MINUTES
LANDMARKS PRESERVATION COMMISSION
WEDNESDAY, OCTOBER 16, 2002 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 9:06 a.m. by Chairman Eugene Pandula.

II **Roll Call**:

PRESENT:
Eugene Pandula, Chairman
Elizabeth Dowdle, Vice Chairman
Ann Blades, Secretary
Sari Wilkey, Member
Ann Vanneck, Member
Jack Pyms, Member
Judy Hoffman, Member
Wendy Victor, Alternate Member
Patrick Segraves, Alternate Member
Mario Nievera, Alternate Member
Alexander Liam, Town Attorney representative
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Jane Day, Staff Preservation Consultant

ABSENT: None

RECORDING SECRETARY: Cynthia M. Delp

III **Approval of the Minutes of the September 18, 2002 meeting**:
MOTION FOR APPROVAL OF THE MINUTES BY MRS. VANNECK.
MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

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

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480 • (561) 838-5430

V **Public Hearings**:

A. Application for Certificate of Appropriateness # 23-2002, New Construction, remodel and associated demolition
Owner: Board of Public Instruction
Address: 239 a.k.a. 240 Cocoanut Row, Palm Beach Public School
Architect: Young Song & Associates
Project Description: To review proposed changes to the Palm Beach Public School, including, but not limited to new construction, remodel, and associated demolition with regard to the existing Palm Beach Public School buildings and site improvements, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mr. Pandula stated that he had exparte communication with the following persons relative to this matter: Tom Johns of the School Board, Ray Manning of Song & Associates, Greg Hong of Song & Associates, Mrs. Garrison of the School Board, Sandra Player of the School Board, and Jim Beusse of 3D/I.

Mrs. Kris Garrison, Planning Director for the Palm Beach County School District, thanked Town Staff and Chairman Pandula for all of the time they have invested in this effort to arrive at a new design proposal for changes to the Palm Beach Public School. She stated that the new proposal was developed in response to concerns raised at the meeting, approximately two weeks ago, relative to an intense request for preservation of the 1921 historic buildings at the northwest corner of the east campus, and concerns relative to preservation of the usability of the existing softball field (currently 85' onto the School Board's property). Bus traffic was viewed as a secondary issue to the aforementioned two concerns.

Today, new conceptual plans were presented. Mrs. Garrison stated that it has always been the intent of the School Board to come to conceptual agreement with the Town, and then move on to developing more detailed architectural designs and obtaining necessary State approvals. She explained that the plans being presented today do show complete preservation of the 1921 buildings in the northwest corner. In addition, this plan does not show appendages on the east and west sides of the building, leaving the original facade of this historic building intact. The building will be used for administration, rather than classrooms, and as such, there is a high likelihood of receiving a waiver from the flood elevation requirement. As there are significant costs associated with preserving the 1921 buildings, Mrs. Garrison stated that the School Board is seeking local partnership in shouldering that financial burden.

As for the ball field playability, it was hoped that the soccer field and softball field could be used simultaneously. In order to do this, the School Board was told by the Recreation Department that 29' of encroachment onto the School Board property would be required. While the 29' is not as ideal as the existing situation, an 85' encroachment, it was viewed as workable. In fact, the School Board is prepared to offer a 30' encroachment. The only casualty in the design is the loss of the outdoor stage. It was noted later that there will be an indoor stage which will occur in a multi-purpose room, also serving as a dining area or cafeteria.

At this point, Mr. Moore interjected some procedural information. He introduced Mr. Alex

Liam, representing Mr. Randolph's office, and Mr. Alan Brown, representing the concerns of the Recreation Department. Mr. Moore echoed thanks to the School Board's design team for improving the design based on the concerns of the Town Residents, the Recreation Department and Commission, the Landmarks Preservation Commission and the Town Council. Procedurally, the project will move forward as follows: Conceptual review 10/16/02 with the LPC, final conceptual review 11/12/02 with the Town Council, and then a subsequent architectural review with the LPC when the detailed drawings are completed.

Mr. Pandula reminded those in the audience that this is a meeting of the Landmarks Preservation Commission which reviews architecture, not many of the other associated issues with this project. Although the public would be invited to speak, he wanted them to realize that the LPC could not take action relative to matters beyond the scope of the LPC's jurisdiction. In keeping with today's presentation, he commented that this project presents an extremely complex set of issues; that the design being presented today is the closest to "Alternate #2" as presented to the Town Council several weeks ago; and that the design has evolved to be a good adaptive use within a historic preservation project.

Mrs. Victor thanked Mr. Pandula for his excellent leadership in this matter and the many, many hours he devoted to this project.

