

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, OCTOBER 17, 2007 AT 9:00 A.M.

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

I **CALL TO ORDER:** Chairman Pandula called the meeting to order at 9:04 a.m.

II **ROLL CALL:**

PRESENT: Eugene Pandula, Chairman
William Lee Hanley, Vice Chairman
Patrick Segraves, Secretary
Robert Eigelberger, Member
Eileen Bresnan, Member
Hazel Rubin, Member
Charles S. Roberts, Member
D. Imogene Willis, Alternate Member
Dudley L. Moore, Jr., Alternate Member
John C. Randolph, Town Attorney
Paul W. Castro, Zoning Administrator
Timothy M. Frank, Planning Administrator
Jane S. Day, Staff Preservation Consultant
Cynthia M. Delp, Recording Secretary

ABSENT: Wallace Rogers, Alternate Member (Unexcused)
Veronica B. Close, Director of Planning Zoning & Building

III **APPROVAL OF THE MINUTES OF THE SEPTEMBER 19, 2007 MEETING:**
MOTION BY MR. HANLEY FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. SEGRAVES.
MOTION CARRIED UNANIMOUSLY.

IV **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:**
By Mrs. Delp

V **APPROVAL OF THE AGENDA:**
MOTION BY MR. EIGELBERGER FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MR. HANLEY.
MOTION CARRIED UNANIMOUSLY.

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Landmarks Preservation Commission • Email: landmarks@townofpalmbeach.com • Website: www.townofpalmbeach.com

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VI **COMMENTS FROM THE PUBLIC:** None

VII **PUBLIC HEARINGS:**

A. **Application for Certificate of Appropriateness #32-2007,**
Windows

Owner/Applicant: Town of Palm Beach

Address: 300 North County Road (North Fire Station)

Architect: Bridges, Marsh & Associates

Project Description: Request approval for maintenance and repair project which is further described as: The existing windows at the North Fire Station are wood (mahogany) casement windows. They have deteriorated and are vulnerable to moisture intrusion. Interim measures to caulk/seal the windows have helped reduce the leaks, but replacement of the windows is necessary and the Town's budget includes funding in 2007 and 2008 for capital projects. Various alternatives were presented to the Town Council on September 11, 2007 and these included replacement in kind, and replacement with an extruded aluminum window (similar to that at the new Central Fire Station), and replacement of operable sashes with a fixed sash (also extruded aluminum). Town Council tentatively approved this latter alternative subject to Landmarks Commission review. Other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION

Mr. Pandula stated that he had met with Mr. Brazil at the site.

Paul Brazil, Director of Public Works, stated that he was available for questions from the LPC. Mr. Eigelberger questioned why this was not staff approved. Mr. Frank acknowledged that this is an upgrade of the windows, and would typically be staff approved, but it was requested that the windows be approved by the LPC. Mr. Pandula noted that the windows are not extruded aluminum as stated above. They are wood windows with aluminum cladding. Mr. Brazil stated that long term maintenance costs will be reduced with the new windows, while energy efficiency will increase.

MOTION BY MR. EIGELBERGER FOR APPROVAL OF THE WOOD CLAD WINDOWS.

MOTION SECONDED BY MR. HANLEY.

MOTION CARRIED UNANIMOUSLY.

B. **Application for Certificate of Appropriateness #33-2007**
Renovations

Owner/Applicant: Town of Palm Beach

Address: 360 South County Road

Architect: Bridges, Marsh & Associates

Project Description: Request approval for renovation which is further described as: Based upon Town Council direction to retain all existing Town staff/functions in the Town Hall facility, a revised floor plan was prepared for Town Council approval. This functional layout includes a public-access lobby in the Northeast corner of the building to allow visitors to the Town Clerk and Human Resources staffs. The adaptive re-use of the existing apparatus bays was previously approved

by Landmarks Commission and Town Council, during the previous design efforts. Similar to that previous approval, the proposed entrance would be constructed to match the existing South entrance. Town Council requested Landmarks Commission review of this revised location of the North entrance. Other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION: None declared

Architect Mark Marsh referred to a previous LPC approval, from approximately four years ago, for modifications to the north end of Town Hall when it was anticipated that the Planning, Zoning and Building Department would be located there. That approval, which removed the east/center garage door and replaced it with a storefront entry door was never implemented. Now, however, with approved changes to the interior of Town Hall, a new proposal is on the table for review of changes to the North facade fenestration. This proposal would remove the easternmost historic garage door on the north facade and replace it with an entry door for access to the Town Clerk and Human Resources offices. Originally, a double door entry was contemplated, but Mr. Marsh presented a preferred option for a single door (with decorative ironwork) with two side lite panels. Also originally, increasing the amount of glazing in the three remaining garage doors was contemplated, but after review, Mr. Marsh stated a preference for retaining the existing (non-operable) glazing in those doors.

