TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION
9:00 a.m., WEDNESDAY, SEPTEMBER 15, 1993
AT THE TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order: The meeting was called to order by Chairman Lillian Jane Volk at 9:04 a.m.

II. Roll Call:

PRESENT: Lillian Jane Volk, Chairman
Elise P. Mackintosh, Vice Chairman (arrived 9:05 a.m.)
Sally Gingras, Secretary
Anne G. Metzger, Member
Jacqueline Albarran de Mendoza, Member (arrived 9:05 a.m.)
Leslie Divoll, Member
Arthur Silverman, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Bldg.
Timothy M. Frank, Planner/Projects Coordinator

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

RECORDING SECRETARY: Cynthia M. Delp

LET THE RECORD SHOW THAT MR. WILMER THOMAS, ALTERNATE MEMBER, RESIGNED FROM THE COMMISSION AS OF AUGUST 15, 1993.

III. Approval of the Minutes of the August 18, 1993 Meeting:
MOTION BY MR. SILVERMAN TO APPROVE THE MINUTES AS MAILED.
MOTION SECONDED BY MRS. METZGER.
MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

A. Application for Certificate of Appropriateness No. 33-93, Exterior renovation
Owner/Applicant: Paramount Partners
Address: 139 North County Road
Architect: David R. Miller, AIA
Project Description: Request approval of the following:
1. Exterior re-painting and awning replacement
2. Exterior guardrail replacement
3. Front entry restoration-removal of previously installed planter and soffit at North County and Sunrise intersection Main entry
4. Installation of decorative windows at second level on south and east facades.

5. Planter wall and walkway resurfacing
6. Exterior stair reconstruction and resurfacing
7. Exterior door replacement
8. Removal of interior courtyard awnings
9. Other associated changes as presented

Let the record show that Mrs. Albarran de Mendoza re-stated her Conflict of Interest with respect to this item, as her husband is the attorney of record representing Paramount Partners. (Voting Conflict form on file).

1. Exterior re-painting and awning replacement: The new color scheme will be cream for the stucco or body of the building, and white on the windows and doors. Awnings will be solid green canvas with a scallop or decorative edge. Existing wooden areas at the roof will remain as close to natural as possible. Color research had indicated that the original color of the building was white or off-white; original trim was white; and original wood was natural. Mr. Miller showed a copy of Mr. Urban's rendering of the Paramount.

2. Exterior guardrail replacement: The guardrails were replaced several years ago with a soft wood, which is now deteriorated. The proposal would replace these wooden railings with decorative wrought aluminum railings. The metal railings, with their picket style and scalloped top and band, reflect a Gothic theme. They will be 3-1/2 feet in height, pushed back 1-1/2 feet from the face of the building to run behind the existing planters, and will be painted black. This will cause them to recede from view, and eventually plants will be trained to grow over the railings. In addition, featured areas, now wooden, will be restored in wood.

3. Front entry restoration-removal of previously installed planter and soffit at North County and Sunrise intersection Main entry: Although it was hoped that the original Paramount marquee would be uncovered during exploratory demolition of this area, it was determined that it had been removed in the 1960's. The demolition did reveal a decorative wood treatment which will be restored. This portion of the project did not require LPC action as it is a pure restoration. This demolition allows for greater visibility back into the courtyard and courtyard facades.

4. Installation of decorative windows at second level on south and east facade: Three Gothic windows with stucco band surround will be introduced on the south and east facades. The windows will allow natural light into the otherwise dark interior. The Gothic windows are in keeping with other Gothic elements on the structure.

5. Planter wall and walkway resurfacing: The existing front and interior courtyard planters are now painted brick, and are unsightly. This proposal would clad the planters with a cast coquina natural finish. The existing brick accent line in the

existing paving will be replaced with cast coquina. The front fountain will be clad in cast coquina with a bench seat. A cast coquina surround will be placed at the main entry to the auditorium to emphasize this entrance. The treatment of the existing unsightly bricks is pure restoration and would not require LPC action.

6. Exterior stair reconstruction and resurfacing: There is an existing set of wooden stairs, with treads clad in a non-slip surface, in the interior courtyard to allow access to the second floor. These stairs are fairly unsafe. This proposal would remove the wooden stairs and replace them with a sub-structure of metal to be clad with coquina. A metal railing will wrap down the stairs.

