



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, NOVEMBER 14, 2001 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 9:03 a.m. by Chairman Eugene Pandula.

II Roll Call:

PRESENT: Eugene Pandula, Chairman
Elizabeth Dowdle, Vice Chairman
Ann Blades, Secretary
Sari M. Wilkey, Member
Ann Vanneck, Member
Judy Hoffman, Alternate Member
Wendy Victor, Alternate Member
Timothy M. Frank, Planner/Projects Coordinator
Veronica Close, Assistant Director of Planning, Zoning & Building

ABSENT: Jack Pyms, Member (Unexcused)
Laurel Baker, Alternate Member (Unexcused)
Jacqueline Albarran de Mendoza, Member (Excused)
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building

RECORDING SECRETARY: Cynthia M. Delp

III Approval of the Minutes of the October 17, 2001 meeting:

MOTION BY MRS. WILKEY FOR APPROVAL OF THE MINUTES AS AMENDED
WITH THE CLARIFICATION RELATIVE TO CERTIFICATES OF
APPROPRIATENESS #29-2001 AND #30-2001 (AS OUTLINED BELOW).

MOTION SECONDED BY MRS. DOWDLE AS AMENDED.
MOTION CARRIED UNANIMOUSLY.

Correction/Clarification to October 17, 2001 Minutes, specifically relative to Certificate of Appropriateness #29-2001 and Certificate of Appropriateness #30-2001, as follows:

Certificate of Appropriateness #29-2001, 1102 North Ocean Boulevard

"Approval is made with the stipulation that a deed restriction be placed on 1102 North Ocean Boulevard such that the four trees (shown as magnolias on the plans) located on the western boundary of the property and planted five feet into the adjacent property, would always be maintained and kept there. The owner has the option of effecting the deed restriction or transferring five feet (5') of property from the adjacent property to the west."

Certificate of Appropriateness #30-2001, 1102 North Ocean Boulevard a.k.a. 196 Queens Lane

"Approval of the project as presented with the provision that a deed restriction be added to the parcel that would maintain the landscaping and the existing wall along Colonial Lane as is shown on the plans, and would maintain the four trees in question (shown as magnolias on the plans and located on the east border of 196 Queens Lane), in the event there is **no transfer** of the specific property where the trees are located."

IV **Administration of the Oath to all persons who wish to testify:** Mrs. Delp administered the oath to all those who stood for swearing indicating they wished to testify today.

V **Public Hearings:**

A. **Application for Certificate of Appropriateness #16-2001 (deferred from June, July, August & September & October) Improvements to south oceanfront wing**

Owner/Applicant: Breakers Palm Beach Inc.

Address: 1 South County Road

Architect: Peacock & Lewis

Project Description: Request approval of improvements to south oceanfront wing, and other associated changes as presented

PLEASE NOTE THAT THE SOUTH OCEANFRONT TOWER WAS APPROVED AS PRESENTED AT THE OCTOBER MEETING.

ALSO, AT THE OCTOBER MEETING, THERE WAS A MOTION TO DEFER THE LOBBY DOORS TO THE NOVEMBER MEETING WITH THE UNDERSTANDING THAT THE ARCHITECT AND THE BREAKERS WILL INVESTIGATE THE POSSIBILITY OF HAVING DOORS THAT SWING OUT MANUALLY, AND THAT THE APPLICANT SHALL BRING ANY PHOTOS OF OTHER CONDITIONS IN THE HOTEL WHICH JUSTIFY THE SOLUTION. (IT WAS NOTED, FOR THE RECORD, THAT THIS MOTION DOES NOT IMPLY THAT AUTOMATION OF THE DOORS IS OUT OF THE QUESTION.)

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION:

Though Mrs. Albarran de Mendoza was absent today, during this presentation, the architect stated that he had met with her relative to this matter.

