



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, AUGUST 16, 2000 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 9:00 a.m by Chairman Eugene Pandula.

II Roll Call:

PRESENT: Eugene Pandula, Chairman
Elizabeth Dowdle, Vice Chairman
Ann Blades, Secretary (arrived 9:07 a.m.)
Jacqueline Albarran de Mendoza, Member
Ann Vanneck, Member
Jack Pyms, Member
Judy Hoffman, Alternate Member
Laurel Baker, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building (arrived 9:17 a.m.)
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Sari Wilkey, Member (Unexcused)
Nikita Zukov, Alternate Member (Unexcused)

RECORDING SECRETARY: Cynthia M. Delp

III Approval of the Minutes of the July 19, 2000 Meeting:
MOTION BY MRS. DOWDLE FOR APPROVAL OF THE MINUTES AS MAILED.
MOTION SECONDED BY MRS. VANNECK.
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 # 17-2000, (deferred from June & July)

Landscape, hardscape, fenestration changes

Owner/Applicant: Marilyn Bardes

Address: 196 Banyan Road

Architect: Brower Architectural Associates

Project Description: Request approval of the following:

1. Removal of existing tennis court, gazebo, spa, pool & decking
2. New Swimming pool, fountain and deck
3. Fenestration changes on east elevation south wing
4. Landscape/hardscape
5. Any other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Please note the project was approved as presented, with the exception of the fenestration change which was deferred to the July meeting. Another deferral was granted to the August meeting.

Architect Raphael Saladrigas requested another deferral of the fenestration to the September meeting.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR DEFERRAL OF THE FENESTRATION TO THE SEPTEMBER MEETING.

MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness # 18-2000, (deferred from June & July)

Addition, restoration, landscape/hardscape

Owner/Applicant: Matthew and Helene Lorentzen

Address: 250 Sanford Avenue

Architect: Brower Architectural Associates

Project Description: Request approval of the following:

1. Partial restoration of first and second floors
2. Covered balcony addition to second floor
3. Addition to existing cabana
4. New swimming pool and deck
5. General reconfiguration of landscape and hardscape, including reconfiguration of the driveway
6. Any other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Please note that there was a motion for approval at the June meeting to approve the project, but to return with landscape, pool, driveway, hardscape and materials. Approval was given with the proviso that shutters are added to the unshuttered openings.

Please note that a deferral of the landscape, pool details, driveway, hardscape and materials was granted to the August meeting.

Mr. Raphael Saladrigas of Brower Architectural Associates clarified that at last month's meeting there was a motion to approve the south elevation without shutters. As for today's presentation, Mr. Saladrigas was present on behalf of the landscape architect, Mario Nievera. With regard to hardscape, the configuration of the existing asphalt crescent driveway will be changed to a basketweave Old Chicago brick pattern. There will only be one driveway opening leading into a motorcourt framed by two ficus hedges. Walkways will be done in synthetic Florida keystone. At the rear, synthetic keystone will surround the pool. There will be some real keystone on site as well. Random rubble coquina creates a path from the pantry to the pool loggia. In the rear, an existing landmarked Ironwood tree will remain. Alexander palms frame the entrance to the swimming pool. Two ficus trees are placed at the driveway entrance to hopefully grow together to mask the garage entry. Royal palms follow the line of the street. Alexander palms frame the front door. Hedges line the sides and back of the property.

SALADRIGAS
Mr. Pandula showed samples of the real keystone and the synthetic. He explained that synthetic keystone is being used for economic reasons.

Mrs. Vanneck asked about the color of the house. Mr. Saladrigas responded that it is a light beige Cuban brick. She felt the Old Chicago brick and the keystone surfaces would compete with the house brick, as Chicago brick typically makes a strong statement. She suggested doing one or the other, not both. Mr. Pandula felt the brick driveway was acceptable as it is in an earth tone and will appear softer in color under the trees.

