



MINUTES
LANDMARKS PRESERVATION COMMISSION
IN THE
TOWN COUNCIL CHAMBERS
2ND FLOOR, TOWN HALL
360 SOUTH COUNTY ROAD, PALM BEACH

WEDNESDAY, AUGUST 17, 2011, 9:30 a.m.

Please be advised that in keeping with a recently reaffirmed 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 (CD) of the meeting by contacting Cynthia M. 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:(9:30:12 a.m.)

Chairman Cooney called the meeting to order at 9:30 a.m.

II. ROLL CALL:(9:30:29 a.m.)

Edward Austin Cooney, Chairman	PRESENT
William P. Feldkamp, Vice Chairman	PRESENT
William O. Cooley, Member	PRESENT
Dudley L. Moore, Jr., Member	PRESENT (arrived at 9:33 a.m. just after Roll Call)
Jacqueline Albarran, Member	PRESENT
William J. Strawbridge Jr., Member	PRESENT
Leslie Diver, Member	PRESENT
D Imogene Willis, Alternate Member	ABSENT (excused)
Wallace Rogers, Alternate Member	PRESENT
Rachel Lorentzen, Alternate Member	PRESENT

Staff members present were: John S. Page, Director of Planning, Zoning & Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Landmarks Preservation Commission.

III. APPROVAL OF THE MINUTES OF THE JULY 20, 2011 MEETING:(9:30:54 a.m.)

MOTION BY MR. COOLEY FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.

IV. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:(9:31:07 a.m.)

Mrs. Delp administered the oath at this time and throughout the meeting as necessary.

V. **COMMENTS FROM THE PUBLIC AND COMMISSION MEMBERS:** (Please limit comments to 3 minutes) None

VI. **APPROVAL OF THE AGENDA:**(9:31:29 a.m.)

MOTION BY MR. FELDKAMP FOR APPROVAL OF THE AGENDA.

MOTION SECONDED BY MS. DIVER.

NO VOTE AT THIS TIME.

Chairman Cooney noted that at the end of the meeting, under Other Business, there will be a discussion relative to planting at the Preservation Foundation's Earl E.T. Smith Garden.

MOTION BY MS. DIVER FOR APPROVAL OF THE AGENDA AS AMENDED.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

VII. **Informal Presentation: Flagler Memorial Bridge Replacement Project** (9:32:11 a.m.)

Alexander Ives of the Preservation Foundation, in his capacity as an appointee to the Town's bridge aesthetics committee, provided some introductory remarks relative to the progress of the development of the bridge project to date. Mr. Ives stated that of the five designs presented, the design of H2L2 was viewed as the best bridge design.

Thomas Pietrowski and John Sakoian of H2L2 Architects/Planners LLC provided a presentation for the proposed bridge, a design which they felt enhances Palm Beach and West Palm Beach, fitting the environment and architectural vocabulary of both towns. *(Due to some technical difficulties, the presentation was suspended until those were resolved. The commission elected to proceed with the regular agenda items in the interim.)(After hearing Application for Certificate of Appropriateness #005-2011, the bridge presentation resumed.)*

Mr. Sakoian presented design elements including, but not limited to: two towers of differing heights, a taller bridge tender tower and a shorter access tower; tender's tower to read as a lantern; balcony feature on tender tower; incorporates much glass; coated concrete exterior to mimic stone; overlook decks; pilasters; light standards; bronze railings; clay S tile roof; copper finials; and, aluminum doors clad in wood.

Eugene Pandula, former Chairman of the LPC, and appointee to the Town's bridge aesthetic committee, discussed the bridge design process thus far. As for the H2L2 bridge design, while recognizing that fine tuning of details is necessary, Mr. Pandula felt that this was the best of the designs presented to the bridge committee, and is one that meets the technical DOT requirements and is agreeable to both communities.