Architect Steve Polio returned to the LPC today with revised drawings for the lobby doors. He presented an original drawing of the doors which showed 6 panes in the transom, rather than four as was originally thought and presented. The revised plans take the transom back to 6 panes to match the original condition. The all mahogany doors will be automated with just a single arm which opens them out. The arm will run across the top of the band of the door and will be concealed in millwork. This revised design satisfies the Fire Marshal because the doors swing out, and satisfies the Breakers request for automated doors, and preserves the historic character of the doors taking them back to their original design. It was noted that the historic hurricane doors will still be able to be used. Potted plants will be strategically placed in the areas of the doors to divert traffic.

Mrs. Day commented that this project is a great example of the importance of historical research because it was originally thought that the transom had four panes. Research has shown six panes to be historically accurate. The plans presented today are a simple and wonderful solution.

Mr. Pandula stated that this was a very good solution, and he was glad the Breakers took the extra month to study this issue. The end result is that the architectural integrity of the Breakers is maintained.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED TODAY.

MOTION SECONDED BY MRS. WILKEY.

MOTION CARRIED UNANIMOUSLY.

B. **Application for Certificate of Appropriateness #31-2001,**
Modifications to previous approval

Owner/Applicant: New Ventures of Palm Beach County LLC

Address: 181 Clarendon Avenue

Architect: Noe X. Guerra

Project Description: Request approval of the following:

1. Rehabilitate east wall of loggia restoring two exterior wall openings.
2. Revise west elevation Alternate 002 to allow for 3 exterior door openings and a revised covered patio opening in front of proposed family room.
3. Breakfast room: Change 1 previously approved window to 2 windows
4. Revise east elevation of 2nd floor approved addition to allow for 2 exterior doors and 1 window in lieu of 3 windows as approved
5. Revise 2nd floor roof plate height to allow new 2nd floor addition roof fascia to align with existing building 2nd floor roof fascia.
6. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

Mrs. Victor visited the site.

Mrs. Day reminded the members that this is a previously declared tax abatement project, and it should be reviewed with the Secretary of the Interior's Standards in mind.

Architect Noe Guerra stated that since this project was heard last year, there have been minor modifications to the original approval. He presented updated drawings including a new site plan. The site plan is different resulting from a the widening of the driveway, (needed due to problems with the elevation of the road versus the house.) He noted that the Public Works Department is no longer interested in raising the level of Lake Park Drive. Instead Public Works is opting to place a lift station on the south side of the property. The property owner has already raised the building to meet FEMA guidelines and constructed new foundations at considerable cost to himself. Mr. Guerra continued to describe other changes to the building plans, i.e., two door openings, now covered up due to the former position of the elevator and pool bath, will be re-opened. The pool bath will now be revised slightly; the elevator will be moved; and a fountain will be added for a nice view from the re-opened fenestration. At the approved first floor addition, the plans have been revised for the family room adding three exterior doors to access the outdoor patios. The exterior wall of the shed on the north elevation will be opened up to act like a garden room. On the second floor, the addition remains as approved with the 8' setback from the front of the building. Planter areas will be added to the second floor level between the two balconies. In addition, there are some fenestration changes on that level as shown on the plans. In review of the elevations, Mr. Guerra noted that there is no change to the front elevation other than at the fascia line. The fascia line has been pulled up to match the existing fascia line. The roof has been made smaller, with a lower ridge in order to minimize the addition. On the rear elevation, there were some fenestration changes to maintain symmetry. The design of the project has increased the interior ceiling heights to 10' on the first floor and 9'2" on the second floor at the bedroom. It was noted that the pool bath will remain on site with no covering. At the garage, jalousie windows will be replaced with casements. At the front entry, a new decorative entablature has been created with a lion's head. Mr. Guerra noted that approximately 75% of the original house remains intact. In light of that fact, Mr. Guerra requested that the original hollow clay tile construction be allowed to be replaced with a 4" masonry unit at the second floor and at the portion of the first floor where there are no structural concrete columns (representing a 10% change).