MOTION BY MRS. DOWDLE FOR APPROVAL OF THE LANDSCAPE/HARDSCAPE PLAN AS PRESENTED.

MOTION SECONDED BY MR. PYMS.

ROLL CALL VOTE:	MRS. DOWDLE:	YES
	MR. PYMS:	YES
	MRS. ALBARRAN DE MENDOZA:	YES
	MRS. VANNECK:	NO
	MRS. BLADES:	NO
	MRS. HOFFMAN:	NO
	MR. PANDULA:	YES

MOTION CARRIED 4-3-0

C. Application for Certificate of Appropriateness #21-00, (deferred from June & July)
Addition, fenestration changes, pool, site changes

Owner/Applicant: Irving W. Bailey II

Address: 15 Golf Road

Architect: Botkin, Parssi & Associates Inc.

Successor Architect: Ames Bennett & Associates

Project Description: Request approval of the following:

1. Relocation of garden wall and gate to the front property line north of the Sidewalk along Golf Road. New garden wall and gate to be same color, size and proportion, and same materials.
2. Circular clear story window with conical roof to be inserted over the rotunda stairway

3. New entrance added to the south elevation from the loggia extension into the kitchen. The doorway will match the existing south elevation entrance from the loggia extension into the dining room
4. The height of the existing entrance to dining room on west side of the house will be raised to the same height/level as the existing windows along the north side of the home (in the dining room)
5. An existing window on the west side of the home (in kitchen) will be replaced by a doorway/entrance
6. Interior renovation on second floor
7. Bathroom added to second floor along the north (rear) side of home
8. Removal of south elevation arched mirrors and coquina stone ledge table
9. Change color on window trim
10. Change style of front walkway from herringbone brick to natural coquina (to match existing hardscape currently located throughout the property)
11. Change a portion of the walkway along the east side to straighten the walkway and relocate the low retaining wall to align it with the new walkway
12. Any other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Please note that there was a motion at the June meeting for deferral to the July meeting, with the request that Mr. Botkin or a licensed architect presents this project.

Please note that at the July meeting, there was a motion to accept the project as presented, with the proviso that the applicant returns with materials for the pool surround and walkway. Item #7 did not receive approval in July as it requires a variance. It will be heard at the August meeting provided the variance was granted.

Architect Ames Bennett and Ms. Virginia Dominicus returned today subject to last month's deferral. Mr. Bennett stated that the Town Council did approve a variance for the new upstairs bath (Item #7). The bathroom occurs on the north facade, and the design attempts to blend this addition into the existing structure so it looks as though it has always been there. It was noted, for the record, that the north facade is not landmarked, but the applicant was submitting this as part of the project as the owner is seeking a tax abatement.

MOTION BY MRS. VANNECK FOR APPROVAL OF ITEM #7, THE NEW UPSTAIRS BATH.
MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

Mr. Bennett showed an example of the pool deck material, cast stone, which will be used for the walkways and around the pool. Mrs. Albarran de Mendoza inquired whether the owner would consider using real coquina, and stated that she would "recommend" that to the owner rather than require it.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED 6-1-0, WITH MRS. VANNECK CASTING THE NEGATIVE VOTE.

Mr. Frank stated that during the presentation, Attorney Greg Young telephoned and asked for a postponement until after 10:00 a.m. As an approval had already been given, a postponement was unnecessary.

- D. Application for Certificate of Appropriateness #25-99 (deferred from Oct., Nov., & December, 1999, May, 2000, and July, 2000)
Owner/Applicant: Mr. and Mrs. William Meyer
Address: 334 E. Vedado Road
Architect: Jeff Blakely, Landscape Architect
Project Description: Request approval of landscape and hardscape, to include driveway, dock and seawall, and other associated changes as presented

There was a motion at the October, 1999 meeting for approval of the project as presented, with the proviso that the applicant returns with an elevation of the front gates, and with the proviso that the piers are removed, and that the path leading to the driveway is done in cast stone. Motions at the November, 1999, December, 1999, and May, 2000 meetings for deferral. The last deferral was to the July, 2000 meeting.

