

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., WEDNESDAY, SEPTEMBER 21, 1994

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

- I. Call to Order: The meeting was called to order at 9:02 a.m. by Chairman Lillian Jane Volk.

II. Roll Call:

PRESENT: Lillian Jane Volk, Chairman
Elise P. Mackintosh, Vice Chairman (arrived 9:03 a.m.)
Sally Gingras, Secretary
Anne G. Metzger, Member
Jacqueline Albarran de Mendoza, Member
Arthur Silverman, Member
Elizabeth Shields, Alternate Member (arrived 9:03 a.m.)
Anne Sory Keresey, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning &
Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: William S. Gubelmann, Member
Jane R. Grace, Alternate Member

RECORDING SECRETARY: Cynthia M. Delp

At this point, Mrs. Volk addressed the recent passing of Mrs. Barbara Hoffstot. She was very dedicated as one of the early Landmarks Preservation Commissioners, and Mrs. Volk thanked her posthumously for her efforts. Mrs. Volk stated that Mrs. Hoffstot set an example which current Commissioners shall try to carry on, and she will be sorely missed.

Let the record show that discussion was held at the end of the meeting, (in deference to the above remarks regarding Mrs. Hoffstot), regarding the two prior absences of Mrs. Gingras. As per the attached correspondence dated July 19, 1994 and August 19, 1994, Mrs. Gingras requests that her absences from the July and August meetings be "excused" due to extreme hardship. Mrs. Volk did, in fact, change the "unexcused" status, for these two absences, to "excused", as she regarded it a personal hardship for Mrs. Gingras to have returned for the meeting, and Mrs. Gingras' presence was not needed to establish a quorum.

Let the record show that the absences of Mr. Gubelmann and Mrs. Grace were previously "excused" by the Chairman. Both of these members have been absent and "excused" from the June, July, August and September meetings.

III. Approval of the Minutes of the August 17, 1994 Meeting:

MOTION BY MR. SILVERMAN TO APPROVE THE MINUTES AS MAILED.

MOTION SECONDED BY MRS. KERESSEY.

MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

A. Application for Certificate of Appropriateness No. 25-94, Lighting

Owner/Applicant: Power-Love Associates

Address: 256 Worth Avenue

Architect: Robert Bell

Project Description: Removal of existing ceiling globe lighting; blank off with brass or wood plates; installation of 8 coach lights on wall brackets on side walls of via, two lights at courtyard wiring to be recessed in wall and stuccoed over, and other associated changes as presented (Deferred from the July and August meetings.)

Mr. Robert Bell returned to the Commission. At this point, the applicant has abandoned the plan to place lights in the via as was originally requested. Instead, Mr. Bell presented a plan for courtyard lighting to attempt to alleviate persons tripping in this area. He distributed an outline of the courtyard delineating four specific locations for lighting, as follows: Location A: 1 set of wall mounted fixtures; Location B: 1 set wall mounted fixtures; Location C: post light; and Location E: two existing lights at the gateway between 256 and 250 Worth Avenue. The Commission felt that the fixture, itself, was too large and should be scaled down. Also, the Commission did not approve of the Location B placement of the fixtures due to the engaged columns there. They suggested that the applicant use one fixture hanging over the door, rather than two fixtures.

MOTION BY MRS. GINGRAS APPROVING THE FIXTURES IN LOCATIONS "A" AND "C", WITH THE PROVISIO THAT THE FIXTURE BE SMALLER THAN THAT PRESENTED, AND MAKING THE RECOMMENDATION THAT THE APPLICANT SEARCH FOR A HANGING FIXTURE TO BE PLACED OVER THE DOOR AT "B", AND THAT LOCATION "B" BE DEFERRED TO NEXT MONTH'S MEETING.

MOTION SECONDED BY MRS. MACKINTOSH.

MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness No. 36-94, Site wall

Owner/Applicant: Mr. Michael Price

Address: 450 Worth Avenue

Architect: Mr. J. Kenneth Brower

Project Description: Request approval of continuation of site wall east along Worth Avenue approximately 10', then south to the bulkhead approximately 20', and other associated changes as presented

This project had been heard informally last month. As there has been no negative correspondence regarding this matter since last month's meeting...

