TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES
LANDMARKS PRESERVATION COMMISSION
WEDNESDAY, JULY 17, 2002 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 9:05 a.m. by Chairman Pandula.

II **Roll Call**:

PRESENT: Eugene Pandula, Chairman
Elizabeth Dowdle, Vice Chairman
Ann Blades, Secretary
Ann Vanneck, Member
Judy Hoffman, Member
Jack Pyms, Member
Wendy Victor, Alternate Member
Patrick Segraves, Alternate Member
Mario Nievera, Alternate Member
Rhoda Yen, substituting for Town Attorney
Veronica Close, Assistant Director of PZ&B
Timothy M. Frank, Planning Administrator
Jane Day, Staff Preservation Consultant

Recording Secretary: Cynthia M. Delp

ABSENT: Sari Wilkey, Member (Excused)
Robert L. Moore, Director of Planning, Zoning & Building

III **Approval of the Minutes of the June 19, 2002 meeting**:
MOTION BY MR. PYMS FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

IV **Administration of the Oath to all persons who wish to testify**: By Mrs. Delp

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Mr. Pandula addressed the commission members reminding them to offer constructive commentary with regard to review of the projects.

V **Public Hearings**:

A. Application for Certificate of Appropriateness #10-2002 (deferred from June)
North Oceanfront Wing
Owner/Applicant: The Breakers Palm Beach Inc.
Address: 1 South County Road
Architect: Peacock & Lewis, Mr. Paul Neff
Project Description: Request approval for improvements to North Oceanfront Wing and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mrs. Victor stated she had visited the property a month ago.

There was a motion at the June meeting to defer the stair for more details, but the balance of the project was approved.

Architect Steve Pollio of Peacock and Lewis Architects returned to the LPC with additional details relative to the stair in question. It is needed for compliance to the Life Safety codes as it is a necessary egress from some meeting rooms. Indeed, the stair corrects an existing code violation. Details from the original 1969 drawings were duplicated in these stairs. On the building, to provide for the egress, an existing window will be modified to add an exit door. There is also an existing exit door at the fire stair. To satisfy another requirement, a louver will be added to pressurize the fire stair.

Mr. Pollio stated that the plans show the new exit door and stair at the best location available. It will be pretty well screened. Mr. Pandula commented that it looks fine and there is other mechanical equipment in this area. The detail of the railing mimics other railing on the property.

**MOTION BY MRS. DOWDLE FOR APPROVAL OF THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

B. Application for Certificate of Appropriateness #11-2002 (deferred from June)
Gatehouse, landscape, hardscape, new porte cochere
Owner/Applicant: The Breakers Palm Beach Inc.
Address: 1 South County Road
Architect: Wimberly Allison Tong & Goo (WAT&G)
Peridian International Inc., Mr. Arthur Beggs
Project Description: Request approval of the following:

1. Front Driveway Improvements - Reconfigure the front driveway/ parking and landscape area with landscaping and lighting improvements, and add a security gatehouse on main driveway. The parking currently located on the main driveway will be relocated to a service drive to the south.

2. Balustrade Removal: Replicate balustrade at front entrance west of Porte Cochere of the Hotel further west in order to add additional valet lanes to match existing west of front lawn

3. Ponce de Leon Porte Cochere - Add new porte cochere and covered walkways to the south entrance of the Hotel connecting it to the Beach Club with landscaping and lighting improvements.

4. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION.

Mrs. Victor met with the architect. Mrs. Dowdle spoke to the Breakers personnel by telephone. Mr. Pandula met with Mr. Miller and Mr. Gilmurray, and via telephone with the architect in California.

Motion at the June meeting: "that the applicant re-visit the design of the gatehouse to make it less massive, approve the materials for the walkway, approval of the landscaping, approval of removal of the balustrade that is between the three arches at the front door, that another balustrade not be added as was originally contemplated, and that the porte cochere be re-visited (for its roof) even though the concept is good, and the arch in the porte cochere is acceptable."

The applicant was requested to return to this meeting with details relative to the south supplemental parking with the landscape islands.

Persons present on behalf of the Breakers are as follows: Danny Miller, Director of Golf and Grounds, Paul Leone, Alex Gilmurray, Attorney James Brindell, Michael Chung, Chairman of the Board of WAT&G Architects, and David Lythgoe, Senior Electrical Designer for Kuhns Engineering, working on the site lighting.

