

# TOWN OF PALM BEACH

Planning, Zoning & Building Department

## MINUTES

### LANDMARKS PRESERVATION COMMISSION

9:00 a.m., WEDNESDAY, JULY 20, 1994

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

I. Call to Order: The meeting was called to order by Chairman Lillian Jane Volk at 9:03 a.m.

II. Roll Call:

PRESENT: Lillian Jane Volk, Chairman  
Anne G. Metzger, Member  
Jacqueline Albarran de Mendoza, Member  
Elizabeth Shields, Alternate Member  
Anne Sory Keresey, Alternate Member  
Tracy Biagiotti, Representing the Town Attorney  
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Elise P. Mackintosh, Vice Chairman  
Sally Gingras, Secretary  
William S. Gubelmann, Member  
Arthur Silverman, Member  
Jane R. Grace, Alternate Member

RECORDING SECRETARY: Cynthia M. Delp

Let the record show that the absences of Mr. Gubelmann and Mrs. Grace are excused. Mr. Silverman is likewise excused for medical reasons. The absences of Mrs. Mackintosh and Mrs. Gingras are unexcused.

III. Approval of the Minutes of the June 15, 1994 Meeting:

MOTION BY MRS. METZGER TO APPROVE THE MINUTES AS MAILED.  
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.  
MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

A. Application for Certificate of Appropriateness No. 16-94, Site lighting  
Owner/Applicant: Mr. Donald J. Trump  
Address: 1100 South Ocean Boulevard  
Project Description: Request approval of replacement of lighting fixtures at various site locations as follows:  
(19) fixtures along Lake Worth wall, (10) fixtures in the courtyard, and (4) fixtures at the eastern end of the northern service drive; approval of railings, stair rails, and guardrails, and other associated changes as presented

(This is being heard subsequent to the May deferral, and the lighting was again deferred from the June meeting.)

Mr. Frank stated that the railings, stair rails, and guardrails portion of this application was approved last month. He recommended that this Certificate of Appropriateness (CoA) request be modified, eliminating the lighting request for now, so that the CoA for the railings, etc. could be issued.

Mr. Wes Blackman, Project Manager at Mar-a-Lago, addressed the Commission. Since last month's meeting, he contacted lighting manufacturers in an attempt to find more suitable fixtures for Mar-a-Lago. Unfortunately, however, he has not had sufficient response to his requests. He began to look at the site's lighting needs as it moves toward use as a private club. In recognition of the fact that the lights listed above, already installed, represent a piecemeal approach to the true lighting needs at the site, he proposed that it would be preferable for the LPC to approve an entire lighting package for the site, when sufficient information is available and club lighting requirements are defined. Until that time, the existing fixtures would remain, however, a lower wattage could be used on the lake fixtures, should the LPC request same. In keeping with this, Mr. Blackman asked to withdraw the current lighting request. Mrs. Volk reiterated the Commission's strong objection to the eight tower lights.

MOTION BY MS. SHIELDS TO WITHDRAW THE LIGHTING REQUEST AT THIS TIME, WITH THE PROVISIO THAT A COMPREHENSIVE LIGHTING PLAN BE BROUGHT BACK TO THE LPC WITHIN SIX (6) MONTHS. THIS APPROVAL INCLUDES MAINTAINING THE EXISTING LIGHTING, WITH THE REDUCTION OF WATTAGE OF THE LAKESIDE FIXTURES, AND NOTING THE OBJECTION TO THE TOWER LIGHTS.

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

- B. Application for Certificate of Appropriateness No. 21-94,  
Lot split, demolition, renovation, new construction  
Owners: Mrs. Cathleen McFarlane  
Mr. Stephen Myers  
Address: 458 Worth Avenue  
Architect: Smith Architectural Group  
Project Description: Request approval of the following:
1. Lot split (458 Worth Avenue)
  2. Demolition of west portion of existing structure (458 Worth Avenue)
  3. Build new guest house on west portion of property (to serve 460 Worth Avenue)
  4. Renovate remainder of existing structure into new guest house (to serve 456 Worth Avenue)
  5. Other associated changes as presented.

(This matter was deferred from the June meeting.)

