



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, JUNE 19, 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 a.m. by Chairman Pandula.

II **Roll Call:**

PRESENT: Eugene Pandula, Chairman
Elizabeth Dowdle, Vice Chairman
Ann Blades, Secretary
Sari Wilkey, Member
Ann Vanneck, Member
Judy Hoffman, Member
Jack Pyms, Member (arrived 9:07 a.m.)
Patrick Segraves, Alternate Member
John C. Randolph, Town Attorney
Veronica Close, Asst. Dir. of PZ&B (arrived 10:18 a.m.)
Timothy M. Frank, Planning Administrator
Jane S. Day, Staff Preservation Consultant

ABSENT: Wendy Victor, Alternate Member (Unexcused)

Let the record show that Alternate Member Laurel Baker had resigned effective May 15, 2002

Recording Secretary: Cynthia M. Delp

III **Approval of the Minutes of the May 15, 2002 meeting:**

MOTION BY MRS. WILKEY FOR APPROVAL OF THE MINUTES AS MAILED.

MOTION SECONDED BY MRS. DOWDLE.

MOTION CARRIED UNANIMOUSLY.

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

V **Public Hearings:**

A. Application for Certificate of Appropriateness #32-2001 (deferred from Dec. 2001 and Jan., Feb., March & April 2002) Miscellaneous changes

Owner/Applicant: Brazilian Court, Inc.

Address: 301 Australian Avenue

Architect: The Lawrence Group

Project Description: Request approval of the following...

1. Re-pave surfaces of the north and south courtyards with a combination of keystone and brick
2. Replace glazing of bay windows with fixed french doors in the center panel and full height single hung windows in the two sides
3. Cover the ceiling of the connecting walk between the two courtyards with pecky cypress
4. Remove all handrails not required by code
5. Other associated changes as presented

December 2001 meeting: Approved handrails, pecky cypress, and re-paving in cast stone only. The re-glazing of the bays was deferred for more research.

January 2002 meeting: Motion for deferral to February

February 2002 meeting: Motion for deferral to March

March 2002 meeting: Motion for deferral to April

April 2002 meeting: Motion for deferral to May

May 2002 meeting: Motion for deferral to June

The architect has requested that the changes to the bay windows be removed from this request at this time. The remainder of the request has already been approved.

MOTION BY MRS. VANNECK TO REMOVE THE BAY WINDOWS FROM THE REQUEST.

**MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.**

B. Application for Certificate of Appropriateness #10-2002
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

Mr. Pandula stated he met with Mr. Gilmurray and Paul Weaver on site.

Steve Polio from Peacock and Lewis, Architects, started the presentation for this north tower project which he identified to be a **tax abatement project**. This project is nearly identical to the previous renovation to the south tower. The rooms will be renovated, together with upgrading finishes and safety systems. Exteriorly, for storm considerations, the existing 4 panel sliding glass doors will be changed to 3 panel sliding doors. A new door will be introduced on the northwest corner of the west elevation, and an exterior stair (smooth stucco finishes with pre-cast

landings and treads) will be added, both for egress from existing meeting rooms. The balconies will remain untouched, unless minor concrete repair is necessary.

Mr. Paul Weaver, Preservation Consultant, addressed the commission briefly relative to the project.

The LPC felt that the stair could not be approved based upon the drawings presented today. More details were requested. (It was noted that the presentation drawings do not match the file set of drawings.)

**MOTION BY MRS. VANNECK TO DEFER THE STAIR TO THE JULY MEETING,
BUT TO APPROVE THE BALANCE OF THE PROJECT.**

**MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.**

C. Application for Certificate of Appropriateness #11-2002

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:

Mr. Pym and Mrs. Wilkey, met with the architect and reviewed the plans.

Mrs. Dowdle, Mr. Pandula, Mrs. Blades, Mrs. Vanneck, Mrs. Hoffman, and Mr. Segraves declared that they had met with Mr. Leone and an associate at the Breakers.

Mr. Danny Miller, Director of Golf and Grounds and Project Manager introduced himself, Mr. Bill Nord of WAT&G Architects, and Mr. Gary Beggs of Peridian International Architects. Also present were Paul Leone and Alex Gilmurray of the Breakers and James Brindell, Attorney.

Mr. Miller summarized the project by stating that the entrances to the Breakers will be modified to enhance security, traffic control, logistics and landscaping. This involves renovation of the main Breakers driveway, re-configuring drive lanes, relocation of parking, construction of a 225 square ft. guardhouse, balustrade removal and replication of existing balustrade adjacent to the front door, landscaping improvements, covered walkway from the hotel to the Beach Club, and a new porte cochere. Mr. Miller stated that after meeting with the LPC members and Breakers staff, many suggestions and comments were passed on to the design team to arrive at the plans being presented today.

