



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., WEDNESDAY, AUGUST 16, 1995

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 Smith.

II. Roll Call:

PRESENT: Jeffery W. Smith, Chairman
Eugene Pandula, Secretary
Jacqueline Albarran de Mendoza, Member
Arthur Silverman, Member
Elizabeth Shields, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: William S. Gubelmann, Vice Chairman
Anne G. Metzger, Member
Joanna Frost-Golino, Member
Jane R. Grace, Alternate Member
Anne Keresey, Alternate Member

RECORDING SECRETARY: Cynthia M. Delp

- A. Classification of July and August absences of Mr. Gubelmann
(Will be out of the country until the October meeting)
- B. Classification of July absence of Mrs. Frost-Golino
(Absent in July due to family illness)
- C. Classification of July & August absences of Mrs. Grace
(Will be out of state until the September meeting)
- D. Classification of August absence of Mrs. Keresey
(August - absent - vacation)
- E. Classification of August absence of Mrs. Metzger
(Mr. Smith has received letter from Mrs. Metzger)

Let the record show that Chairman Smith excused the absences of those listed above.

III. Approval of the Minutes of the July 19, 1995 Meeting:

MOTION BY MS. SHIELDS TO APPROVE THE MINUTES AS MAILED.

MOTION SECONDED BY MR. PANDULA.

MOTION CARRIED UNANIMOUSLY.

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480 • (407) 838-5430

IV. Public Hearings:

A. Application for Certificate of Appropriateness #27-95,

Owner/Applicant: JWK Properties, Inc. c/o Mr. A. Paul
Prosperi

Address: 91 Middle Road

Architect: Bridges, Marsh & Carmo, Mr. James Carmo

Project Description: Request approval of the following:

- (1) Sandblast and paint exterior
- (2) Replace double hung casement windows (not original) with side hung casement wood windows
- (3) Restore windows on west side of living room which were closed in earlier alterations
- (4) Remove storefront doors and windows on west side of loggia (Wyeth addition)
- (5) Repair roof and replace with barrel tile roof similar to existing
- (6) Remove existing main entry drive
- (8) Open new pedestrian gates in garden walls
- (9) Miscellaneous related work
- (10) Addition of beach stairs

Approval action taken at the July meeting: Items 1-6, and
8-10 approved.

- (7) Install gates at new "T cul-de-sac" entry, enlarge parking court, repave drive, install stairs and balustrade from parking court to entry level and rework service drive to become main entry
- (11) Revision of existing landscaping

Action taken at the July meeting: Item 7-Gates deferred for further study. Item 11-Landscape plan approved with the proviso that the fountain and/or water element return to the Commission for review.

*PLEASE NOTE THAT THE APPLICANT REQUESTS DEFERRAL OF THE REMAINING ITEMS TO THE SEPTEMBER MEETING.

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

MOTION SECONDED BY MR. PANDULA.

MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness No. 28-95,
Mechanical Room Addition

Owner/Applicant: The Everglades Club

Address: 356 Worth Avenue

Architect: Brower Architectural Associates

Project Description: Request approval for the addition of a mechanical room for the elevator, and other associated changes as presented

Mr. Raphael Saladrigas of Brower Architectural Associates stated that this project, a 79.44 sq. ft. addition, had been presented informally at the July meeting without negative feedback from the commission. There have been no changes to the drawings since last month.

MOTION BY MR. PANDULA FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MS. SHIELDS.

MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness No. 29-95,
Paving

Owner/Applicant: Peninsula Corporation

Address: 230 South County Road

Contractor: T & P Enterprises Inc.

Project Description: Request approval to install paver entrance & walkways from the city sidewalk to the building, and other associated changes as presented

Two representatives from T & P Enterprises presented this request for removing existing concrete paving and installing interlocking brick pavers. The applicant's minimum request is to make this change to the paved areas on his private property. Additionally, however, he would like to continue the paving on the Town's sidewalk as well. The applicants did not have any photos of the site for the Commission's review. Mr. Smith suggested that old terracotta brick or cast stone would be preferable to interlocking brick pavers.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR DEFFERAL TO SEPTEMBER'S MEETING.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness No. 30-95,
Exterior renovations and new pergola

Owner/Applicant: Mr. James Bridgeman

Address: 232 Phipps Plaza

Designer: Mr. Larry Ward

Project Description: Request approval of exterior renovations to the east, north and west elevations to include a new pergola in the courtyard, and other associated changes as presented

Mr. Larry Ward presented this project on behalf of the owner, Mr. Bridgeman, who was in the audience. Mr. Ward stated that he researched the original drawings of this house, and using these, formulated these plans, which are more "restoration" than "renovation" of the north, east and west elevations of the house.

