

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, OCTOBER 15, 2008 AT 9:00 A.M.

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

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com or may obtain an audio recording (tape or CD) of the meeting by contacting Cindy Delp, Secretary to the Landmarks Preservation Commission at (561) 227-6408. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

I **CALL TO ORDER:** Chairman Pandula called the meeting to order at 9:03 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
Wallace Rogers, Alternate Member
John C. Randolph, Town Attorney
John S. Page, Director of Planning Zoning & Building
Jane S. Day, Staff Preservation Consultant
Cynthia M. Delp, Recording Secretary

ABSENT: None

- III **APPROVAL OF THE MINUTES OF THE SEPTEMBER 17, 2008 MEETING:**
MOTION BY MR. EIGELBERGER FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. HANLEY.
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. SEGRAVES.
MOTION CARRIED UNANIMOUSLY.
- VI **COMMENTS FROM THE PUBLIC:** None
- VII **PUBLIC HEARINGS:**

- A. Application for Certificate of Appropriateness #19-2008, (0:1:16.0)
Awnings
Owner/Applicant: CSC Brazilian LP by CSC Brazilian GP Corporation
Address: 301 Australian Avenue
Architect: The Lawrence Group Architects
Project Description: Request approval for awnings which are further described as:
Addition of 19 white awnings at the first and second floors, various locations, and
other associated changes as presented

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION: None declared

Note: This matter had been reviewed informally at the August and September meetings, but will be heard formally at the October meeting.

Architect Richard Leja of the Lawrence Group returned to the LPC subsequent to previous informal reviews of this project. He explained that the large awning at Café Boulud has been changed reducing it in size to only cover the entry doors. The other change since last month is at the bay window at the pool deck which was originally proposed as one large awning and has now been divided into three awnings.

Ms. Day noted that the new drawings show an awning on the Hibiscus Avenue facade at the window with quoins. There was some discussion as to whether an awning was appropriate for this opening. Mr. Leja stated it was necessary to avoid bleaching of furnishings in the interior.

All awnings are proposed with a straight tight edge with open sides on white frames. The LPC preferred a loose flap on the awnings.

MOTION BY MR. EIGELBERGER FOR APPROVAL OF WHITE SUNBRELLA-TYPE AWNINGS WITH A STRAIGHT EDGE WITH LOOSE FLAPS, AND OPEN SIDES, ON WHITE FRAMES.

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

- B. Application for Certificate of Appropriateness #20-2008, (0:08:15.0)
Addition
Owner/Applicant: Cathleen McFarlane
Address: 456 Worth Avenue
Architect: Smith Architectural Group
Project Description: Request approval for addition to historic structure which is further described as: Addition of one (1) story, two (2) car garage with flat roof, cypress doors and stucco finish to match existing residence, and other associated changes as presented

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION: Mr. Roberts stated that he may have spoken with Don Kino by phone.

Note: This matter had been reviewed informally at the September meeting, but will be heard formally at the October meeting.

Don Kino of Smith Architectural Group returned to the LPC today for formal presentation of this flat roof, one story, 2 car garage addition in the exterior courtyard. The only change since last month's meeting was that the down spout leaders have been removed from the facade as the LPC had requested. The variances necessary for this project were approved unanimously by the Town Council. The garage doors will be cypress with clavos nails.

**MOTION BY MR. SEGRAVES FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. EIGELBERGER.
MOTION CARRIED UNANIMOUSLY.**

- C. Application for Certificate of Appropriateness #21-2008, (0:11:02.6)
Restoration, Reconstruction, Addition, New Accessory Structure
Owner/Applicant: 640 So. Ocean Blvd. LLC
Address: 640 South Ocean Boulevard
Architect: Smith Architectural Group
Project Description: Request approval for restoration, reconstruction, addition to historic structure, new accessory structure, and interior and exterior demolition which is further described as: Additions and renovations to existing structure, new roof, new impact-rated doors and windows. Fenestration changes as per drawings. New pool cabana, new loggia on east elevation, new pool and deck, and other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION: Mr. Eigelberger, Mrs. Rubin, Ms. Willis, Mrs. Bresnan, Mr. Hanley, Mr. Roberts, Mr. Rogers and Mr. Pandula stated that they had met individually with Mr. Smith at the site. Mr. Segraves stated he had met with Mr. Smith at Mr. Smith's office and had visited the site.

Jeffery Smith of Smith Architectural Group reviewed how this 1923 Mizner home has been changed over the years, including several major and minor additions. In the last forty or so years, however, little has been done to the house, and the house is experiencing a bit of disrepair.

The current owner plans to do a major restoration and renovation of the house. Additions are as follows: On the front facade, an oceanfront loggia will be added; on the rear facade an 8 ft. strip will be added on the north/south axis for circulation; an open air pool loggia will be added; and, a one room pool house will be added. All windows will be changed in style from Colonial to Mediterranean (painted wood) casement impact windows with divided lites. The main entry facade will remain intact with the exception of removal of two small chimneys and a re-working of the main large chimney. Mr. Smith reviewed all of the proposed changes, elevation by elevation, according to the presentation plans. All materials will match the existing home, including the clay tile roof. Landscape/hardscape issues will come back to the LPC in a future application for Certificate of Appropriateness.

MOTION BY MR. EIGELBERGER FOR APPROVAL OF THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. ROBERTS.

MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness #22-2008, (0:29:15.2)

Rehabilitation/Renovation

Owner/Applicant: Town of Palm Beach

Address: 360 South County Road, Town Hall

Architect: Bridges, Marsh & Associates

Project Description: Request approval for rehabilitation/renovation which is further described as: The scope of work for the renovation of Town Hall includes the replacement of the flat roof areas (modified bitumen) and the replacement of rooftop HVAC units. Due to the scope of work associated with these rooftop units, Town ordinance requires the units to be screened from view. The proposed screening to be used for this project includes a "fish scale" screening element that simulates a terra cotta tile appearance, and is fabricated from powder-coated aluminum to provide a low maintenance feature that is aesthetically pleasing. These screening elements are to be provided for rooftop units on the north-end flat roof, as well as units on the south-end flat roof, as indicated on the plans. Due to the addition of a new building entrance on the north facade (as previously approved by the Landmarks Preservation Commission), new exterior light fixtures are being added there. In order to provide a consistent fixture for the entire building, all fixtures are being replaced. The existing light fixtures are not commercially available, and the proposed replacement of all fixtures ensures the uniform appearance for all elevations, and other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION: None declared

Architect Mark Marsh of Bridges Marsh Architects presented this request subsequent to a previous informal review last month. Mr. Marsh explained that the Town Hall has two flat roofed areas on the north and south ends of the building which need to be replaced. This will require removal and replacement of existing air conditioning units located on the roof. The project includes new 36" high screening walls in a fish scale pattern to be located on the perimeters of the flat roofed areas. The scales will be made of aluminum and will be 3.5 inches in depth, and will mimic terra cotta tiles. Secondly, all light fixtures on Town Hall will be replaced with new, cast aluminum, black, lantern-type fixtures. Lastly, all fenestration in Town Hall will be replaced with new, fixed, Tischler windows which will match the color of the existing windows.

**MOTION BY MR. EIGELBERGER FOR APPROVAL OF THE PROJECT.
MOTION SECONDED BY MR. ROBERTS.**

Mrs. Day felt the project, as presented, meets the Secretary of the Interior's Standards, as it is obvious that the proposed screening walls are not original to Town Hall, and they could easily be removed at any future date without affecting the historic fabric of the building.

MOTION CARRIED UNANIMOUSLY.

VIII **OTHER BUSINESS:** None

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

Mr. Eigelberger brought up the subject of the upcoming landmark designation ratification of the **Royal Poinciana Plaza**, suggesting that the 12 acre parcel might become an historic district. Mr. Randolph cautioned the commission that this matter had not been advertised for this meeting, and as such, should not be discussed. He encouraged the commission members to attend the upcoming November Town Council meeting to enter into discussion about this matter.

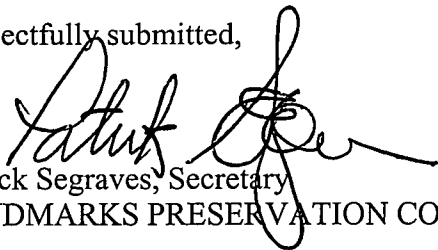
Mr. Page announced that he had been informed by Paul Brazil, Director of Public Works, that the north end of Town Hall has been gutted, and if any members would like to tour the building, that could be arranged.

X **ADJOURNMENT:**

**MOTION BY MR. SEGRAVES TO ADJOURN AT 9:45 AM.
MOTION SECONDED BY MRS. BRESNAN.
MOTION CARRIED UNANIMOUSLY.**

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, November 19, 2008 in the Town Council Chambers, 2nd floor, Town Hall, 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 2008

MEMBERS	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11//08	12/08
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>	___	___
William Lee Hanley Jr.	<u>P</u>	<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>	___	___
Patrick Segraves	<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>	___	___
Robert Eigelberger	<u>P</u>	<u>P</u>	<u>E</u>	<u>U</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	___	___
Eileen Bresnan	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>U</u>	<u>E</u>	<u>P</u>	<u>P</u>	___	___
Hazel Rubin	<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>	___	___
Charles S. Roberts	<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>	___	___

ALTERNATE MEMBERS	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11//08	12/08
D. Imogene Willis	<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>	___	___
Dudley L. Moore	<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>	___	___
Wallace Rogers	<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>	___	___

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

RECORD OF VOTING CONFLICTS 2008

MEMBERS	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11//08	12/08
Eugene Pandula	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
William Lee Hanley Jr.	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Patrick Segraves	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Robert Eigelberger	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Eileen Bresnan	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Hazel Rubin	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Charles S. Roberts	_____	_____	_____	_____	_____	_____	_____	<u> V </u>	VPD	_____	_____	_____

<u>ALTERNATE MEMBERS</u>	<u>1/08</u>	<u>2/08</u>	<u>3/08</u>	<u>4/08</u>	<u>5/08</u>	<u>6/08</u>	<u>7/08</u>	<u>8/08</u>	<u>9/08</u>	<u>10/08</u>	<u>11/08</u>	<u>12/08</u>
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[illegible]

LEGEND:	V	=	One Voting Conflict during a meeting	VPD	=	Voting Conflict Previously Declared
	V2	=	Two Voting Conflicts during a meeting			(This category to be used when a conflict has
	V3	=	Three Voting Conflicts during a meeting			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)