Mr. Eigelberger recalled that the LPC, in the previous approval, had requested that the entry door(s) be recessed from the exterior wall plane. Mr. Marsh noted that they will be recessed approximately 12 inches. Mr. Eigelberger countered that at least a 24 inch recess would be preferable as it would provide protection from the weather and would help to make the doors disappear. If necessary, the size of the interior lobby could be reduced to allow for the recess. On the positive side, Mr. Eigelberger stated his preference for the single door approach on what would now be a corner entrance. Mr. Segraves agreed with retaining the existing glazing in the remaining garage doors, and stated his preference for the single door option. Mr. Roberts also agreed about retaining the existing glazing in the remaining garage doors, and agreed that the entry should be recessed, by 36".

MOTION BY MR. EIGELBERGER TO APPROVE THE PROJECT AS PRESENTED WITH RECESSING THE ENTRY DOOR BY 36", APPROVAL OF THE SINGLE DOOR OPTION IN DARK ANODIZED BRONZE, AND RETENTION OF THE EXISTING GLAZING IN THE GARAGE DOORS.

**MOTION SECONDED BY MR. ROBERTS.
MOTION CARRIED UNANIMOUSLY.**

C. Application for Certificate of Appropriateness #20-2007 (deferred from July & August & September) Restoration

Owner/Applicant: RD of Palm Beach Inc.

Leslie Robert Evans, Esq.

Address: 204 Brazilian Avenue

Architect: David Miller and Associates, P.A.

Project Description: Request approval for restoration, sign, awning, windows, doors, lighting, and exterior color change, which is further described as full renovation of the exterior including new clay barrel tile roof, exterior stucco repair and repainting, replacement of existing windows, doors and storefront, new awnings, new signage, new exterior lighting, and other associated changes as presented

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION:

Mr. Roberts stated that he had spoken with Mr. Evans.

At the July meeting, there was a motion to approve the project with the exception and deferral of the following: the lighting, the French doors (sample to be brought to LPC-aluminum with divided lites), awning design, and color sample of outlookers. At the August meeting, the project was deferred to the September meeting at the request of the architect. At the September meeting, the project was deferred to the October meeting at the request of the architect.

Architect David Miller returned to the LPC subsequent to several deferrals. He stated that there are four remaining items to be handled. Regarding awnings, Mr. Miller presented simple dark green awnings with closed ends and no decorative elements. Regarding the three French doors on the second level, which are currently painted wood, Mr. Miller requested a material change to aluminum for maintenance reasons, and to match all other doors at the site. Originally, the applicant had considered painting the tower outlookers an alternative color, but that plan has been abandoned to avoid the building looking "too busy". So, the outlookers will be painted with the trim color. A lighting study had been done, and Mr. Miller presented a photo representation of what the building might look like with the facade being washed with soft lighting in the evening hours. After considering this approach, the applicant has decided to mount such lighting on the coffers of the two tower elements only (5 fixtures on the South tower and 3 fixtures on the North tower).

Mr. Segraves questioned the profile on the muntins of the second floor French doors. Mr. Miller stated that the muntins will have a Colonial profile.

Mr. Eigelberger commented that the awnings, as presented, are very contemporary on this Spanish building. He preferred typical shed awnings (open sides) with hanging valances. Mr. Roberts complimented the owner relative to the project, but agreed with Mr. Eigelberger that the awnings are too contemporary.

MOTION BY MR. ROBERTS FOR APPROVAL OF THE PROJECT WITH THE FOLLOWING CONDITIONS: THAT THE ALUMINUM FRENCH DOORS AT THE SECOND FLOOR HAVE COLONIAL MUNTINS; THAT THE LIGHTING AS PRESENTED MEETS CODE WITH RESPECT TO FOOT CANDLES OF LIGHT; AND, THAT THE AWNING IS DEFERRED, WITH INSTRUCTION TO THE APPLICANT TO RETURN TO THE LPC WITH A MORE TRADITIONAL AWNING.

MOTION SECONDED BY MR. EIGELBERGER.

IT WAS UNDERSTOOD THAT THE MOTION WAS AMENDED TO INCLUDE APPROVAL OF SHED AWNINGS WITH A DECORATIVE SCALLOP (WITH OPEN SIDES).

MOTION CARRIED UNANIMOUSLY.

Mr. Pandula inquired whether the applicant has considered lighting the piers at the ground level, as well as the ornamental work around the towers. Mr. Miller responded that he would like to mount fixtures in the ground to light the piers, but that would require Public Works approval. He will investigate this issue with Public Works.