Danny Miller introduced Mr. Chung. In light of the comments received last month, the design of the gatehouse has been modified, reducing the original 200 square ft. structure to 56 square ft., reducing the height of the building to 12'6", and relocating the required restroom amid the landscaping to the side of the driveway. Mr. Chung presented two design alternatives: 1) a landscape structure, that has a pergola or trellis around it, which makes the building less visible and part of the landscape; or 2) The "jewel" structure which takes on the Italianate details of the Breakers, with windows on the east and west facades and doors on the north and south facade. Window materials will be some type of finished aluminum, with more of painted finish, painted dark to look like wood. Mr. Chung felt that Option #2 was more appropriate for the Breakers.

Mrs. Hoffman commented that she preferred Option #2 because the landscaped version (#1) appears larger, specifically wider. Mrs. Dowdle voiced her continued concern over the siting of the gatehouse centrally in the driveway. She passed a reference from Vizcaya showing two garden topiaries tucked into the landscape, and another from the Broadmoor in Colorado Springs with the guardhouse tucked into the trees on the side. Mr. Nievera felt it was of primary importance to preserve the vista from South County Road, and that the fountain should not be hidden.

Mrs. Blades asked about the lovely gardens which occur between South County Road and the Hotel. Will they remain? Mr. Miller responded that they have to be removed at the outset, but they will be re-planted in a different location. An expanded color garden walk will move from the south side to the north side. Along the north side at this time, there is an herb garden, a tropical garden and a childrens' secret garden. These will all be replicated and re-located.

Mr. Pandula stated that he was not so sure that you actually read the fountain from South County Road. Mr. Miller responded that the gatehouse is 320 feet from South County Road. The gatehouse is only 8' wide and 12' 6" tall.

Mr. Chung felt that the design concept of having the gatehouse in the center acts as a precursor to what one views beyond that point. It fulfills the architectural concept of "peeling away the views", i.e., gatehouse to fountain to porte cochere to lobby. Though Mrs. Dowdle commented that she understood that line of reasoning, the historic vista should be preserved. There was simply a difference of opinion as how to accomplish the security issues.

Mrs. Victor preferred Option #1. She felt the smaller Option #2 was not in keeping with the Breakers. She reminded the LPC that part of their job is to update landmarks for present day needs, in this case, security. Mrs. Vanneck stated she was pleased with the reduction in size of the building. She advocated placing viney landscaping on the building so the building is not so prominent. Mr. Chung stated they do want to soften the building and enhance it with landscaping. It was noted that the building will be painted off-white.

Mr. Pandula saw Option #2 as a great solution. He felt it was easily removable and there is LPC precedent for approvals in such cases. Mr. Pandula inquired relative to the landscape islands in the south parking area. Mr. Miller presented the islands as being 5' to 7' wide with ""Felicium"" trees and turf underneath. It was noted that Hibiscus screens the south parking area. Mr. Nievera commented that the Hibiscus could get "leggy", and underplanting might be needed.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED (FOR OPTION #2) WITH SOME THOUGHT OF VINING ON THE GATEHOUSE, AND IF NEEDED, UNDERPLANT THE HIBISCUS HEDGE.

MOTION SECONDED BY MR. PYMS.

MOTION CARRIED 5-2-0, SUBJECT TO A ROLL CALL VOTE:

MRS. VANNECK:	**YES**
MR. PYMS:	**YES**
MRS. DOWDLE:	**NO**
MRS. BLADES:	**NO**
MRS. HOFFMAN:	**YES**
MRS. VICTOR:	**YES**
MR. PANDULA:	**YES**

<u>REGARDING THE PORTE COCHERE</u>

Mr. Chung regarded this portion of the project as a challenge, i.e. how to appropriately connect the historic hotel to the Beach Club and still provide overhead coverage. The original option was to have a porte cochere and walkway, both with a tiled roof. This, however, appeared too massive. The new proposal includes a porte cochere with tiled roof and a trellis type walkway which is weatherproofed with a glass covering held in place by small clips. In effect, the glass roof would disappear offering a garden feature look. At the connection point to the Hotel grand entry, there will be an Art Nouveau connector, a glass and metal type structure. The glass will be essentially clear, but will perhaps have a light tint to mitigate the sun. It will be made to appear that it floats off the building, however, it will attach to the building with clips.

