



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES LANDMARKS PRESERVATION COMMISSION SPECIAL MEETING

FRIDAY, SEPTEMBER 7, 2001

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
Sari M. Wilkey, Member
Ann Vanneck, Member
Judy Hoffman, Alternate Member
Wendy Victor, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator
Gretchen Dayton, Recording Secretary

ABSENT: Ann Blades, Secretary (Excused)
Jacqueline Albarran de Mendoza, Member (Excused)
Jack Pym, Member (Excused)
Laurel Baker, Alternate Member (Excused)

III **Administration of the Oath to all persons who wish to testify:**

Persons testifying were sworn in at this time.

IV **Public Hearing:**

Application for Certificate of Appropriateness #28-2001 Addition

Owner/Applicant: Town of Palm Beach

Address: 345 South County Road

Architect: Bridges, Marsh & Carmo

Project Description: Request approval of construct additions totaling 1,502 square feet under the existing veranda on the Police Station which will provide additional office space, and other associated changes as presented.

There were no ex-parte communications disclosed regarding this project.

Architect Mark Marsh said the project has been discussed on two previous occasions and the requests that the Commission made last month were primarily to better illustrate, at a larger scale, the proposal in terms of the elevation treatment. They have concentrated on the south and west elevations of the Police Building which are the primary exposures. He presented elevation drawings indicating the areas that are proposed to be infilled in terms of the glazing elements within the existing arcades. The existing landscaping was also indicated on the elevation drawings which may relieve any concern about the glazing system. A clear vision panel will be used in the arches above the spandrel glass which is an opaque glazing system. The glazing panels will be inset 9" within the current reveals. There will be no need for visual contact in certain areas of the new addition, but clear panels will provide light from the arched elements above. He presented a sample of the tinted, impact resistant glass in an aluminum frame.

Mr. Pandula said the concern stated at last month's meeting was, that between the spandrel glass and the clear vision panel, it will look like a checkerboard on the facade of the building.

Mike Reiter, Chief of Police, stated that clear glass would reduce the security of the building. There should never be a situation where police officers inside the building can be viewed from the outside which is the current situation if they forget to close the blinds. He said his greatest concern is for safety and security.

Mrs. Dowdle said the Commission was sympathetic to the Police Department's needs, but felt the Commission had been put in a "box" situation as they are to concentrate on design issues. She was concerned that it would set a precedent by awarding a contract and then come to the Commission for approval.

Mr. Pandula suggested studying the landscaping to mitigate the concerns of the six, three feet tall windows on the front.

Mrs. Victor requested that the press publish good size photographs of the proposal.

Mr. Moore said this project should be treated as any other project and the owner can appeal to the Town Council any decision made by this Commission. He reminded the Commission that when this building was constructed in the early 1980's, this was not a historic district. This is not a contributing building to this historic district, and they are trying to work with the existing

building.

Mrs. Dowdle asked about the study of an arcade in the future for a Phase II to this project.

Peter Elwell, Town Manager, thanked the Commission for the extra steps they have taken with the meetings to review this project. He responded to the Phase II portion of the project by saying there are no funds budgeted to consider it at this time. Something more that can be done to improve the architecture of the building will be beneficial to the town and the evolving nature of the Town Hall Square area. He did not want to commit to a time when Phase II to the Police Building will be explored, but he agreed to any conditions regarding landscaping that may be applied to complete this project and have the police department functioning.

MOTION BY MRS. WILKEY TO ACCEPT THE PROJECT AS PRESENTED, BUT THE LANDSCAPING BE IMPROVED TO BLOCK SOME OF THE GLARE AND SOME OF THE DARKNESS OF THE MATERIALS USED.

Under discussion, Mr. Moore said they may make some conditions of approval that the town considers a study of Phase II and a concept with the Fire Station approvals.

MRS. WILKEY ADDED TO THE MOTION TO CONSIDER PHASE II WHEN THE REST OF THE BUILDINGS WITHIN THE SQUARE WILL BE REVIEWED.

Mr. Elwell asked that the motion be slightly less specific in terms of adding a Phase II with the police station. There are budgetary limitations for the town and a budget has been established for the police station project. They will be willing to look, in the further evolution of the Town Hall Square, at additional work on the police station to make it more architecturally or aesthetically pleasing. He also asked to be less specific as to the time table, but clear as to the intent that it will be necessary to explore additional improvements to the police station.

Further discussion took place at this time regarding Phase II of the police station and the town square as a total project.

MRS. WILKEY RESTATED THE MOTION TO APPROVE THE WORK AS PRESENTED USING THE LIGHTER GLASS ON THE TOP AND DARKER ON THE BOTTOM, THE LANDSCAPING BE REVISITED AND REDONE TO BLOCK AS MUCH OF THE DARKNESS AS POSSIBLE FROM THE WINDOWS AND THAT THE SECOND PHASE WILL BE REVISITED IN CONJUNCTION WITH THE REST OF THE BUILDINGS THAT ARE GOING TO GO IN THE SQUARE.