At the July meeting, there was a motion for approval of the project, with the proviso that the applicant returns with a revised drawing implementing all of the changes discussed today, i.e., the more formal design scheme for landscape/hardscape, the more formal stucco wall instead of the fieldstone wall, spa details (either with the spa raised or placed in ground, with sufficient supporting plans and materials,) details relative to the entry light fixtures, and submission of an alternative gate design for consideration.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION.

Mrs. Albarran de Mendoza stated that she communicated with Mrs. Meyer by phone and met with Mr. Blakely, the landscape architect.

Mr. Pandula stated that he met with Mr. and Mrs. Meyer and Mr. Blakely.

Mrs. Denise Meyer returned today with the more formal landscape plan as directed last month by the LPC. The new plan shows straight sidewalks and formalized planting. The octagonal spa was placed in ground and 8"x8" blue and white tiles, to match the pool tiles, will be used on the spa. Mrs. Meyer reviewed all of various plant material proposed for the site, as well as the existing. Cross cut travertine is the material of choice for the pool deck.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR APPROVAL OF THE LANDSCAPE/HARDSCAPE AS PRESENTED.

MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.

Mrs. Meyer displayed the design of the lights on top of the gate posts and the lights at the front door and garage, all of which have a black finish. Various types of site lighting were shown on the plans as well.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR APPROVAL OF THE LIGHTS AS PRESENTED.

MOTION SECONDED BY MR. PYMS.

Prior to the vote, Mr. Frank stated that staff recommends that landscape lights be restricted such that no more than 1/2 foot candle of light be measured off site and that the fixtures are shielded. He

recommended that this be added as a condition of the motion.

MOTION AMENDED BY MRS. ALBARRAN DE MENDOZA ADDING THE CONDITION THAT LANDSCAPE LIGHTS PROVIDE NO MORE THAN ½ FOOT CANDLE OF LIGHT MEASURED OFF THE SITE AND THAT THE FIXTURES BE SHIELDED.

AMENDED MOTION SECONDED BY MR. PYMS.
MOTION CARRIED UNANIMOUSLY.

Mrs. Meyer presented a new design for the rolling front gates. That new design incorporates a lacy top over the top of the top rail, 1" pickets with collars, 3/4" pickets from the bottom, and a quatrefoil pattern on the bottom. The gates will be black. Mr. Pandula, as well as several other members, felt the proposed gate design was too busy with a design that provides no real aesthetic advantage. Further, these gates do not match the balcony railings. Mrs. Meyer showed an alternative design which was more preferable, but still needed work. The LPC felt that although they gave various suggestions as to how to modify the design to make it acceptable, they wish to see the revised design prior to making any approval.

MOTION BY MRS. VANNECK FOR DEFERRAL OF THE GATES AND BALCONIES TO THE SEPTEMBER MEETING.

MOTION SECONDED BY MRS. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.

E. Application for Certificate of Appropriateness #24-00.

Statue

Owner/Applicant: Town of Palm Beach

Address: 360 S. County Road, Memorial Fountain

Project Description: Request approval to place Henry Morrison Flagler statue on the north end of the Memorial Fountain, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

This matter was deferred from the July meeting.

Mr. Frank stated that Town Council has decided not to place the aforementioned statue at this location.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR REMOVAL FROM THE AGENDA.
MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

- F. Application for Certificate of Appropriateness #16-2000, (deferred from May&July)
New Royal Park Bridge
Owner/Applicant: State of Florida Dept. of Transportation
Address: Royal Park Bridge
Architect/ Engineer: Florida Dept. of Transportation
E.C. Driver & Associates. Inc.
Project Description: Request approval for replacement of Royal Park Bridge, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mr. Pandula stated that he had met with the design team on two occasions since the last meeting.

There was a motion at the May meeting for deferral to the July meeting. At the July meeting there was a motion for deferral to the August meeting.