Mr. Jeffery W. Smith, Architect, addressed the Commission. He stated that since last month, there has been a change in that Mrs. McFarlane has purchased the entire property of 458 Worth Avenue. The request as stated above, however, remains the same. Mr. Smith stated that he spoke with Town Attorney Randolph yesterday regarding the appropriateness of hearing this request, as Mr. Myers is not involved in the same manner as he was last month. Mr. Randolph's response, per Mr. Smith, was that any approval of this request must be made contingent upon receiving a letter from Mr. Myers stating that his interests and his rights under this application are given to Mrs. McFarlane.

The lot split will occur to the east side of the porte cochere, with everything on the east side of the porte cochere remaining, and everything on the west side being demolished. Two or three artifacts on the western portion (lights, door surrounds, etc.) will be saved, as recommended by Ms. Jane Day, Landmark Staff Consultant, and will be implemented on the remaining east portion of the structure.

Mrs. Jane Day had been asked to perform an independent evaluation of this property. Today, she delivered that report, accompanied by slides of the property. At this point, Mrs. Jane Day read her report regarding this site into the record, and it is as follows:

"The house at 458 Worth Avenue is a Mediterranean Revival style structure that was designed by Addison Mizner and built in 1922. It was designated as a Landmark of the Town of Palm beach in 1990. Originally built as staff quarters, this wood frame building, was part of the Barclay Warburton estate. Warburton was the son of the founder of the Philadelphia Evening News, a manager for the E.F. Hutton Company, and became the Mayor of Palm Beach in 1938.

In 1955 the estate was purchased by Mr. and Mrs. Harold Whitmore. Alterations were made by architects Wyeth, King and Johnson. 458 was altered and converted from "servants' quarters to house" in 1957. (Building permit #62957, 11 September, 1957) No original plans for the building have been located.

At the present time, the building is in need of repair. An addition has been added to the west which detracts from the architectural integrity of the site. Windows are inappropriate, and wiring and other pipes are visible from the exterior of the structure.

Because this building is valuable historically and architecturally only as part of a greater whole (The Warburton Estate) the most important consideration of Certificate of Appropriateness No. 21-94 is #4: To renovate the remainder of the existing structure into new guest house to serve 456 Worth Avenue. It is our opinion that reintegrating 456 and 458 is more important to the integrity of the site than demolishing the inappropriate western portions of 458.

The Smith Architectural Group has agreed to take architectural details from the west section and place them in the remodeled building. The wall between 458 and 456 will also be opened. If all these things are completed, and the building is renovated in the Mediterranean Revival

style, the structure will have more integrity as part of a larger estate than as an isolated building."

Mrs. Day clarified that the arch is original, but the portion of the structure above the arch is not. This proposal, however, does not allow for the saving of the arch. Mr. Smith stated that this proposal has evolved after several months of planning, and if it is not approved, Mrs. McFarlane will renovate 458 Worth Avenue, and then put it up for sale as a separate structure. With this there is the distinct possibility and probability that a new owner of the parcel would seek demolition of the entire structure, in combination with reconstruction of a new dwelling which would most likely maximize use of the lot, increasing density. Mrs. Day stated that the house is not in good physical condition, the rooms in the house are very small, and in fact, the house contains no living room. She continued that this structure does not represent the quality of Addison Mizner's work. She stated that the question before the Commission today is a philosophical one - is it better to retain isolated buildings or integrate this building as part of a larger estate.

Mr. Frank noted that when the Warburton Estate was originally considered for landmarking, there was a dispute over how much of the property should be landmarked. The Commission, however, chose to landmark all of the parcels, even those which were not as worthy as others, to retain future control over this very important group of parcels.

Today's proposal, on the other hand serves the Town as it lowers density. Further, the combination of 456 and 458 Worth Avenue, as proposed, returns the feeling of an estate to the property, akin to the Warburton Estate. As stated earlier, the portion of the building from the arch east will remain, with the west portion being demolished. As the lot split is still being negotiated by Mrs. McFarlane and Mr. Myers, the two property owners would share the steps along the lake which lead down into the lake. A decorative wrought iron gate will indicate the division of the properties and same will be placed in the area of the lake steps, but not on the steps themselves.

Mrs. Albarran de Mendoza stated her preference that the lot split occur immediately west of the arch, to save the arch, and west of the steps as well. Mr. Frank responded that if this alternative lot split was to occur, the arch or porte cochere would belong to Mrs. McFarlane, and she already has a porte cochere, and would not need, or necessarily want this one. Mr. Smith explained that this lot split agreement had been worked on for months, and the lot split agreed upon by the two interested property owners was that presented today.