7. Exterior door replacement: This proposal would replace the existing first floor hollow metal doors, except two, with single french divided light doors. The excepted doors will be required to be fire rated doors and will need to be replaced with a decorative hollow metal door, perhaps a raised panel door. The excepted doors open immediately onto the courtyard from the west building.

8. Removal of interior courtyard awnings: Currently, there are six windows awnings and one large canopy in the interior courtyard. These awnings, however, are covering important architectural features. As the awnings are not original to the building, the removal of same would not require LPC action.

9. Other associated changes as presented: Mr. Miller stated that the existing courtyard furnishings are cast and painted concrete with umbrellas. The umbrellas will be removed, and future courtyard furnishings will be brought back to the Commission for approval. Wrought iron or teak furnishings are being contemplated with matching canvas green awnings.

MOTION BY MRS. DIVOLL TO APPROVE COA #33-93 AS PRESENTED.
MOTION SECONDED BY MRS. MACKINTOSH.
MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness No. 40-93, Driveway gate and arch
Owner/Applicant: Ms. Anita Tremain
Address: 241 El Vedado Road
Architect: Smith Architectural Group, Mr. Ken Brower
Project Description: Request approval of iron driveway gate and iron arch with street number over sidewalk entry and other associated changes as presented

Mr. Ken Brower presented this request, a modified version of the original submission. The modified version deletes crests which were originally contemplated and adds a pedestrian gate. The driveway gate will be non-electrified and manually operated. The owner requests the gates to restrict access to the front of the house. Mr. Brower removed the request for the iron arch

with street number over the sidewalk entry. The driveway gate will be 11'4" in width and 4'0" in height, and its design will be similar to the design of the top of the site wall.

MOTION BY MRS. DIVOLL TO APPROVE THE DRIVEWAY GATE AND PEDESTRIAN GATE AS PRESENTED.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness No. 41-93, Identification signage
Owner: Power Love Associates c/o Lawrence Group Architects
Applicant: Gianfranco Ferre, tenant
Address: 256 Worth Avenue
Architect: Lawrence Group Architects
Project Description: Request approval for identification signage/graphics and other associated changes as presented

Mr. Jim Lucas of the Lawrence Group Architects presented this request for signage as follows:

1. Building signage to read: "Gianfranco" on top line and "Ferre" on bottom line. Size: 24" height, 48" length. Size of "Ferre" letters approximately twice the size of "Gianfranco" letters. Material: Burnished grey aluminum.

2. Window signage on three windows to read same as above. Size: 8" height, 24" length. Size of "Ferre" letters approximately twice the size of "Gianfranco" letters. Material: Light grey painted letters.

No motion was made regarding this item pending discussion of CoA #44-93 relative to signage on the east portion of 256 Worth Avenue.

Subsequent to that discussion, the following motion was made:

MOTION BY MRS. GINGRAS TO APPROVE THE SIGNAGE AS PRESENTED.
MOTION SECONDED BY MRS. METZGER.
MOTION CARRIED UNANIMOUSLY.

F. Application for Certificate of Appropriateness No. 44-93, Identification signage
Owner: Burton Handelsman c/o Love Realty
Applicant: Gucci
Address: 256 Worth Avenue
Contractor: Phil Rowe Signs
Project Description: Request approval for the following identification signage:
1. Install 2 sets 12" high V-Profile cast solid brass letters, centered over arches. Letters have integral sockets with studs, and will be affixed with permanent exterior adhesive. Each sign to read "GUCCI"-7 feet in

length.

2. Install ~~2-sets~~ **1 set** 3" high V-Profile cast solid brass letters on stone in via on ~~either~~ **right** side of revolving door. Letters have integral sockets with threaded studs, and will be affixed with permanent exterior adhesive.
3. Install ~~1-set~~ **3 sets** vinyl die-cut letters, ~~8"~~ **3"** high on ~~inside of glass transom at center window~~ **bottom left corner of three arched windows.** Mirror gold finish.

Mr. Steve Rowe presented this request and explained the modifications thereto. (Please see "strikeout" and "bolded" narrative above.

MOTION BY MRS. DIVOLL TO APPROVE THE SIGNAGE REQUEST AS MODIFIED ABOVE.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness No. 42-93, Location of air conditioning equipment
Owner/Applicant: Ms. Elizabeth Bartram
Address: 200 Phipps Plaza a.k.a. 240 S. County Road
Contractor: Denco Air Conditioning
Project Description: Request approval to locate air conditioning equipment (2) and a hedge on the north street side of the building (Seaview Avenue). The equipment will be screened by lattice (3' high, 8' long, and 4' deep) with corner posts with ball finials. A new ficus hedge will run to the west of the equipment to the adjacent property; and other associated changes as presented.