Permission was requested to paint the building yellow with white trim. Mr. Ward did not have a color sample with him.

NORTH ELEVATION: Create three arched openings as shown on original drawings, in the form of two windows and one alcove.

EAST ELEVATION: Create new decorative precast arch over existing window and create new alcove with same arch.

WEST ELEVATION: Create new recessed niche with same decorative precast arch topping. Also place same arch over

existing window on this elevation. Create new porch.

Mr. Smith made several comments relative to the drawings presented. He felt the porch addition was fine, but only if the design details match those used on the front porch. (The drawings do not show matching details.) On the north elevation, he questioned the use of single plate glass. Mr. Ward responded that the owner requested single plate glass. In that event, it was suggested that wrought iron grills be installed over the plate glass to diminish its effect. Mr. Smith also questioned the architectural treatment of the gable end and the niche, suggesting that a more appropriate design be used which is more Mediterranean and less Neo-Classical. He commented that the cast stone tracery over the segmented arches does not relate to the Gothic arch.

Mr. Pandula suggested that a plain cast stone band be used over the segmented arches, and that the elyptical pieces be deleted.

Mr. Silverman asked Mr. Ward to make sure that the yellow to be used as the exterior paint color is a very pale yellow.

MOTION BY MR.PANDULA APPROVING THE PLANS WITH THE FOLLOWING CONDITIONS:

1. THAT THE NEW ENTRY PORCH MATCH THE BUILDING AS TO ARCHITECTURAL DETAILS.
2. APPROVAL OF THE NORTH ELEVATION CHANGES WITH THE PROVISIO THAT DECORATIVE ALUMINUM OR WROUGHT IRON GRILLS BE USED OVER THE PLATE GLASS. (DESIGN OF GRILLS TO MATCH THOSE ORIGINALLY USED ON THE BUILDING.)
3. THAT A REVISED DETAIL OF THE NICHE, IN A MEDITERRANEAN STYLE, BE RE-PRESENTED TO THE LPC.
4. THAT THE SURROUNDS OF THE EXISTING RECTANGULAR WINDOWS NOT BE ELYPTICAL ARCHES, BUT THAT THE PROFILE IS PICKED UP FROM THE EXISTING GOTHIC ARCH, AND APPLIED TO THE RECTANGULAR WINDOWS IN A RECTANGULAR FORMAT.
5. THAT A SAMPLE OF THE LIGHT YELLOW BE SUBMITTED FOR REVIEW.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

(Please note that this item will be carried on the September agenda for those items to be revised and brought back.)

① E. Application for Certificate of Appropriateness No. 31-95,
Window additions

Owner/Applicant: Ms. Marsha Kay
Address: 200 North Ocean Boulevard, #6
Architect: Brower Architectural Associates
Project Description: Request approval to add one window to north elevation east of door, and two windows to south elevation east of door, and other associated changes as presented

Mr. Raphael Saladrigas of Brower Architectural Associates presented this request for two new windows on the courtyard facade first floor level and one new window on the north elevation first floor level.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MS. SHIELDS.

MOTION CARRIED UNANIMOUSLY.

① F. Application for Certificate of Appropriateness No. 32-95,
Details

Owner/Applicant: The Mar-a-Lago Club
Address: 1100 South Ocean Boulevard
Architect: REG Architects
Project Description: Request approval of details related to the modification of the garage and former staff areas, and other associated changes as presented. To include style and design of fountain, border tile selection, outdoor whirlpool trim and other related issues.

