner of the property.

MOTION BY MRS. FROST-GOLINO TO DEFER THE PROJECT TO THE DECEMBER MEETING, WITH THE REQUEST THAT THE LANDSCAPE PLANS RETURN IN THE FORM OF WORKING DRAWINGS, WITH SPECIES, LOCATIONS AND HEIGHTS OF PLANTINGS DELINEATED, AND PROVIDING A SECTION THROUGH THE TENNIS COURT WITH ELEVATIONS SHOWN, AND THAT SUCH PLANS BE SUBMITTED TO THE TOWN IN A TIMELY FASHION TO ALLOW FOR ADVANCE COMMISSION REVIEW; AND A DEFERRAL OF THE ARCHITECTURAL DETAILS OF THE TENNIS CABANA AND OTHER AREAS AROUND THE TENNIS COURTS.

MOTION SECONDED BY MR. PANDULA.

MOTION CARRIED UNANIMOUSLY.

FOR THE RECORD, IT WAS CLARIFIED PRIOR TO ADJOURNMENT, THAT THE MOTION FOR DEFERRAL WAS IN NO WAY INTENDED TO IMPEDE THE APPLICATION FOR PERMIT FOR THE TENNIS COURTS, THEMSELVES.

✓k. Application for Certificate of Appropriateness No. 57-95,
Covered loggias

Owner/Applicant: Resolution Trust Corporation

Address: 301 Australian Avenue

Architect: The Lawrence Group

Project Description: Request approval for two covered loggias (running north to south) and two elevators in the

north courtyard, and other associated changes as presented

Mr. Eugene Lawrence, Architect, provided an update to the ownership information. The Resolution Trust Corp. no longer owns the Brazilian Court Hotel. It has been purchased by Brazilian Court Inc., and will be managed by Michael Brown. The new owners plan to use the hotel as a residential hotel for the elderly. The major issue is the exiting system of the building. There are interior corridors which do not connect within the building, and unsafe stairs are offered for passage to the courtyard. So, getting people from the north courtyard to the dining room is the problem. Within the courtyard, they plan to create a two story corridor-linking element in each of the four corners, leaving each of the corners open. Then the newly proposed north and south elevators can easily be accessed. This plan provides an exterior solution rather than an interior solution. Also, to provide covered passage within the courtyard, the four corner systems will be linked by two covered loggias, for easy access into the dining room/hotel area.

Mr. Smith was concerned that the vista through the courtyard arches will be greatly disturbed, and instead of a vista, one will see an elevator. He felt that the plan does not respect the original architecture of the building, and was not a rational plan. He suggested that perhaps a few rooms be sacrificed to accomplish the changes interiorly, rather than exteriorly. Mrs. Frost-Golino stated that if the elderly are to live there, the plan must be rational. She had no objection to removing or reducing the existing stairs. She asked that the applicant look for ways to change the interior to achieve the desired result. Mr. Gubelmann likewise objected to the positioning the elevators at the archways, cutting the courtyard, and opted for an interior solution.

MOTION BY MRS. FROST-GOLINO TO DEFER THE PROJECT TO DECEMBER FOR FURTHER STUDY.

MOTION SECONDED BY MR. GUBELMANN.

MOTION CARRIED UNANIMOUSLY.

✓ L. Application for Certificate of Appropriateness No. 58-95,
Door Change

Owner: Mr. Mero Susnar

Applicant: Mr. Norbert Goldner

Address: 331 S. County Road

Architect: The Lawrence Group

Project Description: Request approval to remove easternmost french door on the north facade, fill in and paint to match the existing building; and relocate same door to the south end of the west facade, and other associated changes as presented

Mr. Norbert Goldner, Owner of Cafe L'Europe, and Mr. Eugene Lawrence presented this request as stated above. In addition, there is a proposal to change the green on the windows to brown painted in a faux finish. It was noted that this was a non-contributing building within an historic district.