Mrs. Garrison reviewed the revised design with the assistance of Greg Hong of Song and Associates. As stated earlier the existing 1921 historic buildings, planned for administration use, will remain with an infill building in the courtyard area to be likewise used for administration. It was mentioned that the infill building might be done largely in glass, especially on the north and south sides, to distinguish it as a new element sandwiched between two historic buildings. The use of the glass will be discussed with School Board security staff as a precaution, before it is implemented in the design. At the north end of this new element, however, there will be a landscaped area so that landscaping will be seen, rather than a wall at this point, preserving the courtyard feel. Mr. Pandula commented that the LPC will need to see floor plans and elevations at a later date, but the concept is that the two major historic wings remain intact, minus some additions previously considered; the covered walk remains in place; and the courtyard will be usable floor space with landscape on the north side and the arcade intact.

Mrs. Jane Day, Staff Preservation Consultant, commented that she is very happy with the progress of this project. She thanked Mr. Pandula for the work he did in this regard to help in arriving at an excellent solution. It is likewise good that the new element is being contemplated as very architecturally different than the historic structure. The project, as a whole, represents a positive adaptive re-use of this property.

Mr. Moore asked Mrs. Garrison to discuss the recreation concerns. Mrs. Garrison stated that the ball field shown on the plans is a 200' regulation size softball field which encroaches 30' onto the School Board property. The basketball court remains intact. Additional green space is provided on the south side, adjacent to the park. Mr. Alan Brown, Recreation Supervisor, stated a preference for a 180' field, in light of safety concerns relative to distance from the base line to the foul line, and in light of the fertigation tank and water supply system at the Royal Palm Way side
OK of the property. Mrs. Garrison stated that the fence for the softball field will also be the school's

fence, and the bleachers will be on the school's property behind that. Mr. Moore noted that the bleachers will be removable to facilitate building maintenance. Mrs. Garrison asked Mr. Brown to work with them to arrive at a solution for fencing around the basketball court, hoping to arrive at a one fence solution serving both needs. Mr. Brown stated a need for the fence to be set back somewhat so players are not running into the fence.

Mrs. Vanneck brought up a popular concern relative to fencing around the rest of the school, particularly on the west side of the property. Mrs. Garrison stated that school police will need to be consulted relative to securing the perimeter.

Mr. Hong discussed the architecture developed to date as "simple, nice and clean." Details used are a clock tower, barrel tile roofs at the west elevation, CMU block construction with stucco, and architectural subtle banding. As for the large trees on the site, the plan would be to retain as many of them as possible. Mr. Hong felt that some of them would have to be sacrificed, however.

Mr. Pandula referred to three pieces of correspondence, for the record:

1) Letter dated October 8, 2002 from Polly Earl, Director of the Preservation Foundation, wherein she expresses support for the LPC's efforts to restore and preserve the school.
2) Letter dated October 14, 2002 from Julie Heberlein Reveley expressing her concerns mostly about green space, protecting the historic landmark portion of the building and the overall size of the campus.
3) Letter dated October 15, 2002, addressed to Mr. Tom Lynch, Chairman of the Palm Beach County School Board from Fred Gaske at the Bureau of Historic Preservation in Tallahassee, stating that they do support and have jurisdiction over landmarked portions of the site, and urging preservation of the appropriate portions of the site.

SUMMARIZATION OF PUBLIC COMMENTARY:

Mrs. Gail Coniglio - Stressed the importance of the existing condition where multiple sports can be played simultaneously on the Recreation Center property, together with the 85' existing encroachment onto the school's property; expressed concern over the issue of fencing and gating, as a means of eliminating the back and forth joint use of the properties; expressed concern about the deliveries necessary for the cafeteria on Seaview Avenue which is such a narrow street; expressed concern about the impending construction process; expressed the desire for more green space than the plan allows; presented 23 more letters dated October 14, 2002 to Mr. Brooks urging that the process be slowed down to avoid hasty decisions.

Mrs. Blades asked whether Mrs. Coniglio could work with Mrs. Garrison relative to the fencing issue which is of such concern. Mr. Moore noted that it might be Mrs. Coniglio or someone from the Recreation Department who would best be suited for these discussions. He added that the School Board is not interested in installing any more fencing than is absolutely necessary, and the fencing will return to the LPC at a later date.

Ms. Casey Devault: Wondered if we have any real say as to what happens to this property since the School Board owns it; stated that it was her understanding that the Phipps family donated the school land to the Town for educational purposes, and wondered whether this was true; stated that Town citizens will be asked to contribute to the project: questioned what is the benefit to the Town to enlarge the Public School, if only thirty-some of the students are residents of Palm Beach; expressed serious concerns over the green space issues and the future access to the property in light of proposed fences and gates.