Mr. Frank noted that as this item requires a variance, and the Town Council deferred action on said variance, Staff recommends a deferral of this item to the next meeting.

MOTION BY MR. SILVERMAN TO DEFER THIS ITEM TO THE NEXT MEETING.
MOTION SECONDED BY MRS. DIVOLL.
MOTION CARRIED UNANIMOUSLY.

E. Application for Certificate of Appropriateness No. 43-93, Identification signage
Owner: Burton Handelsman c/o Love Realty
Applicant: Grande Armee'
Address: 256 Worth Avenue (Rear Courtyard)
Project Description: Request approval to install 8"/4" cut out bronze colored letters on face of building to read "Grande Armee" on first line and "Military Antiques" on second line, and other associated changes as presented.

Mr. Steve Rowe presented this signage request, as stated above, for Grande Armee', a shop located in the rear courtyard of 256 Worth Avenue. In addition to the above, the applicant wishes to add a 1 sq. ft. gold leaf carved eagle to the signage. The

Commission commented that the sign, as drawn, seemed large. Mr. Rowe stated that although the rendering may be out of scale, the size of the signage is appropriate for the location. The applicant's desire is that the sign will be visible from Worth Avenue.

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE THE SIGNAGE WITH THE EAGLE IN THE CENTER.

MOTION SECONDED BY MRS. MACKINTOSH.

MOTION CARRIED UNANIMOUSLY.

V. Other Business

A. 1993/1994 Designation Season-Prioritization of Eligible Properties: Mrs. Jane Day, Staff Preservation Consultant

Mrs. Jane Day distributed her report entitled Preservation Plan for the 1993/1994 Designation Season which is dated September 10, 1993. After a brief introduction, she explained the three step methodology she used in preparing this report, an evaluation of historic Town properties. They are as follows:

1. Review of inventory and literature produced during past designation seasons, including but not limited to review of the 1981 and 1988 Historic Sites Surveys.
2. Consultation with local experts.
3. Field study to update the present inventory of historic sites, reviewing structures built from 1938 to 1943, a total of 192 structures. Of those 192 structures, 90 were either eliminated or had been previously included in the 1988 Historic Survey. The remaining 102 structures will be added to the Florida Site File Inventory in Tallahassee. This updates Palm Beach's current listing of 928 sites to 1030 sites.

Ultimately, after employing the above methodology, Mrs. Day presented a listing of those properties which, upon initial analysis, are those properties which fulfill criteria (c) and (d) of the Landmarks Preservation Ordinance, Designation of Landmarks and Landmark Sites, and are structures which are basically unaltered. Those properties are listed as follows:

220 Monterey Road (Monterey Style)	Treanor & Fatio
220 Orange Grove Road (Monterey Style)	Treanor & Fatio
270 Queens Lane (Monterey Style)	Howard Major
300 Queens Lane (Monterey Style)	John Volk
1197 North Lake Way (Monterey Style)	Treanor & Fatio
1695 North Ocean Way (Spanish Eclectic)	John Volk
162 Peruvian Avenue (Art Moderne)	Belford Shoumate
1498 North Ocean Way (Art Moderne)	Murray Hoffman
990 Adam Road (Neoclassical)	John Volk
221 Monterey Road (Neoclassical)	Treanor & Fatio
1284 North Lake Way (Colonial Revival)	Gustav Maass

334 El Vedado Road (Classical Revival)	Clarence Mack & Wyeth King & Johnson & John Volk
1127 North Lake Way	John Volk
318 Arabian Road	Henry K. Harding
334 North Woods Road	H. Major & J. Volk
1565 North Ocean Way	Wyeth King & Johnson

It should be noted that a few other sites were mentioned in Mrs. Day's report, but most of the field study was done on the sixteen properties listed above.

Mrs. Day stated that it has been suggested to Research Atlantica that the area of Seabreeze Avenue, Seaspray Avenue and Seaview Avenue, the "Poinciana Park" subdivision, be researched for possibility as a historic district. The following is her response as stated in the report:
"Research into every structure in the subdivision will be time consuming but may in fact reveal a cohesive district that would qualify for designation under criteria (a) of the Landmarks Preservation Ordinance. The true test will only come, however, when it can be determined how many contributing properties are still intact. Because of the time necessary to complete this project, this may be outside the scope of the 1993/1994 Designation Season. It is suggested that a grant might be pursued to continue with this project if the Commission so desires."