Mr. Frank summarized the matter by saying that the LPC has

essentially two choices - to accept this proposal or failing that, a proposal for a more dense development of the site.

After much discussion, the following motion was made:

MOTION BY MRS. KERESEY TO APPROVE THE REQUEST FOR THE LOT SPLIT, GRANTING DEMOLITION OF THE WEST PORTION OF THE HOUSE WHICH FALLS WEST OF THE ARCH, AND DEMOLITION OF THE ARCH.

MRS. VOLK PASSED THE GAVEL AND SECONDED THE MOTION.

ROLL CALL: MRS. KERESEY: YES  
MRS. VOLK: YES  
MRS. SHIELDS: NO  
MRS. ALBARRAN DE MENDOZA: YES  
MRS. METZGER: YES

MOTION CARRIED 4-1-0.

It was noted that this matter will now move on to the Town Council for review and required Town Council approvals.

C. Application for Certificate of Appropriateness No. 24-94, Modifications to approved plans

Owner/Applicant: 38 East Corporation

Address: 1300 South Ocean Boulevard

Architect: Ferguson Murray & Shamamian

Project Description: Request approval of modifications to previously approved plans for general restoration, and site improvements, and other associated changes as presented.

(This matter was deferred from the June meeting.)

Mr. Jeffery W. Smith, Architect, represented the applicant to present some phasing changes for this project. He stated that the owner, Mr. Perelman, has elected to purchase Lot 4 of the Casa Apava subdivision which occurs across South Ocean Boulevard along the lake, where the Casa Apava boat house occurs. This purchase contains several pieces of the original estate that were to be duplicated on the main property east of South Ocean Boulevard. So, here again there is an attempt to return the original estate back to Casa Apava. The original plan showed new garages, staff quarters, a childrens' guest house, the south pool and the south pergola. None of these structures will be constructed now, as a guest house and garages occur on the soon to be purchased Lot 4. The covered bridge, in the original plans will no longer be covered, but will be a bridge nonetheless. The new driveway shown on the plans will be deleted, and the existing driveway will be retained. Restoration of the existing structure, of course, will continue. A fountain will replace the deleted pool at the south end of the property. They will proceed with one pergola, a cabana, a portico around the courtyard, the projection room/media center and the mechanical building.

MOTION BY MRS. SHIELDS TO APPROVE THE MODIFICATIONS TO THE PREVIOUSLY APPROVED PLANS, ALL AS OUTLINED ABOVE.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

Mr. Smith noted that he intends to return to the Commission next month with anticipated other changes.

D. Application for Certificate of Appropriateness No. 25-94, Lighting

Owner/Applicant: Power-Love Associates

Address: 256 Worth Avenue

Architect: Robert Bell

Project Description: Removal of existing ceiling globe lighting; blank off with brass or wood plates; installation of 8 coach lights on wall brackets on side walls of via, two lights at courtyard wiring to be recessed in wall and stuccoed over, and other associated changes as presented

Mr. Robert Bell returned to the Commission regarding the lighting issue for the Gucci via and courtyard. In addition to the fixtures listed above, Mr. Bell also requested two additional wall bracket fixtures in the rear courtyard, as well as one post light.

At last month's meeting, the LPC clearly indicated their disapproval of these large coach lights, and advised Mr. Bell to return with alternative ceiling mounted fixtures. Today, the Commission indicated their displeasure with the proposed courtyard bracket fixtures as they felt the fixtures were too large and were not Spanish in style. Mrs. Volk requested that Mr. Bell seek a simpler, smaller fixture for the courtyard and alternative ceiling mounted fixtures in the via.

MOTION BY MRS. METZGER TO DEFER THIS MATTER TO THE AUGUST MEETING.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

E. Application for Certificate of Appropriateness No. 26-94, Identification Signage

Owner: Paramount Partners Ltd.

Applicant: Pastels, Ms. Sue Alexander

Address: 139 N. County Road, #5

Contractor: Signcraft

Project Description: New identification signage for "Pastels" on windows. Letters to be white vinyl applied directly to three windows. Signage to read "Pastel", "Palm Beach", and "Infants and Childrens Clothing", and other associated changes as presented.

This item had been reviewed informally last month with no negative feedback from the Commission.

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE THE SIGNAGE.  
MOTION SECONDED BY MRS. METZGER.  
MOTION CARRIED UNANIMOUSLY.