- D. Application for Certificate of Appropriateness # 29-2007,
Landscape/Hardscape/Pool
Owner/Applicant: Marion and Penelope Antonini
Address: 4 Golf Road
Architect: Mario Nievera Design
Project Description: Request approval for new pool with landscape and hardscape, and other associated changes as presented

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION

Please note that the owner's attorney has requested deferral of this matter to the November meeting.

MOTION BY MR. EIGELBERGER FOR DEFERRAL TO NOVEMBER.
MOTION SECONDED BY MR. ROBERTS.
MOTION CARRIED UNANIMOUSLY.

- E. Application for Certificate of Appropriateness #30-2007,
Porch Modification
Owner/Applicant: Mr. and Mrs. David Koch
Address: 150 South Ocean Boulevard
Architect: Thomas M. Kirchhoff, AIA, P.A.
Project Description: Request approval for porch modification which is further described as: Replace existing window on south wall of the porch with an arch that will match the landmarked arches on the east face, and other associated changes as presented

Since no one was present on behalf of the project,

The LPC agreed to defer this matter to the end of the agenda.

- F. Application for Certificate of Appropriateness #31-2007,
Landscape/Hardscape
Owner/Applicant: 700 North Lake Way, LLC
Address: 700 North Lake Way
Architect: Smith Architectural Group, Inc.
Project Description: Request approval for landscape/hardscape which is further described as: Proposed revisions to landscape/hardscape plans, including two new sculptures, and associated changes as presented

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION:
Mr. Roberts stated that he had spoken to the architect.

Architect Jeffery W. Smith of Smith Architectural Group and Peter Wirtz of Wirtz International Landscaping presented this request. Mrs. Delp administered the oath to Mr. Wirtz as he was not previously sworn. The owners wish to add two sculptures to the garden, along with proposed revisions to the landscape/hardscape.

Mr. Smith explained the sculptures:

- 1 Richard Serra sculpture: 60" x 84" x 72"; to be located in the garden off the new loggia and terrace

2. Kelly Sculpture: 96"H x 104"W x 91"D; to be located on axis with the pool house, and tucked into the garden.

Mr. Castro stated that the sculptures require approval from the LPC since they are over 6 feet in height. They cannot exceed 12 feet in height, and must meet all setback requirements. Mr. Smith noted that both sculptures, due to their size, have a foundation.

Mr. Wirtz reviewed the landscape changes in detail. He noted various species changes and the addition of some extra trees at the site, particularly to increase separation from the neighbors. Mr. Wirtz noted that planting along the Lake Trail will be kept to a 4 ft. maximum in the middle. As for lighting, a "very poetic look" is the desired result and will be achieved with very low lighting, uplighting and ground spots, soft spot lights on the water, and lighting bollards. As for the gates, which were previously approved, hinges are being added.

**MOTION BY MR. EIGELBERGER FOR APPROVAL OF THIS "WONDERFUL" PLAN.
MOTION SECONDED BY MR. ROBERTS.**

Mr. Castro noted that the Code requires that the maximum height of plant material located on the West side of the Lake Trail is 30" along the entire length of the Trail. This requirement was entered into the Code to preserve views of the lake.

MR. EIGELBERGER MODIFIED THE MOTION TO INCLUDE THAT PLANTING HEIGHTS ALONG THE LAKEFRONT ARE SUBJECT TO TOWN CODE.

**AMENDMENT ACCEPTED BY MR. ROBERTS.
MOTION CARRIED UNANIMOUSLY.**

VIII **OTHER BUSINESS:** None

IX **COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND
PLANNING ZONING AND BUILDING DEPARTMENT DIRECTOR:**

Mr. Frank stated that Mr. Pandula, at last month's meeting, had asked that staff investigate special expanded allowances for landmarked buildings with respect to exploratory demolitions. After speaking with the Building Official relative to this matter, the Building Official was of the opinion that such expanded allowances could be put in place, provided the exploratory demolition is properly bonded to ensure returning it to the original condition after exploration is completed.

John Ripley of the Preservation Foundation invited the members to the Preservation Foundation's meeting next week, which will be held in combination with the Florida Trust. Invitations had been distributed to the members.

The November meeting of the Landmarks Preservation Commission will be held on Wednesday, November 28th. Mrs. Day's lecture will be given at 11 a.m., time certain.

VII **PUBLIC HEARINGS (CONTINUED)**

E. **Application for Certificate of Appropriateness #30-2007,**
Porch Modification

Owner/Applicant: Mr. and Mrs. David Koch

Address: 150 South Ocean Boulevard

Architect: Thomas M. Kirchhoff, AIA, P.A.