There was some expressed concern over the metal parts of the Art Nouveau connector. The members did not want it to take on a commercial appearance. The members advised Mr. Chung to look at the Breakers lanterns or metal pocket doors for an acceptable metal match.

Mrs. Day commented that this was a good solution as it allows you to read the original building. If the clips had to be removed, re-plastering could take care of the problem. This solution "creates the transition without negatively impacting the building." Mr. Pandula agreed it was an excellent solution.

MOTION BY MRS. HOFFMAN TO APPROVE THE PROJECT BASED UPON THE APPLICANT RETURNING NEXT MONTH WITH GLASS SAMPLES, DETAILS REGARDING THE CLIPS, MATERIALS AND COLOR OF THE METAL ELEMENTS.

MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness #12-2002 (deferred from June)
Site plan changes, demolition, new loggias, hardscape, elevation changes
Owner/Applicant: Michael Price
Address: 452 Worth Avenue
Architect: Brower Architectural Associates
Project Description: Request approval of the following:

1. Demolition of existing solarium and covered porch
2. Construction of new loggias in lieu of existing.
3. General restoration and rehabilitation.
4. Re-configure driveway and repave with coquina stone and glazed tile
5. Enlarge kitchen by relocating stairs
6. Enlarge upstairs bedroom No. 3 by relocating stairs.
7. Revise north elevation at stairs to reflect new stair layout.
8. Revise east and south elevation to reflect new loggias.
9. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mrs. Victor stated she had met with the architects and been to the site.

Review of variance approved items is required today as none of those items could be approved at the June LPC meeting. Landscape, hardscape, and a developed site plan were not reviewed or approved at the June meeting either.

Mr. Frank noted, per the architect, that the landscape and hardscape portions of this project are to be deferred. Raphael Saladrigas stated that Town Council approval has now been received for the south loggia and the covered front entry. Since last month, some windows have been changed due to the presence of a very large wood beam running across the front facade. The new windows are re-sized more appropriately.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE PROJECT AS PRESENTED WITH A DEFERRAL OF THE LANDSCAPE/HARDSCAPE TO THE AUGUST MEETING.

MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.

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Let the record show that during the presentation for the Breakers, Item B., discussion relative to the site lighting was inadvertently omitted. The LPC agreed to hear the matter next.

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David Lythgoe with Kuhns Engineering stated that on either side of the Royal Palms there will be recessed well lights. Where lights occur in the turf, they will be completely flush; whereas, in planting areas they will be bullet lights, 9" long and 6" around bronze fixtures. New fixtures (to match the existing fixtures) will be applied to retained existing pole lights. The existing 45,000 watts, in place since 1997 up and down the entry drive, will be reduced to 39,000 watts. Initially, along the Royal Palms, only half the lighting will be tried first to achieve a subtle lighting effect. The lights will be blue/green, rather than bright white.

Right now, there is no specific plan for lighting the gate house since the design was just determined. Mr. Lythgoe anticipated using 50 watt Mercury Vapor lights at the gatehouse. Interior lighting in the gatehouse will probably be incandescent fixtures.

MOTION BY MRS. VANNECK TO APPROVE THE LIGHTING PLAN IN CONCEPT WITH THE STIPULATION THAT THE APPLICANT RETURNS (NEXT MONTH) WITH THE INTERIOR AND EXTERIOR LIGHTING OF THE GATEHOUSE, AND AT A TIME TO BE SPECIFIED, THE APPLICANT SHALL NOTIFY THE TOWN SO THAT A MEMBER OR MEMBERS OF THE LPC PERFORM A SITE VISIT TO APPROVE THE FINAL INSTALLATION. (*Members are reminded that site visits must be made on an individual basis, and that proper legal advertisement is required when more than one member visits a site simultaneously.*)

MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.