Mr. Moore explained that Phase II will not be tied to the police station, it will be in conjunction with the overall view of the Town Hall Square.

Mrs. Vanneck felt the Commission was put in an unusual situation with this project, and then told they were not allowed to review a second phase. She commented that what they were shown needs work aesthetically and they should be allowed to fulfill the position they were given.

Chairman Pandula passed the gavel to Vice Chairman Dowdle at this time.

MOTION SECONDED BY MR. PANDULA.

ROLL CALL:

MRS. WILKEY	YES
MR. PANDULA	YES
MRS. DOWDLE	NO
MRS. VANNECK	NO
MRS. HOFFMAN	NO
MRS. VICTOR	NO

MOTION FAILED 2-4.

MOTION BY MRS. VICTOR TO LOOK AT THE DESIGN OF THE FIRE HOUSE AND LINK THE DESIGN OF THE FRONT, WEST, AND THE SOUTH SIDES OF THE POLICE STATION TO WHAT IS GOING ON AT THE FIRE HOUSE.

Mr. Randolph asked Mrs. Victor if her motion was to defer the project until the fire station will be reviewed.

AMENDED MOTION BY MRS. VICTOR TO DEFER THE PROJECT TO BE REVIEWED WITH THE FIRE STATION.
MOTION SECONDED BY MRS. DOWDLE.

Under discussion, Mr. Moore offered a compromise, with the condition that the landscaping be brought back for approval, to soften the effect that has given the concern to the Commission, and ask the town to do the study of the Phase II in conjunction with the study of the fire station. The Commission could ask that the study of Phase II be advanced, to be done sooner, rather than later.

Mr. Randolph said there are certain procedures that have to be gone through in regard to finding architects to conduct a study. It may slow down the town going forward with the fire facility. He said the first motion was to consider a study at the appropriate time, but this motion would tie it directly to the fire station. He said the town may want to appeal the second motion.

Mrs. Dowdle said the study would only involve understanding the relationships with these buildings and some conceptual ideas, such as an arcade or a Phase II.

Mrs. Victor restated the motion as follows:

TO DEFER THE PROJECT TO PUT FORWARD THE STUDY OF PHASE II ONTO THE FRONT BURNER.

① Mrs. Dowdle thought the motion that she seconded was to approve the project with the conditions to bring back a landscaping plan and a Phase II study of the improvement of the police building, and the district as a whole will be brought back to the Commission.

AMENDED MOTION BY MRS. VICTOR TO APPROVE THE PROJECT WITH THE PROVISION TO BRING BACK A LANDSCAPING PLAN AND A PHASE II STUDY OF THE IMPROVEMENT OF THE POLICE BUILDING AND THE DISTRICT AS A WHOLE WILL BE BROUGHT BACK TO THE COMMISSION.

MOTION SECONDED BY MRS. DOWDLE.

Mr. Elwell wanted everyone to agree that they will look at the landscaping and look at Phase II, but it will not slow down the construction.

MOTION CARRIED UNANIMOUSLY.

Architect Digby Bridges presented photographs depicting the Town Hall Square street scape which included the proposed fire station building.

An informal presentation of the proposed fire station took place at this time.

① Mrs. Dowdle said she noticed that the fire station is on the Town Council agenda and was worried that once again they may think the building was approved by the Landmarks Commission.

Al Dusey, Public Works Director, addressed the Commission and stated the Town Council will be reviewing a revised site plan. They intend to bring the project to the Landmarks Commission. He said there is a sequence of special exceptions, variances and other things that will happen in October.

Mr. Moore said the zoning issues, the placement, the height, and the setbacks will be solved by the Town Council.

Mr. Marsh said they have presented studies to the Town Council and have received clear direction as to the site as well as a budget. He presented the original scheme, which has been technically approved by the Town Council, and a revised concept that will be presented to the Town Council at their next meeting. They studied placing the garage doors off Australian Avenue, but the street was not wide enough. They moved the tower element closer to the street.

After looking at the photographs, the Commission thought the site planning aspects of the proposed fire station building were an improvement from the original scheme, and that the elevations looked more comfortable in the photograph than they do in the rendering.

Note: Mrs. Wilkey left the meeting at this time.

① Mr. Dusey said that an advanced warning light may have to be installed letting drivers know to

be prepared to stop their vehicles when fire trucks leave the station onto South County Road.

Mr. Moore reminded the Commission that the fire station will be on their agenda in September for an informal review because the Town Council will not be able to take action until their October meeting.

The Commission commented that the site revised plan was an improvement. The positioning of the second tower element was preferred, but the first tower was more in proportion to the revised tower that was described as massive. The windows on the second floor, north elevation appeared "skimpy" and it was suggested to lighten the colonnade with more slender columns.

V. Adjournment:

The meeting was adjourned at 11:10 a.m.

The next regular meeting of the Landmarks Preservation Commission will be held on Wednesday, September 19, 2001.

Respectfully submitted,

Eugene Pandula, Chairman
Landmarks Preservation Commission