Project Description: Request approval for porch modification which is further described as: Replace existing window on south wall of the porch with an arch that will match the landmarked arches on the east face, and other associated changes as presented

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION: None

Mr. Kirchhoff was sworn. He explained that five (5) landmarked arches occur on the east side of the home (the former 158 South Ocean Boulevard). The proposal would convert an existing window on the Clarke Avenue facade at the porch to a matching arch. LPC members felt this was an improvement.

MOTION BY MR. EIGELBERGER FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. ROBERTS.

MOTION CARRIED UNANIMOUSLY.

X **ADJOURNMENT:**

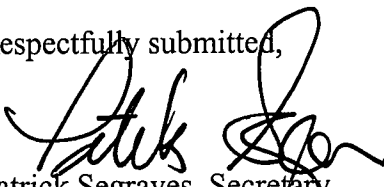
MOTION BY MR. EIGELBERGER TO ADJOURN AT 10:10 A.M.

MOTION SECONDED BY MR. SEGRAVES.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, November 28, 2007 at 9:00 a.m. in the Town Council Chambers, Town Hall, 2nd floor, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,



Patrick Segraves, Secretary
LANDMARKS PRESERVATION COMMISSION

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**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

ATTENDANCE RECORD 2007

MEMBERS	1/07	2/07	3/07	4/07	5/07	6/07	7/07	8/07	9/07	10/07	11/07	12/07
Eugene Pandula	_P_	_P_	_E_	_P_	_P_	_P_	_U_	_P_	_P_	_P_	___	___
Judy Hoffman	_P_	_P_	_(no longer a member)									
Patrick Segraves	_P_	_P_	_P_	_P_	_P_	_P_	_P_	_U_	_P_	_P_	___	___
Wendy Victor	_P_	_P_	_(no longer a member)									
William Lee Hanley Jr.	_P_	_P_	_P_	_P_	_P_	_P_	_P_	_U_	_P_	_P_	___	___
Robert Eigelberger	_P_	_P_	_P_	_P_	_P_	_E_	_P_	_P_	_P_	_P_	___	___
Eileen Bresnan	_U_	_P_	_P_	_P_	_P_	_P_	_P_	_U_	_P_	_P_	___	___
Hazel Rubin			_P_	_P_	_P_	_P_	_P_	_P_	_P_	_P_	___	___
Charles S. Roberts			_P_	_P_	_P_	_P_	_P_	_P_	_P_	_P_	___	___

ALTERNATE MEMBERS	1/07	2/07	3/07	4/07	5/07	6/07	7/07	8/07	9/07	10/07	11/07	12/07
Gail L. Coniglio	_P_	(Elected to the Town Council)										
Hazel Rubin	_P_	_P_	(Promoted to regular member)									
D. Imogene Willis	_P_	_P_	_P_	_P_	_P_	_P_	_U_	_E_	_P_	_P_	___	___
Dudley L. Moore			_P_	_U_	_P_	_P_	_P_	_A_	_P_	_P_	___	___
Wallace Rogers			_P_	_P_	_P_	_P_	_P_	_P_	_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 2007

MEMBERS	1/07	2/07	3/07	4/07	5/07	6/07	7/07	8/07	9/07	10/07	11/07	12/07
Eugene Pandula	___	___	___	___	___	___	___	___	<u>V</u>	___	___	___
Judy Hoffman	___	___	(No longer a member)									
Patrick Segraves	___	<u>V</u>	<u>VPD1</u>	<u>VPD1</u>	___	___	___	___	___	___	___	___
Wendy Victor	___	___	(No longer a member)									
William Lee Hanley Jr.	___	___	___	___	___	___	___	___	___	___	___	___
Robert Eigelberger	___	___	___	___	___	___	___	___	___	___	___	___
Eileen Bresnan	___	___	___	___	___	___	___	___	___	___	___	___
Hazel Rubin	___	___	___	___	___	___	___	___	___	___	___	___
Charles S. Roberts	___	___	___	___	___	___	___	___	<u>V</u>	___	___	___

<u>ALTERNATE MEMBERS</u>	<u>1/07</u>	<u>2/07</u>	<u>3/07</u>	<u>4/07</u>	<u>5/07</u>	<u>6/07</u>	<u>7/07</u>	<u>8/07</u>	<u>9/07</u>	<u>10/07</u>	<u>11/07</u>	<u>12/07</u>
Gail L. Coniglio	___	(Elected to the Town Council)										
Hazel Rubin	___	___	(Promoted to regular member)									
D. Imogene Willis	___	___	___	___	___	___	___	___	___	___	___	___
Dudley L. Moore	___	___	___	___	___	___	___	___	___	___	___	___
Wallace Rogers	___	___	___	___	___	___	___	___	___	___	___	___

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)

