TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES
LANDMARKS PRESERVATION COMMISSION
WEDNESDAY, SEPTEMBER 18, 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 9:05 a.m. by Chairman Pandula.

II **Roll Call**:

PRESENT:
Eugene Pandula, Chairman
Elizabeth Dowdle, Vice Chairman
Ann Blades, Secretary
Sari Wilkey, Member
Ann Vanneck, Member
Judy Hoffman, Member
Wendy Victor, Alternate Member
Patrick Segraves, Alternate Member
Mario Nievera, Alternate Member (arrived just after Roll Call)
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Dr. Sandra Norman for Jane Day, Staff Preservation Consultant

ABSENT: Jack Pyms, Member

RECORDING SECRETARY: Cynthia M. Delp

III **Approval of the Minutes of the August 21, 2002 meeting**:

**MOTION BY MRS. DOWDLE FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.**

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

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V **Public Hearings**:

A. Application for Certificate of Appropriateness #21-2002, Addition, changes to entrance facade
Owner: Mrs. Cathleen McFarlane-Ross
Address: 456 Worth Avenue
Architect: Smith Architectural Group Inc.
Project Description: Request approval for re-design of the existing entrance facade to include the following:

1. 42 sq. ft. 2nd story infill addition at entry.
2. Revision to existing entrance facade to be more in character with original Mizner works.
3. Relocation of guest bath window and addition of stone surround
4. Revision to railing and brackets at balcony.
5. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATIONS: None declared

PLEASE NOTE THAT THE ARCHITECT HAS REQUESTED DEFERRAL TO THE NOVEMBER MEETING.

MOTION BY MRS. DOWDLE FOR DEFERRAL TO NOVEMBER.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness #11-2002 (deferred from June & July& August) Gatehouse, landscape, hardscape, 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

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 APPLICANT'S REQUEST, MOTION BY MRS. VANNECK FOR DEFERRAL TO THE OCTOBER MEETING.
MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

Mr. Frank stated that he had spoken to the Breakers representatives. The deferral request is in order as the shop drawings, requested by the LPC, are not ready yet.

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

AS NO NEW LANDSCAPE/HARDSCAPE PLANS WERE FILED WITH THE TOWN, STAFF RECOMMENDS DEFERRAL TO THE OCTOBER MEETING.

MOTION BY MRS. DOWDLE FOR DEFERRAL TO OCTOBER.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness #13-2002, (deferred from July and August) 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

At the July meeting, there was a motion for approval of the project, with a deferral of the landscape/hardscape portions of the project. At the August meeting, there was no presentation given, just a request for deferral to the September meeting.

DUE TO SEVERAL CHANGES IN SELECTION OF THE LANDSCAPE ARCHITECT, NO NEW LANDSCAPE/HARDSCAPE PLANS WERE SUBMITTED TO THE TOWN. AS SUCH, STAFF RECOMMENDS DEFERRAL TO THE OCTOBER MEETING.

MOTION BY MRS. VANNECK FOR DEFERRAL TO THE OCTOBER MEETING.
MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.

E. Application for Certificate of Appropriateness #14-2002, (deferred from July)
Awnings, Addition, Fenestration, Planters
Owner/Applicant: George and Susan Levin
Address: 280 Sunset Avenue
Architect: Dario Giacomelli
Project Description: Request approval of the following:

1. Demolition of existing awning, and replacement with new permanent one story structure
2. Replace four fixed windows on west wall of courtyard with four arched french wood doors.
3. Addition of arched french door on west wall of courtyard
4. New entry arched french door on north facade
5. Replace existing square fixed glass panels on the west facade with new fenestration and awnings
6. Relocate door at west end of gallery.
7. New vent duct on south side of building (alley side), with new roof exhaust fan
8. Replace existing aluminum door on south side of gallery with wood door.
9. Addition of new planter on north side of building by new entrance.
10. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

July meeting: Motion for deferral to the August meeting.
August meeting: Motion for approval with the contingency that the applicant returns with the planter design, the wood door details, and any items done without approval.

Architect Dario Giacomelli presented a new design for the planters on the west wall along Bradley Place at the ground floor. The new planter design does not invade the sidewalk. Lattice will infill arched openings of the Bradley Place arcade. While plantings are planned in front of the lattice, the type of plant material had not been determined. The second issue concerns a door which was inappropriately replaced with an aluminum door. The door in question faces north. The new door will be a mahogany painted door with side lites, and will serve as an entrance into the hotel lobby. Mr. Giacomelli stated that he thought the original lobby door had a square transom, but in the new design, there is a preference for a rounded arch.