Mrs. Delp administered the oath to all those who wished to testify today who had not previously been sworn.

Mr. Mario Echagarrua of E.C. Driver & Associates began the presentation. He displayed a large "floor plan" of the bridge showing the entire bridge, from West Palm Beach to Palm Beach. Describing the traffic pattern associated with the construction, Mr. Echagarrua commented that the bridge will now line up straight onto Royal Palm Way. On the West Palm Beach end of the bridge, there will be much greenery, staircases, and a bike path going underneath the bridge.

There is a 27' wide median existing on Royal Palm Way. The bridge median will be 16.5' wide. The bridge, itself, has the Coast Guard required 21'3" clearance from the water and meets grade at both ends. A profile of the bridge was shown. Mr. Echagarrua commented that the vertical and horizontal alignment of the bridge had been approved by the Town Council approximately one year ago. The plans are now 90% complete and the project is scheduled to go out for bid in September. Mr. Echagarrua asked for concurrence relative to the bridge profile, span lengths, approach piers, bascule piers, arches, etc., i.e, the structure of the bridge.

Mrs. Dowdle commented, at this point, that the mission of the Landmarks Preservation Commission is to protect the historic integrity of the Town. She stated that she cannot vote for a Certificate of Appropriateness for this bridge because the bridge is too big. The population of the Town is getting smaller, but the modeling by DOT calls for a 50% increase in traffic. She stated, "What we're getting here is a piece of highway, in my view, not a bridge that is appropriate to the standards of the town." She appreciated all of the work which has been expended toward this project, but she is not willing to approve any more increments of the bridge.

Mr. Moore responded to Mrs. Dowdle's comments. While respecting her opinion, he reminded the LPC of what their job is relative to the bridge. The Town, the City of West Palm Beach and the State have decided what type of bridge needs to be constructed. The LPC is charged only to look at the aesthetics of the portion of the bridge under the LPC jurisdiction, and how it lands and the associated landscaping, etc. The Town Council has asked the LPC to review the bridge design in its advisory capacity to the Town Council. The Town Council did not, however, ask the LPC to make a determination as to mass, size, number of lanes, etc. Mr. Moore stated that if an individual member does not like the structure, as previously approved by the Town Council, they could register their view, but now the aesthetic details are to be evaluated. The basic bridge is not up for discussion.

Mr. Pandula commented that the LPC has been looking at the same bridge structure for several months and felt it would be appropriate to entertain a motion to "ratify" that.

MOTION BY MRS. VANNECK TO APPROVE THE CONCEPTUAL RENDERING OF THE BRIDGE AS PRESENTED WITH THE ARCHES AND SPANS IN PLACE, AND WITH DEFERENCE TO ELIZABETH, WE ALL FEEL THE SAME WAY...WE'VE FOUGHT IT, BUT WE'VE GOT TO MOVE FORWARD.

MOTION SECONDED BY MR. PYMS.

ROLL CALL VOTE: MRS. VANNECK:	YES
MR. PYMS:	YES
MRS. DOWDLE:	NO
MRS. ALBARRAN DE MENDOZA	YES
MRS. BLADES:	NO
MRS. HOFFMAN:	YES
MR. PANDULA:	YES

MOTION CARRIED 5-2-0.

As for the bridge light fixtures, the existing light poles/fixtures will be re-used and re-painted for use on the new bridge. Some additional identical light poles/ fixtures will be added as well. They will have a black finish and will be placed interrupting the traffic barrier. The pole will be placed on top of a 6" platform, so the resulting platform/pole/light fixture will be taller than the existing fixtures on the existing bridge.

Mrs. Albarran de Mendoza requested that if it was possible, per code, to pull the cantilevered top rail of the barrier back to the point of the vertical support of the rail, it would be preferable to the proposed drawing. Likewise, if the portion of the barrier beneath the vertical support of the rail could also be pulled back to the line of the vertical support, this would be the best case scenario. It would permit the light poles/fixtures to stand alone rather than directly adjacent to the parts of the Minnesota barrier.