Mr. Wes Blackman, Project Coordinator and Architect Rick Gonzalez presented this request. Mr. Blackman stated that certain refinements have been made to the previous June approvals, as follows:

1. New windows at the east and west ends of the garage at the second floor, which had been approved, are now being deleted.
2. The central location of the courtyard fountain was approved, with the design of same remaining. Two options have been developed for approval, i.e., (a) a traditional Mediterranean curvaceous oval fountain on an east-west axis or (b) an eight-pointed star design as is found elsewhere at Mar-a-Lago.
3. Four whirlpools were approved for the second story deck. Now, the two on the north side of the deck have been deleted leaving the other two on the courtyard side.

① He also presented the addition of a plunge pool in the southwestern corner of the courtyard, to supplement the services offered by the spa. It will be 12'x 10' in dimension. Details including tile, coping, railings and

gates, as required, will return to the LPC.

Mr. Smith commented that he was not in favor of a railing or gate around the plunge pool. He felt that the Moorish star design was appropriate for the fountain, but with a change to the bowl, more Moorish medallions, and Moorish tiles around the exterior rather than just stucco. Mr. Blackman agreed to undertake these design changes, and will return with a revised design and details.

MOTION BY MR. PANDULA TO APPROVE THE EIGHT POINT STAR DESIGN FOR THE FOUNTAIN, WITH DETAILS TO FOLLOW, AND THE LOCATION OF THE PLUNGE POOL, WITH THE PROVISIO THAT IF A RAILING AND GATE ARE REQUIRED FOR THE PLUNGE POOL, THE MATTER MUST RETURN TO THE LPC FOR REVIEW.

MOTION SECONDED BY MS. SHIELDS.

MOTION CARRIED UNANIMOUSLY.

V. Other Business:

A. Informal Review: 240 Cocconut Row, Palm Beach Public School
Review of addition of (1) portable classroom

Mr. Harry Fix of the School Board's Planning Department presented this matter informally. He showed a site plan indicating the location of the planned portable classroom. It will be placed behind the two story structure toward the back of the school, and next to the sidewalk, near the Palm Beach Recreation property. The portable classroom is requested because the school is in danger of losing its certification, as it has inadequate space for a clinic. The plan is to move one class out to the portable so that the clinic can move into a classroom-size space. At the present time, there are no plans for a permanent addition to the structure, which would eliminate the need for this portable.

Mr. Smith suggested that the Clinic be placed in the portable, thereby leaving the children within the building. Mr. Fix stated that the principal could indeed consider such a request. Mr. Smith asked if there was a long range plan for this school, as space is at a premium. Mr. Fix replied that it is possible that middle school children would be moved out of the school entirely, but apparently this is not a desire of the Town.

Mr. Smith suggested that if the LPC is forced to approve this portable in order to maintain the school's certification, the School Board is advised to act responsibly, to be planners, and to work toward the removal of this portable. Mr. Moore commented that the Town's interest is that the school remains, but with a plan that does not include one or more portables. The Town has control over the property by virtue of the landmarking of the property and zoning restrictions. The Town wants assurances from the School Board that the portable will be properly anchored to meet hurricane standards per the

Uniform Building Code, the code which applies to Florida's school buildings. He stated that it is clearly not the intent of the Town or the LPC to have this portable remain on a permanent basis.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR APPROVAL TO PLACE THE PORTABLE CLASSROOM AT THE SCHOOL FOR A PERIOD OF ONE SCHOOL YEAR, AND TO RETURN TO THE LPC WITHIN 3 TO 6 MONTHS, WITH A LONG RANGE PLAN FOR THE SCHOOL, AND NO LATER THAN JUNE OF 1996, AND THAT THE STRUCTURE BE ANCHORED TO MEET HURRICANE REQUIREMENTS.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

This matter will be heard formally at the September meeting.

B. Informal Review: Southern Boulevard Bridge Scenic Vista
Review of tree planting project

Mr. Bowser had planned to discuss this matter, however, in his absence, Mr. Moore stated that this matter will be heard formally next month.

C. Informal Review: 780 South Ocean Boulevard
Review of the following:

1. Remove existing stairs at south east site wall and replace with new ramp. (lawnmower ramp)
2. New spa on beach cabana patio deck.
3. Relocate and redesign metal gates on property wall located on South County Road, and other miscellaneous gates Motorize gate with a design change
4. New driveway surface. In fact, replace all existing gravel areas with concrete pavers (squares and borders in yellow-tan, and field in "Color mix 3")
5. Relocate beach stairs Move closer to cabana patio deck

* Please note that this is a Smith Architectural Group project, and as such, Mr. Smith will have a Conflict of Interest. It should be noted, however, that no vote will occur in conjunction with this informal review.