After this brief presentation of the design, the commission members raised concerns relative to: the proposed colors; the S tile roof; the part of the bridge surface that is open to the water; the height of the access tower: door treatments; the conflict between modern and traditional design; and, the detailing in general. Members discussed lighting, lanterns vs. tear drop fixtures. Mr. Strawbridge presented a different rendered design option for discussion which he and others felt was more acceptable. Commission members asked the design team to provide a comparison between the original rendered bridge design (prior to the bid process) and this one; asked for some sketches of different lantern options; and, asked for a perspective as one enters the bridge from the east and west sides.

Let the record show that at 11:15 a.m., there was a short recess. The meeting reconvened at 11:25 a.m.

VIII. PUBLIC HEARINGS:(9:38:55 a.m.)

A. Application for Certificate of Appropriateness #005 - 2011

Renovations and Alterations

Owner/Applicant: Little Broad Beach Partners, LP

Address: 95 North County Road

Architect: Bridges Marsh & Associates

Project Description: Proposed renovation and alteration to existing Post Office as follows: The exterior is to remain as is with the exception of replacing the doors and windows to match existing, removing ramps used by Post Office in rear and providing steps and railing at the rear loading area. The existing lobby will remain completely intact. The interior of the two stories is to be remodeled to house offices for business use. The existing two-story space will become two floors with a central atrium lit by skylights. Other associated changes as presented

Please note that at the April Town Council meeting, the variances related to this project were deferred to the May meeting. As such, this project was deferred from the April LPC meeting to the May meeting. At the May LPC meeting, there was a motion approving the architecture, but deferring the signage and the landscaping. At the June LPC meeting, there were motions to defer the signage to next month, and for approval of the landscaping as presented. At the July LPC meeting, the project was deferred to the August meeting at the architect's request.

Call for disclosure of ex parte communication: Disclosure by Mr. Cooney

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges Marsh & Associates

Mr. Marsh, after consulting with his client, stated that his client has agreed to keep the existing Post Office sign, but wants to paint over the letters to match the building color.

MOTION BY MR. COOLEY TO ALLOW THE LETTERS TO REMAIN AND TO BE PAINTED AS REQUESTED BY THE ARCHITECT FOR THE OWNER.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED 5-2, WITH MS. DIVER AND MR. COONEY OPPOSED.

Mr. Marsh had previously presented window replacements for the building, but has since discovered that window restoration is all that is needed. The existing mahogany windows are in remarkable condition, except for four windows which are in need of some sash restoration/repair.

MOTION BY MR. FELDKAMP FOR APPROVAL OF RESTORATION OF ALL WINDOWS THAT ARE RESTORABLE, AND REPLACEMENT OF THOSE THAT NEED TO BE REPLACED WITH IDENTICAL SASH.

MOTION SECONDED BY MR. MOORE.

MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness #019 - 2011

Windows and Doors

Owner/Applicant: 184 Sunset LP, a Delaware LP

Address: 184 Sunset Avenue

Architect: RAR Architect Inc., Rafael A. Rodriguez

Project Description: Request approval of window and door replacement which is further described as: This project involves the partial replacement of existing non-impact aluminum windows, since

the building is still occupied and undergoing kitchen and bathroom renovation as well as the repair to damaged floors and walls caused by water intrusion in the unoccupied units; the replacement of the damaged windows is essential to protect the building interior. Only the damaged doors and window in the unoccupied units are being replaced at this time. The size of the new windows will match the size of the existing openings. The new windows will be PGT aluminum impact windows with 6x6 lite configuration. Other associated changes as presented

Please note that at the July LPC meeting, there was a motion for deferral to the August meeting, and it was clarified that the applicant is to bring a sample window to the meeting next month.

Call for disclosure of ex parte communication: Disclosure by Mrs. Albarran.

Let the record show that since the last meeting, the application had been amended to include replacement of all doors and windows, except for the several windows in the west courtyard.

ARCHITECTURAL PRESENTATION BY: Rafael Rodriguez, RAR Architect Inc.

OTHERS WHO TESTIFIED: Roger Thomas, Contractor

Mr. Rodriguez stated that the majority of windows at this building are damaged. It is now proposed that the original aluminum windows will be changed to CGI impact windows (different than listed above in project description). A sample window was brought to the meeting, as requested. It was agreed that a 6 over 1 lite configuration would be most appropriate.

