TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION
9:00 a.m., WEDNESDAY, SEPTEMBER 16, 1992
AT THE TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order: The meeting was called to order at 9:03 a.m.

II. Roll Call:

PRESENT: Lillian Jane Volk, Chairman
Sally Gingras, Secretary
Anne G. Metzger, Member
Jacqueline Albarran de Mendoza, Member
Leslie Divoll, Member
Arthur Silverman, Alternate Member
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator
John C. Randolph, Town Attorney

ABSENT: Elise P. Mackintosh, Vice Chairman
William S. Gubelmann, Member
Wilmer J. Thomas Jr., Alternate Member
Jane R. Grace, Alternate Member

RECORDING SECRETARY: Cynthia M. Delp

Let the record show that Mrs. Albarran de Mendoza arrived at 9:08 a.m., and Mr. Randolph arrived at 9:12 a.m.

III. Approval of the Minutes of the August 19, 1992 Meeting:

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

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

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IV. Presentation of Landmark Plaques

In response to the newspaper article which appeared in the Palm Beach Daily News regarding the landmark plaques becoming available to landmark owners, Staff received approximately 10 to 12 calls of interest from property owners to order a plaque. After receiving the first shipment, Staff contacted the interested owners so that these first few plaques might be presented at the Landmark Commission meeting. Mrs. Volk presented landmark plaques to each of the following landmark owners or their representatives.

Landmark Address	Recipient
Via Mizner	Mr. Kirk Henckels
Phipps Plaza Condo	Mr. Kirk Henckels
Chesterfield Hotel (363 Cocoanut Row)	Representative of Mr. Michael Platt
70 Middle Road	Mr. Loyd E. Williams
105 Jungle Road	Mr. Domingo Macias for M/M Jose Fanjul
850 S. Ocean Blvd.	Mr. Larry Moens

Staff will contact the remaining landmark owners by mail, which will allow owners to place an order for a plaque, as they become available. Future recipients will be able to pick up their plaque at the Planning, Zoning & Building Department.

Mr. Silverman stated that the plaques are available as a result of a committee effort, as well as the efforts of Staff and Town officials. These new larger and more impressive plaques were purchased at approximately one-third of the cost of the old plaques.

V. Public Hearings:

A. Application for Certificate of Appropriateness No. 45-92, Misc. changes to rear courtyard
Owner/Applicant: Power-Love Associates c/o Mr. Gustave Broberg
Address: 256 Worth Avenue
Architect: Robert L. Bell
Project Description: Request approval for the following:

1. New show window at tenant space (east end of rear bldg.) **Request now modified to drop the sill on three existing arched windows, and create two new matching windows west of existing door**

2. New wrought iron or aluminum grillwork, painted black, at opening west of new show window
3. New openings in elevator tower with cast stone columns at corner and wrought iron or aluminum grillwork infill painted black. **Request now modified for three different sized arched openings (decreasing with ascent) glazed and ornamented with wrought iron grill work.**

(Please note: The above portions of this application were deferred from the August meeting.)

Mr. Robert Bell returned to discuss modified drawings for this property, subsequent to concerns expressed by the Commission at last month's meeting. He presented changes #1 and #2, as listed above. Change #3, as above, also includes the elimination of the cast stone columns which were originally shown. The glazing of the elevator openings is now being requested as a safety measure and to prevent birds and insects from entering the elevator tower. The grillwork is requested in an attempt to match other grillwork and to obscure any view of the mechanical equipment of the elevator. The elevator cab, itself, will be glazed on two sides, so persons inside the elevator will be able to look out to the courtyard.

Mrs. Volk spoke out against further openings and/or ornamentation being added to these already busy facades. Mr. Bell stated that in this instance, the elevator openings and the ornamentation, specifically, the glazing and grillwork, serve a practical purpose. Mrs. Volk replied that she would consider it, if practical purposes are served. Mrs. Divoll was also troubled by adding more elements to this busy setting, and favored adding nothing instead of something. Although she realized that adding more light into the elevator would be desirable, she preferred the existing simplicity of the tower, and advocated no change to the elevator cab, i.e., leaving it closed. Mrs. Albarran de Mendoza stated that the elevator tower walls are the only undisturbed walls in the courtyard, and the only opening she would consider would be a rooftop or ceiling opening to permit light. There was no resolve to this request at this time.

Mrs. Albarran de Mendoza cautioned Mr. Bell regarding Change #1, as above, to be sure that the space between the door and the first windows on each side of the door is the same, measuring from the center of the door. The Commission verified that the existing bougainvillea on the west half of this particular facade would remain.

Also, approval sought for modifications to approvals given at the August meeting.

1. At west side of courtyard, where plain arch approved, wrought iron grillwork with gate requested within arch.

2. At west end of courtyard, (facade facing east), shorten previously approved window, lengthen previously approved entrance door, and remove previously approved entrance steps.