D. <u>Application for Certificate of Appropriateness #13-2002, Additions, fenestration changes, site work changes</u>
Owner/Applicant: Robert P. Harris
Address: 143 Clarendon Avenue
Architect: Smith and Moore Architects
Project Description: Request approval of the following
1. One-story loggia connection between the existing main residence and the existing garage/staff quarters building **providing covered access between the two**
2. Covered stair and one-car garage addition at the garage staff quarters **(at east side of existing garage)**
3. A new pair of french doors and roof top terrace paving at the second floor northwest guest bedroom

4. A new french door at the existing family room.
5. A pair of french doors at the kitchen
6. Sitework changes: Remove existing pool and construct new pool **(closer to the house)** and terrace
7. Sitework changes: Add new spa and pergola, and raised terrace
8. Sitework changes: Driveway reconfigurations and new privacy wall and gate
9. Any other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mrs. Victor stated she visited the site. Mrs. Hoffman was on site with the architect. Mrs. Vanneck met with the architect at his office. Mr. Pandula met with the architect.

Mr. Frank noted, for the record, that there is a request for deferral of the landscape portion of the application. Mrs. Close added that there should be no discussion relative to the landscape items.

Harold Smith, Architect, stated that this Maurice Fatio home was built in 1930. It was constructed as a two story main house with a detached two car garage with apartment. The property owners want to make the house more liveable, want covered passage from the garage to the main house, and some additional parking. The project increases lot coverage by 5%, but Mr. Smith stated that no variance is needed. In addition to the basic elements listed above, an existing 6' high wall, which separates the property into two yards, will be removed. A trellis is planned at the back edge of the pool, as well as a garden and fountain, and a new screen wall at the north end. Mr. Smith reviewed the floor plans and elevations. The roof material, column details, fascia banding and outlookers will match existing details. **Mr. Smith noted, for the record, that this is not a tax abatement project.** Mrs. Day commented that in tax abatement projects, additions are to be differentiated. That is not the case here, as the additions match the main house in detail, and it is not a tax abatement project.

MOTION BY MRS. DOWDLE FOR APPROVAL OF THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. PYMS.
MOTION CARRIED UNANIMOUSLY.

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MOTION BY MRS. VANNECK TO DEFER THE LANDSCAPING PORTIONS OF THE PROJECT.

MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.

E. Application for Certificate of Appropriateness #14-2002, Awnings, Addition, Fenestration, Planters

Owner/Applicant: George and Susan Levin
Address: 280 Sunset Avenue
Architect: Dario Giacomelli
Project Description: Request approval of the following:

1. Demolition of existing awning, and replacement with new permanent one story structure
2. Replace four fixed windows on west wall of courtyard with four arched french wood doors.
3. Addition of arched french door on west wall of courtyard
4. New entry arched french door on north facade
5. Replace existing square fixed glass panels on the west facade with new fenestration and awnings
6. Relocate door at west end of gallery.
7. New vent duct on south side of building (alley side), with new roof exhaust fan
8. Replace existing aluminum door on south side of gallery with wood door.
9. Addition of new planter on north side of building by new entrance.
10. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

Please note that a deferral to the August meeting is being requested for this item.

MOTION BY MRS. VANNECK FOR DEFERRAL TO THE AUGUST MEETING.
MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.

F. Application for Certificate of Appropriateness #15-2002 Awning, Patio, Interior and Exterior Changes, Paving

Owner: Brazilian Court Inc.
Applicant: CSC Brazilian Court
Address: 301 Australian Avenue
Architect: The Lawrence Group Architects
Project Description: Request approval for the following:

1. Remove existing awning and replace with smaller, retractable awning
2. Raise patio in south courtyard adjacent to existing dining room
3. Raise roof structure of existing dining room within the existing cubic area and construct new connecting corridors at north and south sides of same room
4. Revise exterior elevation of west wall in south courtyard
5. Modify existing kitchen within its existing confines.
6. Modify existing mens' and womens' rooms at restaurant
7. Remove bar and relocate in south entrance connecting link

8. Modify paving design in south courtyard
9. Other associated changes as presented

Mr. Nievera stated that previous to his appointment to the LPC, he was contracted to consult on the landscape renovations for this project. He was notified today that he would have to resign from this project in order to remain a member of the LPC. As such, Mr. Nievera publically stated that he would be resigning from this project.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mrs. Vanneck stated that she had spoke to Mr. Nievera, but was unable to meet with him. (Let the record show that this conversation took place prior to Mr. Nievera's appointment to the LPC (per Mrs. Vanneck's telephone conversation with Robert Moore, Director of Planning, Zoning & Building)

Eugene Lawrence, Architect, stated that the building is in a state of degrading. The new owners want to condominiumize the building in order to stabilize it. Right now, efforts are being made to get the restaurant open. **It was noted, for the record, that this is a tax abatement project, but if it becomes a problem, the abatement will be abandoned.** Mrs. Day stated that this was one of the first tax abatement projects approved, and it is in place until 2006. As such, changes to the building and property must be reviewed according to the Secretary of the Interior's Standards.