MOTION BY MR. SILVERMAN TO APPROVE THE SITE WALL AS PRESENTED.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness No. 37-94, Awning

Owner/Applicant: Mr. Alan Curtis

Address: 720 S. Ocean Boulevard

Contractor: American Awning Company, Mr. Joe Mattei

Project Description: Request approval to install west patio awning, and other associated changes as presented.

This project had been heard informally last month. As there has been no negative correspondence regarding this matter since last month's meeting...

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE THE AWNING AS PRESENTED.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness No. 38-94, Awnings

Owner/Applicant: Peninsula Corporation of Palm Beach

Address: 230 South County Road

Project Description: Request approval of (9) new pink and green awnings for first and second level, and other associated changes as presented.

Mr. James Remez presented this request to change the existing brown and white awnings to pink and green. The existing frame will be re-used, so the shape of the awning will remain the same, and the scalloped edge will be repeated in the new awnings. Various LPC members expressed reservations with regard to the pink in the awnings, when placed in combination with the other colors of the building. They felt the pink should be less pink and more terracotta in coloring.

MOTION BY MS. SHIELDS TO APPROVE THE AWNING CHANGE WITH THE PROVISIO THAT MR. FRANK AND MRS. ALBARRAN DE MENDOZA APPROVE OF THE SHADE OF PINK/TERRACOTTA TO BE USED IN THE AWNINGS.

MOTION SECONDED BY ANNE METZGER.

MOTION CARRIED UNANIMOUSLY.

E. Application for Certificate of Appropriateness No. 39-94,
Awnings & miscellaneous other changes

Owner/Applicant: Mr. Robert List, Trustee

Address: 120 North County Road

Architect: Mr. David Miller

Project Description: Request approval of the following:

1. Remove existing awnings
2. Install new awnings
3. Tint windows
4. Repaint the exterior
5. Other associated changes as presented

Mr. David Miller, Architect, presented this request. The proposed new awnings will follow the Gothic shape of the windows. The new awnings will be navy blue with a scalloped edge. The building will be re-painted as follows:

Benjamin Moore #239 (Cream): Bulk of the stucco
Benjamin Moore #939 (Light Cream): Stucco adjacent to roof
Benjamin Moore #1627 (Light blue/grey): Horizontal bands
Benjamin Moore #1629 (Blue/grey): On brick design area

Although attempts will be made to retain clear glass in the windows, a light grey tint may be required. The wood framing around the windows will be painted navy. The existing entry door will be replaced with a double glass storefront door with a decorative wrought iron railing covering it. New 24" to 26" lamps and signage plaques will be placed on each side of the new entry doors. Ms. Shields commented that she would like to see a colored rendering before final approval is given.

MOTION BY MS. SHIELDS TO APPROVE THE PROJECT AS PRESENTED, WITH THE PROVISIO THAT SHE AND MR. FRANK WILL GIVE A FINAL REVIEW OF A COLORED RENDERING WITH PAINT CHIPS, AND WITH A DEFERRAL OF THE LIGHT FIXTURES AND DOORS TO THE NEXT MEETING.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

F. Application for Certificate of Appropriateness No. 40-94,
Cast stone and site furnishings

Owner/Applicant: Paramount Partners

Address: 139 North County Road

Architect: Mr. David R. Miller

Project Description: Request approval of the following:

1. Modifications to previously approved cast stone
2. Additional cast stone at main entry
3. New site furnishings
4. Other associated changes as presented

At the request of the applicant...

MOTION BY MR. SILVERMAN FOR DEFERRAL TO THE OCTOBER MEETING.
MOTION SECONDED BY MRS. METZGER.
MOTION CARRIED UNANIMOUSLY.

G. Application for Certificate of Appropriateness No. 41-94,
Fenestration change

Owner/Applicant: Mrs. Estee Lauder
Address: 126 S. Ocean Boulevard
Contractor: Stuart M. Ledis
Project Description: Request approval to remove window on the north elevation of the staff quarters, and replace with two smaller windows; remove window on east elevation of staff quarters and replace with a new door, and other associated changes as presented

Mr. Stuart Ledis presented this project for renovations to the staff quarters, as per the description above.

