



TOWN OF PALM BEACH

Planning, Zoning & Building Department

AGENDA INFORMAL MEETING

LANDMARKS PRESERVATION COMMISSION

FRIDAY, AUGUST 24, 2001

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 M. Wilkey, Member
Jacqueline Albarran de Mendoza, Member (arrived at 9:16 a.m.)
Judy Hoffman, Alternate Member
Laurel Baker, 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

ABSENT: Ann Vanneck, Member (Excused)
Jack Pyms, Member (Excused)

RECORDING SECRETARY: Cynthia M. Delp

III Administration of the Oath to all persons who wish to testify:
Mrs. Delp administered the oath to all those present who wished to testify today.

IV Public Informal Hearing:

A. 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

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mrs. Victor stated that she had visited the site and had spoken to the Chief of Police. Mr. Pandula declared that he had spoken to Mr. Bowser of Public Works by telephone.

Mr. Moore offered some introductory remarks. He thanked the members of the LPC for convening today for this special informal meeting, a meeting called as a result of the LPC's action at the August 15, 2001 regular LPC meeting. At that time, this application for changes to the Town's Police Facility was deferred. Also at that time, the LPC asked for information relative to the proposed new Fire Station design. He announced that a Special LPC Meeting will be held on Friday, September 7, 2001 to take formal action relative to the Police Facility.

Town Manager, Peter Elwell, addressed the commission thanking them for attending this informal meeting, and apologizing for not being well prepared for the August 15, 2001 meeting, and for not having come to the LPC for review of the project prior to bidding the project and awarding that bid. He pledged that future Town projects will be handled much better. As such, there is an urgent need to move forward with the Police Facility project. Revising the project substantially, as was suggested at the August 15, 2001 meeting, would require additional funding which is not available for this project. Therefore, if LPC approval is not obtained for the project, staff would be compelled to appeal an LPC denial to the Town Council, and it is assumed that the Town Council would uphold that appeal. At this time, staff is interested in hearing suggestions from the LPC to improve the proposed design, without making any major changes, to allow the project to move forward. Mr. Elwell stated that in the future, if some major change to the Police Facility would be deemed beneficial for better architecture, this could be addressed by the Town Council.

Police Chief Mike Reiter addressed the commission relative to the need for expansion of the Police Facility. He explained that the original design of the Police Facility, in early 1980, was much larger than the current building, but because of budget constraints at the time, the size of the building was diminished. Even at its point of construction, the building was already too small. The Briefing Room, for example, which is used at the beginning of each shift, is likewise used for lunches, for interviewing victims, for taking police reports from the public, and for classroom space. Ideally, this room should only be used for shift briefings and as a classroom.

There is also a need for expanding an evidence and property area as evidence and property needs to be retained for five (5) years in a safe, secure, and air conditioned space. At the southwest corner of the building, the current crime scene evidence unit which once housed two staff persons, now serves four staff persons and two volunteers, which leaves no space for processing evidence. The expansion would provide a lunch room, appropriate evidence and property storage space, additional Crime Scene Evidence office space and work space.

Mrs. Victor inquired about off site storage. Chief Reiter replied that this has been done in the past, but he has a great concern with taking evidence off site, not to mention the inconvenience. Mr. Pandula asked how far into the future the requested 1500 square feet would take the Police Facility. Chief Reiter responded that he did not see a need to expand any further in the near future.

Architects Mark Marsh and Digby Bridges, of Digby Bridges, Marsh & Associates, presented the project. The project, as Mr. Marsh explained it, will infill the existing veranda to allow expansion of the briefing room, creating a lunch room on the south side, expanding the evidence area, expanding the evidence storage area, and creating an office for the Parking Manager/Parking Control staff. Mr. Marsh stated that infilling the existing loggia is the only option available to afford 1500 additional square feet, as there is no way to add another floor or part of another floor. Mr. Marsh reviewed the

site plan, elevations, and the rendering. He noted that the building is not landmark quality, and perhaps, at some future time, the building could be made more compatible with the district.

Mr. Pandula commented that the building is certainly not a perfect example of great architecture, but it can be helped by architectural detailing. Mr. Marsh added that approximately 10 feet of landscaping on each of the two exposures will help to mitigate the building. Also, continuing the handrail detail across the fenestration, as had been suggested, will help the design.

