

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, JUNE 16, 2004 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 9:05 a.m.

II **Roll Call:**

PRESENT: Eugene Pandula, Chairman
Ann Blades, Vice Chairman
Ann Vanneck, Member
Jack Pyms, Member
Judy Hoffman, Member
Patrick Segraves, Member
William Lee Hanley Jr., Alternate Member (arrived 9:07 a.m.)
Robert T. Eigelberger, Alternate Member (arrived 9:10 a.m.)
Eileen L. Morris, Alternate Member
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Jane Day, Staff Preservation Consultant

ABSENT: Wendy Victor, Secretary (Unexcused)
John C. Randolph, Town Attorney

RECORDING SECRETARY: Cynthia M. Delp

III **Approval of the Minutes of the May 19, 2004 Meeting:**

MOTION BY MRS. BLADES FOR APPROVAL OF THE MINUTES AS PRESENTED.

MOTION SECONDED BY MR. PYMS.

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 #25-2003,(deferred from Dec. 2003, & Jan. & March 2004, April, & May)
Continuing renovation with miscellaneous changes

Owner/Applicant: 123 LLC

Address: 455 North County Road

Architect: J.F. Brennan Design/Build L.C., Ralph Cantin

Project Description: Request approval of the following:

"The main purpose of this project is to fully restore and rehabilitate the existing building on the exterior, bringing out the richness of the Mizner design with cypress outlookers, barrel tile roofs, balconies and lookouts and unique fenestration. On the interior, major rooms such as the living room, library, and family rooms will be restored with wood beams and/or equal ceiling and details, and be brought back to its original function and use. All existing masonry openings for windows and doors shall remain in place, as well as any existing structural walls and/or supports, with the exception of one proposed window on the west stair (refer to second floor plan and north elevation) to bring in light. In addition, the proposed elevations will have two more proportionate windows within existing masonry openings in the second floor laundry room and his bath area on the south elevation. Further, the proposed plans and elevations present a grander and more refined and developed entry staircase and planting area."

Let the record show that at the December meeting, there was a motion for approval of the fenestration changes presented, and there was a second motion for deferral of the stairs (together with driveway and motorcourt) to the January meeting. At the January meeting, the applicant requested deferral to the March meeting. At the March meeting, there was a motion for deferral to the April 2004 meeting. At the April meeting, there was a motion for deferral to the May meeting with the understanding that if the applicant does not appear at that meeting, the project must be re-advertised and the application must be re-submitted for a Certificate of Appropriateness. At the May meeting, there was a motion for deferral to the June meeting.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mr. Joe Brennan of J.F. Brennan explained that this is actually a garden terrace in front of the building, and it has been deferred so often to allow it to be presented with the landscape/hardscape, which will be heard informally today. Landscape Architect John Lang will provide that presentation. The terrace is a pre-cast terrace with stairs (4.5 ft. wide) and a landing on the right and left leading down to the motorcourt. The terrace will be landscaped with four topiaries (with a height up to the spring line of the arch) planted in large urns. The stairs/landings will have additional landscape material, as well as additional landscaping at the base of the entry stairs.

*Please note that the **informal review of the landscaping** was heard at this time. It is listed under Other Business later in the agenda.*

EXPARTE COMMUNICATION RELATIVE TO LANDSCAPING: Mr. Segraves and Mrs. Hoffman stated that they had individually spoken to Mr. Lang relative to the landscaping.

John Lang was sworn at this time. He showed a colored rendering of the site plan. Mr. Lang

① explained that historically, the site was composed of two homes joined by a common driveway. Now, the two homes have separate owners. The new owner of 455 North County Road wishes to restore the house to its former glory, adding beautiful gardens in the front and rear. The common driveway presents a privacy and security problem as the other house is rented. As such, the owner wants to establish security along the north edge of his property. The site is highly planted, and the owner will save as much of the existing landscaping as possible. A fence will be buried within landscaping along the south edge of the northern driveway. For security from North County Road, a driveway gate is planned for the common driveway. The gate will be set back far enough to provide full access to the Kellogg property to the north. A second meandering driveway is planned off North County Road which is particular to the 455 North County Road property. It will also be gated. There will be an additional gate at the motorcourt. On the east side of the house, a rill of water and an alley of trees will lead to a splash pool at the beach cabana. The rear lawn area is open with simple cocoanut palm plantings. Mr. Lang noted that there is a landmarked tree (Sugar Hackberry) on the site, but it is not in good shape now. Mr. Lang discussed structural elements of the site plan, i.e., the pool/tennis house, tennis court, and beach cabana. The pool/tennis house is actually two pavilions connected by a pergola. It has stone columns and simple details, and will be hidden in the landscaping. The pool/tennis house is twelve (12 ft.) to the tie beam. The beach cabana exists in only one-half of its original form, but it will be refurbished within its footprint.

① Mrs. Blades suggested that Mr. Lang contact the Town's arborist to assist with the evaluation and action relative to the distressed landmarked tree. Mrs. Vanneck noted that the site will require salt tolerant vegetation. Mr. Lang stated that he recognized those limitations. Mr. Eigelberger, referring to the pool/tennis house, commented that the window/door arches are very close to the top of the wall. As such, he felt that more of the stucco structure should appear above each of the arches.