Mr. Lawrence stated that there is a need to bring the hotel up to a level above where it is right now. **"The decision has already been made, on a management level, that the amount of money in the tax abatement, if it jeopardizes the success of the project...if we can't make this a really, really outstanding place, it's not going to work." "If it turns out that the Secretary of the Interior's Standards are not met, they'll lose the abatement."** Mr. Lawrence added that although the effort is to condominiumize the property, it is still a hotel and will always be a hotel.

The main dining room leads out to the conservatory which leads down to the patio, which is at grade level. A temporary awning is also in place connecting to the buildings on both sides. The existing conservatory is now enclosed. The plan is to raise the level of the patio to the level of the conservatory, and to replace the existing temporary awning with a much smaller retractable awning. A few steps (very wide) and ramps on the sides would allow a person to step down into the courtyard. There is an 18" height differential between the courtyard and the proposed patio level. Mr. Frank noted that the awning is indeed temporary and was never approved by the LPC. In response to Mr. Frank's question, Mr. Lawrence stated that there is no plan to increase the number of restaurant seats at this time.
Mr. Lawrence showed the original Fatio drawings, comparing and contrasting them to the proposal today.

The commission members were divided in their opinions relative to raising the patio level due to its impact on the historic courtyard. Mrs. Day stated that these changes do not conform to the

Secretary of the Interior's standards, and that if the LPC chooses to approve these changes, she will recommend that the tax abatement be removed for the remainder of the work. She stated that the applicant could do a restoration respecting the original Fatio drawings, limiting the arched openings to three rather than the five proposed. Mr. Lawrence stated that five openings allow for more light and a better visual connection to the courtyard. Mrs. Day passed a brochure for the hotel from the 60's which illustrates the importance of the courtyard. Several members felt that a landscape plan and a rendering should be reviewed before any decisions are made. It was suggested that the proposed ramps be modified for a lower slope. It was noted that a detail is needed for the handrail on the three wide steps.

Mr. Pandula asked Mrs. Day why this project does not meet the Secretary of the Interior's Standards. She replied, "I think that what they're doing is adding a huge mass of volume and they're bringing it out into the center of the courtyard, which it's the negative space in the middle of the courtyard, as Mrs. Victor pointed out to us, that's one of the major features of the courtyard. They're not going back to do a restoration which would be pulling the conservancy off, limiting the spaces and going back to that." "You're completely changing the interior and the exterior space. You're replicating something or you're adding something that was never there. You're changing the volume and adding a larger volume to the hotel."

Mr. Frank questioned whether this encroachment into the courtyard space is appropriate. Whatever the answer, this further encroachment crosses the restoration line, and is inappropriate for tax abatement.

MOTION BY MR. PYMS TO APPROVE THE PROJECT AS PRESENTED, WITH THE PROVISO THAT THE RAMPS ARE MODIFIED FROM 1&12 TO 1&20 SLOPE, AND RECOGNIZING THAT THIS IS NO LONGER A TAX ABATEMENT PROJECT.

MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED 5-2-0, WITH MRS. VICTOR AND MRS. HOFFMAN VOTING AGAINST.

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Short break from 11:08 a.m. to 11:18 a.m.

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G.

H. Application for Certificate of Appropriateness #16-2002

Breakfast room addition, and miscellaneous changes

Owner/Applicant: Charles & Diane Holmes

Address: 328 El Vedado Road

Architect: Brower Architectural Associates

Project Description: Request approval of the following:

1. Single story 150 square ft. breakfast room addition to northwest corner of existing two story residence. Addition to be concrete and stucco room with multiple glass openings and roof tile to match existing.
2. Relocate existing door and steps
3. Remove 3 existing windows on the ground floor to accommodate new structure.
4. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

Please note that a deferral to the August meeting is requested for this item
MOTION BY MRS. VANNECK FOR DEFERRAL TO THE AUGUST MEETING.
MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.