Mr. Frank stated that staff is working with the architect, the owner, and the owner's attorney in an effort to resolve interior and exterior work performed without benefit of a permit. Mr. Frank reported that several permits have now been issued for work at the site, and staff will review those permits to determine if they cover the work which was performed. Attorney Frank Lynch, attorney for Coco's, the new tenant, stated that an agreement was made with the landlord to correct all issues prior to a C.O. At this point, the permitted work is ready for at least rough inspections, and perhaps, final inspections. Mr. Lynch assured the LPC that the owner is committed to perform all necessary work, with permits, and do what has to be done to obtain final approvals.

Mr. Nievera cautioned the architect that the planters must be drained. Mr. Pandula and Mr. Nievera were not in favor of the lattice as it presents a maintenance problem. They suggested that the plant material be trained to grow on wires, either in a pattern or filled in the entire arch. Mr. Nievera thought it would be best to fill in the entire arch, with the plant material trained on wires, and that dark green confederate jasmine be used, with perhaps a colorful plant cascading down at the bottom.

MOTION BY MRS. BLADES FOR APPROVAL OF THE PLANS AS PRESENTED WITH THE STIPULATIONS THAT THE ARCHES ARE PLANTED WITH SOLID CONFEDERATE JASMINE AND WITH UNDERPLANTINGS THAT MAY OR MAY NOT CASCADE, THAT THE PLANTS HAVE TO BE MAINTAINED, AND THAT THERE BE NO LATTICE (THE PLANT MATERIAL WILL GROW ON WIRES.)

MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.

F. Application for Certificate of Appropriateness #19-2002, (deferred from August) Fountain change
Owner/Applicant: Power-Love Associates
Address: 256 Worth Avenue
Architect: Robert L. Bell, Architect
Project Description: Request approval for construction of new stone finished octagonal base for existing fountain, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

At the August meeting, there was a motion for deferral to the September meeting as the LPC wants to see a material sample.

Architect Bob Bell returned to the LPC with a sample of bone antique Jerusalem stone as an applied veneer to the face of the octagonal base. Members felt the Jerusalem stone was too modern looking, too polished. Cast stone or coquina was preferred. Mr. Bell responded that basically the shape is what is most important in the design. The materials can be adjusted to the preference of the LPC.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE PROJECT AS PRESENTED, WITH THE EXCEPTION THAT THE FOUNTAIN IS TO HAVE A COQUINA TOP SEAT AND BASE, WITH STUCCO SIDES, AND THE COLOR WILL MATCH THE EXISTING BUILDING COLOR, OR THE APPLICANT IS TO RETURN WITH A COLOR CHANGE.

MOTION SECONDED BY MRS. BLADES AND MRS. DOWDLE SIMULTANEOUSLY.
MOTION CARRIED UNANIMOUSLY.

VI **Other Business**:

DISCUSSION RELATIVE TO PALM BEACH PUBLIC SCHOOL:

Mr. Moore thanked the members of the LPC who attended the workshop meeting held on September 17, 2002 relative to the Palm Beach Public School. The LPC, the Recreation Commission, and the Palm Beach Day School had several representatives present at the workshop. Due to the importance of this issue, the Town has asked the school representatives to return on Monday, September 23, 2002 at 1:00 p.m. for another workshop with both commissions and the Town Council. There will be one major difference with regard to this workshop, however. There will be no contest as to whether the school should stay in Palm Beach or not, or whether they are doing a good job at the school or not. Monday's task is to discuss the siting of the school and what buildings can and cannot remain on the site for the project. Of course, the impact of the project on the Town's Recreation Facility, parking, and traffic flow will be a concern. The school board is working over the weekend in preparation of some alternative plans for Monday's meeting.

In addition, the Town Manager was able to negotiate one additional meeting with the school board. That will occur during the regular October LPC meeting, and the public hearing will be for purposes of discussing the architecture. Mr. Moore cautioned the members that this will be the one and only time the LPC will have to discuss the architecture. So, he urged them to begin thinking about the architectural details now, in advance of that meeting. Staff will request that the school board's drawings be available at the Planning, Zoning & Building Department as early as possible, before the October meeting. He will also request that they present what was referred to as Plan B, a second plan with more architectural details which increase the cost of the project by $ 1,000,000 to $ 2,000,000. Mrs. Victor requested that they come prepared with overlays.

