

MINUTES
LANDMARKS PRESERVATION COMMISSION
AT THE EMERGENCY OPERATIONS CENTER
355 SOUTH COUNTY ROAD
TUESDAY, SEPTEMBER 15, 2009, 9:30 a.m.

Please be advised that in keeping with a recent 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 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:(9:30:10 a.m.)

Chairman Pandula called the meeting to order at 9:29 a.m.

II. ROLL CALL:(9:30:22 a.m.)

When the roll was called, all regular members and all alternate members of the Landmarks Preservation Commission were present, except Mr. Eigelberger (excused absence) and Ms. Willis (excused absence). Let the record show that Mr. Cooley arrived at 9:32 a.m.

Staff members present were John Page, Director of Planning Zoning & Building, John Lindgren, Planning Administrator, Jane Day, Staff Historic Preservation Consultant, and Cynthia Delp, Secretary to the Landmarks Preservation Commission. Attorney Randolph was not present for this meeting, nor was another attorney present in his stead.

III. APPROVAL OF THE MINUTES OF THE AUGUST 18, 2009 MEETING:(9:30:40 a.m.)

MOTION BY MR. HANLEY FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MRS. GOLINO.

MOTION CARRIED UNANIMOUSLY.

IV. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:(9:31:16 a.m.)

By Mrs. Delp

V. COMMENTS FROM THE PUBLIC AND COMMISSION MEMBERS: (Please limit comments to 3 minutes) (9:31:17 a.m.)

No comments were made at this time.

VI. APPROVAL OF THE AGENDA:(9:31:19 a.m.)

MOTION BY MR. HANLEY FOR APPROVAL OF THE AGENDA.

MOTION SECONDED BY MR. MOORE.

MOTION CARRIED UNANIMOUSLY.

VII. PUBLIC HEARINGS:(9:31:33 a.m.)

A. Application for Certificate of Appropriateness #7-09,

Exterior Color Change (deferred from the June, July & Aug. meetings)

Owner/Applicant: Sterling Palm Beach, LLC (Lessee) and

Sidney Spiegel TR #31520371 and

Island Properties of Palm Beach, Inc.

Address: 340 Royal Poinciana Way, Royal Poinciana Plaza

Architect: Ann Beha Architects

Project Description: Request approval for exterior color change which is further described as: Repaint Royal Poinciana Plaza. Color to be determined by the Commission. Other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION

The following members declared ex parte communications: Mrs. Golino, Mr. Hanley, Mrs. Rubin, Mr. Roberts, Mr. Moore, and Mr. Rogers

Ann Beha, architect for the Royal Poinciana Plaza, explained the research and documentation process which has been done with regard to the exterior paint color to be chosen for the Plaza. A laboratory investigation has been done with regard to the chronology of paint sequence on the commercial buildings and the playhouse. The results of that analysis indicate that the original color on the commercial buildings was not the deeper mauve pink color which has been promoted as the original color by the Volk family, although that color had been used at one time on the playhouse. It is clear that the paint color has evolved over time with a series of different colors on the buildings. It was determined that the original color of the buildings was a light mauve grey which most closely resembles the Sherwin Williams color, Temperate Taupe. The applicant's proposal to re-paint the Plaza would employ a consistent color on the walls with details crisply defined. The applicant's color of choice is Benjamin Moore's Putnam Ivory with a very clean, white trim. Brian Kosoy testified that there are no plans to change the awnings at this time, but after the painting is done, the applicant desires that the awnings ultimately be uniform.

MOTION BY MR. ROBERTS FOR APPROVAL OF THE PROJECT AS SUBMITTED, TOGETHER WITH A STATEMENT OF APPRECIATION TO THE STERLING GROUP FOR TAKING THE TIME AND SPENDING THE MONEY FOR THE STUDY AND TESTING OF THE PAINT COLOR.

MOTION SECONDED BY MRS. RUBIN.

Under discussion, Mrs. Day thanked Ms. Beha for the most thorough color presentation she has seen. Mrs. Day commented that while color is important, color is always reversible; and, the best preservation is to return to the original color.

Lori Volk maintained that the color chosen should be the original color, the color that the original architect chose for the building. She also recommended that any color chosen be 20% darker in consideration of fading due to the sun. Patrick Flynn, on behalf of the Palm Beach Theatre Guild, retracted his former support for Flagler Yellow in favor of the Volk mauve color.

Mr. Pandula recommended that the chosen colors be modified to give priority to areas of merit on the buildings. Ms. Beha was excited at this opportunity, and stated that she will work with Benjamin Moore to make sure that the color, at the outset, is rich enough.

