

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, OCTOBER 15, 2003 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 9:00 a.m.

II Roll Call:

PRESENT: Eugene Pandula, Chairman
Sari Wilkey, Vice Chairman
Ann Vanneck, Member
Jack Pyms, Member
Judy Hoffman, Member
Patrick Segraves, Member
Wendy Victor, Alternate Member
William Lee Hanley Jr., Alternate Member
Robert T. Eigelberger, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Jane Day, Staff Preservation Consultant

ABSENT: Ann Blades, Secretary (Unexcused)

RECORDING SECRETARY: Cynthia M. Delp

III Approval of the Minutes of the September 17, 2003 Regular Meeting and the September 25, 2003 Continued Meeting:

MOTION BY MRS. WILKEY FOR APPROVAL OF BOTH SETS OF MINUTES.
MOTION SECONDED BY MRS. VICTOR.
MOTION CARRIED UNANIMOUSLY.

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

V Public Hearings:

A. Application for Certificate of Appropriateness #23-2003,
Beach cabana

Owner: 874 South County Corp. (Robert Miller)

Applicant: Robert Miller

Address: 874 South County Road

Architect: Smith and Moore Architects, Inc.

Project Description: Request approval to construct a 500 sq. ft. beach cabana on the parcel of land that lies east of South Ocean Boulevard. The structure shall blend with the main house and feature the same type of roof, windows and doors. The beach parcel shall also feature landscape and patio pavers of cast stone to match the main house.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mrs. Victor drove by the property.

Architect Harold Smith of Smith and Moore Architects represented Mr. Robert Miller with regard to both Items A and B, as listed on the agenda. Let the record show that he spoke about both cabanas simultaneously, but separate motions were ultimately made. It should be noted that these cabanas were previously approved by the LPC, but no building permits were obtained for the work in a timely fashion. Mr. Smith returned today to obtain a new approval for the cabanas. He stated that the plans have little to no changes from the previous approval.

Mr. Smith noted that the beach parcel belonged to 105 Clarendon Avenue, a landmarked property. A lot split of the beach parcel was done, and the north parcel was deeded to 874 South County Road as it met all the zoning requirements for size and proximity to the main parcel. A special exception was obtained from the Town Council for the project.

The cabana at 874 South County Road is a 500 sq. ft. beach cabana with a simple floor plan consisting of an open living area, kitchenette or bar area, and a bath. The structure has a clay barrel tile roof at a 4/12 pitch, arched double windows to match the main house, textured stucco to match the main house, cast stone detailing at the window sills, and small columns between the two windows. The structure is 12.5 ft. in height, but only the very top of the roof will be seen from the road.

Mr. Smith recalled that when the LPC first saw these cabanas, the owner was requesting two identical cabanas. The LPC, however, asked that the two cabanas be differentiated from one another, picking up the details of the main house which they serve. The plans being presented today likewise reflect that differentiation.

Mrs. Victor expressed concern about development of beach parcels throughout the town, and stressed that such development should be kept to as minimal an impact as possible.

MOTION BY MR. SEGRAVES FOR APPROVAL OF THE CABANA AT 874 SOUTH COUNTY ROAD AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness #24-2003.

Beach cabana

Owner: 105 Clarendon Corp. (Robert Miller)

Applicant: Robert Miller

Address: 105 Clarendon Avenue

Architect: Smith and Moore Architects, Inc.

Project Description: Request approval to construct a 500 sq. ft. beach cabana on the parcel of land that lies east of South Ocean Boulevard, which is connected to the main property via a tunnel. The structure shall blend with the main house and feature the same type of roof, windows and doors. The beach parcel shall also feature landscape and patio pavers of cast stone to match the main house.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Architect Harold Smith represented Mr. Robert Miller relative to this application. Mr. Smith noted that this 500 sq. ft. cabana is 12.5 ft. in height with a flat roof.

Mr. Segraves commented that the architect has done a good job in differentiating the two cabanas and picking up the details of each main house, as was requested by the LPC. Mrs. Victor called for staff comments as she felt that this cabana looks more formal than the main house. Mr. Frank responded that staff feels these cabanas will make minimal impact from the road. He also commented that these cabanas are not dissimilar from other beach cabanas in town, and they do relate to the properties they serve. Mr. Eigelberger commented that the design concept of this cabana, albeit more imposing, is absolutely appropriate due to the imposing design of the beautifully restored main house.