MOTION BY MR. FELDKAMP FOR APPROVAL AS SUBMITTED, WITH THE EXCEPTION THAT THE LITES BE 6 OVER 1.

MOTION SECONDED BY MRS. ALBARRAN.

MOTION CARRIED UNANIMOUSLY.

C. [Application for Certificate of Appropriateness #022 - 2011](#)

[Reconstruction/landscape/hardscape/exterior demolition](#)

Owner/Applicant: Craig Starr & Chris B. Flynn

Address: 235 Phipps Plaza

Architect: Giacomelli Architecture, Inc. and Morgan Wheelock Inc.

Project Description: Request approval of reconstruction, exterior demolition, and landscape/hardscape which is further described as: Project includes installation of new front door with same location and character from original design with related entry light and steps. The project also includes landscape and hardscape changes to the front, side and rear yard. These changes include removal of sidewalk pavers and installation of new hardscape consistent with the character of the architecture. The changes to the landscape include removal of all existing landscape, with the exception of the western portion of the south buffer, and installation of new material. Other associated changes as presented.

Please note that at the July LPC meeting, there was a motion for approval of the landscape as presented. There was also a motion for deferral of the architecture to the August meeting.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Dario Giacomelli, Giacomelli Architecture Inc.

Mr. Giacomelli presented a revised design in response to comments made last month. Changes were made to the front door design and its position on the façade, the front steps, and the light fixture.

**MOTION BY MR. FELDKAMP FOR APPROVAL AS REVISED.
MOTION SECONDED BY MS. DIVER AND MRS. ALBARRAN SIMULTANEOUSLY.
MOTION CARRIED UNANIMOUSLY.**

D. [Application for Certificate of Appropriateness #025-2011](#)
[Rehabilitation](#)

Owner/Applicant: Yoram & Apolonia Pnina Weisfisch

Address: 280 North Ocean Boulevard

Architect: Brasseur & Drobot Architects, P.A.

Project Description: Request approval for rehabilitation which is further described as: The project consists of a proposed rehabilitation of the existing 3866 sq. ft. garage and staff quarters and enclosure of the existing carport. The first floor shall consist of a garage, staff quarters, laundry room, theatre, bathrooms and a family room. The second floor shall consist of 4 guest bedroom suites. Other associated changes as presented.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Jeff Brasseur, Brasseur & Drobot Architects, P.A.

Mr. Brasseur presented the rehabilitation project to include: Rehabilitation of existing garage/guest wing and enclosure of carport; add French doors facing north into the courtyard; add balcony and French doors to east elevation of garage/guest wing; and, replace windows with impact resistant mahogany casement and single hung windows. Commission comments were primarily focused on the windows as proposed.

**MOTION BY MRS. ALBARRAN FOR APPROVAL AS PRESENTED, EXCEPT FOR TWO ITEMS: 1) PREFER SINGLE HUNG WINDOWS IN THE GARAGE WING FACING EAST; AND, 2) ADD WROUGHT IRON BRACKETS TO MATCH (AT NEW BALCONY).
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

E. [Application for Certificate of Appropriateness #027-2011](#)
[Landscape/hardscape](#)

Owner/Applicant: Barbara Dooley

Address: 105 Banyan Road

Architect: Mario Nievera Design Inc., Keith Williams

Project Description: Request approval for landscape/hardscape which is further described as: Proposed new motor court, entry walk, southside gardens pool terrace revisions, new tennis court walls and trellis, and associated landscape improvements. Other associated changes as presented

Call for disclosure of ex parte communication: Disclosures by several members

LANDSCAPE/HARDSCAPE PRESENTATION BY: Keith Williams, Mario Nievera Design

Mr. Williams provided the presentation in accordance with the submitted plans. Commission comments were primarily focused on the height of the proposed front hedges.