MOTION BY MRS. FROST-GOLINO FOR APPROVAL AS SHOWN FOR THE COLOR AND WITH THE PROVISIO THAT THE LAST NICHE IS MADE FLUSH.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

V. Designation Hearings:

ITEM 1: 130 BRAZILIAN AVENUE
OWNER: MR. NICK ANGIULI

Mr. Frank noted, for the record, that proper legal notice and legal service were achieved with respect to this matter. Mrs. Delp administered the oath to Mr. Frank and Mrs. Day during these proceedings.

Mr. Frank stated that the subject property meets the following criteria for designation:

(a) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.

(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 craftsmanship.

JANE DAY: (Staff Preservation Consultant) Good Morning. I want to give a little overall presentation for both the next properties and then we'll take them one at a time, and I'll show you how they fit in. There were two properties that we wrote the designation reports on together because they really fulfill the same criteria. In 1923, Addison Mizner had 13 major projects under construction in Palm Beach, and really the character of the Town was changing from the cottage style houses to Mediterranean Revival. That started in the large homes in Palm Beach, but it also filtered down to the smaller single family homes as well, and both of the projects that we have this morning on Brazilian Avenue fulfill that criteria, and represent that development of the smaller properties within the Town of Palm Beach. They also should be looked at together because we do not have architects for either one. They were built in 1923 and 1924, and they have also recently gone through major restorations by owners that really care about them and are in favor of the historic designation of these properties. With that said and done, that's generally the overall history of

these houses.

This property at 130 Brazilian Avenue is interesting because the garage was built first. Most of the homes in the 20's, as they were starting to take into consideration the automobile, built garages with apartments above. And the first permit that we have on this property, and as you can see on the Sanborn map as part of the report, the garage was built first in 1923. The owner was Gail Grant, a native of Ohio, and the builder was Newlon and Stephens. It is a wood frame structure covered with stucco, but it has the basic elements of the Mediterranean Revival style with a parapet on the front of it. It has all been restored at this time. That is the pool area between the garage and the main house. And then the main house which is unique on the street of Brazilian Avenue because of this three story tower. It kind of lends an important mass on the end of the street. It has most of the examples of the Mediterranean style...the asymmetrical fenestration, the tile roofs, the elaborated chimneys, and is a good example not only of this history of the Town changing from the cottages to Mediterranean Revival, but also a good example of the style. The owners have done a beautiful job inside and out.

Mrs. Day stated that the owners are 100% in favor of the designation.

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

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

AND

MOTION BY MR. SILVERMAN THAT THE PROPERTY AT 130 BRAZILIAN 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 MR. PANDULA.

MOTION CARRIED UNANIMOUSLY.

ITEM 2: 249 BRAZILIAN AVENUE
OWNER: MR. PAUL E. SKLANSKY

Mr. Frank noted that we have received proof of publication and proper legal service relative to this matter.

Staff has determined that this property meets the following criteria for designation:

(a) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.

(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 craftsmanship.

Mr. Frank read a letter into the record from the owner indicating the owner's full support of the designation.

JANE DAY: This is 249 Brazilian Avenue. Again, it fulfills criterion (a) because it is representative of that same history of the Town. Also, of what was going on during that time period as Colonel Bradley was expanding north of Main Street, and homes were being built on the Sea streets. So we've got this new development of people coming down to Palm Beach. In 1924, South Florida had over a million and a half visitors, who were coming down to enjoy our warm weather, so Palm Beach is experiencing folks coming down here and building more modest style homes than the large beachfront mansions, but they're taking the design elements from Addison Mizner and what he's directing with the Mediterranean Revival. As you can see, this house is different in its overall mass and appeal. Whereas the other one was asymmetrical, this one is very symmetrical. And I think it's interesting because it has that nice Mission style parapet on the front of the house. The windows have all been restored. They are the double hung sash with nine lites over one. The landscaping has been extensively done and great care has been taken to maintain the design elements like this archway which goes between the main house and the garage apartment house in the back. This is the west facade of the property showing the elaborated chimney, again repeating the Mission style parapet at the roofline, but still maintaining the barrel tiles that are so prominent of Mediterranean Revival elsewhere. And this is the outbuilding in the back of the house. The property is wood frame. It's covered with stucco. When they got into it, not only does it have Dade County floors, but it has horse hair plaster on the inside, which makes a very nice effect when you're restoring interior walls. And again, the front facade. Again, a lovely job on the restoration of this house, and it was very nice to work with these owners.