MOTION FOR APPROVAL OF THE CABANA AT 105 CLARENDON AVENUE BY MRS. VANNECK.

MOTION SECONDED BY MRS. WILKEY.

MOTION CARRIED UNANIMOUSLY.

C. Public Hearing relative to the Palm Beach Public School.

Modification to previous conceptual approval of October 16, 2002

Owner: Board of Public Instruction

Address: 239 a.k.a. 240 Cocoanut Row, Palm Beach Public School

Architect: Young Song & Associates

Project Description: Modifications to previous conceptual approval providing expanded site plan, floor plans, and exterior elevations for the modernization of the Palm Beach Public School.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mr. Pandula stated that he and Mr. Frank had met with the architects relative to this project.

Ms. Kris Garrison, Director of Planning for the Palm Beach County School District, stated that this project received conceptual approval from the LPC one year ago. Since that time, the project has been discussed at the Town Council and Recreation Advisory Board levels. Much input has been received relative to the project, and the School Board's design team has made every effort to incorporate the various suggestions into the plans. She thanked Mr. Pandula for meeting with

the design team and sharing his expertise, much of which was incorporated into the design.

① The 1921 building, in the northwest corner of the building, had originally been proposed with attachments to that building. The new proposal shows that new buildings have been pulled away, or detached from the historic building. Ms. Garrison commended Young Song's office for their work in arriving at a design which balances the received input from the town. Ms. Garrison introduced Owen O'Rourke, Project Coordinator with Song and Associates.

Mr. O'Rourke provided an overview of the project and site plan. He explained that the existing 1921 building actually had an addition in 1925. This original building (Building #1 on the site plan) will be restored, preserved and made code compliant, while retaining its 1920's character. The design team was able to maintain a large portion of the open courtyard at this building which they had originally feared would be lost. They propose to fill in the covered walkways, on both sides, with special fire-rated glass with a minimum of mullions, representing a modern intervention to a historic building. As Ms. Garrison previously stated, new buildings have been pulled away from the existing 1921/25 building by approximately 20' on the south and east sides, leaving the historic building to stand alone, in character. The historic building will serve as an enclosed administration building. A new, two-story building (Building #2 on the site plan) will house classrooms. The third building (Building #3 on the site plan) is a one-story building housing the multi-purpose cafeteria, media center, and music room. Some other highlights of the design are a newly created courtyard, covered play area, and the retention of the existing ball field. New parking has been added to the southeast corner, as well as a new service drive to the northeast corner.

② Mr. O'Rourke reviewed the elevations, stating that there was an attempt to carry the details of the 1921/25 building into the new buildings. Metal gates are proposed at several places to remain in keeping with School Board security standards. Details of those gates are not available at this time. Young Song stated that the design team is trying to minimize any requirements for fencing along the perimeter, and they are meeting with the School Board relative to this matter.

Building #2 and #3 will have flat roofs highlighted with barrel tiles in specific areas. Mr. Segraves drew attention to the large recess in the south facade of Building #3, facing the ball field. Mr. O'Rourke explained that this provides a covered, ramped exit from the stage area which is necessary to meet code requirements. Inside the recessed area, a small outdoor stage is available for use.

Mr. Eigelberger questioned how the two-story building was positioned so close to the street. Staff responded that the building was pushed as far west as possible to allow for full use of the ball field. Mr. Moore reminded the members that the School Board, having jurisdiction over this property, was not required to seek variances or special exceptions from the Town Council for this project. In fact, the School Board offered today's presentation in a spirit of cooperation, but as a courtesy.

③ Mrs. Hoffman inquired why there was a need for an auditorium in Building #3, when there is an auditorium in the west campus building. Ms. Garrison responded that all elementary schools are designed with multi-purpose rooms which gives a principal the opportunity to utilize the space for a wide variety of functions, including meal service. The west building auditorium may be available for use on a very limited basis, but a key design element of this project is that students

will not have to cross the street on a daily basis.