MOTION BY MS. DIVER TO APPROVE WITH “PULLING BACK THE HEDGE TO THE RIGHT, SO THERE IS MORE TO THE FOUR FOOT EDGE, AND THEN BRINGING IT DOWN TO TEN FEET FROM FOURTEEN FEET.”

MOTION RE-STATED BY MS. DIVER FOR APPROVAL, WITH PULLING BACK THE HEDGE ON THE WEST SIDE SO IT DOES NOT OVERLAP THE 4 FT.; AND BRING DOWN THE OVERALL HEDGE ON WEST SIDE TO 10 FT.; AND BRING DOWN THE HEDGE AT THE NICHE WITH THE SWOOP ON BOTH THE EAST AND WEST SIDES OF THE NICHE, I.E., SCALLOP THE HEDGE DOWN.

**MOTION SECONDED BY MRS. ALBARRAN.
MOTION CARRIED 6-1, WITH MR. STRAWBRIDGE OPPOSED.**

F. [Application for Certificate of Appropriateness #026-2011](#)

Window/Doors & Landscape/Hardscape

Owner/Applicant: 1111 Partners LLC

Address: 930 South Ocean Boulevard

Architect: Smith and Moore Architects, Inc., Jonathan Moore

Project Description: Request approval for landscape/hardscape, and replace 1 window and 3 door units which is further described as: Replace existing window and door units in conservatory and reworking of landscape and hardscape. Other associated changes as presented.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Jonathan Moore, Smith and Moore Architects

LANDSCAPE/HARDSCAPE PRESENTATION BY: Adam Mills, Morgan Wheelock, Inc.

OTHERS WHO TESTIFIED: Maura Ziska, Attorney for the applicant and Marie Wackenhut, property owner

Mr. Moore presented the window/door replacements with mahogany impact units. Mr. Mills explained that certain hardscape elements will be removed, resulting in a reduced hardscape amount for the site. New elements include: new breakfast terrace, new water feature on center with the conservatory, new openings in existing site wall, selective removal/pruning of existing Seagrapes, rework understory plantings, and new screened 10kw generator. Commission comments focused primarily on the proposed openings in the site wall and the replacement of the conservatory window/door units. As for the conservatory window/door units, the property owner, Marie Wackenhut, testified that her preference is to return to the original Fatio designed window/doors in mahogany, but she was willing to accept the direction of the LPC. The LPC praised and thanked the owner for the restoration efforts at this landmarked site.

MOTION BY MR. COOLEY FOR APPROVAL OF THE WINDOWS/DOORS AS PRESENTED.

**MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

MOTION BY MS. DIVER FOR APPROVAL OF THE LANDSCAPE, BUT ASK THEM TO RETURN WITH A FULL DRAWING OF THE ALTERNATE OPENING ON THE HARDSCAPE ON THE WALL FACING EAST, AND A TWEAKED VERSION OF THE ORIGINAL AS WELL.

**MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

IX. OTHER BUSINESS:(12:50:24 a.m.)

A. Informal Review: 930 South Ocean Boulevard

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Project Description: Raise existing pool cabana structure 3 feet; add 124 square feet to east side of cabana; and, rework landscape and hardscape .**Variances requested for side and rear setback**

VARIANCES PRESENTED BY: Attorney Maura Ziska

ARCHITECTURAL PRESENTATION BY: Jonathan Moore, Smith and Moore Architects

Attorney Maura Ziska stated that the existing cabana is very prone to flooding. She discussed the variances requested for this project to remedy the flooding conditions. Jon Moore of Smith and Moore Architects briefly presented the architecture. Commission members made suggestions for possible small changes to the design which the architect might investigate.

**MR. COOLEY MADE A MOTION/RECOMMENDATION THAT THE PROJECT AS PRESENTED BE ACCEPTED AND THAT THE IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT LANDMARKED PROPERTY.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

B. Informal Review: 2 Four Arts Plaza

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Project Description: Relocation of four fig trees and a 1,208 square foot expansion of existing patio in the landscape island separating the main parking lot from the O'Keefe Building

Variance requested for landscaped open space

Call for disclosure of ex parte communication: No disclosures

Mr. Moore declared a voting conflict with respect to this item as he serves on the Board and another committee at the Society of the Four Arts.