MOTION BY MR. SILVERMAN TO MAKE THE DESIGNATION REPORT A PART OF THE RECORD.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

AND

MOTION BY MR. GUBELMANN TO RECOMMEND THAT THE PROPERTY AT 249 BRAZILIAN 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.

ITEM 3: WELLS ROAD SCENIC VISTA

OWNER: TOWN OF PALM BEACH

Mr. Frank stated that the property owners on Wells Road are in favor of this designation. Staff has determined that the vista meets the following criteria for designation:

(a) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.

(e) Constitutes a unique area of architecture, landscaping and planning.

JANE DAY: The Wells Road Scenic Vista is a two lane residential street in the heart of Palm Beach. Although we're not sure exactly when this street was paved over, we do find it in the 1924 Sanborn Fire Insurance Map, and at that time, it was placed as it is now, south of the Stotesbury Estate, and with only one house on the road. Early on in the development of Palm Beach, Australian pines, Casuarinas, were used extensively for plantings, not only on Wells Road, but along the lakefront and at the Breakers. I've included in your report two historic post cards that show that planting as being historic to the Town. When we looked at historic vistas, what I did is I went back and looked at the Department of the Interiors Standards, and the Wells Road Scenic Vista qualifies as a designed historic landscape; in other words, one in which there was either a designer or an individual who consciously put these plants in this location. This is an important thing to consider when looking at this. These trees were not natural to Wells Road or anywhere else in South Florida, but they were brought in during the 20's and they were thought to be good buffer zones. They were salt tolerant. They held in the sand along the beach front. In the 1970's, the Department of Transportation was still encouraging the planting of these trees. Recently, that has stopped and they have encouraged taking them out. We feel, however, that this is an historic landmark, an historic vista, for the trees were there in the 1920's, and should be protected by the Town. The 1929 plan of the Town of Palm Beach, the first plan of the Town that was done by the Garden Club, mentions this street, says what an important street it is to the Town, and that it should be maintained. That plan was accepted by the Town Council in 1930, and a portion of the map is also included in your report. Are there any questions about this scenic vista?

Mrs. Frost-Golino inquired whether the vista includes the hibiscus, as well, which are shown on the original postcard. She noticed that there are some hibiscus along the street now. Mrs. Day replied that she was just including the trees. Mrs. Frost-Golino inquired as to what would happen if other plants were planted in the alley of trees.

MRS. DAY: I think if someone wanted to come in and plant something in there, we have documentation that hibiscus was the appropriate planting material, and since this was a historic vista, it would be up to this commission to point that out to the property owner, because that was the historic infill.

It was noted that this is Town property, and only the Town should be planting in this area. Mr. Moore stated that the LPC could make the planting of hibiscus part of its recommendation to the Town Council with any recommendation for designation. Further, the LPC could make stipulations as to how the trees are to be maintained, as historically, the trees were well manicured. When manicured, the spreading of seeds from the tree, which might spread the growth of more Australian Pines, is extremely minimized. The Town Council, at such time as this designation matter is heard, would then consider the cost of such maintenance. The Town has always trimmed the trees, and has trimmed them well, but not to the degree shown on the postcard. Ms. Shields proposed that it would be wonderful if the vista could be restored as shown on the post card.

Mrs. Frost-Golino mentioned, for the record, that the stop sign at the end of the street needs to be maintained.

MOTION BY MR. SILVERMAN TO MAKE THE DESIGNATION REPORT A PART OF THE RECORD.