Mr. Moore responded that there is a joint use agreement in place relative to the shared use of the property by the school, the Town, and the Day School. He believed that the Town could place "reasonable" conditions relative to this project. Attorney Liam agreed that it is the School Board's property, but there is a joint agreement to reciprocate in good faith relative to use. As for contributing to the project, Mr. Moore stated that he could not obligate the Town to pay for this project, but the school has indicated there will be additional costs associated with this project which are beyond their budget allowance.

Mrs. Victor believed that perhaps the west campus was donated by the Phipps family, as suggested by Ms. Devault. Mrs. Day added that when the Sea streets were platted, this site was set aside for a school to attract families who would live here year round.

Julie Heberlein Reveley: Identified herself as a Palm Beach parent, a proponent of public education, and a former educator in the United States and overseas; expressed concern over the loss of the originally proposed outdoor theater and the loss of green space as it relates to play areas for children; instead of increasing the number of students at this school, suggested making this school a high magnet school, with a lesser enrollment and higher tech opportunities: presented more signatures on petitions, for the record. Ms. Reveley proceeded to review the points listed in her letter dated October 14, 2002 concerning this project, i.e., suggestions for retaining green space, protect the landmark building, reminder to School Board of their fiduciary responsibility for tax dollars.

Mrs. Garrison responded that the plans include sufficient play areas for the children. She added that the school is being designed for the number of students allowed at the site, and is designed for a similar population of students as attend there now. The intent of the project is to bring the school up to current educational standards.

Lina Balasco: (136 Woodbridge Road) Questioned why the project would not utilize the one acre property on the west side of Cocoanut Row instead of cramming the school on the east side; advocated building on all the land to protect the school and preserve the green space.

Ken Fishman: (330 Cocoanut Row) Spoke in strong opposition to the school expansion; supported maintaining the recreation facilities and green space; with only 5% of students living in Palm Beach, questioned whether the school should be here, or whether having outstanding recreation facilities would be preferable; suggested that the Town and/or the Day School purchase the land from the School Board to provide "more green space, expanded playing fields, parking, preservation of the landmarked buildings, a better quality of life for adjacent property owners, much less traffic;"also suggested that if property is available off island, it should be pursued as an option; felt that the proposal is not town-serving; stated the Recreation Commission's vehement opposition to the proposal; cautioned the Town Council members to represent their constituents who pay taxes, as "a vote for expansion is a vote against the Town."

Gabriella George: (West Palm Beach parent) Advocated saving the green space, and saving the west acre for school use; stressed the needs of the elementary students.

Ken Fishman: Clarified his position, subsequent to Ms. George's comments, i.e., that it would satisfy all parties concerned if the west acre could be retained for school use, thereby keeping the school on the island, preserving the landmarked building, and not encroaching on recreation areas.

It was noted that the impassioned pleas being heard today would perhaps be more appropriately heard at the School Board or Town Council level. Mr. Pandula made the point that if the School Board were to sell the property on the east and west sides of the street, there is no guarantee that the joint agreement would remain in perpetuity. A new owner could build several single family dwellings on the R-B site, for example.

Mrs. Garrison had to leave the meeting at this point, approximately 10:30 a.m.

Jane Baker: (235 Cocoanut Row) Asked the LPC to remember that when something is gone, it can never be replaced.

Cynthia Callahan: (345 Seaspray Avenue) Commented that every morning and afternoon, approximately 15 cars park on Seaspray Avenue to either drop off or pick up their children, and that if the school if enlarged, that will increase the traffic.

Mr. Frank noted that formerly, there was a middle school at this location too, so the school has actually been scaled down.

Rick Stone:(123 Australian Avenue) Questioned whether the joint use agreement creates a legal easement that runs with the land, and would it prevent building on the property, if it were sold to someone else; requested more research into the joint use agreement.

Mr. Moore stated that the joint use agreement is a year to year automatically renewable agreement, and if the School Board sells the property, the agreement will no longer be valid.

Julie Reveley: Summarized the position of the group in the audience as proponents of public education and the expansion, keeping the public school here, saving the landmarked building, maintaining the recreation programs offered, saving and using the west side property, and keeping the green space, baseball diamond, soccer field, and the la crosse programs as they are; noted, for the record, that Palm Beach is one of the only towns in the area that does not have a theater or a swimming pool for our children.

