

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, JUNE 21, 2006 AT 9:00 A.M.

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

I **CALL TO ORDER:** Chairman Pandula called the meeting to order at 9:04 a.m.

II **ROLL CALL:**

PRESENT: Eugene Pandula, Chairman
William Lee Hanley, Vice Chairman
Patrick Segraves, Member
Eileen L. Bresnan, Member
Hazel Rubin, Alternate Member (Voting Member today)
D. Imogene Willis, Alternate Member (Voting Member today)
John C. Randolph, Town Attorney
Veronica B. Close, Director of Planning Zoning & Building (at 9:45 a.m.)
Paul W. Castro, Zoning Administrator
Timothy M. Frank, Planning Administrator
Jane S. Day, Staff Preservation Consultant
Cynthia M. Delp, Recording Secretary

ABSENT: Wendy Victor, Secretary (Unexcused)
Judy Wells Hoffman, Member (Excused)
Robert T. Eigelberger, Member (Determination Pending)
Gail L. Coniglio, Alternate Member (Unexcused)

III **APPROVAL OF THE MINUTES OF THE MAY 17, 2006 MEETING:**
MOTION BY MR. HANLEY FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. SEGRAVES.
MOTION CARRIED UNANIMOUSLY.

IV **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:**
By Mrs. Delp

V PUBLIC HEARINGS:

- A. Application for Certificate of Appropriateness #9-2006,
Additions (In association with Variance #21-2006)
Owner/Applicant: Marion H. And Penelope F. Antonini
Address: 4 Golfview Road
Architect: Smith Architectural Group Inc.
Project Description: Request approval for addition to historic structure and interior demolition which is further described as: New second floor addition over existing garage; new two story addition for elevator; raise roof at back porch; remove interior partitions at kitchen, butler's pantry and garage bath; new windows and French doors at kitchen; remove part of parapet wall at guest house and new sloped hip roof to be added; remove open porch at guest house, remove door to guest house and add French doors; new cast stone surround at front entry, and remove wood front door and replace with metal and glass front door; remove abandoned chimney; and, all new roofs to match existing roof tile. Other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION: Mrs. Rubin stated that she had met with the architect at the site.

Mr. Pandula noted that the LPC had reviewed this project last month to provide the Town Council with feedback relative to the variance request. Since this had occurred, Mr. Pandula asked the commission if the project should be presented again in its entirety. None of the members asked for the presentation again. Jeffery W. Smith and Bill Nolan from Smith Architectural Group were present on behalf of the applicant. Mr. Smith noted that the commission had commented that they wanted to know about any changes to the front door. Mr. Smith showed a picture of the existing front door, a little wooden door with a simple arch over. Since the client would like more light at the front door, a bronze and glass front door with a stone surround and shield has been proposed.

Mr. Frank stated that for all of today's votes, since only 6 members are present, four (4) affirmative votes are required for approval. He advised all applicants present today that if it did not appear that the matter would receive four (4) affirmative votes, the applicant could request a deferral to the next meeting.

MOTION BY MR. HANLEY FOR APPROVAL OF THE PROJECT INCLUDING THE FRONT DOOR, AS PRESENTED.

MOTION SECONDED BY MR. SEGRAVES.
MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness #10-2006

Restoration, Addition, Landscape/Hardscape

Owner/Applicant: Mr. Leonard Harlan c/o Castle Harlan, Inc.

Address: 448 North Lake Way

Architect: Smith Architectural Group Inc.

Project Description: Request approval for restoration, addition to historic structure, and landscape/hardscape which is further described as: Two story addition to existing gatehouse; remove existing asphalt shingles and replace with wood shingles; remove existing windows and replace with impact rated windows; relocate existing gates and piers; new impact rated double hung windows and doors on North and South gazebos; new entry wall; new coquina pool deck; new water line tile for pool; proposed relocation of existing palms and trees; and, proposed planting designs. Other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION: Ms. Rubin stated that she met with the architect at the site. Mr. Pandula met with the architect on site regarding the gate house. Mr. Segraves met with the architect at the site regarding the gatehouse.

Jeffery W. Smith and Bill Nolan of Smith Architectural Group presented this request. Mr. Smith stated that his client would like a two-car garage and staff quarters. In analyzing the site, with the intention to not add on to the main landmarked structure, the focus was on the existing garage at the east end of the property. That garage, however, is not wide enough to accommodate the cars. This resulted in the proposal to add a two car garage with staff quarters above to the existing one-story gatehouse. To avoid requesting a variance, the garage was designed with setbacks which meet code. The existing gates, piers, and finials, however, will need to be relocated as a result. Mr. Smith showed the existing and proposed elevations of the design. The CBS garage structure will match the existing house in color and roof. The stairs are a wood Chippendale design.

