



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., WEDNESDAY, AUGUST 18, 1999

AT THE TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I Call to Order: The meeting was called to order at 9:00 a.m. by Chairman Jeffery W. Smith.

II Roll Call:

PRESENT: Jeffery W. Smith, Chairman
Eugene Pandula, Vice Chairman
Elizabeth Dowdle, Secretary
Sari M. Wilkey, Member
Jacqueline Albarran de Mendoza, Member
Ann Lilja, Member
Ann Blades, Member (at 9:02 a.m.)
Jack Pyms, Alternate Member
Clay Brooker, Acting Town Attorney
Paul W. Castro, Zoning Administrator (beginning only)
Robert L. Moore, Director of Planning, Zoning & Building (at 9:07 a.m.)
Timothy M. Frank, Planner/Projects Coordinator
Jane S. Day, Staff Preservation Consultant

ABSENT: Nikita Zukov, Alternate Member (Unexcused)
Judy Hoffman, Alternate Member (Unexcused)

RECORDING SECRETARY: Cynthia M. Delp

III Approval of the Minutes of the July 21, 1999 Meeting:

MOTION BY MR. PANDULA FOR APPROVAL OF THE MINUTES AS MAILED.
MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

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

V Public Hearings:

A. Application for Certificate of Appropriateness #12-99, deferred May, June & July
Addition and modifications

Owner/Applicant: Palm Beach Day School

Address: 241 Seaview Avenue

Architect: Fanning Howey Associates Inc.

Project Description: Request approval of the following:

1. Addition of new gymnatorium building on south parcel
2. Fenestration changes to existing auditorium building
3. Enclosure of current exterior staircase
4. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Please note that the gymnatorium is the only remaining portion of this project which has not been approved. At the May, June and July meetings, previously submitted designs for the gymnatorium were reviewed. None of these designs were acceptable to the Landmarks Preservation Commission. The applicant was asked to return with a new design. (The rest of the project was approved at the July meeting.)

Mr. Rene Tercilla of Fanning Howey Associates returned to the LPC today after having been asked to re-study the interior of the gymnatorium to enable a change in the massing along the street. He was likewise asked to look at other gymnatorium projects throughout the country and build a building which was appropriate for Palm Beach. With these goals in mind, Mr. Tercilla described the new proposal, which was further illustrated with a model. He reviewed the interior of the structure. The only two story element to the building is in the front, where one would find the mechanical room, the chiller, and the storage room. He explained that the mechanical equipment has been re-designed from the previous submission and uses more expensive equipment. Also more expensive structural elements have been used this time, all in an effort to reduce the front massing.

As for materials on the front elevation, split faced cast limestone will be placed on the right side of the front facade. Opaque frosted glass will be placed on the stair tower which will be softly backlit. White stucco will be placed at different levels on the left and right sides of the facade. 16"x16" light grey aggregate tiles will be placed at the second floor level. Pavers will line the entranceway. Mexican beach pebbles will be found in the plant areas. Mr. Tercilla reviewed the other elevations as well, all very simple in design.

Mr. Smith commented that the architect had done a very good job with changing the massing. He still had reservations, however, about the choice of materials for the structure. He thought the materials already look dated. He stated that the materials for this building should be timeless, and that this gymnatorium should be better than others in the country, not an equal. Mr. Smith suggested using real limestone instead of cast split face limestone. Mr. Pandula, likewise, preferred 2'x4' panels of limestone rather than the horizontal ribs of the split face limestone. He suggested that the architect play with the stair tower and possibly carry the aluminum glazing around the corner. Mr. Tercilla felt that light may be an issue for the neighbors if there is more backlit glazing at the stair tower. He also commented that the split faced limestone will read like a brick building.

It was generally expressed that today's proposal was a great improvement over the previous design schemes, but the materials remain questionable.

MOTION BY MRS. WILKEY TO APPROVE THE GYMNASIUM DESIGN WITH THE FOLLOWING PROVISOS:

1. THAT THE GLAZING BE WRAPPED AROUND TO THE EAST AND WEST OF THE STAIR TOWER.
 2. THAT THE LIMESTONE BE DONE IN SOLID MATERIALS, NOT RIBBED.
 3. THAT THE MATERIALS BE DEFERRED FOR FINAL APPROVAL NEXT MONTH.
- NOTING THAT THE COMMISSION WOULD LIKE TO SEE SAMPLES.