Mr. Moore asked if the applicant would be willing to return to the LPC at some point in the future to bring the revised design of the light pole incorporated into the barrier wall. Mr. Echagarrua responded that he would be happy to return with that and any other updated information which surfaces during the process.

Mr. Echagarrua noted three different railing profiles which will all be used on the bridge according to the specific condition at that point.

MOTION BY MR. PYMS FOR APPROVAL OF THE BRIDGE RAILS AND THE RE-USE OF THE EXISTING LIGHT POLES/FIXTURES, THE ADDITION OF MORE LIGHT POLES/FIXTURES, AND THE PLACEMENT OF THE FIXTURES AS SHOWN ON THE PLAN, TOGETHER WITH INVESTIGATING THE COMMENT OF MRS. ALBARRANDE MENDOZA RELATIVE TO PLAYING WITH THE CONNECTION DETAIL BETWEEN THE BARRIER AND THE LIGHT POLES.

MOTION SECONDED BY MRS. BLADES.

MOTION CARRIED 6-1-0 WITH MRS. DOWDLE OPPOSING FOR REASONS PREVIOUSLY STATED.

As for the barrier walls themselves which were of so much controversy at last month's meeting, Mr. Echagarrua stated that despite a search for other barriers, the only two choices available are the New Jersey (all concrete) and Minnesota (concrete with railing) barriers.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR APPROVAL OF THE MINNESOTA BARRIER WITH THE RECOMMENDATION TO CONTINUE LOOKING FOR A BARRIER WITH A RAILING MORE LIKE THE BRIDGE RAILING, I.E., MORE TRANSPARENT, AND WITH THE COLOR OF THE RAILING STILL TO BE DETERMINED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED 6-1-0, WITH MRS. DOWDLE VOTING AGAINST FOR REASONS PREVIOUSLY STATED.

Moving on to the bridge tender's house and the bascule piers, Mr. Tom Piotrowski of H2L2 continued the presentation showing various sections, cuts and views of the bridge. He showed a sample of the greenish tint bulletproof glass to be used on the tender's house. The house will have a barrel tile roof to match the tiles on Town Hall. They still plan to experiment with pattern and colors on the tender's house beneath the level of the balcony, now shown as a diagonal infill. Window mullions will be done in dark bronze. The tender's house railing matches the bridge railing, but is designed to be thinner. The bascule piers are done in cast stone.

Mrs. Vanneck brought up the height of the tender's house, an issue from the previous meeting. Mr. Echagarrua stated that the height of the house is necessary to maintain adequate sight lines for the tender, relative to safety considerations for the waterway, vehicular traffic and pedestrians.

MOTION BY MR. PYMS FOR APPROVAL OF THE BRIDGE TENDER'S HOUSE AND BASCULE PIERS WITH THE PROVISIO THAT THE APPLICANT RETURNS TO THE COMMISSION WITH FINAL COLORS AND TEXTURES OF THE BRIDGE TENDER'S HOUSE.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED 6-1-0 WITH MRS. DOWDLE VOTING AGAINST FOR REASONS PREVIOUSLY STATED.

Mr. Echagarrua displayed a section of the bridge showing the overlooks with the associated mass underneath them. The drawing showed the relationship of the overlook, bike path, walkway, roadway and median. Scored concrete will occur in the pedestrian walkway at the location of the overlooks. The concrete of the bike lane may be stained or colored in some soft color in an attempt to minimize the width of the bridge. The colors will return to the LPC in the future.

MOTION BY MR. PYMS FOR APPROVAL OF THE PEDESTRIAN OVERLOOKS

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED 6-1-0, WITH MRS. DOWDLE VOTING AGAINST FOR REASONS PREVIOUSLY STATED.