Mr. Frank stated that staff is very pleased with this project. In this case, a licensed architect is involved at the design level, as opposed to the previous presentation for this house by others. In the first presentation of this project, by others, more than 50% of the building was going to be changed including the public spaces. In this presentation, the architectural integrity of the building is maintained. The concrete block construction requested on the addition satisfies the Secretary of the Interior's Standards as the new is easily discernible from the existing. Mrs. Day added that she is happy to see Mr. Guerra in charge of the project. She had a meeting with the property owners who really care about the preservation and future function of the property. The project serves to protect the landmark while attempting to eliminate the previous flooding problems associated with this house.

MOTION BY MRS. DOWDLE FOR APPROVAL OF THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

VI **Designation Hearings:**

Item 1: 322 Clarke Avenue
Owner: Marilyn E. Tracy

Mrs. Day noted that staff is requesting a deferral to December to allow for additional study.

MOTION BY MRS. BLADES TO DEFER THE DESIGNATION HEARING OF 322 CLARKE AVENUE TO THE DECEMBER MEETING.

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

VII **Other Business:**

A. Informal Review: 335 S. County Road, The Trunk Show
Subject: Burgundy awning

This item is being heard informally as it was not submitted by the filing deadline. The applicant is interested in hearing LPC feedback prior to returning for final approval. The applicant had spoken to Mr. Frank regarding a possible staff approval of this matter, but Mr. Frank did not feel that staff approval was appropriate in this situation. This particular awning request is for an awning of a totally different color than is already represented on this building, and the awning originally was requested to go all the way out to the curb. Zoning regulations do not permit the awning of a retail establishment to go out to the curb. This is permitted at Café L'Europe, however, at the other end of this building.

Mrs. Wilkey noted that a study has been done for the Town Hall Square Historic District which is in favor of awnings extending almost to the curb to give the same look as Worth Avenue. Currently, to extend The Trunk Show awning to the curb, a variance would be required.

Tony from Southern Awning, the contractor for this work, stated that in light of the code problem, the length of the awning has been adjusted to meet the code requirement. The proposed color of the awning is a rich burgundy, as opposed to the sand color of the Café L'Europe marquis awning and the eggshell lean-to awnings on the middle bays of the building. There is an existing dark green bullnose awning over The Trunk Show door now. It is only decorative in nature. Ms. Nicolette Mayer, proprietor of The Trunk Show, stated she was attempting to establish symmetry with her awning and the Café L'Europe awning in terms of style. She referred to the burgundy as a beautiful and conservative color. The awning is desired to beautify the building and protect pedestrians from the elements.

Mr. Pandula suggested that the contractor do a colored rendering and an elevation of the building, showing all the awnings and all the colors on the building. As The Trunk Show has one door and three windows, it was suggested that the applicant prepare a submittal with just the

door bullnose, and an alternative with the bullnose plus smaller awnings for the windows, upon returning to the LPC next month for formal approval. It was explained to the applicant that there is a study underway relative to the future plans for the Town Hall Square Historic District, and that any awnings approved at this time, may need to be changed in the future to comply with the study.

B. Additional Commentary

Wendy Victor stated that she attended the Zoning Commission workshop which served to educate the Zoning Commission as to how they fit into the long range planning process for the town. She suggested that the Landmarks Preservation Commission might have such a workshop for educational purposes. Mr. Frank responded that the LPC does hold workshops from time to time. Ms. Close stated that the Strategic Planning Board has invited the LPC as well as all other commissions to attend their meetings to learn and offer valuable input.

Mrs. Blades questioned whether the LPC should have a workshop for the public relative to the Town Hall Square Historic District. Mr. Frank felt that such a workshop would be appropriate, but would be premature at this point in time. Ms. Close commented that she believed that Mark Marsh, architect, will be presenting preliminary plans to the Town Council at their December meeting.

Wendy Victor stated that she feels that the Fire Station is going to be so tightly constrained in the proposed location, together with associated traffic problems. The better location would be across the street at the Grey's Mobil location. A few other commissioners felt this option was worthy of exploration. Ms. Close asked the members to discuss this no further as it was not on the agenda, and asked the members to address their comments and concerns to the Town Council or the Strategic Planning Board.