MOTION SECONDED BY MR. GUBELMANN.

MOTION CARRIED UNANIMOUSLY.

AND

MOTION BY MRS. ALBARRAN DE MENDOZA THAT THE WELLS ROAD SCENIC VISTA BE RECOMMENDED TO THE TOWN COUNCIL AS A LANDMARK OF THE TOWN OF PALM BEACH, AND THAT THE CRITERIA, AS PRESENTED, BE MADE A PART OF THE RECORD, WITH THE PROVISIO THAT THE HIBISCUS BE RESTORED TO THE SITE AS SHOWN ON THE POST CARD, AND THAT THE TREES BE WELL MANICURED AS SHOWN ON THE POST CARD.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

VI. Other Business:

Mrs. Day stated, for the record, that the Town has received full funding for the grant, for which she applied on behalf of the Town, to research the developmental history of the Town and update the historic survey. The amount of the grant is \$7,500, which will complete a \$15,000 project. The Town has a \$4,000 match, and the rest is in in-kind services.

Mrs. Day stated that the homeowner and architect for 250 Jungle Road have contacted her requesting that the house be landmarked.

It is a 1929 Maurice Fatio home. Mrs. Day felt the property retains its integrity. She asked for a motion to place this property "under consideration" for landmark designation.

MOTION BY MR. GUBELMANN TO PLACE 250 JUNGLE ROAD "UNDER CONSIDERATION" FOR LANDMARK DESIGNATION.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

- A. Informal Review: 350 South County Road
Letter two windows on South County Road and one window to the left of the entrance door facing the parking lot

Mr. Steve Rowe presented this request on behalf of the tenant. The signage will read "MARISA DEL RE O'HARA GALLERY", and will be done in 2" white window lettering. The Commission offered no negative comment regarding this signage. The matter will be heard formally next month.

- B. Informal Review: 256 Worth Avenue Y
Identification signage

A representative from the store, Chaise de Soleil, stated that signage was erected in this location prior to Commission approval. The signage includes verbiage and a logo, which is too large as it now exists. The tenant was not pleased with the palm trees which appear on the doors to the shop, but they were there before the tenant moved in. The LPC felt that the palm trees combined with the Chaise de Soleil signage is not appropriate. The signage request will be revised as to size and content for next month's formal review.

Please note that Item C., as shown on the agenda, was removed as it was heard last month.

- D. The Preservation Plan: Mr. Frank

The Preservation Plan, that was already approved by this Commission as a policy for this Commission, will eventually become part of the new historic preservation element of the new Comprehensive Plan. Copies will be distributed to the commissioners for their input over the next several months.

Let the record show that Mrs. Metzger left the meeting at this point.

- E. Comments by Mr. Moore - Tax Abatement Issue

Mr. Moore stated that the Town Council, at yesterday's meeting, authorized the Town to enter into an interlocal agreement with Palm Beach County relative to the tax abatement issue for landmarked properties. Now, the LPC may sit in reference to anyone applying for the tax abatement

program. The County will accept the LPC's review in order for persons to qualify for the tax abatement or deferment. The tax abatement is applicable for certain improvements eligible under the guidelines of the Secretary of the Interior's standards. It should be noted that the deferment is not offered for maintenance items. This abatement will affect both the City and County portions of the tax bill, approximately 41%-42% of the increase that would be assessed, and would provide this relief for a ten year period. After LPC review of an application for deferment, the Tax Assessor's office will make the final determinations as to what is maintenance, versus an improvement. Mr. Moore stated that the Town will not arbitrate with the Tax Assessor's Office regarding these matters on behalf of the property owner. This will be up to the property owner, as are all tax bill matters. As an example, Mr. Moore felt that if an owner with a barrel tile roof replaced that barrel tile roof, this would be considered maintenance. Conversely, if an asphalt shingle roof was replaced with a barrel tile roof which is more appropriate to the structure, this would be considered an improvement, and the owner would be eligible for the tax deferment.