Mr. Frank stated that staff has no objections to the project. Mr. Castro questioned the height of the structure and was satisfied with Mr. Smith's response.

Mr. Pandula was also in favor of the project as presented. As other work at this site had been reviewed a few months earlier, he asked if there were any remaining items to be discussed today. Mr. Smith stated that the gazebo windows will match the existing. The existing concrete pool deck will be changed to coquina. He noted that there is no plan to change the pool tiles at this time (in contradiction to the project description.)

MOTION BY MR. SEGRAVES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. BRESNAN.

MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness #11-2006

Landscape/Hardscape

Owner/Applicant: 700 North lake Way, LLC

Address: 700 North Lake Way

Architect: Smith Architectural Group, Inc.

Landscape Architect: Wirtz International

Project Description: Request approval for landscape/hardscape which is further described as: New landscape/hardscape plans with associated changes to planting material and hardscape layout. Other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION: None declared

Jeffery W. Smith of Smith Architectural Group and Peter Wirtz of Wirtz International, Belgium, presented this request. Mr. Smith reminded the LPC that although the property owner has come to the LPC for approval of the landscape/hardscape, only a portion of the site is actually landmarked. Since that is the case, Mr. Smith asked the LPC to give an ARCOM-type review to the design.

Prior to Mr. Wirtz's presentation, Mr. Pandula asked Mr. Smith about the outbuildings at the northeast corner of the property. Mr. Smith explained that they are existing buildings, but the plan is to change their footprints so that their footprints match. These changes to the outbuildings will return to the LPC for review in the future, and they are not part of today's request.

Per Mr. Wirtz, "We propose to have a quiet formal treatment around the house, around the swimming pool so that every part of the landscape which is related to the building is classically treated with formal gestures, axes, semi-circular spaces, and the rest of the landscape more in an organic, curvilinear way." The proposal tries to introduce good sequencing. Attempts were made to make the access drive a long and pleasant journey. Negotiating the site transitions the visitor from space to space, with each space like "a new world." A flower garden occurs at the office, along with a rose garden at the kitchen. The pool is contained between two semi-circular brick pergolas. Most water features are elevated structures for security reasons. The design includes attempts to disguise the limits of the property by planting masses of green in front of the perimeter of the property. Most of the trees which survived post-hurricane were retained. Mr. Wirtz stated that the unusual slope to the land provided a great opportunity to create a labyrinth, which was the request of the client. The topography of the site is also a challenge due to the various levels. The pool and cabana will be placed on the level of the house, with pergolas at both ends of the pool. A rectangular courtyard with elevated canals occurs outside the front door, together with lush plantings. The entry gate location will be shifted to work better with the land and save some trees. The new gate will be opaque. Mr. Wirtz presented three gate design options: one with the top edge curving up (preferred by Mr. Wirtz), a second with the top edge dipping down, and one with the top edge straight across.

Mr. Segraves asked Mr. Wirtz to review the landscape material, existing and proposed. He explained that the client wants a collection of lovely trees, the selection of which will depend on

availability in the market. While the ground level plantings will be "restrained in palette, the "in air" planting will be "quite exotic."

As for hardscape, the driveway will be surfaced in earthy colored bricks. The pool deck will be done in blue limestone or beige bricks. Beige gravel will also be found at various places at the site. The entire house is bordered with a brick walkway (either beige brick or dark brick) approximately 3 feet in width.

Mr. Smith noted that the owner is considering changing the color of the house and roof, but that will have to be brought back to the LPC for review. The house is presently white, but Mr. Smith pointed out that white is not the original color of the house.

Mr. Pandula liked that the project was so different from what is normally seen in Palm Beach. He asked Mr. Wirtz how long he feels it might take for the plant material to mature. Mr. Wirtz responded that since availability of mature plants is questionable, it might, in the worst case scenario, take 3-5 years for the maturity to be achieved. Mr. Pandula noted that no site lighting was presented today. Mr. Wirtz responded that if and when lighting is requested, it would be in the form of ground spots, flush to the ground.

(Let the record show that Ms. Close arrived at this time, 9:45 a.m.)

Mrs. Day remarked that she was thrilled with the presentation, and how this project is proceeding. She particularly liked how the entrance drive has been reconfigured to force those arriving to the property to take more time to reach the house. She was also excited by "the juxtaposition of the organic forms with the formality of the house."