Bill Nord of WAT&G addressed the LPC. He explained that the revised design of the gatehouse shows added eave details and added balustrades around the building. The windows of the gatehouse are modeled after the hotel. Another balustrade (to match the original existing one) is proposed to be added to the main porte cochere, where there will be four lanes instead of two. Gary Beggs, Landscape architect, reviewed the landscape plan, i.e., Canary Island Date Palms at the entry up to the gatehouse, planters in the lawn median as the road divides, double rows of Royal Palms with pedestrian walkways, trees and flowering hibiscus hedge at the new parking lot. At the historic fountain, there is new raised curbing with plantings of lawn and flowers. On the outside of the fountain circle there will be more Canary Island Date Palms and smaller flowering trees. Additional landscape islands will be added in the parking area, pursuant to the request of the Town Council. Two parking spaces will be lost because of the landscape island additions. Paving material for the driveway will be antique clay pavers, i.e., red brick in rich varying tones with walkways and curbing in buff concrete.

Mrs. Dowdle was very concerned about the siting of the gatehouse in the center of the main driveway. She felt it was historically inappropriate to have it sited as such, and stated it would be much more preferable to tuck it into the landscaping on either side of the driveway. She suggested that guards could be positioned at each side of the road. The Breakers representatives disagreed stating that to site it on the side of the driveway would create functional difficulties and would encourage loss of security and traffic control. Paul Leone commented that a visitor to the Breakers cannot be appropriately greeted from the side, while still maintaining traffic flow. He stated that the Breakers wants to create a major security presence at this point of entry to the property which cannot be accomplished from the side positions. Mrs. Dowdle asked what was the historic precedent for a centered gatehouse in front of a very important historic building.. Mr. Weaver responded that there are gated entrances as far back as the 20s. Mrs. Dowdle encouraged the applicant to embellish the garden area while still providing security.

Mrs. Vanneck commented that the paving is much too red; awning details needed, choice of plant material - type and color may be questionable, and regarding the gatehouse, "it's a shame that you're trying to turn it into Breakers West" with a central gatehouse.

Several other members liked the red color of the paving. In light of that, Mrs. Vanneck requested that the applicant please add more dark variations in the brick.

Mr. Pandula noted that the gatehouse elevations on the plans are mislabeled. He suggested that they remove the roof on the gatehouse and make it look more like a trellis than a building. He also suggested that there be two side elements with a center gatehouse (which looks less like a

building). Mr. Pandula suggested a three element approach: A storage building off the side, a minimized center gatehouse, and a bathroom facilities building on the other side. Mr. Segraves suggested that there be no air conditioning or windows in the gatehouse, thereby making it more transparent.

Discussion moved on to the balustrade. There is an original 1926 balustrade and another is being proposed to provide separation from vehicles. Various options for these balustrades were discussed. Mr. Pandula suggested that the existing balustrade on the west end be retained as a boundary to the motor court and to leave the remaining garden unbounded by anything. He also felt that the new lanes be kept to a minimum width so no more of the garden area is taken than is necessary.

Originally, two historic trees on the site were supposed to be moved. Since that time, the plans have changed. The Town Council granted permission to the applicant to move the Spindle Palm to another location on site. The other historic tree will remain adjacent to the front door.

Moving on to the south side's new Ponce de Leon Porte Cochere and connecting walkway (connecting the hotel to the Beach Club), it was noted that vehicular, service truck, and emergency vehicle access is being maintained. There will be a new oval arrival courtyard. Brick paving, to match the entry drive paving, will also occur under the covered walkway and on the promenade toward the ocean, and on the service drive. Existing cocoanut palms will be augmented with additional palms in other varieties. The promenade walkway terminates in a large lawn, where one of the trees will be removed to preserve the ocean vista.

Regarding the connecting walkway, Mr. Pandula noted that the scale of the columns is fine and the porte cochere works well, but a trellis look would be preferable to a tiled roof. The drawings will have to be revised to reflect such a change.

MOTION BY MRS. WILKEY 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.

MOTION SECONDED BY MRS. BLADES.

MOTION CARRIED 5-2, WITH MRS. VANNECK AND MRS. HOFFMAN OPPOSING.

Mr. Pandula noted for the record that the landscape lighting has not been reviewed or approved, and will have to return to the LPC for approval.

Mr. Frank noted for the record that the south supplemental parking with the landscape islands be brought back to the next meeting with details to review.

- D. Application for Certificate of Appropriateness #12-2002
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

Mr. Pyms met with the architect. Mrs. Wilkey met the architect on site. Mrs. Blades met with the architects in their office. Mrs. Vanneck and Mrs. Hoffman met with the architects in their office and on site. Mr. Segraves met with the architects in their office. Mr. Pandula met with the architects on site.

Architects Ken Brower and Raphael Saladrigas, both of Brower Architectural Associates, presented this request. Mr. Brower stated this is not a tax abatement project. He did say, however, that variances are required for work relative to the south loggia and another for the covered front entrance feature. As such, no formal approval is being requested for those items today. In addition to the description above, Mr. Brower stated they request approval of demolition of the carport built in the early 80s, and removal of the addition on the existing cottage. Mr. Brower presented existing and proposed site plans, as well as all necessary elevations. Mr. Frank commented that the previous owner of this house built a greenhouse type structure on the water side of the home. At that time, it was approved by the LPC as it was viewed as a temporary structure.