I. Application for Certificate of Appropriateness # 17-2002

Extension of previously approved CoA

Owner/Applicant: Henry Morrison Flagler Museum Inc.

Address: One Whitehall Way

Architect: Smith Architectural Group

Project Description: Request approval of a one year extension of approval granted by CoA#21-2001 to expand the facilities of the Flagler Museum by constructing a building around the existing railroad car on the southwest corner of the property, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Don Kino, Vice President of Smith Architectural Group did a brief overview of the project for the benefit of new members. There has been no change in the plans since the project was originally presented approximately a year ago. Mr. Kino did show some of the details which will be used to create the desired Victorian railway station effect.

MOTION BY MRS. DOWDLE TO APPROVE THE EXTENSION OF COA#17-2002 FOR ONE YEAR.

MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

John Blades of the Flagler Museum stated that Smith Architectural Group has designed a turn of the century railway palace. At this point, the first round of bids has been done. Construction is scheduled to begin later this summer.

I. Application for Certificate of Appropriateness #18-2002
New Central Fire Station
Owner/applicant: The Town of Palm Beach
Address: 355 South County Road
Architect: Digby Brides, Marsh & Associates, P.A.
Project Description: Request approval for construction of a new three story building to house the new Central Fire Station, also providing additional space for the Police Department, Vehicular Maintenance Department, and the Town's Emergency Operation Center, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mark Marsh, Architect, Jorge Sanchez, Landscape Architect, and Jim Bowser, Town Engineer were present on behalf of the Town.

The Town Council has now approved moving forward with the design. Mr. Bowser stated that the project has been re-designed based upon the previous comments of the Landmarks Preservation Commission. At that time, the LPC asked that an arcade be studied for the new fire station. The Town has approached the Department of Transportation (DOT) relative to the arcade as it encroaches on the DOT South County Road right of way. The DOT has given conceptual approval to enter into an agreement which allows not only this arcade, but other arcades within the Town Hall Square Historic District. Of course, any other arcades could be pursued subject to LPC and Town Council approval. The DOT, however, would like a condition included in the agreement such that the arcades could be removed at the DOT's request. This will be a point of negotiation between the Town and the DOT. At any rate, the project is back for review today with an arcade as part of the design. Mr. Bowser thanked the LPC for their commentary which led to the new design.

Architect Mark Marsh briefly discussed the previous design proposal, showing a rendering of that design. This original design was set back according to the requirements of C-TS zoning. Since that time, the arcade was studied, and the necessary variances and special exceptions were applied for and were granted. The new design shows the building moved forward, out to the property line, with an arcade and an encroachment into the DOT right of way. The arcade wraps around from South County Road to Australian Avenue. As for other arcades in the district, Mr. Marsh felt that some additional arcades would do well, if selectively placed.

Mr. Marsh reviewed the elevations, and showed a colored rendering of the new design. Three garage doors for emergency equipment front on South County Road. Materials will be stucco and variegated clay barrel tile roof, wood and cast stone outlookers and mahogany windows.

The color of the building will complement the Town Hall, without matching. The LPC members felt that the color needs to be further studied.

Mrs. Vanneck commented, that while Mr. Marsh has done a fabulous job on the new design, there should be some more detail or embellishments inside the arcade. This could be achieved with niches or other embellishments. Mr. Nievera agreed with Mrs. Vanneck and commented that the building needs to be more welcoming. Mrs. Victor stated that she does not like the arcade concept at all. Mr. Marsh responded that the arcade will serve to soften the building and make it more pedestrian friendly. Mr. Pandula felt that the re-design was wonderful, but agreed that embellishing the arcade is necessary.

For the record, Mr. Bowser, Mr. Marsh and Mr. Sanchez were sworn as they were not present earlier for swearing.

Jorge Sanchez of Sanchez and Maddux presented the landscape plan for the project. The existing foxtail palms will be retained and some additional ones will be added on the east side of the building. There will be a grass strip along South County Road, and against the building, there will be four planters planted with flame vine trained to go up the building to the shed roof. Most of the flame vine will occur on the roof itself. Flame vine is very light, but hearty, and will not hamper the structure of the roof or building. Flame vine blooms for 1 to 1.5 months, but is likewise beautiful the rest of the year. The Flame Vine will be brought to the site as mature vine material, and will serve to age the building. Confederate jasmine will be placed on the side, and large bougainvillea will grow at the east wall. Some additional bougainvillea will be placed on the South County Road elevation going into the parking area.