Mr. Moore stated that this project is unusual in that the Town Council has asked that the LPC review this project first, on a conceptual basis. The matter will be discussed at the November 12, 2002 Town Council meeting. When asked for his opinion, Mr. Alan Brown of the Recreation Department stated that the proposed plan will not allow simultaneous use of the baseball, soccer and la crosse fields, and that a significant amount of green space will be lost to the Town and the Day School.

Mrs. Victor stated she was unclear as to the LPC's job today. Mr. Moore explained that the LPC's duty is to review the modified site plan as presented today. He noted that the Town Council has already agreed that buses will go north and leave the Town over the north bridge. They have also agreed to some parking on the property to accommodate the 30' encroachment, necessary for the baseball field. Scheduling of activities of the Recreation Department and both schools will be done within the terms of the joint use agreement. Mrs. Victor stated that she was very pleased with the modified plan.

Mrs. Hoffman stated she was very pleased with the preservation efforts of the 1921 buildings, but she was very concerned about the scale of the entire school. She felt it was too big for the site. On that basis, she stated would find it very difficult to vote for approval of the concept. Mr. Pandula stated that the School Board should bring a street scape to the next meeting.

Mrs. Vanneck addressed the audience saying that the LPC does not have the right to deny the School Board use of their property. Many of the arguments heard today are really meant for a School Board or Town Council meeting. She felt that conceptually, the School Board did an excellent job.

Nancy Sloane: (216 Bermuda Lane) Spoke in favor of having a public school in the Town; would love to see the school improved and expanded, but there is not enough property: advocated using the east and west properties; while the plan presented is attractive, they have not made full use of the property which is available to them.

Again, Mr. Moore reminded the LPC to focus on the site plan which has been presented, and to leave the policy issues to the Town Council and School Board.

MOTION BY MRS. VANNECK TO APPROVE THE CONCEPT OF THE SITE PLAN AS PRESENTED, LOOKING FORWARD TO MORE INPUT AND DETAILS AT A LATER DATE, AND WITH THE CONDITION THAT THE SCHOOL BOARD RETURNS TO THE LPC FOR FULL ARCHITECTURAL REVIEW WHEN THE PLANS ARE READY.

MOTION SECONDED BY MRS. WILKEY.

Mrs. Dowdle asked Mrs. Vanneck to amend her motion to include that the conceptual approval is contingent upon the School Board continuing to work with the Recreation Committee relative to the green space issues. Before Mrs. Vanneck could respond, Mr. Moore stated that this will be done through the Town Manager's office.

Gabriella George: Pleaded for the LPC not to approve the conceptual plan as she felt that a vote for approval would be telling the School Board that they can sell the west property.

MOTION CARRIED 6-1-0, WITH MRS. HOFFMAN VOTING AGAINST FOR REASONS STATED ABOVE.

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At this point, 10:55 a.m., there was a short recess. Mr. Pandula noted, just before the break that the new Central Fire Station would be heard immediately after the break. The meeting re-convened at 11:08 a.m.

G. Application for Certificate of Appropriateness #25-2002
Modifications to previous approval
Owner/Applicant: Town of Palm Beach
Address: 355 South County Road
Architect: Digby Bridges, Marsh & Associates
Sanchez & Maddux, Inc., Mr. Jorge Sanchez
Project Description: Request approval of the following:

1. Addition of windows and "blind"panels under the arcade (west and north elevations) to the exterior of the building.
2. Removal of landscaping in island adjacent to main entry creating landscape with palm (foxtail) cut outs in sidewalk
3. Increase of building height from 33' to 35' - maintaining the original overall height of 39'8"
4. Change window to casement in lieu of single hung (impact rating on single hung not approved)
5. Color of building will be Mizner white (a biscuit color) with beige plaster profiles and cast stone details, i.e., outlookers and columns)
6. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Architect Mark Marsh was sworn as he was not present earlier. When this item was heard at a previous LPC meeting, the project was approved. At that time, the LPC asked for some additional treatments under the arcade along the west and north elevations. Two windows adjacent to the front door have been introduced, as well as blind recessed panels where the water table creates a base. Last Tuesday, the Town Council granted a variance for two feet of additional height. The increased height was needed for the EOC Center planned for the third floor. The overall height is the same, but this has increased the vertical height on the exterior. Some architectural detail was added to the blind window. Doors have become more traditional, wood panel doors with glass. As for the color of the building, it was felt that the previous color choice was too close to the color of Town Hall. The color choice has been revised to Spanish White with a Philadelphia cream at the water table. The windows have been changed from single hung wood to casements to insure using impact windows.