The entrance features for the bridge must be the same on the West Palm Beach and Palm Beach sides

of the bridge. Because the bridge has a significant history, the design team used plans from the 1929 bridge to arrive at a new design mimicking the 1929 entrance features, but a little wider and taller. The entrance features will be a total of 24' tall, an 18' cast stone square structure with chamfered corners and a black light fixture on top.

MOTION BY MR. PYMS FOR APPROVAL OF THE ENTRANCE FEATURES AS PRESENTED.

MOTION SECONDED BY MRS. BLADES.

MOTION CARRIED 6-1-0, WITH MRS. DOWDLE VOTING AGAINST FOR REASONS PREVIOUSLY STATED.

Moving on to the bridge median, Mr. Bill Waddill of Urban Resource Group, Landscape Architects, stated that he has met twice with Mr. Pandula, and has also met with the ex-officio committee composed of Jorge Sanchez, Polly Earl, Wendy Victor, Nancy Murray and others. He commented that after the team's study of various concepts for the median, they have determined that urns in the median, though once contemplated to add some verticality to the bridge, should not be placed in the median so that the view of Royal Palm Way and the Four Arts is uninterrupted. It has been suggested in the past that the median be done in lawn after the bridge makes landfall. On the part of the bridge over water, the median can be done in scored concrete with a 5' wide grass or hedge landscape strip in the middle; or conversely, could be done in cast stone pavers with a 2' grass or hedge strip in the middle. Mr. Waddill asked for direction from the LPC.

Mrs. Albarran de Mendoza commented that since there is no landscape strip on the West Palm Beach side of the bridge, there should not be anything high in the median on the Palm Beach side. A plant material which is straight, wide and low would be best, and preferably, ground cover, not grass. It was noted that hedge is easier to maintain than lawn as it requires less frequent maintenance. The LPC voiced a preference for the stained scored concrete to match the paving at the overlooks. Mr. Waddill stated he could return with several selections for plant material. The LPC noted that a hedge has been ruled out.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR APPROVAL OF THE LANDSCAPE STRIP AS LOW AND WIDE AND STRAIGHT AS POSSIBLE, KEEPING IN MIND THE MAINTENANCE FACTOR, WITH NO URNS OR OTHER FEATURES, AND THAT THE PLANT MATERIAL CHOSEN SHOULD BE SOME VARIETY OF GROUND COVER, AND THAT THE SCORED STAINED CONCRETE MEDIAN (DONE ON THE DIAGONAL) WRAPS AROUND THE PLANTING STRIP AT THE EAST END.

MOTION SECONDED BY MRS. BLADES.

MOTION CARRIED 6-1-0, WITH MRS. DOWDLE VOTING AGAINST FOR REASONS PREVIOUSLY STATED.

As for the landscape plan, Mr. Waddill stated that there have been meetings with the ex-officio committee to discuss the plan. There has been one major change since the last meeting, that being the change in the placement of the fifteen parking spaces to the south of the bridge. Previously, all fifteen spaces were along the lakefront. Now, nine of the parking spaces have been moved to the south edge of the property, leaving only six along the lakefront. The parking areas will certainly be buffered with landscape material. This new plan is being reviewed by the adjacent condo, and must receive final approval from the Town. The two large specimen trees at the end of the bridge are preferably green buttonwoods. There is presently a search for the two matching 40' tall specimen

trees. If buttonwoods cannot be located, the applicant will return to the LPC to discuss another variety. Mr. Moore noted that the Town will not accept banyans as the specimen trees.

On the north side of the bridge, there has been coordination with the Society of the Four Arts to remove the existing clay tiled wall there and replicate the wall along the back of the parking lot to tie it into the bulkhead. The 3-4 existing Royal Palms will be maintained east of the specimen tree if healthy. A lawn, low hedge and annuals are planned as well. On the south side of the bridge, the substantial change is the change in the parking arrangement. Four existing Royal Palms will be relocated. A small overlook in mulch or pea gravel will be created, as well as concrete walkways around the area.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE CONCEPT OF THE LANDSCAPE PLAN WITH THE NEW PARKING ARRANGEMENT, AND USING GREEN BUTTONWOODS AS THE SPECIMEN TREES, AND ELIMINATING LIVE OAKS FROM CONSIDERATION

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED 6-1-0, WITH MRS. DOWDLE VOTING AGAINST FOR REASONS STATED EARLIER.