MOTION BY MR. SILVERMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

*Items H & I were deferred to the end of the agenda, as the respective applicants were not present.

J. Application for Certificate of Appropriateness No. 44-94,
Awning

Owner/Applicant: Mr. Daniel Mahoney
Address: 1200 S. Ocean Boulevard
Contractor: Mr. Todd Moran, American Awning
Project Description: Request approval of east patio awning and other associated changes as presented

Mr. Todd Moran from American Awning Company presented this request. This is an L-shaped awning and it will be a sandy beige color matching the trim of the house. The Commission was concerned over the position of the awning on the building and its extension out from the building. They felt that twelve feet (12') should be enough of an extension and the awning should start under the balcony, rather than be attached to the balcony.

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE THE AWNING WITH THE PROVISIO THAT IT HAS A MAXIMUM DEPTH OF 12' ONLY, AND THAT THE AWNING STARTS UNDER THE BALCONY, INSTEAD OF BEING ATTACHED TO THE BALCONY.

MOTION SECONDED BY MRS. SHIELDS.

MOTION CARRIED UNANIMOUSLY.

K. Application for Certificate of Appropriateness No. 45-94,
Bridge Tender's house revisions

Owner/Applicant: Florida Department of Transportation

Address: Flagler Memorial Bridge

Architect: Digby Bridges

Project Description: Request approval of modification to bridge tender's house and other associated changes as presented

This matter was discussed informally last month. Mr. Digby Bridges presented a colored rendering of his proposed design for the bridge tender's house on each of the three drawbridges. The Flagler bridge tender's house echoes the feeling of the entrance piers of the bridge. It features stone cladding, stucco portions, barrel tile roof, and divided lite windows. There will be a small arched louvered vent on each of the facades. This louver is metal with baked enamel and will be painted the same green as the main span. General repairs will be made as needed. Mrs. Albarran de Mendoza felt that the white stucco should be a more subtle color, perhaps beige. Mr. Bridges will accommodate this request and change the white color to a more suitable color. Also, some of the Commissioners felt that the barrel tile roof was inappropriate as it was "forcing this issue of the Mediterranean", and suggested a flat roof with parapet detail. It was noted, however, that the white of the stucco makes the barrel tile appear more prominent than it actually will be. Mr. Bridges noted that air conditioning of the house will be handled with indoor units with a small compressor outside.

MOTION BY MR. SILVERMAN TO APPROVE THE DESIGN OF THE FLAGLER BRIDGE TENDER'S HOUSE AS PRESENTED, WITH THE PROVISIO THAT THE WHITE COLORING BE CHANGED TO BEIGE.

MOTION SECONDED BY MRS. MACKINTOSH.

ROLL CALL VOTE: MR. SILVERMAN: YES
MRS. MACKINTOSH: YES
MRS. GINGRAS: NO
MRS. METZGER: NO
MRS. ALBARRAN DE MENDOZA: NO
MS. SHIELDS: YES
MRS. VOLK: YES

MOTION CARRIED FOR APPROVAL 4-3-0.

L. Application for Certificate of Appropriateness No. 46-94,
Bridge Tender's house revisions

Owner/Applicant: Florida Department of Transportation

Address: Royal Park Bridge

Architect: Digby Bridges

Project Description: Request approval of modification to bridge tender's house and other associated changes as presented

Mr. Bridges stated that the proposed design emphasizes the arched design of the bridge itself. The color of the house will match the color of the rest of the bridge, and the louvered portions will be painted the span green color. It will have a standing seam copper roof which will eventually turn green.

Mr. Frank stated that the original bridge in this location was a wooden swing bridge, and was subsequently destroyed by hurricane. The bridge tender's house at that time was a separate wooden structure, not attached to the bridge. This house was subsequently phased out when the existing bridge underwent expansion. A two span portion of the existing bridge was erected in the 1920's. In the 1950's the bridge was doubled in size, and the existing bridge tender's house was erected. Prior to that time, the bridge tender's house was not an integral part of this bridge.