There is a line of banding between the second and third floors. Mr. Pandula suggested one additional belt course to add more horizontality.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE ARCHITECTURE WITH THE STIPULATION THAT ONE MORE BELT COURSE IS ADDED.

MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.

Mr. Phil Maddux of Sanchez and Maddux, Landscape Architects, stated that since the last meeting, palms have been removed at the fire doors, and they will be used elsewhere on site. The foxtail palm theme was continued down County Road and along the perimeter and across the back. Plantings have been kept to a minimum, and they are basic sustainable varieties. Some of the plant materials have been moved to insure proper egress. The previously reviewed landscape island along County

Road has been removed, and a scored cement sidewalk has been introduced.

MOTION BY MRS. WILKEY FOR APPROVAL OF THE LANDSCAPE AS PRESENTED.
MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness #11-2002 (deferred from June & July, August & Sept.) Gatehouse, landscape, hard scape, new porte cochere
Owner/Applicant: The Breakers Palm Beach Inc.
Address: 1 South County Road
Architect: Wimberly Allison Tong & Goo (WAT&G)
Peridian International Inc., Mr. Arthur Beggs
Project Description: Request approval of the following:

1. Front Driveway Improvements - Reconfigure the front driveway/ parking and landscape area with landscaping and lighting improvements, and add a security gatehouse on main driveway. The parking currently located on the main driveway will be relocated to a service drive to the south.
2. Balustrade Removal: Replicate balustrade at front entrance west of Porte Cochere of the Hotel further west in order to add additional valet lanes to match existing west of front lawn
3. Ponce de Leon Porte Cochere - Add new porte cochere and covered walkways to the south entrance of the Hotel connecting it to the Beach Club with landscaping and lighting improvements.
4. Other associated changes as presented

(SEE THE FOLLOWING FOR PROJECT HISTORY TO DATE)

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared..

Motion at the June meeting: "that the applicant re-visit the design of the gatehouse to make it less massive, approve the materials for the walkway, approval of the landscaping, approval of removal of the balustrade that is between the three arches at the front door, that another balustrade not be added as was originally contemplated, and that the porte cochere be re-visited (for its roof) even though the concept is good, and the arch in the porte cochere is acceptable." The applicant was requested to return to the July meeting with details relative to the south supplemental parking with the landscape islands.

At the July meeting, there was a motion for approval of the gatehouse design, presented as design option #2, with some thought to be given to vining the gatehouse, and if needed, underplanting the hibiscus hedge at the south parking area. Relative to the porte cochere, there was a motion for approval based upon the applicant returning next month with glass samples, details regarding the clips, materials and color of the metal elements.
At the August meeting, there was a motion for approval of the color of the glass, and the color of the metal, and approving the clips for the trellis and canopy to be the same bronze color, and requiring that the shop drawings return to the LPC showing the profiles of the metal, and the size and position of the attachments to the building.

At the August meeting, there was a motion to approve the 36" tall Flagler bollard with a metal halide lamp, diffusing part of the light that is facing the gatehouse, and approval of the interior fixtures in a verde finish with metal halide lamps as well.

At the September meeting, there was a motion for deferral to the October meeting as shop drawings were not ready.

Mr. Danny Miller, Director of Golf and Grounds, returned to the LPC. He stated that the abovereferenced shop drawings are not ready. The Breakers is not yet happy with the level of detail. As such, Mr. Miller stated that the Breakers is requesting a temporary awning (light vinyl) to provide protection from the elements until the glass canopy is ready, which will be a few months. This free-standing awning will work in concert with the porte cochere and trellis walk to provide covered passage from the hotel to the Beach Club. The color of the awning will match the color of the hotel.

MOTION BY MRS. DOWDLE TO APPROVE THE TEMPORARY AWNING THROUGH JUNE 1, 2003.

MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

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MOTION BY MRS. VANNECK FOR DEFERRAL OF THE SHOP DRAWINGS FOR THE GLASS SYSTEM TO THE NOVEMBER MEETING.

MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

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At the very end of the agenda, Danny Miller returned to discuss one item which was not handled earlier.

MOTION BY MRS. HOFFMAN TO RE-OPEN THIS CERTIFICATE OF APPROPRIATENESS FOR DISCUSSION.

MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

Since the restroom was removed from the gatehouse in order to reduce its size, and since there is a requirement to have restroom facilities within 200 feet of the gatehouse, a restroom building had been reviewed at a previous meeting and viewed as appropriate for staff approval. When the drawings were submitted for permit, however, the facility was significantly larger (14' x 18') than was stated at that previous meeting (12'x12'). Mr. Moore stated that the larger size is the minimum size required to meet ADA specifications. The sand colored stucco and block building will house both men's and women's restrooms. It will have a barrel tile roof.