F. Application for Certificate of Appropriateness No. 27-94,  
Addition & miscellaneous changes

Owner/Applicant: Mr. and Mrs. Frank Wilkens

Address: 1565 N. Ocean Way

Architect: Ivan Bereznicki and Michael Johnson

Project Description: Request approval of the following:

1. Addition of small second story observation/viewing room;
2. Add new window at north elevation of cloister
3. Remove existing shed canvas awning and replace with hip-shaped awning at southwest corner of residence (N.W. corner of pool deck)
4. Remove glass garden room structure at south elevation and replace with (2) windows and (1) door with continuation of tile roof above (includes enclosing small porch at west end)
5. Replace existing bay windows with new at east elevation
6. Add wood trellis at west side of guest house.
7. Other associated changes as presented.

Please note that this item had been discussed informally last month. Mr. Michael Johnson, Associate Architect for this project, introduced Mr. Ivan Bereznicki, the primary architect.

Mrs. Jane Day presented slides of this property. She thanked the owner and architect for their cooperation in allowing her access to the site. This house is a 1930's house by Wyeth, King and Johnson, which has been altered since the 30's. This house is presently "under consideration" for landmarking, therefore review of exterior changes is under the jurisdiction of the LPC. Mrs. Day stated that she understands that the property owners are, in fact, in favor of landmarking. She recommended that the Commission work with the property owner with respect to these renovations, and decide the landmarking issue at a later date. Staff indicated that there may be a possibility of seeking a west facade only designation of this property.

Mr. Frank stated that the second story addition requested will be readily seen from the east elevation, but from the west elevation, due to the setback, it will barely be seen.

Mr. Bereznicki began his review of the observation tower. It is requested by the owners for better viewing of the ocean. The tower would be accessed by stairs. Tower windows, in-swinging casements, are designed to give the illusion of no windows. The Commission again commented negatively regarding the asymmetry of the tower windows,

particularly on the east and west facades. There was also a comment that the tower columns are too thin and actually disappear on the facade. It was suggested that a shuttered window found on the existing facade of the house be repeated on the tower to attempt to alleviate the lack of symmetry.

Regarding #2 above, the Commission requested that the new window match the existing adjacent window. The windows did not match on the plans. Regarding #3 above, it was stated that the current awning creates constricted space at the deck. The new awning will make the area more spacious. In keeping with #4 above, the foundation will be extended six feet to the east and five feet to the west and a new flat roof will be constructed to match the eave line of the existing roof. A hip roof will run up to the flat roof. Regarding #5 above, Mr. Bereznicki stated that only the center bay window is original to the house. They plan to remove the rolling shutters from the bay windows, strip the brick veneer at the windows, return the eave line to straight, and clad the windows in wood, not brick.

Mrs. Volk stated that in her opinion, it is inappropriate to have a mirador (the second story tower) on a house of this style. However, since the house is not landmarked, and she understands the owners reasons for wanting the tower, having stated her opinion, she declined further comment on the matter.

Regarding #6 above, the trellis with planted materials growing upon it will serve to introduce some shade to the west facing deck of the guest house and soften the contemporary appearance of the windows here. At last month's meeting there was some discussion relative to the Chippendale railing system. The architect showed photos given to him by Dr. Donald Curl, noted historian, which indicate that the railings were original to the structure.

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE ITEMS 3, 4, 5 AND 6 AS STATED ABOVE, WITH THE UNDERSTANDING THAT THE CONCEPT OF THE TOWER IS APPROVED, BUT WITH A DEFERRAL OF ITEMS 1 AND 2 FOR FENESTRATION REVISION.

MOTION SECONDED BY MRS. KERSEY.

MOTION CARRIED UNANIMOUSLY.

Let the record show that Mrs. Shields left the meeting at this time, 11:00 a.m.

- G. Application for Certificate of Appropriateness No. 28-94,  
Awnings, lighting, landscaping, signage  
Owner: Cook International  
Applicant: Chemical Bank  
Address: 205 Royal Palm Way  
Architect: A. Grant Thornbrough & Associates

Project Description: Request approval of the following:

1. Replacement and addition of awnings.
2. Replace 2 pole light fixtures-10' in height
3. New landscaping including addition of planted bed along County Road and outdoor garden area
4. 12 volt landscape lighting
5. Relocate existing sign on east elevation.
6. New gold leaf window signs (2) at east entrance.
7. Other associated changes as presented.