**MOTION BY MRS. BRESNAN FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. HANLEY.
MOTION CARRIED UNANIMOUSLY.**

D. Application for Certificate of Appropriateness #12-2006
Rehabilitation (Tax Abatement Project)

Owner/Applicant: 221 Seaspray LLC, Campion A. Platt

Address: 221 Seaspray Avenue

Architect: Campion A. Platt

Project Description: Request approval for rehabilitation which is further described as: Renovation of two story wood frame British Colonial house built in 1924 by Gustave Maass, Architect. We will replace existing jalousie windows in main house and garage with new windows to match. We will replace all garage interior. We will renovate interior of main house and garage. In main house, we will retain existing circulation and character of interior while creating a new master bath on second level. We will replace all electrical and mechanical outlets. New landscaping will be provided including a new pool. All exterior trim will be repaired and/or replaced if necessary. All trim to be painted white, and exterior color to be chosen with the help of the Landmarks Preservation Commission.

Other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION: None declared

Mr. Frank announced that the person making the presentation today is Mr. Champion Platt, the Contract Purchaser of the home, who is also a licensed architect in New York. The existing owner of the home has submitted his written support of Mr. Platt's request. Mr. Ames Bennett, Architect, will serve as the Florida architect of record.

Mr. Platt stated that his intent for his Gustave Maass designed home is to undertake whatever renovations are necessary to maintain the home in its original state. The only changes that are being proposed are to change the jalousie windows in the second floor entry to hurricane impact windows. Interiorly, the flow of all of the rooms will remain the same, except for changing the height of the doors to 7 ft. to 8 ft. All rotted windows will be replaced. On the west elevation, at the second floor, a new window will be added to the master bath. On the south elevation, a sliding glass door will be replaced by a french door, and the kitchen door will be replaced as well.

While the main house is in relatively good shape, the garage is in horrible shape, per Mr. Platt. The garage interior will experience a total renovation. The windows will be replaced, along with the garage door. A French door will replace an existing door. The east elevation of the garage will experience the bulk of the changes, as the windows and doors will be replaced, and a new door will be added facing the pool area.

With regard to the landscape/hardscape, Mr. Platt intends to remove the existing concrete driveway. A pool will be added, and the entire rear of the property will be re-landscaped. In the front of the property, existing trees will be replaced with palm trees.

Mr. Segraves stated that, from his knowledge, this house has some foundation problems. Mr. Platt responded that an engineer was hired to evaluate the structures. Cracks in the foundation of the house will be addressed with repairs, and pilings will be placed around the west facade of the garage.

Mrs. Day congratulated Mr. Platt for really "doing his homework" for this tax abatement renovation project. She felt that the project meets the Department of the Interior's Standards, especially for the interior of the building. This house is under consideration for landmarking and is part of the fabric of the Sea Streets. She felt it was "good for the streetscape, not only to save this, but to bring it back up to the standards where you can live in it." She recommended approval of the project.

MOTION BY MR. SEGRAVES FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. RUBIN.
MOTION CARRIED UNANIMOUSLY.

VI **OTHER BUSINESS:**

A. Status Report: 455 North County Road (Landscaping)

Mr. Frank stated that the removal of the hurricane damaged trees at this site was supervised by the Town's Forester, Mr. Joe Ugi. The replacement of these trees is forthcoming. Also, Mr. Eigelberger, at a previous meeting, had thought that there had been an agreement that a Unity of Title would be required for this property. After research, Mr. Frank reported that there was no such agreement required. He also stated that the present owner has announced that he has no intention to subdivide the property, even though, technically, the property could be subdivided.

Mrs. Day commented that she had visited the site on Monday. Most of the work going on now is in the interior of the building. The landscaping, pool, and tennis court have not even been started yet. She and Mr. Frank may contact the owner relative to plans for the site work, or perhaps Mr. Lynch will bring the commission up to date relative to plans for the site.

VII **COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING ZONING AND BUILDING DEPARTMENT DIRECTOR:**

Mr. Pandula asked staff to be sure that someone has responded to Mr. Flynn's letter of May 30, 2006 relative to the **Royal Poinciana Plaza**.

Ms. Close reported relative to **1200 South Ocean Boulevard**. This had been scheduled for the Code Enforcement Board last month, but staff removed it from the agenda. Staff is working with the property owner's representatives relative to a new, more major scope of work that will be required as part of a code enforcement action. The owner will be given a certain amount of time to complete the work, and will have to abide by that time constraint or face further code enforcement action.

Regarding **Seagull Cottage**, Ms. Close stated that staff has met with Chapel representatives, and a scope of work to be performed has been outlined. A time table for the performance of the work has been submitted along with a permit to begin the work for repairs to the cottage while on the Chapel's property.