MOTION BY MRS. WILKEY FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness #12-2002 (deferred from June, July Aug. & Sept.) Site plan changes, demolition, new loggias, hard scape, elevation changes

Owner/Applicant: Michael Price
Address: 452 Worth Avenue
Architect: Brower Architectural Associates
Project Description: Request approval of the following:

1. Demolition of existing solarium and covered porch
2. Construction of new loggias in lieu of existing.
3. General restoration and rehabilitation.
4. Re-configure driveway and repave with coquina stone and glazed tile
5. Enlarge kitchen by relocating stairs
6. Enlarge upstairs bedroom No. 3 by relocating stairs.
7. Revise north elevation at stairs to reflect new stair layout.
8. Revise east and south elevation to reflect new loggias.
9. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

June meeting: Approval of those portions of the project which did not require variances.

July meeting: Approval of those portions of the project which required variances, and deferral of the landscape/hard scape to the August meeting.

August meeting: Approval of the architectural revisions to the previously approved plans. Approval of the changes to the garage with the proviso that the window remains in the same location on the east elevation. Approval of the landscape/hard scape subject to the re-study of the site wall and the materials around the pool, the walnut color; that the applicant is to return to the LPC on those issues, and that the approval is conditioned on zoning and DEP and any other governing approvals for the location of the pool and dock. Upon reconsideration of the landscape/hard scape, approval was given for a re-designed smaller pool size, and moving the pool closer to the house, as presented, if that design is necessary, but noting that the larger size pool, as presented earlier, is preferred.

September meeting: Motion for deferral to the October meeting as no new landscape/hard scape plans were filed with the Town.

Mr. Don Skowron of Morgan Wheelock Landscape Architects returned to the LPC. Since the August meeting, the site wall, separating the motor court from the residence, has been re-studied, and has been reduced in height to four feet (4'). The choice of coffee colored saturnia stone for the pool deck has been revised to be coquina. The motorcourt and walkway are already being done in coquina, the motorcourt bordered by Chicago brick. Mr. Skowron noted that the smaller version of the pool, 15' x 33', rather than 16' x 40', will be implemented to meet zoning requirements. Mr. Skowron stated that plans to enlarge the dock will be pursued at a later date when state approvals are secured.

MOTION BY MRS. DOWDLE FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness #13-2002, (deferred from July, Aug. and Sept.) Additions, fenestration changes, site work changes
Owner/Applicant: Robert P. Harris
Address: 143 Clarendon Avenue
Architect: Smith and Moore Architects
Project Description: Request approval of the following

1. One-story loggia connection between the existing main residence and the existing garage/staff quarters building
2. Covered stair and one-car garage addition at the garage staff quarters
3. A new pair of french doors and roof top terrace paving at the second floor northwest guest bedroom
4. A new french door at the existing family room.
5. A pair of french doors at the kitchen
6. Site work changes: Remove existing pool and construct new pool and terrace
7. Site work changes: Add new spa and pergola, and raised terrace
8. Site work changes: Driveway reconfiguration and new privacy wall and gate
9. Any other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

At the July meeting, there was a motion for approval of the project, with a deferral of the landscape/hard scape portions of the project. At the August meeting, there was no presentation given, just a request for deferral to the September meeting. At the September meeting, there was a motion for deferral to the October meeting since landscape/hard scape plans were not submitted.

Architect Harold Smith and Landscape Architect David Keir were present. Mr. Smith stated that at the July meeting there was an approval for construction of a gallery and loggia connection between the main house and garage, and a one story expansion of the garage. The trellis has been re-configured since the last meeting.

Mr. Keir of Seminole Bay Land Company presented the landscape/hard scape issues. The site will be hedged in with existing 25' ficus hedges, giving this property a similar look to other homes on the street which are likewise hedged. There is an existing gravel driveway on site. The existing pool will be removed and a new pool, 43' x 18', will be centered on the loggia. The spa has also been re-configured from the original round, small spa seen earlier by the LPC. It is larger now and rectangular in shape. The long pergola coming off the garage has been re-considered because it was felt that it did not tie in correctly architecturally. There will be a slat house (matching the details and roof pitch of the house) over the spa, using 2' x 2' pieces of natural wood with white trim around the base banding beam. There are no changes to the front yard at this time. The property now is heavily vegetated. While only one mango tree, one avacado avocado tree, and two sable palms will be eliminated, the remaining landscape will be incorporated into the new plan. A creamy cast stone (24" x 24") will be used at the pool, while 12"x12" will be used at the spa in mixed colors. Four cut outs for matched foxtails will be inserted at the upper terrace. There will be a terracotta tile area in the center of the upper terrace. The pool tiles will be polychrome at the skim area, and going up the face of the waterfall at the spa, but the exact tile style has not been chosen yet. Mr. Keir presented two tiles as possible examples of the type of tiles which may be used at the pool and waterfall. Mr. Smith noted that the color of the house will remain the same.