Mr. Pandula thanked Young Song and her staff for their work on this project, which has resulted in a greatly improved design. He questioned if the budget would allow for any additional architectural details. It was noted that the plans presented today represent the full extent of the allowed budget. Ms. Song reported that additional architectural details could be added to the plans if additional funds were available. She noted that the construction drawings will be completed early next year for a June 2004 construction start. In keeping with those deadlines, any additional architectural details should be identified as soon as possible in order to be included in the construction drawings.

Mrs. Jane Day, Staff Preservation Consultant, as authorized by the Town Council, represented the School Board's \$ 250,000 grant application in Tallahassee. The funding would be used for the restoration of the historic 1921/25 building. This particular grant application, priority ranked 32 out of 116 applications, received the support of State officials. This was the only application for the continued use of a school as a neighborhood public school. Final funding determinations will be made by the State in early 2004.

Mrs. Vanneck commented that when you consider the original design presented a year ago in comparison to this presentation, there has been incredible improvement. Mr. Segraves was likewise in favor of the design presented today, but suggested that the recessed area on the south elevation should not be regarded as a back door. He thought it appears quite dissimilar to the rest of the building, and it is in a highly visible location. Mrs. Vanneck noted that without the recess, that part of the south facade would be a large blank expanse. Mrs. Hoffman, while acknowledging that the new design is a huge improvement, commented that it will be massive nonetheless.

Mr. Eigelberger was not in favor of the use of royal palms along Cocoanut Row. Smaller species of palms would be less expensive, and would not compete or detract from the royal palm vista on Royal Palm Way. Mr. Pandula added that the Four Arts, also landmarked, is undergoing a massive development of their sculpture garden. He suggested that the landscape architect working for the Four Arts be consulted in an effort to carry similar species across the street on the school property. Mr. Pandula asked the School Board to keep the LPC informed relative to this issue..

Mrs. Gail Coniglio thanked the School Board and particularly, the LPC, for their efforts relative to this project. She asked the LPC to consider the following details:

- Concern about the new media center being replaced by a covered play area, as it eliminates more green space, and butts right up against the basketball court
- Concern about placement of fencing, with regard to both school children and after school children from the Rec Center having access to play areas
- Concern about deliveries in the alleyway, and trash pick up, etc. on a one way road with an abundance of children on foot
- Concern about the increase of the classroom buildings toward the east eliminating any dug out or bleachers at the third base line
- Asked the School Board to postpone the sale of the west building, "so that they, again, are not remembered in the future as penny wise and pound foolish"

Mrs. Vanneck stated that the new design is a compromise well beyond what could have been imagined. She asked the School Board to remember the concerns expressed by Mrs. Coniglio; to site screen the dumpsters; and to return to the LPC with landscape or structural changes. As such, she made the following motion:

**MOTION BY MRS. VANNECK FOR APPROVAL OF THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. PYMS.
MOTION CARRIED UNANIMOUSLY.**

VI Other Business:

Status of 455 North County Road:

Mr. Moore explained that the Town Council was given a status report at their meeting yesterday relative to this site. The report was given by Attorney Frank Lynch, on behalf of the new owners, while requesting an extension of the building permit. That extension was granted with the condition that the contractor submit a schedule for completion of the project to the Building Department, and that the owner or his representatives return quarterly to the Town Council with updates.

Status of the Mar-a-Lago Crests:

Mr. Moore reported that the dulling of the gold on the crests has been done, but they have not yet taken down the large crest on the cabana. Mar-a-Lago representatives state that it is impossible to take down the crest without destroying it. The members asked for their available recourse in this matter. Mr. Randolph responded that the matter can be referred to the Code Enforcement Board for action, but only after staff confirms that a violation exists. Mr. Moore stated that he and Mr. Pandula had planned to visit the site today, even prior to this concern being raised.

Mr. Pandula stated that he, Mr. Frank, and Mrs. Day had made an agreement with Mar-a-Lago representatives relative to the crests, pursuant to LPC authorization to do same. Instead of removing the crest entirely, or reducing its size, the agreement was to dull the finish and to move the crest down on the chimney, under the belt course.

Mr. Hanley commented that the finish on the crest is inappropriately bright, so he questioned the dulling of the gold which, reportedly, had already been done. Staff will check the conditions at the site.