Returning now to Item A...

The LPC had suggested inserting iron grillwork panels into the each side of the masonry of the entry stairs at the upper level, and a planter in the center to allow vines to grow up the wall.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED, WITH THE STIPULATION THAT SOME IRON RAILS BE INSERTED, AND THAT A PLANTER BE PROVIDED BETWEEN THE WALL AND THE STAIRS, AND THAT THE APPLICANT WILL RETURN WITH THE RAIL DESIGN NEXT MONTH, TOGETHER WITH THE LANDSCAPING, AND WITH ANY AND ALL GATE DESIGNS.

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

- ① B. Application for Certificate of Appropriateness #3-2004, (deferred from March & April & May)
Renovation and restoration
Owner/Applicant: Mr. Stephen Schwarzman
Address: 1768 South Ocean Boulevard
Architect: Ferguson & Shamamian Architects, LLP, Mr. Mark Ferguson
Project Description: Request approval for renovation and restoration of a 1937 Maurice Fatio home to include:

1. Addition of a partial second story to accommodate additional program on site to minimize increase in building footprint
2. New forecourt, service wing and entrance, the latter directly patterned after the Fatio doorway including the recreation of the original door & ornament
3. New porch on the south elevation
4. Replacement of the existing roof with new wood shingles per the 1937 Fatio drawings
5. Replacement of original ornamental details per the 1937 Fatio drawings
6. Re-cladding of house with new material to match existing house
7. Raise the roofs of NE, SE, NW & SW pavilions by one course to harmonize with new two story addition
8. New roof detail at west pavilions with original Fatio railing design
9. All new wood windows and doors to match original with small changes in detailing to provide for Dade County hurricane code
10. New terraces, pool terrace and pool at west side of house
11. New landscaping
12. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Let the record show that at the March 2004 meeting, there was a motion for approval of the project, as presented, with a deferral to the April meeting for re-study of certain details, i.e., the arched doors at the rear loggia, look at the addition of the round windows, look at the windows of the front entry, look at the number of windows and shutters at the new guest wing, and look at the ends of the porches in the rear which used to be gables and are now flat. It was further clarified that the motion did not include re-study of the second story.

At the April meeting, there was a motion by Mr. Segraves for approval of the project as presented with the gabled-end porches, round windows on the front facade, arched openings off the living room, revised fenestration on the guest wing, and siding with the flat band rather than a fluted band, together with the proviso that the applicant returns with railing details, and the applicant shall submit drawings of the rear window details to the Chairman for his review.

At the May meeting, there was a motion for deferral to the June meeting.

Mr. Mark Ferguson, Architect, returned to the LPC to dispense with the remaining items. As for the rear doors, it was originally thought that they would pocket. After further review, the doors will be swing doors with fixed transoms and panels of glass divided into three, big panes. There will be an ornamental feature, an anthemion, in the center of the transom.

As for the railing details, a transparent railing was chosen consisting of bronze metal pickets with the anthemion detail reflected. The handrails will be wooden, perhaps varnished teak.

Mr. Frank noted that there are several other details shown on the plans which have not yet been discussed by Mr. Ferguson. These details reflect relocated chimneys, added windows, window removals, adding round windows, door changes, etc., as reflected on the submitted plans.

MOTION BY MR. PYMS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SEGRAVES.

MOTION CARRIED 6-1, WITH MRS. HOFFMAN VOTING AGAINST.

C. Application for Certificate of Appropriateness #8-2004, (deferred from April & May) Window changes

Owner/Applicant: Northern Trust Bank N.A., owner and List Management Company, Bldg. Mgr.

Address: 312 Worth Avenue, Apt. B

Contractor: Terra Con Construction

Project Description: Request approval to replace eleven windows at the second floor level, and other associated changes as presented

Please note that at the April meeting, there was a motion for approval of the casement windows with the staff to review the muntin bar pattern and profile, and a deferral of the project to the next month in case the owner will not accept and install casement windows.

At the May meeting, there was a motion for deferral to the June meeting.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mr. Frank reported that the owner's representative, his contractor, has applied for a permit to install casement windows, as was requested by the LPC. The permit has, in fact, been issued.

MOTION BY MRS. VANNECK TO REMOVE THIS FROM THE AGENDA FOR FURTHER ACTION, AND THE EXISTING APPROVAL SHALL STAND.

MOTION SECONDED BY MR. HANLEY.

MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness #12-2004, Driveway Gates (Heard informally at the May meeting.)

Owner/Applicant: Mr. and Mrs. John Preston

Address: 25 Middle Road

Architect: SKA Architect & Planner, Jacqueline Albarran, AIA

Project Description: Request approval of new driveway gate, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mr. Pandula spoke with the architect.

Mrs. Albarran stated she went to the house to take photos of the existing railings, and she noted that just on the front of the house, none of the railings is the same. The simplest railing style shows twisted pickets with a center knot. After review of the various railing types, the architect selected a railing design with a simple top (twisted pickets with center knot) and a decorative bottom (resembling the front door).