Mr. Frank also stated that when this bridge was constructed in the 20's, the Residents of the Town clamored for a bridge which was more than just plain, a bridge with some elegance. Thus, we have the beautiful arched design of the existing bridge.

Mrs. Volk approved of the design of the bridge, but questioned painting the stone. The DOT plans to paint the entire bridge grey or a stone color, a color which will match the existing color of the bridge. There will be no painting of the aluminum railings, however. Mrs. Albarran de Mendoza commented that a beige stone color would be preferable to a grey cement color. The paint which will be applied will be a preservative.

MOTION BY MRS. GINGRAS TO APPROVE THE BRIDGE DESIGN WITH THE PROVISIO THAT THE COLOR WILL BE STONE COLOR AS DRAWN, AND TAN OR BEIGE AS OPPOSED TO GREY.

MOTION SECONDED BY MR~~S~~. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

Regarding lighting on the bridge, there is a proposal to change the existing fixtures to the same as are on Royal Palm Way. They will be 20' in height. (The lights had been reviewed informally at last month's meeting.)

The aforementioned motion was revised as follows:

MOTION BY MRS. GINGRAS TO APPROVE THE BRIDGE DESIGN AS PRESENTED TO INCLUDE THE LIGHTING WHICH WAS CONCEPTUALLY APPROVED LAST MONTH, AND WITH THE PROVISIO THAT THE COLOR OF THE BRIDGE TO BE STONE COLORED, AND TAN OR BEIGE AS OPPOSED TO GREY:

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

SOUTHERN BOULEVARD BRIDGE: Please note that the Southern Boulevard Bridge was not advertised for this meeting, but was discussed on an informal basis. This bridge tender's house was designed with a South Florida feel. It will be painted white, will have a metal standing seam roof, divided lite windows, and decorative trim.

The Commission offered no negative feedback relative to this project. It will be formally advertised for next month.

The DOT representative in the audience, Mr. Pete Nisson, stated that the Southern Boulevard Bridge will be done first - next spring, then the Flagler Memorial Bridge in the summer, and the Royal Park Bridge a year later.

- H. Application for Certificate of Appropriateness No. 42-94, Modifications to previous approval
Owner/Applicant: 38 East Corporation
Address: 1300 S. Ocean Boulevard
Architect: Ferguson, Murray & Shamamian
Project Description: Request approval for modifications to previously approved plans for general restoration and site improvements, and other associated changes as presented

Mr. Mark Ferguson presented this request for the continuing renovation of Casa Apava. The existing metal gate will be replaced with a wooden gate with piers and a wooden pedestrian gate with piers. The gates will be stained light grey. A gatehouse or guardhouse is also proposed for a location just inside the property wall. This 5'x 10'-12' wooden structure will be tucked into the vegetation, and will be stained to blend in with the landscape. It will be clad in wood with a copper metal roof.

MOTION BY MRS. MACKINTOSH FOR APPROVAL OF THE GATES AND GUARDHOUSE AS PRESENTED.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a ten minute recess at 10:33 a.m.
The meeting reconvened at 10:43 a.m.

- I. Application for Certificate of Appropriateness No. 43-94, Miscellaneous changes
Owner/Applicant: Via Mizner Associated Limited Partnership
by Via Mizner of Worth Avenue, Inc.
Address: Via Mizner, 333-345 Worth Avenue
Project Description: Request approval of the following:

Mr. Ian Kean presented this request. Please see the notations between

the items for additional information learned at the meeting.

Worth Avenue:

1. Replicate two sets of stained glass doors & restore masonry-2nd fl. Instead of two sets of doors, this request was amended to include all 6 windows (2 each on the north, south and east) Mr. Kean brought a sample of the new glass which is nearly identical to the existing glass.

2. Replicate wooden doors & windows to terrace, foyer & dining room-2nd floor
These doors will be reproduced as they were originally, in wood. The dining room doors will be teak.