Mrs. Volk stated that in the present budget climate, spending considerable funds to research a district is untimely. She stated, however, that a grant could be a possibility for the future.

Mrs. Day had already spoken to the Division of Historic Preservation in Tallahassee relative to securing grant funds for this project. The State's response was that they would be happy to consider it, but the Town would have a better chance of grant approval when Certified Local Government monies again become available. She stated that the Town, in order to secure the grant funds, must be prepared to match the funds with at least some cash, and/or services-in-kind.

Mrs. Day questioned whether there would be a sufficient number of structures (50% to 70%), in the Poinciana Park subdivision, with enough architectural integrity to be considered "contributing" structures, thereby substantiating the "district" concept. Additionally, she questioned if this district research would represent the best use for grant funds, should they become available.

Mr. Frank commented that there seems to be a philosophy that creation of historic districts saves money and time, and protects a large number of homes at once. He pointed out, however, that time is not saved, as each property must be researched anyway. Additionally, ARCOM already exists in the Town of Palm Beach for overall protection of non-landmarked structures. Other communities around the country are more

apt to employ the creation of districts because they do not already have other review boards in place.

Mrs. Day requested that the Commission submit a listing of any other properties they might feel are worthy of study for possible designation. Realistically, Mrs. Day felt that two to three properties could be ready for designation hearing during each month of the designation season.

Regarding other related matters, Mrs. Day stated that an educational workshop for the Commissioners, if desired, could be targeted to occur prior to the beginning of the 93/94 Designation Season. Also, the Florida Trust for Historic Preservation will meet at the Brazilian Court for its annual meeting. It has been suggested that the Town coordinate its Preservation Celebration with this important State preservation event. Phipps Plaza has been suggested as a possible location for the event.

In order to proceed with the Designation process at the November meeting, a motion was required from the Commission to place the properties listed above "under consideration" for landmarking.

MOTION BY MRS. MACKINTOSH TO PLACE THE SIXTEEN PROPERTIES LISTED ABOVE "UNDER CONSIDERATION" FOR LANDMARK DESIGNATION.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

B. Discussion relative to meeting attendance, and voting conflicts

A copy of the recently enacted Ordinance #17-93 was distributed to the Commission for review. Mr. Randolph addressed the Commission in this regard. He stated that the Town Council, in passing the above referenced ordinance relative to the Commission, attempted to standardize regulations for Town Commissions. With regard to Conflicts of Interest, Mr. Randolph reviewed the matter and pledged to assist the Commission members at monthly meetings, to determine, if questionable, whether their particular circumstances warrant them filing a Conflict of Interest. Mr. Randolph will review each instance carefully as each Conflict of Interest for a given member will now be counted. The ordinance states,

"In the event of excessive conflicts of interest during any one calendar year, the commission member shall be subject to removal from the commission by the town council or, in the event of excessive conflicts of interest in any one term, a commission member may not be reappointed to a successive term."

The specific wording of this ordinance, **"shall be subject to"**

allows the Town Council the right to be discretionary in the review of a Commissioner's conflicts of interest.

The wording of the ordinance relative to attendance is not as forgiving..."Members of the commission **shall be automatically removed** for lack of attendance. Lack of attendance is defined as failure to attend three or more meetings in any one calendar year. Excused absences due to illness or personal hardship shall not constitute lack of attendance. Excused absences shall be entered into the minutes at the next regularly scheduled meeting of the commission."

Also, relative to alternate members, the ordinance states, "Alternate members are required to attend at least fifty percent of the meetings of the commission whether or not said alternate members are called upon to serve as a voting member of the commission." It was noted that although alternate members may not vote on any matter unless they are filling the seat of a regular member, they may participate in the discussion.

Mr. Moore instructed the Commissioners, commencing October 1, 1993, to contact Mrs. Delp or Mr. Frank to give notice of absence from a meeting and to be specific regarding the reason for absence.

C. 1994 Preservation Celebration

This was discussed earlier during Mrs. Day's presentation.

VI. Adjournment

MOTION BY MRS. MACKINTOSH TO ADJOURN THE MEETING AT 10:53 A.M.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be heard on WEDNESDAY, OCTOBER 20, 1993 at 9:00 a.m., in the TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,

Sally Gingras
Secretary

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