The LPC thanked the applicants for all of their hard work to provide a full and complete presentation.

At this point, there was a short break from 11:15 a.m to 11:25 a.m.

G. Application for Certificate of Appropriateness #25-2000

Landscape/Hardscape & misc. changes

Owner/Applicant: Mr. Josh Mendelsohn

Address: 325 Chilean Avenue

Architect: Scott B. Disher & Associates

Project Description: Request approval of the following:

1. Landscape
2. Hardscape
3. Exterior Color
4. Roof interface at main roof addition connection and cabana connection
5. Motor court gate location
6. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mr. Josh Mendelsohn, Owner, Mr. Jim Paine, Attorney and Architect by profession, and Mr. Christopher Vance, Landscape Architect, presented this request.

Mr. Paine reviewed the landscape plan briefly showing plant material including, but not limited to cocoanut palms, retained large native plantings, strangler fig, fish tail palms, purple bougainvillea and ixora accents. The LPC questioned the use of fish tail palms as they easily can become "scrappy" looking. The hardscape will be done in Columbian clay brick to match the roof tile and will be laid in a basketweave pattern. In looking at the hardscape shown, Mrs. Vanneck commented that there is a lot of hardscape shown with very little grass. Mr. Paine responded that this project does meet the green space requirement. Mr. Pandula agreed that the plan shows "a lot of brick" and asked the applicant if they could break up the paving somehow with greenery. Mrs. Albarran de

Mendoza asked that some green be squeezed in at the front door area to break up the paving in the front and use potted plants to break up the expanse of paving in the rear.

As for exterior color, the applicant showed a five sample variety of colors in the beige family for review. There was some concern about how the hardscape material would reflect against the building color, in fact, turn it pink. Mr. Paine responded that they will do color sampling on the structure to be sure to use the right tone of beige. Mr. Pandula asked the applicant to return with the color choices for the exterior.

The roof connector has been moved down 6" to 8" from the previous submission, and the applicant reviewed the revised plan for the LPC.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR APPROVAL OF THE PROJECT WITH THE PROVISIO THAT A STRIP OF GREENERY IS ADDED TO SEPARATE THE HARDSCAPE IN THE FRONT OF THE PROPERTY, AND LOTS OF POTTED PLANTS ARE PLACED ON THE HARDSCAPE IN THE REAR AROUND THE POOL.

MOTION SECONDED BY MRS. DOWDLE.

MOTION CARRIED 6-1-0 WITH MRS. VANNECK OPPOSED.

H. Application for Certificate of Appropriateness #26-2000,
Addition

Owner/Applicant: Mr. Jeffery W. Smith

Address: 241 Sanford Avenue

Architect: Smith Architectural Group

Project Description: Request approval of a partial second story on top of an existing one story portion of the house with all roof lines, materials, and colors to match existing, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mr. Jeffery W. Smith, Owner and Architect for the project, presented this request. He explained that he had obtained a variance for side yard setback relative to the requested addition at the last Town Council meeting. The addition will provide extra closet space interiorly. The LPC asked the applicant if he would be willing to insert a window in the elevation. Mr. Smith agreed to do that.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR APPROVAL OF THE PROJECT AS PRESENTED, WITH THE PROVISIO THAT A WINDOW IS ADDED TO MATCH THE EXISTING SECOND FLOOR WINDOWS.

MOTION SECONDED BY MRS. DOWDLE.

MOTION CARRIED UNANIMOUSLY.

VI Other Business:

A. Discussion regarding meeting date for November, 2001.

The members were given a copy of the calendar showing November, 2001. The Landmarks Preservation Commission meeting would normally be held on Wednesday, November 21, 2001, one day before Thanksgiving. The LPC was asked to choose an alternative date for the meeting. After discussion, the LPC voted 6-1 with a show of hands for Wednesday, November 14, 2001.