Mr. Moore discussed the fact that the floor elevation of the building does not meet the FEMA flood elevation requirement. If the building was under the Town's jurisdiction for building inspections, the Town's Building Official, namely Mr. Moore, could exempt the FEMA requirement. The school board, however, has its own building department, and that department will control the construction at the Palm Beach Public School. The question is will the school board's building department official seek the same type of exemption. The Town prevails with regard to planning and zoning issues, but not with regard to construction issues.

Mrs. Victor stated she had an appointment with Mrs. Day to walk the property, and she encouraged other members to do the same. Staff cautioned the members that this can only be done on an individual basis. Two commissioners cannot go to the site at the same time.

Mrs. Blades and Mrs. Vanneck brought up the media center building. Apparently, State regulations require that the media building must remain, as it is viewed as a viable building. Taxpayers funds cannot be used for the demolition of a viable building. Consequently, the media building cannot be demolished, unless funds were raised privately for the demolition expenses. Mr. Pandula stated that the problem with the media building is that the school board has not been able to integrate it architecturally into the rest of the building. Mr. Pandula admitted that the school, as it exists, shows the progression of the Town and its architecture, performed by a series of well known architects. Even so, some of the existing can be demolished for the sake of a new and better school, but the 1921 building is the most important piece which should be saved. The new construction should have sympathetic architectural detailing, with appropriate incorporation of the media building. Mr. Moore reminded the members that any new construction must meet current codes.

Mr. Pandula stated that the architecture really cannot be determined before the site planning is agreed upon. He stressed the importance of the corner where the school is located...at an entrance to the island and in a high traffic area, seen and frequented by many.

Mrs. Dowdle commented that people are so interested in the plans for this school because of "the experience that children get by being in this town, because this town is so special...learning and studying in this town." And yet, there is a willingness to demolish the landmark on that site.

Mr. Pandula noted that the architect is limited by the budget provided by the State of Florida. Mrs. Vanneck's opinion was that the townspeople will step up to pay for necessary architectural details. Mr. Randolph added that if there are additional costs to the State of Florida in order to accommodate the interests of the LPC/residents, these will have to be absorbed by the town. There will have to be an agreement with the State to that effect. He also added that although the statutes are clear that the town has no jurisdiction over the construction aspects of the project, the statutes are also clear that the school board/state must give consideration to the town's "reasonable" development regulations.

Mrs. Dowdle asked why the school board is proposing a new school rather than renovating the existing buildings in a grandfathered status. Mr. Frank responded that he believes that the project surpassed the state's financial threshold for renovation, thus, the emphasis to build new buildings.

In the school board's defense, Mr. Moore stated that the school board, especially Ms. Kristin Garrison, Planning Director for the school board, is being very cooperative with the town relative to this project. Mr. Moore noted that this project will require special exception approval and site plan approval from the Town Council. In this case, though, the Town Council is requesting the input of the LPC prior to the matter being heard by the Town Council.

Flagler Memorial Bridge Discussion

Mr. Frank reported that he made some calls to the Department of Transportation. Any work for the Flagler Memorial Bridge is in the financial planning stage, not the physical planning stage. Members stressed the importance of LPC involvement in the design of the bridges, preferably in the beginning design stages. Mr. Frank stated that he has been told that the DOT staff/consultants working on the Royal Park Bridge are very excited with the design of the Royal Park Bridge, and its design was largely due to the excellent contributions of the Landmarks Preservation Commission.

VII **Adjournment**:

MOTION BY MRS. VANNECK TO ADJOURN AT 10:50 A.M.
MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on **Wednesday, October 16, 2002** at 9:00 a.m. in the Town Council Chambers, 360 South County Road, Palm Beach.

Respectfully submitted,

Ann Blades

Ann Blades, Secretary
LANDMARKS PRESERVATION COMMISSION

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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			
Elizabeth Dowdle	P	P	P	P	P	P	P	P	P			
Sari M. Wilkey	P	P	P	P	P	P	E	P	P			
Jacqueline Albarran de Mendoza	P	P	(N/A- declined re-appointment)									
Ann Vanneck	P	P	P	P	U	P	P	P	P			
Ann Blades	P	U	P	E	P	P	P	P	P			
Jack Pyms	P	P	P	P	P	P	P	U	U			
Judy Hoffman	See below		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			
Patrick Segraves			P	E	P	P	P	P	P			
Mario Nievera							P	E	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)