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Mr. Pandula inquired about 455 North County Road, as there was an application before the Town Council yesterday. Ms. Close responded that if the demolition within such a house exceeds 50% of the space, it must conform to current zoning requirements. Mr. Elias asked for a variance to that provision of the code. Mr. Elias is aware that tax abatement for this project is now out of the question. Extensive demolition has occurred as a result of the extensive deterioration of this structure. Mr. Elias is still abiding by the Certificate of Appropriateness issued by the LPC, but the tax abatement is no longer possible.

* * * * *

As for the tree move within the Wells Road Scenic Vista, Mrs. Victor stated that the tree has been moved and is being propped up. She has not seen the additional tree, however, which was requested to be planted as a provision of the approval to move the Australian Pine.

VIII Adjournment:

MOTION BY MRS. WILKEY TO ADJOURN AT 10:30 A.M.

MOTION SECONDED BY MRS. BLADES.

MOTION CARRIED UNANIMOUSLY.

**The next meeting of the Landmarks Preservation Commission will be held on
WEDNESDAY, December 19, 2001 in the Town Council Chambers, 2nd floor, Town Hall,
360 South County Road, Palm Beach at 9:00 a.m.**

Respectfully submitted,



Ann Blades, Secretary
LANDMARKS PRESERVATION COMMISSION

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**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

ATTENDANCE RECORD 2001

MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11//01	12/01
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>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>___</u>
Elizabeth Dowdle	<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>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>___</u> <u>___</u>
Sari M. Wilkey	<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>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>___</u>
Jacqueline Albarran de Mendoza	<u>_E_</u>	<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>_P_</u>	<u>_E_</u>	<u>___</u>
Ann Vanneck	<u>_P_</u>	<u>_P_</u>	<u>_U_</u>	<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>___</u>
Ann Blades	<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>_E_</u>	<u>_P_</u>	<u>_P_</u>	<u>___</u>
Jack Pyms	<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>_P_</u>	<u>_U_</u>	<u>_U_</u>	<u>___</u>

ALTERNATE MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11/01	12/01
Nikita Zukov	<u>_P_</u>	<u>Resigned</u>										
Judy Hoffman	<u>_U_</u>	<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>_P_</u>	<u>_P_</u>	<u>___</u>
Laurel Baker	<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>_P_</u>	<u>_P_</u>	<u>_U_</u>	<u>___</u>
Wendy Victor			<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_U_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>___</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 2001

MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11/01	12/01
Eugene Pandula	___	___	___	___	___	___	___	___	___	___	___	___
Elizabeth Dowdle	___	___	___	___	___	___	___	___	___	___	___	___
Sari M. Wilkey	___	___	___	___	___	___	___	___	___	___	___	___
Jacqueline Albarran de Mendoza	___	___	___	___	V	___	___	V3	___	___	___	___
Ann Vanneck	___	___	___	___	___	___	___	___	___	___	___	___
Ann Blades	___	___	___	___	___	___	___	___	___	___	___	___
Jack Pyms	___	___	___	___	___	___	___	___	___	___	___	___

ALTERNATE MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11/01	12/01
Nikita Zukov	___	Resigned	___	___	___	___	___	___	___	___	___	___
Judy Hoffman	___	___	___	___	___	___	___	___	___	___	___	___
Laurel Baker	___	___	___	___	___	___	___	___	___	___	___	___
Wendy Victor	___	___	___	___	___	___	___	___	___	___	___	___

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 ORIGINAL DECLARED
 CONFLICT PER JCR, TOWN ATTORNEY)

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"Approval of the project as presented with the provision that a deed restriction be added to the parcel that would maintain the landscaping and the existing wall along Colonial Lane as is shown on the plans, and would maintain the four trees in question (shown as magnolias on the plans and located on the east border of 196 Queens Lane), in the event there is **no transfer** of the specific property where the trees are located."