3. Restore 4th floor balcony
Reinforce and replace existing wrought iron as necessary.

4. Remove T.V. antenna.

Main Via:

1. Replicate Mizner Lantern (1/2 scale) & locate at center above archway leading to Mizner apartment
Mr. Kean stated that he understood this fixture might present a code problem concerning UL approval.

2. Replicate wrought iron gates (see southeast Via entrance) to be installed on east side of archway leading to Mizner apt.
These doors are being requested to provide security to this residential space. The wrought iron gates will be closed at all times, but the existing wooden doors will remain open. The wrought iron gates are planned for the east and west sides of the archway.

Southwest Courtyard:

1. Proposed reduction in size & modification to a/c housing which was approved by LPC last year to be located above elevator room. New housing to replicate terrace balustrade on east portion of facade.
Instead of the large chiller unit approved last year, two 4 ton air conditioning units will be installed. A barrel tile surround will be placed around them, but there will be no structure covering the units themselves.

2. Replicate & install wrought iron lantern above west entrance to arch-same as #1 under Main Via above.
3. Replicate wrought iron gates to be installed at west entrance to arch, same design as #2 under Main Via above.
4. Replace one glass window with french doors to match existing-8 Via Mizner

Please note that #4 (above) was withdrawn by the applicant.

Northwest Via:

1. Replace two small "industrial" lights with replicas of original wrought iron Mizner lanterns to be copied from those at northeast entrance.

North Facade:

1. Remove existing lanterns from northeast entrance to Via and relocate to north wall of Piccolo Mondo
Mr. Kean stated that certain elements of the north facade items were not in their original request, but the Commission agreed to hear them. They propose to replace the copper roof with a barrel tile roof, extend the planting along the bottom, install trellis over the windows, and do the lighting work in #1 (above). In light of various

comments made by members, the Commission asked that the North Facade changes be given more thought. Mr. Kean agreed that this should be done.

MOTION BY MS. SHIELDS FOR APPROVAL OF THE PROJECT AS PRESENTED, EXCEPTING THE NORTH FACADE WHICH IS DEFERRED TO THE NEXT MEETING.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

V. Other Business:

- A. Informal Review: 256 Worth Avenue, Space U
Shardan International

Request informal review of identification signage

Mr. Dan Bohlmann brought his shop's sign to the meeting. The sign reads as follows: "Shar Dan International Inc." on the first line and "Fine Art & Interior Design" on the second line. Other than Mr. Silverman's comment regarding the capital L at the end of International, there were no other negative comments regarding the sign. This matter will be properly advertised for the October meeting.

- B. Informal Review: 350 S. County Road
L'Ambiance Bar & Bistro

Request informal review of wood grill system for windows

Mr. Michael Craddock, Architect, appeared representing the owner. The new tenant, L'Ambiance, as opposed to the former restaurant tenant in this building, will have both South County Road frontage and Australian Avenue frontage. As such, they want to continue the wood muntin window treatment from the former restaurant space windows and duplicate it on the newly gained windows. It was noted that the glass in the windows of the former restaurant space is beveled, and the glass in the new windows will not be beveled. Also, the awnings on the east elevation will be duplicated at the corner window on the north elevation. The Commission offered no negative feedback relative to this matter, and it will be properly advertised for the October meeting.

*Please note the Item C will be heard later in the meeting.

D. Meeting Attendance

*Let the record show that Mrs. Albarran de Mendoza left the meeting during the discussion of this item, at 11:15 a.m.

Mrs. Volk asked for Mr. Randolph to address the Commission in this regard. He read from Ordinance #17-93, an ordinance dealing with meeting attendance and voting conflicts, which

was enacted in an effort to make all of the Commissions of the Town consistent. The ordinance states that "lack of attendance" will cause a member to be automatically removed from the Commission. Absences due to illness or personal hardship are to be considered "excused". Unfortunately, the ordinance is not specific in its definition of what constitutes "personal hardship". (Mr. Randolph noted that the ordinance also addresses conflicts of interest, but there is no automatic removal for excesses in this area. Excesses are subject to review by the Town Council.) Mr. Randolph stated that the intent of the Town Council with respect to personal hardship was that personal hardship would be "more akin to illness", i.e., if a family member is ill, rather than being away on vacation or business.