Status of hedge at Bath and Tennis Club:

Mrs. Vanneck commented that the new ficus hedge planted at the Bath and Tennis Club to screen the delivery area is "ficus on one side and wood on the other." Mr. Moore will check with the club manager to see why it was trimmed so severely.

Status of 345 Brazilian Avenue: Mr. Moore stated that work is proceeding, although some problems were uncovered during construction.

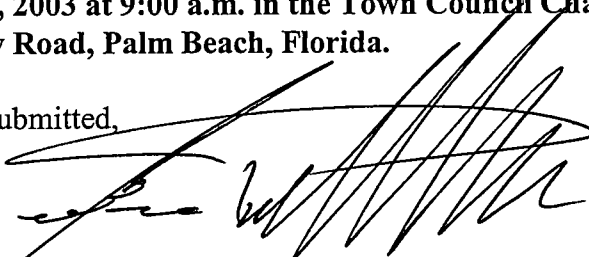
Mrs. Victor's request: Mrs. Victor asked for five minutes at the next meeting to offer an update to the members regarding some programs and ideas available to the commission which she learned about at the National Trust for Historic Preservation meeting.

VII Adjournment:

**MOTION BY MRS. WILKEY TO ADJOURN THE MEETING AT 10:20 A.M.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, November 19, 2003 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,


Eugene Pandula, Chairman
LANDMARKS PRESERVATION COMMISSION

10/21/03

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**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

ATTENDANCE RECORD 2003

MEMBERS	1/03	2/03	3/03	4/03	5/03	6/03	7/03	8/03	9/03	10/03	11//03	12/03
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>	___	___
Elizabeth Dowdle	<u>_P_</u>	<u>_P_</u>	(Term expired 3/03)									
Sari M. Wilkey	<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>	___	___
Ann Vanneck	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_E_</u>	<u>_P_</u>	<u>_U_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	___	___
Ann Blades	<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>_E_</u>	<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>_P_</u>	___	___
Judy Hoffman	<u>_P_</u> Alt.	<u>_E_</u> Alt.	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</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>	___	___

ALTERNATE MEMBERS	1/03	2/03	3/03	4/03	5/03	6/03	7/03	8/03	9/03	10/03	11/03	12/03
Wendy Victor	<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>		
William Lee Hanley Jr.	<u> n/a </u>	<u> n/a </u>	<u> P </u>	<u> P </u>	<u> E </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>		
Richard Krock	<u> n/a </u>	<u> n/a </u>	<u> E </u>	(Resigned 4/8/03)								
Mario Nievera	<u> P </u>	<u> P </u>	(Did not seek re-appointment)									
Robert T. Eigelberger	<u> n/a </u>	<u> n/a </u>	<u> n/a </u>	<u> n/a </u>	<u> n/a </u>	<u> P </u>	<u> P </u>	<u> U </u>	<u> P </u>	<u> P </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 2003

MEMBERS	1/03	2/03	3/03	4/03	5/03	6/03	7/03	8/03	9/03	10/03	11/03	12/03
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Eugene Pandula	___	___	___	___	___	_V_	___	___	___	___	___	___
Elizabeth Dowdle	___	___	(Term expired 3/03)									
Sari M. Wilkey	___	___	___	___	___	___	___	___	___	___	___	___
Ann Vanneck	___	___	___	___	___	___	___	___	___	___	___	___
Ann Blades	___	___	___	___	___	___	___	___	___	___	___	___
Jack Pyms	___	___	___	___	___	_V_	VPD1	VPD1	VPD1	___	___	___
Judy Hoffman	___	___	___	___	___	___	___	___	___	___	___	___
Patrick Segraves	Alt. ___	Alt. ___	___	___	___	___	___	___	___	___	___	___

ALTERNATE MEMBERS	1/03	2/03	3/03	4/03	5/03	6/03	7/03	8/03	9/03	10/03	11/03	12/03
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Wendy Victor	___	___	___	___	___	___	___	___	___	___	___	___
William Lee Hanley Jr.	___	___	___	___	___	___	___	___	___	___	___	___
Richard Krock	___	___	(Resigned 4/8/03)									
Mario Nievera	___	___	(Did not seek reappointment)									
Robert T. Eigelberger	___	___	___	___	___	___	___	___	___	___	___	___

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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