LOOK UP

The LPC members stated that the plan shows too much hard scape, and reminded Mr. Keir that the plan must meet a 45% green space requirement. The LPC asked for more green space, especially to soften the house. They also commented that the spa pavilion (slat house) looks small if it is to be a focal point at the end of the pool. As Mr. Keir had mentioned a gate, the LPC asked for a photo of the gate. They also want to see the tile chosen for the pool.

MOTION BY MRS. DOWDLE FOR DEFERRAL TO THE NOVEMBER MEETING WITH THE ALLOWANCE THAT CONSTRUCTION CAN BEGIN ON THE POOL AT THE LOCATION SHOWN ON THE PLANS.

MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

E. Application for Certificate of Appropriateness #22-2002, Landscape/hard scape
Owner/Applicant: The Mar-a-Lago Club
Address: 1100 South Ocean Boulevard
Architect: REG Architects, Mr. Rick Gonzalez
Krent Wieland Design Inc., Landscape Architects
Project Description: Request approval of landscape and hard scape for the beach cabana project, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mr. Wes Blackman, Director of Projects at the Mar-a-Lago Club, and Mr. Steve Kvarnberg of Krent Wieland, Landscape Architects, presented this request.

Along South Ocean Boulevard, there is a required pull off for emergency vehicles. The pull off has stabilized grass pavers with St. Augustine grass. A 10' unadorned gate is unadorned so that it does not draw attention to the property. The pool is 100' long, and the step up to the pool, originally planned, will be eliminated. Mr. Blackman noted that they have met with the neighbors to the north and south relative to the landscaping. The beach cabanas will be accessed by guests through the tunnel which runs under South Ocean Boulevard.

Mr. Kvarnberg summarized the landscape/hard scape plan. The predominant tree canopy is a canopy of cocoanuts. Silver buttonwood and cocoanuts line the west perimeter wall. Sides will be buffered with cocoanuts and seagrapes. Instead of the 24' to 26' trunk height originally planned for the trees, landscapers have advised that using trees at 20' trunk height would be preferable to be sure of their seed source, in an effort to provide more disease resistant trees. He noted that the Historic Trust wanted the ocean to lake vista preserved, so very few trees are located within that vista. One tree at the southeast edge of the property will be removed for an improved ocean view. All landscape requirements have been met with 60% landscape in the front and 45% for the whole site. Paving will be done in 2' x 2' cast stone which will be sand set. This is the same type of stone used for the driveway at the main house.

Several members expressed concern about the longevity of the plant material given the property's location along the ocean. They felt that many of the plants would not survive the natural conditions. Mr. Kvarnberg stated that the most salt tolerant plant materials are easternmost on the lot. He acknowledged that some plant loss and/or damage will be experienced, and cannot be avoided. This will become a maintenance issue.

MOTION BY MRS. DOWDLE FOR APPROVAL OF THE LANDSCAPE/HARD SCAPE AS PRESENTED INCLUDING THE REMOVAL OF THE TREE ON THE SOUTHEAST EDGE AND THE REMOVAL OF THE STEP AT THE POOL DECK.

MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

F. Application for Certificate of Appropriateness #24-2002,
Changes to residence, landscape, hard scape and replacement of pool and deck
Owner/Applicant: Edward J. Kelly
Address: 19 Golf Road
Architect: Lee Kvarnberg
Project Description: Request approval of the following:

1. New swimming pool and deck
2. Restoration of hard scape
3. Restoration of garage door to its original location on the east facade
4. Fill in the garage door on the north facade
5. Restoration of drive to original east location with curb cut being restored to its original location on County Road and circular drive at Golf Road
6. New roof (textured flat tile)
7. New windows and exterior doors to match existing style.
8. Modification of two window sill heights to conform to interior layout
9. Double hung window at first floor laundry to have sill raised 12" to allow for washer/dryer and second floor hall connecting master bedroom and study to have window sill lowered to match other windows on that elevation.
10. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATIONS: None declared

Architect Lee Kvarnberg and Contractor David Palmer of Livingston Builders presented this request. It was noted that this is not a tax abatement project. The front door of this house faces west, while the front of the house is actually on Golf Road. The garage doors are being re-oriented back to the east facade as they were originally. Mr. Kvarnberg indicated that they already have Public Works approval for this change and are waiting for DOT approval. All of the existing interlocking pavers on the driveway will be removed. Brick walks will be taken up and re-installed re-using the same bricks. The house is white brick with siding, painted white. Shutters will be black. The roof will be replaced with a light grey clay tile meant to look like slate. (The tile sample shown today was the chosen material, but the company sent the wrong color for this presentation.) There will be no changes to the west elevation other than the sill change described above. On the south elevation, french doors will be inserted with white wood pilasters between, to replace the former design. The LPC noted that there was brick directly behind the pilasters, and did not like this part of the design.