Mrs. Vanneck felt that landscaping should be used to define the main entrance to the building. Mr. Sanchez stated that he would prefer not to have the grass strip along South County Road, and preferred paving with the typical tree grates one encounters along South County Road. No one on the commission spoke in favor of the grass strip.

MOTION BY MR. PYMS FOR APPROVAL OF THE PROJECT WITH THE PROVISO THAT A DECORATIVE TREATMENT UNDER THE ARCADE BE ADDED, AND THAT THE COLOR IS RECONSIDERED.

MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED 5-2-0, PER THE FOLLOWING ROLL CALL VOTE....

MR. PYMS: YES
MRS. BLADES: YES
MRS. DOWDLE: YES
MRS. VANNECK: YES
MRS. HOFFMAN: NO
MRS. VICTOR: NO
MR. PANDULA: YES

Mrs. Victor stated that she did not support the motion because she does not like the shed roof and would like the main entrance to be more defined.

VI **Other Business**:

Mr. Frank reported that there has been an interruption in the construction at 455 North County Road. As such, part of the building is left exposed to the elements. Staff will bring an action plan to the next meeting with regard to this structure.

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Mrs. Victor was concerned about a recent newspaper article relative to the Flagler Memorial Bridge needing repair. In light of the LPC concern over the Royal Park Bridge construction, she requested an update regarding the north bridge. This will have to be done at the August meeting.

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Mr. Pandula welcomed Mr. Nievera to service on the Landmarks Preservation Commission.

VII **Adjournment**:

The meeting was adjourned at 12:08 p.m. without benefit of a motion.

The next meeting of the Landmarks Preservation Commission will be held on **Wednesday, August 21, 2002** at 9:00 a.m. in the Town Council Chambers, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,

Ann Blades

Ann Blades, Secretary
LANDMARKS PRESERVATION COMMISSION

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TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION

ATTENDANCE RECORD 2002

MEMBERS	1/02	2/02	3/02	4/02	5/02	6/02	7/02	8/02	9/02	10/02	11//02	12/02
Eugene Pandula	P	P	P	P	P	P	P					
Elizabeth Dowdle	P	P	P	P	P	P	P					
Sari M. Wilkey	P	P	P	P	P	P	E					
Jacqueline Albarran de Mendoza	P	P	(N/A- declined re-appointment)									
Ann Vanneck	P	P	P	P	U	P	P					
Ann Blades	P	U	P	E	P	P	P					
Jack Pyms	P	P	P	P	P	P	P					
Judy Hoffman	See below		P	P	P	P	P					

ALTERNATE MEMBERS	1/02	2/02	3/02	4/02	5/02	6/02	7/02	8/02	9/02	10/02	11/02	12/02
Judy Hoffman	P	P	(See above-appointed as regular member 3/02)									
Laurel Baker	P	P	P	P	P	(resigned 5/15/02)						
Wendy Victor	P	P	P	P	P	U	P					
Patrick Segraves			P	E	P	P	P					
Mario Nievera							P					

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

TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION

RECORD OF VOTING CONFLICTS 2002

MEMBERS	1/02	2/02	3/02	4/02	5/02	6/02	7/02	8/02	9/02	10/02	11//02	12/02
Eugene Pandula												
Elizabeth Dowdle												
Sari M. Wilkey												
Jacqueline Albarran de Mendoza	V2	VPD1	(N/A - declined re-appointment)									
Ann Vanneck												
Ann Blades												
Jack Pyms												
Judy Hoffman	See below											

ALTERNATE MEMBERS	1/02	2/02	3/02	4/02	5/02	6/02	7/02	8/02	9/02	10/02	11/02	12/02
Judy Hoffman			(See above -appointed as regular member 3/02)									
Laurel Baker				V								
Wendy Victor												
Patrick Segraves												

LEGEND:

- V = One Voting Conflict during a meeting
- V2 = Two Voting Conflicts during a meeting
- V3 = Three Voting Conflicts during a meeting
- 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 project. ONLY COUNT ORIGINALDECLARED CONFLICT PER JCR, TOWN ATTORNEY)