Mr. Grant Thornbrough, Landscape Architect, presented this request. Awnings will return to the bank on the South County Road facade, two on the south facade, one on the west facade and two at the courtyard. The awning color will be Eggshell #524 with a 2" stripe in Trim Patio #522.

Regarding lighting, there are two fixtures in the parking lot now which are falling apart. These will be replaced with verde green pole fixtures, as per the plans.

Regarding landscaping, along South County Road, a low ixora hedge will occur in a planting bed adjacent to the building. Mr. Frank asked the LPC to condition any approval of this planting bed with the proviso that same adheres to the code so that the correct amount of sidewalk is maintained. Existing pot locations along South County Road will now contain gardenias, and these will be illuminated by a very small accent uplight to be placed behind each pot.

Along the Royal Palm Way elevation, a small patio with two benches and a sundial will occur to dress up this important corner. Existing paving in this area will be continued in the patio.

There is an existing sign over the door on South County Road. Since an awning will now occur there, the sign will be covered. Therefore, it will be moved south on the east facade just under the second story windows. Then, at the door, small signs (2) will occur on either side. Mr. Frank advised the applicant that the code only allows for one logo per facade. The applicant will use the logo on the facade signage rather than at the door signs.

MOTION BY MRS. KERSEY TO APPROVE THE CHANGES AS PRESENTED WITH THE PROVISIO THAT NO LOGOS OCCUR AT THE DOOR SIGNAGE, AND APPROVING THE LANDSCAPING WITH THE PROVISIO THAT THE SIDEWALK BED MEETS THE CODE.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

Let the record show that at 11:12 a.m. there was a brief recess. The meeting reconvened at 11:23 a.m.

H. Application for Certificate of Appropriateness No. 29-94,  
Miscellaneous Changes

Owner/Applicant: Mr. Michael S. Fawcett

Address: 196 Banyan Road

Architect: J. Kenneth Brower

Project Description: Request approval of the following:

1. Exterior color change
2. Window replacement
3. Other associated changes as presented

Architect J. Kenneth Brower stated that the new owners, Mr. and Mrs. Fawcett, want to take the house back to its original character commencing with the following proposed changes: Removal of the gazebo in the rear; replacement of the rear concrete balustrade with wrought aluminum; replace existing breakfast room windows with bay windows; replacement of existing railing at front door and master bath with appropriate wrought aluminum railing; removal of sliding glass doors at loggia creating an open loggia, and installation of an iron gate on axis with the front door; changing the stairs on the west facade so that they run north rather than west; change of exterior color to a light cream color, namely "Champagne Tint"; addition of one window on the west side of the door to the staff wing; and general replacement of aluminum double hung windows with casements or wooden double hung windows (Note: casements are preferable).

Mr. Brower discussed the front entrance. He stated that when the doors are closed, a dark vestibule is created. To alleviate this, he suggested the installation of iron gates outside the front door, so that the existing doors could remain open and security would still be maintained. The Commission suggested that the gates be placed inside the existing doors rather than outside, as a preferable alternative. This matter will be given further consideration.

MOTION BY MRS. KERSEY TO APPROVE THE CHANGES AS PRESENTED, EXCEPTING THE FRONT DOOR GATES WHICH WILL BE DEFERRED TO THE NEXT MEETING.

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

I. Application for Certificate of Appropriateness No. 30-94,  
Utility shed addition

Owner/Applicant: Mr. Curt Gowdy

Address: 343 El Bravo Way

Project Description: Request approval of utility shed addition [Size: 20'(L) x 5' (D) x 7'6" (H)] on the east elevation to be placed on top of existing slab (utility shed to house storm shutters); and other associated changes as presented

Attorney Gustave Broberg represented the Gowdys in this matter. The requested shed replaces a utility shed which had been previously removed due to its deplorable condition. The new shed is smaller than its predecessor. Mr. Broberg stated, however, that this shed will require variance approval relative to setbacks, and same will be sought at the August Town Council meeting. Any LPC approval should be conditioned upon same.

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE THE SHED ADDITION SUBJECT TO VARIANCE APPROVAL BY THE TOWN COUNCIL.

MOTION SECONDED BY ANNE KERSEY.

MOTION CARRIED UNANIMOUSLY.

V. Other Business:

- A. 333 Worth Avenue - Casa Casa  
Request approval of amendment to June approval

Mr. Ian Kean, owner of Via Mizner, represented his tenant, Lynne Larson, owner of Casa Casa. He requested that the script lettering, which was previously approved, be changed to block style lettering for a more distinctive appearance. Additionally, on the exterior of the building, the signage was approved in blue. The tenant feels that the blue lettering is not suitable on the newly approved stonelike exterior. Instead, she would prefer the more subtle gold leaf lettering.