Mr. Frank stated that when a request for an excused absence has come through, it has been presented to the Chairman for review. Mr. Frank then mentioned the letters received from Mrs. Gingras which were referenced on the first page of these minutes.

Mrs. Volk commented that it may be a hardship to attend a meeting for a member who has a home elsewhere in the country. She felt that if members are dismissed because of being at an out of state home, the Commission would suffer. She stated, "we would not have had Barbara Hoffstot on our Commission", or others of great importance, if that were the case. She noted that there has never been a problem achieving a quorum for the LPC meetings. She felt that the Commission is representative of all of the citizens of Palm Beach, not just those who are here all year round.

Mr. Randolph stated that the decision of what constitutes a personal hardship is one that must be decided by the Town Council. For the time being, however, the members should remember the importance of this attendance portion of the ordinance. Any requests for absence should be submitted in writing to the Chairman, so this information can become part of the Minutes. Mrs. Volk reiterated that she has received letters from Commissioners requesting excused absences, and these members have expressed a willingness to return for the meeting if absolutely necessary. She felt that was all that could be asked from volunteers who serve their community. She stated that until she is instructed differently, the LPC will proceed as we have been with regard to absences.

Mr. Moore noted that the ordinance does make a distinction between alternates and regular members. Alternate members are only required to attend 50% of the meetings, or 6 per year.

- E. Discussion relative to 1994/95 Designation Season: Properties to be placed "under consideration" for landmark designation.

Mrs. Jane Day addressed the Commission. She presented the following properties for study this year:

111 Seabreeze Avenue: Mediterranean Revival, retains
its integrity, no known architect
(suggested by Michelle Clarke Royal)
319 Brazilian Avenue: Bungalow completely restored
(suggested by Michelle Clarke Royal)
Palm Beach Public School
Wells Road Scenic Vista (suggested by Staff)
1095 North Ocean Boulevard

Regarding the Sea Streets, a total of 111 properties are potentially worthy of designation. Forty-two of these were originally suggested by the Preservation Foundation. These houses were identified via a walking tour, and research of the 1981 and 1988 historic surveys. The number of properties here are beyond the scope of one designation season. This brings up the question of whether to do districts or study only the best examples. Mrs. Day stated that Pendleton Avenue, Wells Road, and the original Bradley subdivision are other possible sites for study. She suggested that we move forward to obtain a grant from the State Division of Historic Preservation. The next filing deadline is December 15, 1994. With this grant, we would look at the development history of the Town of Palm Beach, going from plat to plat, and reviewing current designations, and then moving forward from there. This would be a matching type grant, so the Town Council would have to be consulted prior to applying for the grant. She remarked that when considering 111 structures in an area, although they may have a common history, each must be studied individually regarding its architectural history with photo documentation, so that designation of such structures can be defended in the future. She heartily advocated seeking the grant to provide the time and the resources for such a study. Mrs. Volk and Ms. Shields concurred that the grant should be pursued. Ms. Shields felt that it might be advantageous for the historical information obtained through the grant to be published in some form so that it is available to the public. She wondered if perhaps the Preservation Foundation might take this on as a project.

Mrs. Polly Earl, of the Preservation Foundation, indicated that the Preservation Foundation would be glad to help in the publishing of the information gained through the grant. She stated that the Preservation Foundation supports the approach toward unified planning and protecting the beautiful architecture of the Town. She hoped, in the interest of clarity and education of the public, that the press would note that landmarking today carries with it certain potential benefits for tax abatement for restoration, and offers certain benefits with respect to flood plain restrictions. She also hoped that when the districts concept is considered, it is remembered that review of changes to non-conforming buildings within a district is not the same as the more

detailed review of changes to conforming structures.

Mr. Moore asked the Commission for a motion to place the grant item on the Town Council agenda for their review.

MOTION BY MS. SHIELDS TO RECOMMEND TO THE TOWN COUNCIL THAT THE GRANT BE PURSUED.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

and

MOTION BY MRS. GINGRAS TO PLACE THE FOLLOWING BUILDINGS UNDER CONSIDERATION FOR DESIGNATION.