Several members remarked about the safety aspects of having the garage doors face South County Road. The owner wants to enter his property from South County Road and exit via Golf Road. Relative to the garage orientation, Mrs. Day commented that from a preservation viewpoint, it is better to have the garage face South County Road, as Fatio originally designed the house. Mr. Pandula commented that with the exception of the false wood columns on the back, the rest of the design is fine. Mr. Segraves encouraged Mr. Kvarnberg to research the original roof material, and to remove the small asymmetrical portion of the pool deck shown.

Mr. Kvarnberg added that an additional window change was needed on the north elevation to accommodate a plan change. In this area, there was once a bathroom. Since the interior changed, the window will be changed to match the other windows on the facade. In addition, the new pool will be smaller so it conforms to the setback. The pool deck and driveway will be cast stone.

MOTION BY MR. PYMS FOR APPROVAL OF THE PROJECT AS PRESENTED WITH THE PROVISO THAT THE APPLICANT RETURNS WITH THE ROOF MATERIAL AND THE LANDSCAPE/HARD SCAPE, AND WITH THE PROVISO THAT THE WOOD COLUMNS PROPOSED BETWEEN THE FRENCH DOORS ON THE SOUTH ELEVATION ARE ELIMINATED.

MOTION SECONDED BY MRS. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.

VI **Other Business**

Mr. Moore extended the thanks of the Town Council and the staff to the LPC for their patience and cooperation in review of the Palm Beach Public School project.

VII **Adjournment**:

The meeting was adjourned as 12:50 p.m. without benefit of a motion.

The next meeting of the Landmarks Preservation Commission will be held on **Wednesday, November 20, 2002** at 9:00 a.m. in the Town Hall, Town Council Chambers, 360 South County Road, Palm Beach.

Respectfully submitted,

Ann Blades, Secretary
LANDMARKS PRESERVATION COMMISSION

TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION

ATTENDANCE RECORD 2002

MEMBERS	1/02	2/02	3/02	4/02	5/02	6/02	7/02	8/02	9/02	10/02	11//02	12/02
Eugene Pandula	P	P	P	P	P	P	P	P	P	P		
Elizabeth Dowdle	P	P	P	P	P	P	P	P	P	P		
Sari M. Wilkey	P	P	P	P	P	P	E	P	P	P		
Jacqueline Albarran de Mendoza	P	P	(N/A- declined re-appointment)									
Ann Vanneck	P	P	P	P	U	P	P	P	P	P		
Ann Blades	P	U	P	E	P	P	P	P	P	P		
Jack Pyms	P	P	P	P	P	P	P	U	U	P		
Judy Hoffman	See below		P	P	P	P	P	P	P	P		

ALTERNATE MEMBERS	1/02	2/02	3/02	4/02	5/02	6/02	7/02	8/02	9/02	10/02	11/02	12/02
Judy Hoffman	P	P	(See above-appointed as regular member 3/02)									
Laurel Baker	P	P	P	P	P	(resigned 5/15/02)						
Wendy Victor	P	P	P	P	P	U	P	U	P	P		
Patrick Segraves			P	E	P	P	P	P	P	P		
Mario Nievera							P	E	P	P		

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 2002

MEMBERS	1/02	2/02	3/02	4/02	5/02	6/02	7/02	8/02	9/02	10/02	11//02	12/02
Eugene Pandula												
Elizabeth Dowdle												
Sari M. Wilkey												
Jacqueline Albarran de Mendoza	V2	VPD1	(N/A - declined re-appointment)									
Ann Vanneck												
Ann Blades												
Jack Pyms												
Judy Hoffman	See below											

ALTERNATE MEMBERS	1/02	2/02	3/02	4/02	5/02	6/02	7/02	8/02	9/02	10/02	11/02	12/02
Judy Hoffman			(See above -appointed as regular member 3/02)									
Laurel Baker				V								
Wendy Victor												
Patrick Segraves												

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)