Mrs. Polly Earl of the Preservation Foundation addressed the Commission relative to this issue. She stated that she has heard the Tax Assessor endorse this program as a benefit to the individual homeowner and as an upgrade to the area and preserving property values within an area. She stated there are two persons within the Tax Assessor's office who will be handling these issues, and have more knowledge regarding the matter.

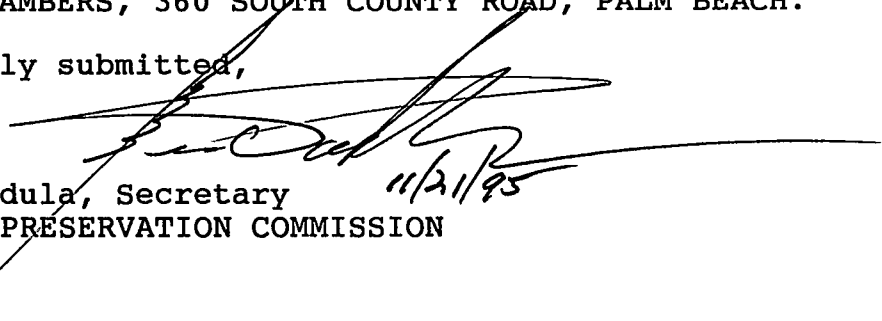
Mr. Moore stated for the record, that Town staff will be very helpful to any property owner who wishes to apply for such relief, but the Town "cannot fight their battle for them at the Tax Assessor's Office."

VI. Adjournment:

MOTION BY MR. GUBELMANN TO ADJOURN AT 12:37 P.M.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be heard on WEDNESDAY, DECEMBER 20, 1995 at 9:00 a.m., in the TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,


Eugene Pandula, Secretary
LANDMARKS PRESERVATION COMMISSION

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TOWN OF PALM BEACH

ATTENDANCE RECORD (1995)

With New Members

MEMBERS	1/95	2/95	3/95	4/95	5/95	6/95	7/95	8/95	9/95	10/95	11/95	12/95
Jeffery Smith			P	P	P	P	P	P	P	P	P	
Wm. Gubelmann	P	P	AU	P	P	AE	AE	E	E	P	P	
Eugene Pandula			P	P	P	P	P	P	P	P	P	
Anne G. Metzger	P	P	P	P	P	P	P	E	P	P	P	
J. Albarran de Mendoza	P	P	P	P	P	P	P	P	P	P	P	
Arthur Silverman	P	P	P	P	P	E	E	P	P	E	P	
Joanna Frost-Golino			P	E	P	AE	AE	E	P	P	P	

ALTERNATES	1/95	2/95	3/95	4/95	5/95	6/95	7/95	8/95	9/95	10/95	11/95	12/95
Jane R. Grace	P	P	P	P	P	AE	AE	E	P	P	P	
Elizabeth Shields	U	E	P	U	P	P	P	P	P	A	P	
Anne Keresey	P	P	P	P	P	AE	P	E	P	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 (1995)

With New Members

MEMBERS	1/95	2/95	3/95	4/95	5/95	6/95	7/95	8/95	9/95	10/95	11/95	12/95
Jeffery Smith			V2	VPD2 & V	VPD1	V			VPD2	VPD1	VPD1	
Wm. Gubelmann	V											
Eugene Pandula				V	VPD1							
Anne G. Metzger												
J. Albarran de Mendoza	VPD1				V	VPD1						
Arthur Silverman												
Joanna Frost-Golino												

ALTERNATES	1/	2/	3/95	4/95	5/95	6/95	7/95	8/95	9/95	10/95	11/95	12/95
Jane R. Grace												
Elizabeth Shields												
Anne Keresey												

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 COUNT ORIGIN. DECLARED CONFLICT FOR ONGOING PROJECTS PER JOHN C. RANDOLPH, TOWN ATTORNEY)