MOTION BY MRS. KERSEY TO AMEND THE PREVIOUS APPROVAL AS OUTLINED ABOVE.

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

Mr. Kean also brought up the matter of the paving in front of the store. He stated that the interior of the store has been repaved in 16" Mexican tiles. It is the area just beyond the front door that is in question, however. At last month's meeting, the Commission denied the applicant's paving request for this area, and approved removal of the existing surface and continuing the sidewalk material up to the front door. Mr. Kean requested that the tenant be permitted to remove the existing exterior cobblestone and black granite paving and replace it with the same Mexican tiles found in the interior of the store.

Mrs. Volk commented that the storefront design, itself, is not attractive on an angle. The existing cobblestone and black granite paving is likewise unattractive. Bringing the interior paving outside is not only unnecessary, but it calls further attention to the angle of the storefront. The plain

sidewalk material is the most preferable paving material in this particular situation.

B. Discussion relative to 1994/95 Designation Season:  
Properties to be placed "under consideration" for landmark designation.

Mrs. Jane Day, Staff Consultant, stated that staff had received a June 15, 1994 memorandum from Councilwoman Michele Clarke Royal asking staff to review six properties for landmark designation. She did some preliminary study on these, and asked the Commission for direction regarding this matter. Mrs. Day reviewed each very briefly with a slide presentation as follows:

272 Wells Road: Cannot see very much of house from public access; Arabian in style with minaret in the back; built in 1928; no architect; major renovations in 1978; requires access to property for accurate assessment of site. Mrs. Day recommended this property for further study. The LPC agreed.

144 Wells Road: Built in 1960; Architect - Alfred Browning Parker. Although Mr. Parker is a well known architect, the property is only 34 years old, and as such, Mrs. Day recommended postponing study of this property. The LPC agreed to postpone this one.

111 Seabreeze Avenue: Built in 1923; very nice Mediterranean Revival style; well kept. Mrs. Day recommended study.

Mrs. Day stated she received direction from Mr. Moore to look at Poinciana Park, particularly the "Sea" streets. Mrs. Day recommended study of the twelve (12) properties listed on a real estate brochure from the 1920's. The Commission asked Mrs. Day to review 111 Seabreeze Avenue along with the other twelve on the brochure.

319 Brazilian Avenue: 1925 frame bungalow; had major renovations in the 1990's. Mr. Frank stated that this home was previously studied and was not pursued because of its deplorable condition. Since that time, however, it was beautifully restored. Mrs. Day recommended study, and the LPC agreed.

246 Emerald Lane: 1941 Colonial Revival by John Volk; major renovations in the 80's done in the rear. Mrs. Day stated that her only hesitation in studying this building is from the 40's, and there may be older structures more in need of study.

216 Emerald Lane: 1949 Belford Shoumate-Bermuda style; is not yet 50 years old.

The LPC felt it was premature to study the two residences on Emerald Lane. Mrs. Albarran de Mendoza suggested that Mrs.

Day study houses which are older or perhaps, in danger of demolition.

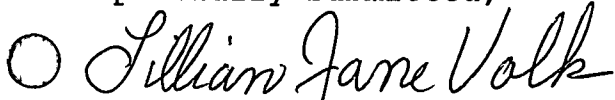
Mrs. Day stated the first property to be dealt with next season is the Wilkens house, 1565 North Ocean Way, and then one other which is left from this season. Mrs. Polly Earl has suggested four sites for study. Some sites have been suggested on Pendleton by homeowners. The elementary school buildings on Cocoanut Row have also been suggested for study. Of Mrs. Royal's suggestions, 242 Wells Road, 111 Seaspray, and 319 Brazilian Avenue will be studied. No formal action was taken by the Commission, however, to place any additional structures "under consideration" for designation. This matter will be discussed further at the August meeting.

VI. Adjournment:

THE MEETING WAS ADJOURNED AT 12:10 P.M. PER A MOTION BY MRS. KERESSEY.

The next meeting of the Landmarks Preservation Commission will be heard on WEDNESDAY, AUGUST 17, 1994 at 9:00 a.m., in the TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,



Lillian Jane Volk, Chairman  
LANDMARKS PRESERVATION COMMISSION

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