MOTION SECONDED BY MR. PANDULA.
MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness #19-99,(deferred from July, 1999)

Additions and renovations

Owner: Palm Beach Land Investments

Applicant: Denise and William Meyer

Address: 334 El Vedado Road

Architect: Robert Henry

Project Description: Request approval for the following changes

General Building Changes

1. Replace asphalt roof shingles with clay roof tile
2. Replace all windows & doors with hurricane rated divided lite windows and french doors
3. Replace the existing shutters as required.
4. Repaint the entire house to match the existing colors. (No approval required, if colors are the same)

North Elevation

1. Replace the attic vent with a new splayed design vent based upon the original drawings
2. Raise the garage wing 6' to match the existing roofline
3. Widen the garage wing by 2'.
4. Replace the two windows where the stairs were with windows that match the existing style.
5. Replace the two windows above the garage door with windows that conform to the front elevation
6. Replace the 3' door with an overhead metal garage door
7. Add a coach lamp over the garage door

South Elevation

1. Remove the existing bay windows
2. Remove the existing porch
3. Replace the double hung windows with a two story covered veranda, railing, columns, and divided lite windows

East Elevation

1. Replace the two second floor windows above the garage
2. Relocate the ground floor door to the kitchen and add two windows at garage

3. Added a window and door on the first floor at the kitchen
4. Relocated and added a second floor window at master bath
5. Raised the garage roofline up 6'.

West Elevation

1. Removed a window in the Butler's Pantry
2. Replace a window in the kitchen with french doors
3. Replaced the aluminum windows in the staff bedroom with divided lite windows
4. Replace three windows in the Master Bathroom with a double window
5. Replaced the two aluminum windows with divided lite windows over the garage

Cabana

Remove old cabana and replace with new smaller cabana in a style compatible with the house. (Please note that the applicant did not include the cabana in the project description listed on the application, and therefore it was not advertised. The cabana was, however, reviewed at the Town Council level for variance approval.)

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

At the July meeting, there was a motion for approval of the project as presented with the proviso that the applicant return to the LPC with the following:

1. The front of the garage area lowered by 2', and the proposed french doors on the garage facade (Deferred from July)
2. A solution to the problem at the rear porch 2nd story overhang (Deferred from July)
3. A revised design for the cabana (Deferred from July)
4. Re-center the windows and doors on the facade (Deferred from July)
5. Return with a landscape plan (must be on a new application for Certificate of Appropriateness)

It was also approved that Mr. Pandula may consult with the applicant relative to the garage wing.

Mrs. Denise Meyer returned to the LPC in response to last month's motion. The revised drawings show the following:

North Elevation: Changed to reflect lowered garage roof and two french doors with balconies over the garage doors

West Elevation: Changed to reflect a lowered garage roof and a supported second story overhang

East Elevation: Changed to reflect support at second story, newly added exterior stair, new cabana bath added under stair (eliminates the need for a separate cabana structure.

South elevation: Changed to reflect new design at second level with cabana bath at first floor and accompanying change at second level.

Although the members were pleased to have the separate cabana structure eliminated, other concerns were brought up for discussion, i.e., the small window at the second level on the west elevation; the "fake" wall on the first floor, west elevation, under the porch; the veranda being forced on the house (Smith and Lilja); the new stair being questionable (Pandula).

With regard to the veranda, there was a great deal of discussion relative to possible alternative designs for this north facade.

Mr. Frank, preparing to leave the meeting shortly, stated that the LPC must approve a design where the additions are clearly identifiable, as this is a tax abatement project and must meet the Secretary of the Interior's Standards.

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE THE PROJECT AS PRESENTED WITH THE FOLLOWING PROVISIO:

1. In the garage area, make the small window the same size as the other small window on that facade, so it grows a bit vertically, and
2. In the porch area, return with a re-study of either possibly a gable change or the three bays with the bulk of the wall straight, or any third solution that your architect might come up with.

MOTION SECONDED BY MS. LILJA.
MOTION CARRIED UNANIMOUSLY.

VI Other Business:

A. Discussion relative to a Preservation Celebration

Mr. Frank stated that he had contacted the Everglades Club, a possible location for the event, but Mr. Callahan was still out of town. More details will follow at the next meeting.

B. Informal review: Town Hall, 360 South County Road
Communication Equipment and Parapet on rooftop area

Mrs. Delp administered the oath to those who were not previously sworn.

Mr. Rick Gonzalez, President of REG Architects, and Mr. Ken Ballew, an architect with West Tower Designs and AT & T wireless communication, presented this request. The original proposal was for two antennae, 6" wide by 42" high, one on the north and south ends of the building. The north "J" parapet wall proposed as part of the project is only 36" high, however, so the north 42" antennae will be replaced by two 36" antennae. The purpose of the parapet is to hide the existing air conditioning units located on the roof. The larger antennae will be placed in the south tower.

Mr. Smith noted that the tower is illuminated during the evening hours, and therefore questioned the placement of the antennae within the tower. Mr. Gonzalez was not aware of the nighttime lighting of the tower, and likewise saw the placement there as a problem. It was suggested that the south antenna be placed near the south air conditioning units instead of within the tower, perhaps. After discussion, it was decided that the applicant's engineers will re-study the placement of the south antenna and return to the next LPC meeting with the results of that study. It was suggested that the antennae might be temporarily placed on the roof in the desired locations, prior to the next meeting, so that members might drive by to visualize the impact on the historic Town Hall.