Introduction to the Proposed New Fire Station

At this point, Mr. Marsh gave a preliminary introduction to the plans for the proposed new Fire Station. He explained that the project will require 9 variances and 2 special exceptions, as it is located in the C-TS Zoning District. He felt that the zoning in this area, with larger than necessary setbacks, is contrary to the uses in this area. He reviewed the site plan and floor plans showing the fire trucks exiting onto South County Road, a public parking area on the northwest corner, a staff parking area in the rear, a central exercise area on the north side for all Town staff, and a vehicle maintenance area on the southeast corner. The second floor, for Fire Department use only, houses an office, kitchen, bathrooms, dining room, dormitory, lounge, laundry, storage space, etc. The third floor is designated primarily for an Emergency Operations Center, along with some storage and a meeting room. He reviewed the elevations stating that the Town Hall was used as a palette, and similar elements and treatments were used on the proposed Fire Station.

Mrs. Wilkey questioned whether the third floor could be expanded to include additional space for the Police Department. Mr. Elwell replied that we could look at additional square footage on the third floor, but the budget for this project has already been expanded.

Mrs. Albarran de Mendoza commented that since the existing Fire Station doors are so beautiful, she hoped that a similar design would be used on the new building. She did not care for the big bracket overhangs on the third floor, and asked that the architect look for another option there.

Mr. Marsh stated that they are looking at another option for siting the building which would move the tower to the corner to anchor the building and would introduce an arcade by pushing the facade out. Mr. Pandula supported the aspect of this design which moves the tower forward, and asked that this option be further explored. This option would eliminate the public parking area and moves additional space to the staff parking area. This brought up the subject of public parking in this area. Some concern was expressed that there must be parking available for persons using the businesses along that section of South County Road. Mr. Elwell stated that the parking in this area is being studied.

Mr. Moore and Mr. Elwell discussed the fact that the approval of this new Fire Station is unusual. The assistance of the Landmarks Preservation Commission is requested for input to the appropriateness of the design, but the LPC is only advisory to the Town Council. The LPC must understand that there are budgetary concerns and functional concerns with respect to this project, and the design is ultimately a Town Council decision.

Mrs. Polly Earl, Director of the Preservation Foundation, commented that the LPC is being asked to respond to reality issues about what is needed for the Police Department and the Fire Department. Therefore, aesthetic decisions should likewise be reality based. In order to make such a decision, the architect should present streetscapes of the Town Hall Square District. Secondly, she regarded this situation as an opportunity for the Town or the LPC to request that a future concept for the Town Hall Square District be developed, one which would indicate desirable elements, features and characteristics of design for the changes of the future. This would be much the same as the 1929

Garden Club Plan. Mr. Frank noted that most of the recommendations of the Garden Club concern increasing green space. Such a plan would coincide with the zoning restrictions in this C-TS District, but do place certain limitations on construction which may or may not be desirable in this particular set of circumstances.

Returning back to the subject of the Police Facility addition

Mr. Elwell asked that the LPC turn its further discussions back to the Police Facility changes. He encouraged any and all suggestions for modification to the existing plans. As such, he looked for some sort of conceptual approval today which will then be ratified at the LPC meeting on Friday, September 7, 2001.

Mr. Marsh gave a brief recap of the changes proposed to the Police Station. Mr. Pandula and Mrs. Albarran de Mendoza took exception with the use of the "spandrel" glass proposed for some of the windows. They advocated using clear glass, instead, and blocking the windows from behind. An advantage of doing that is that future different uses of individual rooms of the building may not require "spandrel" or opaque glass, and if that were the case, the block could simply be removed. Mr. Marsh was asked to bring a sample of the "spandrel" glass to the meeting on September 7, 2001; to do a perspective of the street scape; and to re-work the design using clear glass.

Mr. Randolph commented that at the formal meeting on September 7, 2001, details can be discussed further. Today, however, the Town would like a conceptual nod that the project has approval to move forward.

MOTION BY MRS. WILKEY TO INFORMALLY ACCEPT THE ADDITION OF 1500 SQUARE FEET TO THE POLICE STATION, WITH A DESIGN USING THE HANDRAIL GRILL DETAIL IN FRONT OF THE WINDOWS AND USING THE CLEAR GLASS OPTION.

**MR. PANDULA PASSED THE GAVEL AND SECONDED THE MOTION.
MOTION CARRIED UNANIMOUSLY.**

V Adjournment:

MOTION BY MRS. DOWDLE TO ADJOURN AT 10:47 A.M.

MOTION SECONDED BY MRS. BLADES.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on WEDNESDAY, SEPTEMBER 7, 2001 in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach at 9:00 a.m.

Respectfully submitted,



Ann Blades, Secretary
LANDMARKS PRESERVATION COMMISSION

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