Mr. Frank stated that the **old middle school building (240 Coconut Row)** has been inspected by staff. While there are no code violations, staff believes the property can be improved. Mr. Frank assured the commission that Mr. Minnichs at the Society of the Four Arts will take care of whatever needs to be done.

Mrs. Bresnan noticed that **143 Clarendon** was on the Code Enforcement Board agenda. Ms. Close responded that a monthly progress report regarding this property was given to the Code Enforcement Board, as had been required by the board. Mr. Hanley stated that he visited the property, and found the workers to be working "feverishly" at the site.

VIII COMMENTS FROM THE PUBLIC: None

IX ADJOURNMENT:

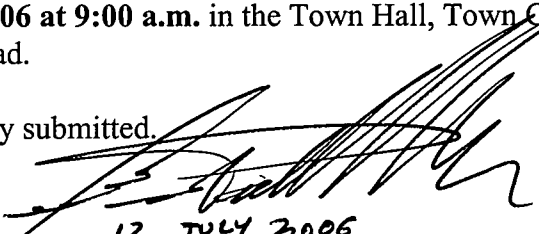
MOTION BY MR. HANLEY TO ADJOURN AT 10:06 A.M.

MOTION SECONDED BY MRS. BRESNAN.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on **Wednesday, July 19, 2006 at 9:00 a.m.** in the Town Hall, Town Council Chambers, 2nd floor, 360 South County Road.

Respectfully submitted,


17 JULY 2006

Eugene Pandula, Chairman
LANDMARKS PRESERVATION COMMISSION

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**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

ATTENDANCE RECORD 2006

MEMBERS	1/06	2/06	3/06	4/06	5/06	6/06	7/06	8/06	9/06	10/06	11//06	12/06
Eugene Pandula	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	_____	_____	_____	_____	_____	_____
Ann Blades	<u>_P_</u>	<u>_P_</u>	(Term maximum reached)									
Judy Hoffman	<u>_P_</u>	<u>_P_</u>	<u>_E_</u>	<u>_P_</u>	<u>_E_</u>	<u>_E_</u>	_____	_____	_____	_____	_____	_____
Patrick Segraves	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	_____	_____	_____	_____	_____	_____
Wendy Victor	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_U_</u>	_____	_____	_____	_____	_____	_____
William Lee Hanley Jr.	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	_____	_____	_____	_____	_____	_____
Robert Eigelberger	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_A_</u>	_____	_____	_____	_____	_____	_____
Eileen Bresnan			<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	_____	_____	_____	_____	_____	_____

ALTERNATE MEMBERS	1/06	2/06	3/06	4/06	5/06	6/06	7/06	8/06	9/06	10/06	11//06	12/06
Eileen L. (Morris) Bresnan	<u>_P_</u>	<u>_P_</u>	(Promoted to regular member)									
Gail L. Coniglio	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_U_</u>	_____	_____	_____	_____	_____	_____
Hazel Rubin	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	_____	_____	_____	_____	_____	_____
D. Imogene Willis			<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	_____	_____	_____	_____	_____	_____

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 2006

MEMBERS	1/06	2/06	3/06	4/06	5/06	6/06	7/06	8/06	9/06	10/06	11/06	12/06
Eugene Pandula	<u>_V_</u>	___	___	___	___	___	___	___	___	___	___	___
Ann Blades	___	___	(Term maximum reached)									
Judy Hoffman	___	___	___	___	___	___	___	___	___	___	___	___
Patrick Segraves	<u>_V_</u>	<u>VPD1</u>	___	___	___	___	___	___	___	___	___	___
Wendy Victor	___	___	___	___	___	___	___	___	___	___	___	___
William Lee Hanley Jr.	___	___	___	___	___	___	___	___	___	___	___	___
Robert T. Eigelberger	___	___	___	___	___	___	___	___	___	___	___	___
Eileen Bresnan	___	___	___	___	___	___	___	___	___	___	___	___

ALTERNATE MEMBERS	1/06	2/06	3/06	4/06	5/06	6/06	7/06	8/06	9/06	10/06	11/06	12/06
Robert T. Eigelberger	___	___	(promoted to regular member)									
Eileen L. (Morris) Bresnan	___	___	(Promoted to regular member)									
Gail L. Coniglio	___	___	___	___	___	___	___	___	___	___	___	___
Hazel Rubin	___	___	___	___	___	___	___	___	___	___	___	___
D. Imogene Willis	___	___	___	___	___	___	___	___	___	___	___	___

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)**