Mr. Smith passed the gavel to Mr. Pandula, and left the room. Angelo Davila, from Smith Architectural Group, presented this informal request.

In addition, the owner would like to change the previously approved 3' high concrete site wall to contain balustrades and piers to match other walls on the site.

Mrs. Albarran de Mendoza asked that the owner consider using all cast stone for the driveway, rather than the concrete pavers submitted. Alternately, it was suggested that cast stone be used for the squares and borders, with the "Color mix 3" on the field.

This matter will be heard formally next month.

D. Informal Review: 222 Phipps Plaza Roof

Architect Eugene Fagan presented this informal request to review a change to the previously approved roof, a change which has already been done at the site. The original approval called for mitered hips at the corners. Instead of following the approval, ridge caps were installed.

The LPC upheld their original approval of mitered hips at the corners. The owner now has the option of bringing his request for roof change to the Commission formally at a subsequent meeting, or alternately, can change the roof to abide by the original LPC approval without return to the LPC.

E. 95/95 Landmark Designation Season

Mr. Smith stated that he had given Mrs. Day 15-19 properties to research for possible landmark designation, and he advised other members to contact Mrs. Day with any properties which they feel are worthy of landmarking.

Mrs. Day stated that she is reviewing the 1981 and 1988 surveys of historic structures in search of other possible sites worthy of designation. She is also working on procuring a grant to study the development history of Palm Beach.

F. Disclosure Forms - Mr. Randolph

Mr. Randolph reviewed the matter of the new Disclosure Forms, which members need to file if they have contact with an applicant or his representatives relative to any matter coming before the LPC for review. The new law governing such contact and the subsequent Town ordinance allows that contact to occur, if the member so desires, with the proviso that same contact is disclosed via the filing of the form. Members had been furnished with copies of the form, and Mr. Randolph advised them to complete the Disclosure Form as soon as the contact occurs. It is imperative that the disclosure be made prior to taking any action on an item.

VI. Adjournment:

MOTION BY MS. SHIELDS TO ADJOURN AT 10:23 A.M.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be heard on WEDNESDAY, SEPTEMBER 20, 1995 at 9:00 a.m., in the TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,

Eugene Pandula, Secretary
LANDMARKS PRESERVATION COMMISSION

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TOWN OF PALM BEACH

ATTENDANCE RECORD (1995)

With New Members

MEMBERS	1/95	2/95	3/95	4/95	5/95	6/95	7/95	8/95	9/95	10/95	11/95	12/95
Jeffery Smith			P	P	P	P	P	P				
Wm. Gubelmann	P	P	AU	P	P	AE	AE	E				
Eugene Pandula			P	P	P	P	P	P				
Anne G. Metzger	P	P	P	P	P	P	P	E				
J. Albarran de Mendoza	P	P	P	P	P	P	P	P				
Arthur Silverman	P	P	P	P	P	E	E	P				
Joanna Frost-Golino			P	E	P	AE	AE	E				

ALTERNATES	1/95	2/95	3/95	4/95	5/95	6/95	7/95	8/95	9/95	10/95	11/95	12/95
Jane R. Grace	P	P	P	P	P	AE	AE	E				
Elizabeth Shields	U	E	P	U	P	P	P	P				
Anne Keresey	P	P	P	P	P	AE	P	E				

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 (1995)

With New Members

MEMBERS	1/95	2/95	3/95	4/95	5/95	6/95	7/95	8/95	9/95	10/95	11/95	12/95
Jeffery Smith			V2	VPD2 & V	VPD1	V						
Wm. Gubelmann	V											
Eugene Pandula				V	VPD1							
Anne G. Metzger												
J. Albarran de Mendoza	VPD1				V	VPD1						
Arthur Silverman												
Joanna Frost-Golino												

ALTERNATES	1/	2/	3/95	4/95	5/95	6/95	7/95	8/95	9/95	10/95	11/95	12/95
Jane R. Grace												
Elizabeth Shields												
Anne Keresey												

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 ATTORNEY)