111 Seabreeze Avenue
319 Brazilian Avenue
Wells Road Scenic Vista
Palm Beach Public School
1095 North Ocean Boulevard

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

F. Tile Selection for Police Station Steps

Mr. Frank explained that this project was advanced by another entity, not the Landmarks Preservation Commission. The LPC would, in fact, review the selection of the tile, but should not be the body which selects the tile. The selection should be done by the Town Council, as owner of the property. The matter would then subsequently return to the LPC for review.

G. Review of Staff Approval for Modifications to Previous Approval-224 Phipps Plaza

Mr. Frank explained that the LPC had previously granted a Certificate of Appropriateness for changes to 224 Phipps Plaza. During the construction, however, Mr. McCranie found that a design change which was totally compatible with what the LPC had approved would actually make the design layout better. Mr. Frank, upon review of same, granted a staff approval. Mr. William McCranie addressed the Commission on an informational basis to advise them of the changes included in that staff approval. Last year, the LPC had approved additions to the cottage...a garage, a kitchen addition, and a guest room above the garage. Some of this work has progressed, but during construction a new design was developed which made the interior space more beautiful. Changes are as follows: Eliminate the 6'x 12' void where the garage addition connected to the structure; eliminate 5' of the west extension of the addition. This will make the

(redundant language)
~~of the west extension of the addition.~~ This will make the proposed additions full two story additions. This change provides additional interior space, and also provides more garden area and green space. The Commission was pleased with the changes presented.

Mr. Frank noted that a staff approval was granted for these changes so that construction could continue. Further, this structure a non-contributing building within a historic district, and the owner and architect very carefully kept all of the same details and materials carried through in the new design, as was originally approved.

C. Informal Review: 363 Cocconut Row
The Chesterfield Hotel

Request informal review of screening for satellite dish

Mr. Frank explained that a variance has already been granted allowing the hotel to place a satellite dish on top of the roof. It will be concealed on the north and south by surrounding construction, but can be seen from a neighborhood hi-rise. Therefore, a lattice screen is being requested to screen the dish from view. The commission offered no negative feedback relative to this item. It will be advertised for next month's meeting.

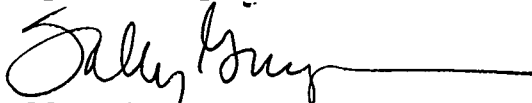
Mrs. Polly Earl noted that the Preservation Foundation does have a facade easement on this building, and was not notified about this change. She stated that she will contact the Chesterfield regarding the matter.

VI. Adjournment:

THE MEETING ADJOURNED AT 12:00 P.M. UPON A MOTION BY MR. SILVERMAN.

The next meeting of the Landmarks Preservation Commission will be heard on WEDNESDAY, OCTOBER 19, 1994 at 9:00 a.m., in the TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,


Sally Gingras, Secretary

cmd

SALLY GINGRAS
Architect
1120 North Olive Avenue
West Palm Beach, Florida 33401

P.O. Box 77
Big Timber, Mt. 59011

July 19, 1994

Mrs. Jane Volk
Chairman, Landmarks
Preservation Commission
Town of Palm Beach

Dear Mrs. Volk:

Please excuse my absence from
the July 20th Landmark's Commission
meeting. To travel back to Palm
Beach from Montana for the sole purpose
of attending this meeting would
constitute extreme hardships for me.

Thank you for your consideration
of this matter.

Sincerely,
Sally Gingras

SALLY GINGRAS
Architect
1120 North Olive Avenue
West Palm Beach, Florida 33401

P.O. Box 77
Big Timber, MT: 59011

August 19, 1994

Mrs. Jane Volk
Chairman
Landmarks Preservation Commission
Town of Palm Beach.

Dear Mrs. Volk:

Please excuse my absence from
the August 17th Landmarks Commission
meeting. Travelling back to Palm
Beach to attend this meeting would
have been an extreme hardship for
me.

Thank you for considering my
problem. I look forward to seeing
you at the September 21st meeting.

Sincerely,
Sally Gingras