VARIANCES PRESENTED BY: Attorney Harvey Oyer, Shutts and Bowen

ARCHITECTURAL PRESENTATION BY: Howarth Lewis, Architect

Mr. Lewis explained that the patio expansion will serve to enhance handicap accessibility.

**MOTION BY MS. DIVER THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT LANDMARKED PROPERTY.
MOTION SECONDED BY MRS. ALBARRAN.
MOTION CARRIED UNANIMOUSLY.**

Let the record show that Mr. Cooley left the meeting at 1:15 p.m.

C. [Informal Review: 240 Cocoanut Row and the parking lot parcel to the west of 240 Cocoanut Row, that parking lot parcel being part of the Four Arts Plaza](#)

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Project Description: Project Description: Request approval for restoration, reconstruction, interior and exterior demolition, and landscape hardscape which is further described as: The proposed changes to the old school property include: (i) the demolition of a non-contributing building on the south side of the property; (ii) conversion of the old gymnasium into a new 256 seat theatre; (iii) the construction of a new courtyard and reception area on the north side of the building; (iv) the addition of a demonstration kitchen and adult art, lecture, and other cultural activities within the existing classrooms of the old school; and (v) the addition of a visiting artists residence in the building to accommodate visiting artists. Proposed improvements to site include a new driveway and drop-off along the south side of the old school building so that vehicles can enter the site directly from Cocoanut Row. This driveway will have a new courtyard connected to the existing Four Arts sculpture garden to the south. The existing parking area on the west side of the site will be improved with new landscaped areas, new paving and new drainage. The existing emergency generator enclosure will be enlarged for a new AC chiller and a new 80 KW emergency generator. Other associated changes as presented. **Variance requested for landscaped open space**

Call for disclosure of ex parte communication: Disclosures by several members.

VARIANCES PRESENTED BY: Harvey Oyer, Shutts and Bowen

ARCHITECTURAL PRESENTATION BY: Keith Spina, Architect and Harry Elson, Design Architect

LANDSCAPE/HARDSCAPE PRESENTATION BY: Morgan Wheelock, Morgan Wheelock Inc.

Mr. Spina explained that the Four Arts had purchased the former Palm Beach Junior High School from the School Board approximately one year ago, and now intends to incorporate the design and restoration of that building into the rest of the Four Arts campus. The two areas will be joined by a connecting terrace and fountain. Mr. Elson provided the details of the architectural presentation as outlined above. He noted that the project will address both pedestrian and vehicular traffic at the site. The commission was quite pleased with the project, in general, but offered comments/ concerns relative to windows along Cocoanut Row and at the canopy, and the "45" at the new entrance. Morgan Wheelock explained his landscape/hardscape plan designed to unite the two properties as one. Mr. Oyer provided a further explanation of the variance(s).

MOTION BY MS. DIVER THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT LANDMARKED PROPERTY.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

Discussion relative to Earl E.T. Smith Park

Janice Owens (Co-Director) and Danielle Garson (Garden Director) of the Preservation Foundation addressed the recent plant removal/pruning/maintenance which occurred at the park. Ms. Owens indicated that the work that was done was simply annual maintenance of the understory plant

material at the park which is done to keep the park attractive and healthy. Due to the extent of the work performed, without approval of a new landscape plan, the Town had red-tagged the work. New plants are now ready to be planted, and there is some urgency to get them into the ground. The LPC had no objection to the planting being done. Mr. Lindgren added that a landscape plan should be submitted to the Town for staff approval.

X. COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING ZONING & BUILDING DEPARTMENT DIRECTOR:(2:03:26 a.m.) None

XI. ADJOURNMENT:(2:03:37 a.m.)

THE MEETING WAS ADJOURNED AT 2:15 P.M. WITH UNANIMOUS AGREEMENT.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, September 21, 2011 at 9:30 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,

Edward Austin Cooney, Chairman
LANDMARKS PRESERVATION COMMISSION

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