Anita Seltzer asked whether the entire Plaza would be painted, which was confirmed by Mr. Kosoy.

Mr. Lindgren noted that two pieces of correspondence were received relative to this matter: a letter from Patrick Flynn who spoke earlier, and one from John Groskopf which was read into the record advocating neutral colors.

MOTION CARRIED 6-1, WITH MRS. GOLINO VOTING AGAINST.

B. [Application for Certificate of Appropriateness #12-2009](#)

Landscape/Hardscape

Owner/Applicant: Wilbur L. Ross Jr.

Address: 328 El Vedado Road

Architect: Mario Nievera Design Incorporated

Project Description: Request approval for landscape/hardscape which is further described as: Proposed new entry gate designs for guesthouse, and other associated changes as presented

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION

No ex parte communication, but Mr. Cooley disclosed the Mr. Nievera had done work at his home.

Mario Nievera presented the entrance gate and front landscaping at the guesthouse on Pelican Lane. The two new sliding gates will match the gate on the main house which was previously approved by the LPC. Mr. Nievera gave a brief overview of the landscape/hardscape for the site, including a pre-cast concrete driveway with grass joints.

MOTION BY MR. MOORE FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. GOLINO.

MOTION CARRIED UNANIMOUSLY.

IX. OTHER BUSINESS:(10:15:33 a.m.)

A. Informal Review: 120 North County Road, Palm Beach Orthodox Synagogue, Inc. (deferred from August)

(In conjunction with Special Exception #10-2009 w/Site Plan Review and Variances)

Addition of gabled parapet located at the center of the existing building on East facade. New barrel tile gable roof behind proposed parapet to attach to existing barrel tile roof. New signage and symbol to be added below new parapet. All details to match existing.

MOTION BY MR. HANLEY FOR DEFERRAL TO THE OCTOBER MEETING, AT THE APPLICANT'S REQUEST.

MOTION SECONDED BY MR. COOLEY.

MOTION CARRIED UNANIMOUSLY.

X. COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING ZONING & BUILDING DEPARTMENT DIRECTOR:(10:15:56 a.m.)

- Mr. Page reported that the Town Council has approved the design which was recommended by the ad hoc committee, the Worth Avenue Improvement Project Review Committee, a committee composed of members from the Architectural Commission and the Landmarks Preservation Commission. The project will commence next spring and is scheduled to complete before the beginning of "season" in 2010.

- Mrs. Day stated she was contacted by the manager of the Everglades Club with regard to the Club's request to have three utilitarian buildings studied for landmark designation. Mrs. Day has visited the sites, and was in support of the study and possible designation in order to keep the integrity of those blocks.

MR. PANDULA PASSED THE GAVEL AND MADE A MOTION TO PLACE 347 & 350 WORTH AVENUE, AND 405 COCOANUT ROW "UNDER

CONSIDERATION" FOR LANDMARK DESIGNATION.

MOTION SECONDED BY MR. ROBERTS.

MOTION CARRIED UNANIMOUSLY.

- Mrs. Day reported that at the Palm Beach Hotel, individual unit owners have elected to replace the existing windows with impact windows. Mrs. Day will be writing design guidelines for the windows at the Palm Beach Hotel so that window replacements can be handled as staff approvals in the future. The LPC approved of this plan to handle future window changes.

- Mr. Pandula announced that the DOT will probably attend the October meeting to discuss the scheme for the replacement of the North Bridge, aka the Flagler Memorial Bridge. Mr. Pandula and his fellow Palm Beachers who serve on the bridge committee have actively pursued the option for a traditional design along the quality lines of the middle bridge.

Mr. Kleid, 2660 South Ocean Boulevard, member of the Town Council, stated that Mayor Frankel of West Palm Beach has agreed to go along with the design concept for the bridge which has been advocated by Mr. Pandula and his counterparts on the bridge committee.

- Mr. Pandula noted that on November 4, 2009, he and Mrs. Day will participate in the Preservation Foundation's lecture series, and they will be speaking about mid-century modern architecture, those structures of that style which have been lost, and those yet remaining; and, the subject of "green" buildings.

XI. ADJOURNMENT:(10:24:24 a.m.)

MOTION BY MR. HANLEY TO ADJOURN THE MEETING AT 10:23 A.M.

MOTION SECONDED BY MR. COOLEY.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on TUESDAY, OCTOBER 20, 2009 at 9:30 a.m. in the Emergency Operations Center, 3rd Floor, 355 South County Road, Palm Beach,

Respectfully submitted,

Charles S. Roberts, Secretary
LANDMARKS PRESERVATION COMMISSION

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