B. Discussion relative to possible "Under Consideration" status for 230 Pendleton Avenue

Mr. Frank stated that this owner has approached staff with interest in becoming a landmark property. The property had been studied during the Pendleton Avenue Historic District study. Mrs. Jane Day, Staff Preservation Consultant, stated that it is a 1938 Gustav Maass home in the Georgian Revival style which would have contributed to the Pendleton Avenue Historic District, had the district been successful. Mrs. Albarran de Mendoza offered to sponsor this home for placement "under consideration" for landmark designation.

MOTION BY MRS. ALBARRAN DE MENDOZA TO PLACE 230 PENDLETON AVENUE "UNDER CONSIDERATION" FOR LANDMARK DESIGNATION.

MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

VII Adjournment:

The meeting was adjourned at 11:55 a.m. with the agree

The next meeting of the Landmarks Preservation Commission
September 20, 2000 in the Town Council Chambers,
Road, Palm Beach, Florida.

Respectfully submitted,

Eugene Pandula, Chairman
LANDMARKS PRESERVATION COMMISSION

cmd

*Do this letter
230 Pendleton*

28 August

TOWN OF PALM BEACH

ATTENDANCE RECORD (2000)

MEMBERS	1/00	2/00	3/00	4/00	5/00	6/00	7/00	8/00	9/00	10/00	11/00	12/00
Jeffery W. Smith	P	P	P	***Resigned***	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Eugene Pandula	P	P	P	P	P	P	P	P				
Elizabeth Dowdle	U	P	P	P	P	P	P	P				
Sari M. Wilkey	P	P	P	P	P	P	P	U				
Jacqueline Albarran de Mendoza	P	P	E	P	P	P	P	P				
Ann Vanneck	P	P	P	P	P	P	P	P				
Ann Blades	P	P	P	P	P	P	P	P				
Jack Pyms	see below-----			P	P	U	P	P				
ALTERNATES	1/00	2/00	3/00	4/00	5/00	6/00	7/00	8/00	9/00	10/00	11/00	12/00
Nikita Zukov	P	P	P	P	E	P	P	U				
Judy Hoffman	P	P	P	P	E	P	P	P				
Jack Pyms	P	P	P	(appt. as regular member)								
Laurel Baker	n/a	n/a	n/a	E	P	P	P	P				

LEGEND: P = Present
 E = Excused Absence
 U = Unexcused Absence
 A = Absence Pending Classification as "Excused" or "Unexcused"

TOWN OF PALM BEACH

RECORD OF VOTING CONFLICTS (2000)

MEMBERS	1/ 00	2/ 00	3/ 00	4/ 00	5/ 00	6/ 00	7/ 00	8/ 00	9/ 00	10/ 00	11/ 00	12/ 00
Jeffery W. Smith		VPD2										
Eugene Pandula	V1			V1 VPD1								
Elizabeth Dowdle												
Sari M. Wilkey												
Jacqueline Albarran de Mendoza												
Ann Vanneck												
Ann Blades												

ALTERNATES	1/ 00	2/ 00	3/ 00	4/ 00	5/ 00	6/ 00	7/ 00	8/ 00	9/ 00	10/ 00	11/ 00	12/ 00
Nikita Zukov												
Judy Hoffman												
Jack Pyms												

LEGEND: V = One Voting Conflict during a meeting
V2 = Two Voting Conflicts during a meeting
V3 = Three Voting Conflicts during a meeting
And so on...

VPD = Voting Conflict Previously Declared
(This category to be used when a
conflict has been declared at a
previous meeting, and the changes
being reviewed are part of an ongoing
renovation project. ONLY COUNT ORIGINAL
DECLARED CONFLICT FOR ONGOING PROJECTS
PER JOHN C. RANDOLPH, TOWN ENGINEER)