Regarding Modification #1, as above, there was some discussion as to the size and shape of the arched opening and gate. Mrs. Divoll suggested that the idea to create an arch in this location be abandoned, and instead, merely install gates in the existing squared opening. Mr. Frank reiterated that the Landmark Commission is reviewing this item with respect to aesthetics only, and not for use of space. The stated use of the space enclosed by the new grill work and gate is a passageway.

In review of Modification #2, as above, the Commission found the new design to be preferable to that presented last month.

Additionally, Mrs. Divoll mentioned that she saw changes to the west facade of the west building on the plan. Although Mr. Bell briefly explained the changes, they were not advertised for this meeting, and will have to be discussed at next month's meeting.

MOTION BY MRS. DIVOLL TO APPROVE THE PROJECT AS PRESENTED, WITH THE PROVISO THAT THE PASSAGEWAY OPENING BE RETAINED IN ITS EXISTING SQUARED SHAPE AND THAT THE GRILLWORK WILL BE INSTALLED WITHIN THAT EXISTING OPENING; AND EXCEPTING APPROVAL ON THE ELEVATOR SHAFT OPENINGS WHICH ARE TO BE DEFERRED TO NEXT MONTH'S MEETING.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness No. 52-92, Miscellaneous changes
Owner/Applicant: Mr. and Mrs. Michael Price
Address: 450 Worth Avenue
Architect: Smith Architectural Group, Inc.
Project Description: Request approval for the following:

1. Block up openings in existing wall east of gate.
2. Add approximately two feet to height of existing wall east of gate
3. Add 6' high pilaster to west side of driveway
4. Remove existing pinecones and urns and add original finials
5. Construct 4' site screening wall at pool equipment (Staff approval given)

Mr. Jeff Smith presented this request. The changes requested today were, for the most part, described last month in a total overview of the project, however, they were not advertised at that time. Mr. Smith stated that, since last month, the Town Council approved a variance for raising the height of the wall. The new wall will be solid, as existing openings in the wall will be filled in. Regarding the pilasters, Mr. Smith requested an approval with an option to either rusticate the stucco or not. Original Mizner finials and urns will be added to replace existing pinecones and urns. Mr. Frank had given staff approval for the site screening wall at the pool equipment area prior to this meeting.

MOTION BY MRS. DIVOLL TO APPROVE THE WALL CHANGES AS PRESENTED WITH THE OPTION TO RUSTICATE THE PILASTERS OR NOT RUSTICATE THEM, AND ADDING THE MIZNER FINIALS AND URNS.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness No. 53-92, Compactor & associated pad, access, landscaping
Owner/Applicant: The Everglades Club
Address: 356 Worth Avenue
Architect: Smith Architectural Group, Inc.
Project Description: Request approval to add a 10' x 10' concrete pad and driveway access leading to a 8' x 8' proposed garbage compactor with 6' high ficus hedge, solid gates, and additional trees located between Worth Avenue and the staff kitchen (the western-most structure of the Club on Worth Avenue)

(Applicant requests deferral to the next meeting, as this will require a variance.)

MOTION BY MRS. GINGRAS TO DEFER THIS ITEM TO NEXT MONTH'S MEETING.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

Mr. Smith announced that landmark property 790 South County Road, one of his commissions, has won the Florida Trust award for Historic Preservation. Mrs. Divoll added that these awards will be bestowed at the upcoming National Trust Conference. Mr. Smith commented that the Preservation Foundation is sponsoring a tour of some Palm Beach homes for persons attending the Convention.

VI. Other Business

Responding to the Commission's request, Staff distributed copies of The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings to the members for their review.

Mrs. Metzger invited all of the Commissioners to go by the Day School to see the end result of the re-painting and other associated changes. The school is very pleased at the outcome.

Town Hall Air Conditioning Changes - Mr. James Bowser

Mr. James Bowser, Town Engineer, addressed the Commission regarding air conditioning modifications occurring at the north end of Town Hall, which are part of Phase II of modifications to Town Hall. Even though the new equipment is in the same location as the original equipment, it is larger, actually about 6" higher, and can be seen from the road. There is at least one additional gas vent and fan.

In an attempt to address this problem, the Town has hired an architectural firm to arrive at a solution to minimize the visual impact of the new air conditioning units. They have arrived at three options as listed below:

1. Paint the equipment to match the building.
2. If the painting alone does not suffice, construct a screening wall.
3. Relocate the units to another part of the building.

Mrs. Volk, in light of expressed concerns at recent budget hearings, agreed that the painting option was best at this time, but perhaps, in the future, when the units need to be replaced again, movement of same might be considered. The other Commissioners were in agreement with this as well.

VII. Adjournment

MOTION BY MR. SILVERMAN TO ADJOURN THE MEETING AT 9:52 A.M.

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be heard on WEDNESDAY, OCTOBER 21, 1992 at 9:00 a.m., in the TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,

Sally Gingras

Sally Gingras, Secretary

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