Mr. Pandula noted that the plans show three air conditioning units together. Mr. Brower stated that a variance is being requested for these. The variance matters will be reviewed by the Town Council at their July 9, 2002 meeting. After that meeting, Mr. Brower will return to the LPC with a developed site plan, landscape plan and hardscape plan. It was noted that blue tiles now contemplated for the hardscape were discouraged by the LPC.

**MOTION BY MRS. VANNECK FOR APPROVAL OF THE PROJECT AS PRESENTED,
(LET THE RECORD SHOW THAT THE WORK REQUIRING VARIANCES IS NOT
INCLUDED IN THIS APPROVAL.)**

**MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.**

VI **Other Business:**

A. Status Report: 1500 South Ocean Boulevard by Bridges Marsh & Carmo

Mr. Digby Bridges provided a fifteen minute DVD presentation which excellently documents the project at 1500 South Ocean Boulevard. The LPC and staff expressed appreciation of Mr. Bridges' documentation efforts. In another few months, Mr. Bridges will return to the LPC with a presentation showing the continuing progress at the site. A completion date for the project is tentatively set for November 2003. Mr. Bridges applauded the owner for his restoration efforts at this landmark property.

B. Mr. Randolph: Discussion relative to quarterly client disclosure

Mr. Randolph briefly discussed the various types of voting conflicts, i.e., "the one if you have to recuse yourself from voting if something inures to your special private gain, or the special private gain of a spouse or business associate," or the prohibited conflict, where an LPC member presents a project in front of his/her own board. Now, however, there is an exception to the prohibited conflict such that if the ordinance requires there to be architect(s) on the LPC, then that person could present in front of their own board.

Most recently, however, Mr. Randolph wrote to the members regarding situations when an LPC member presents in front of any other board or commission of the town. When that happens, the member is required to file a Quarterly Client Disclosure report. The form must be filed by the end of the quarter following the quarter during which the presentation is made.

Mr. Randolph also noted that members of the LPC and ARCOM are now required to file Financial Disclosure forms.

DISCUSSION

Mrs. Hoffman inquired if there are any legal measures that the LPC can take to protect landmarks against demolition by neglect. Mr. Randolph responded that demolition by neglect is addressed in the code. Mr. Frank stated that when demolition by neglect is declared, Town funds could be used to rectify problems with a follow-up lien to cover the cost of such work. Typically, Code Enforcement becomes involved prior to a declaration of demolition by neglect.

Mrs. Hoffman noted that two properties are threatened right now: 1200 South Ocean Boulevard and the Munn house at 455 North County Road. Mr. Frank stated that there is a vigorous procedure underway within the PZ&B relative to both of those houses.

Mrs. Day thanked Mr. Bridges for his beautiful presentation and invaluable documentation.

Mrs. Day asked the members for suggestions for possible landmarks by the August meeting so

plans can be made to move forward for the next designation season.

VII **Adjournment:**

MOTION BY MRS. DOWDLE TO ADJOURN AT 11:33 A.M.

MOTION SECONDED BY MR. PYMS.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, July 17, 2002 at 9:00 a.m. in the Town Council Chambers, 2nd Floor, Town Hall, 360 South County Road, Palm Beach, Florida

Respectfully submitted,



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	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____
Elizabeth Dowdle	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____
Sari M. Wilkey	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____
Jacqueline Albarran de Mendoza	<u> P </u>	<u> P </u>	<u> (N/A- declined re-appointment) </u>									
Ann Vanneck	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> U </u>	<u> P </u>	_____	_____	_____	_____	_____	_____
Ann Blades	<u> P </u>	<u> U </u>	<u> P </u>	<u> E </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____
Jack Pyms	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____
Judy Hoffman	See below		<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____

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
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Judy Hoffman	<u> P </u>	<u> P </u>	<u> (See above-appointed as regular member 3/02) </u>									
Laurel Baker	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> (resigned 5/15/02) </u>						
Wendy Victor	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> U </u>	_____	_____	_____	_____	_____	_____
Patrick Segraves			<u> P </u>	<u> E </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 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
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Eugene Pandula	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
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Elizabeth Dowdle	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
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Sari M. Wilkey	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
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Jacqueline Albarran de Mendoza	<u>_V2_</u>	<u>VPD1</u>	(N/A - declined re-appointment)									
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Ann Vanneck	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
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Ann Blades	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
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Jack Pyms	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
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Judy Hoffman	See below	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
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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
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Judy Hoffman	_____	_____	(See above -appointed as regular member 3/02)									
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Laurel Baker	_____	_____	_____	<u>_V_</u>	_____	_____	_____	_____	_____	_____	_____	_____
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Wendy Victor	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
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Patrick Segraves	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
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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)