Regarding the parapet wall, Mr. Gonzalez presented two design schemes, one showing a plain wall and one showing a wall with a detail at the top. The LPC voiced a preference for the plain design. Mr. Moore advised the applicant to have an engineer present at the next meeting so that any technical issues might be handled promptly. Mr. David Jakubiak, Assistant to the Town Manager, addressed the LPC. He advised the applicant to be flexible in their plans for placement to ensure that the LPC is satisfied.

C. Discussion relative to Royal Park Bridge Project

Mrs. Blades wished to thank Mr. Smith for organizing the Royal Park Bridge presentation which was given last month at the LPC meeting. She asked whether the LPC could have a monthly report on the progress of the bridge. Mr. Smith stated that since the last LPC meeting, he has met with the bridge consultants & DOT twice. They told Mr. Smith that they would be coming to the September meeting of the LPC to provide an update. Mr. Smith had been concerned with the width of the bridge, but after speaking to the consultants and hearing the reasons for the proposed width, Mr. Smith is not convinced that narrowing the bridge is a better idea. Mr. Smith discussed the bridge median issue as it was explained to him, and stated that it would be better to keep the median at one width (16') for the full length of the bridge. He felt that the consultants/DOT are willing to work with the LPC to arrive at a beautiful bridge.

Mr. Moore stated that the matter had come before the Town Council, and the Town Council did not care for the presented design. He noted, for the record, that the bridge tender's house is located on the West Palm Beach side of the bridge. He felt it would be a good idea for the bridge consultants/DOT to come to the LPC to keep the commission apprized of the progress relative to the bridge. He noted, in response to a comment made earlier, that Federal and State guidelines require one bike lane and one pedestrian lane on each side of the bridge, so these specifications are not negotiable. Mr. Moore stated that Mr. James Bowser, Town Engineer, summarized the Town Council's concerns relative to the 30% phase design of the bridge and forwarded same in letter form to the DOT. (Members will be provided a copy of that letter.)

Ms. Shields wondered if the architectural experts on the LPC could be involved in the design phase of the bridge project, rather than merely reviewing a previously unseen design. This would allow the LPC to offer feedback during the entire design phase. Mr. Smith stated he could give Mr. Joe Borello a call notifying him that the members would like him to give a report at the September meeting. Mr. Moore replied that the LPC can certainly ask them to appear at the LPC's monthly meetings, but he advised the LPC members that the bridge consultants/DOT do come to the Town Council meeting every month to provide a report, and LPC members could use those regularly scheduled Town Council meetings as an opportunity to be involved in the process. The bridge matter is typically discussed at approximately 10:30 a.m. during those Town Council meetings.

Ms. Shields again stressed the importance of LPC involvement during the design phase using the LPC's architect resources. Also, the Preservation Foundation has much expertise on their Board, and they are likewise very concerned about the bridge.

Mr. Moore noted that part of the problem with the bridge is that the Palm Beach concerns differ somewhat from the West Palm Beach concerns, and these differences of opinion range from traffic concerns to the architectural design of the bridge tender's house.

D. Discussion relative to 1500 South Ocean Boulevard

Mrs. Blades stated that she had been contacted by the architect for this project which will be coming to the Landmarks Preservation Commission for review. The architect had called to set up an on site meeting with each of the members individually. She questioned whether the LPC could make the site visit as a group, rather than as individuals, to have the benefit of the LPC architects' expertise. She had contacted Mrs. Delp relative to proposing a site visit, and Mrs. Delp informed her that the decision to make a site visit must be made during an LPC meeting. Typically, the item is heard or called, and then a motion is made to go to the site. Final action can take place on location or back

in the Town Council Chambers, at the determination of the LPC. Site visits are part of the regular meeting, and are open to the public and the press. Most of the members agreed that it would be helpful to make a site visit, and discussion took place relative to that matter.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR APPROVAL OF A SITE VISIT ON THE DAY OF THE LPC MEETING WHEN THIS ITEM WILL BE HEARD, AND THIS ITEM SHOULD BE PLACED LAST ON THE AGENDA FOR THAT MEETING, AND THE SITE VISIT IS CONDITIONED UPON THE APPROVAL OF THE OWNER AND ARCHITECT.

MOTION SECONDED BY MS. BLADES.
MOTION CARRIED UNANIMOUSLY.

VII Adjournment:

The meeting was adjourned at 10:35 a.m. on a motion made by Ms. Lilja.

The next meeting of the Landmarks Preservation Commission will be held on WEDNESDAY, September 15, 1999 in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach at 9:00 a.m.

Respectfully submitted,

Elizabeth Dowdle

Elizabeth Dowdle, Secretary
LANDMARKS PRESERVATION COMMISSION

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Judy Wells Hoffman
811 Bermuda Lane
Palm Beach, FL 33480

July 27, 1999
By FAX

Mr. Jeffery W. Smith
Chairman
Landmarks Preservation Commission
Town Hall
Palm Beach, FL 33480

Dear Chairman Smith:

I will be in Europe with my husband during August and will therefore have an unexcused absence from the August Landmarks meeting.

Respectfully,

Judy Wells Hoffman
Alternate

RECEIVED

JUL 28 1999

TOWN OF PALM BEACH
BUILDING & ZONING