Though only one of the gates was proposed in this application, Mrs. Albarran noted that the owners would like both of the driveway gates to match. The LPC agreed.

① **MOTION BY MRS. VANNECK FOR APPROVAL OF THE GATE, AS PRESENTED, WITH THE PROVISIO THAT BOTH DRIVEWAY GATES MATCH.**

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

E. Application for Certificate of Appropriateness #13-2004
Miscellaneous changes

Owner/Applicant: Mr. and Mrs. Matthew Trifiro

Address: 142 Seabreeze Avenue

Engineer: NWCS Consulting and Specialty Engineering Services Inc.

Project Description: Request approval of the following;

1. Windows in kitchen to be replaced with windows to match original
2. Addition of French doors to accommodate new layout of kitchen and Florida room
(Rear of property)
3. Removal of non-original interior wall from kitchen into Florida room
4. Add wall in Florida room as originally designed
5. Remove wall between powder room and closet to accommodate laundry area
6. Add deck off Florida room and kitchen
7. Add hedge and pedestrian gate at front of property
8. Other associated changes as presented

① CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Please note that Mr. Robert Moore, Director of Planning, Zoning & Building and Mr. Matt Trifiro, property owner, were sworn at this time.

Mr. Trifiro, the property owner, presented this request to renovate this 1920's Bungalow style residence. It is a 4 bedroom home with 2.5 baths and 2,300 square feet, and the owners plan to be year-round residents.

Mrs. Day interrupted stating that the owner has indicated that this will be a tax abatement project. As such, the LPC must review the project pursuant to the Secretary of the Interior's Standards.

① Mr. Trifiro stated, for the record, that this is a tax abatement project. No additional square footage is being added. While there are no changes to the front facade of the home, the bulk of the changes will occur to the rear facade. In the front of the house, a hedge and pedestrian gate will be added for privacy. Interiorly, the public rooms will stay as they are. The office and breakfast room area will be reconfigured to connect the kitchen and the back area to the outdoors. This area of the home will be used heavily, so they wish to create flow into the back yard and add additional light into the interior spaces. The downstairs bath will be reconfigured to allow for a washer/dryer in a closet, since the existing washer/dryer is in an outbuilding. Several aluminum windows will be replaced with original windows matching those at the kitchen sink. The second

floor will stay the same. Mr. Trifiro explained the fenestration changes on the south elevation, where french doors will be added, the kitchen door will be replaced with a new door to match the other three, and a door will become a window at the bathroom. Originally, a deck had been proposed in the rear, but that has been deleted from the project as it would have required a variance.

Mr. Frank stated that the deck would require a variance for setback. Mr. Pandula noted that the steps from the rear doors will, by code, require a landing anyway, so a deck would be the preferred solution. Mr. Trifiro noted that if they decide to apply for variance approval, one deck serving all rear doors would be the option they would pursue.

MOTION BY MR. SEGRAVES FOR APPROVAL AS PRESENTED WITH THE STIPULATION THAT THE CODE ISSUES RELATIVE TO THE REAR STEPS AND/OR A DECK BE RESOLVED WITH STAFF.

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

F. Application for Certificate of Appropriateness #14-2004

Telecommunication equipment

Owner: Town of Palm Beach

Applicant: Nextel Communications

Address: 360 South County Road (Town Hall)

Architect: Morrison Hershfield

Project Description: Request approval to place Nextel's wireless communication panel antennae on the rooftop of Town Hall in accordance with the previously approved Certificate of Appropriateness #27-2001 which has since expired, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mrs. Day noted, for the record, that she had contacted the State Historic Preservation Office to see if the communication equipment had been approved by the State. Indeed, it has not yet been approved for either the Town Hall or the North Fire Station. Relative to the Town Hall site, the State is requesting a meeting with Town staff and Nextel representatives. Relative to the North Fire Station, (Item G, below), the State has written that they have not been provided sufficient information by Nextel to make a determination as to the appropriateness of the installation.

Mr. Bart Simon, for Nextel Communications, stated that for the Town Hall, there are no changes from the original proposal which was approved under Certificate of Appropriateness #27-2001 as follows:.

Approval of the addition of Nextel's wireless communication panel antennas on the rooftop of Town Hall as follows: Remove certain sections of the existing historic railing from the towers on top of Town Hall, with the proviso that the railings could be stored safely as historic fabric. The historic railings would then be replaced with railings made of a plastic material which has been widely used for building mouldings. At the north

⊙ tower, one antenna each, in a fiberglass shroud painted a neutral color, will be placed in the center of the north and west arches. At the south tower, two antennas, in fiberglass shrouds painted a neutral color, will be placed just behind the eastmost and westmost arches on the south elevation. The project includes an equipment cabinet, 120 square feet in size, which will be placed on a platform on the roof just south and west of the north bell tower.

In light of Mrs. Day's testimony relative to the State's position on this matter, Mr. Frank recommended deferral to the July meeting.

**MOTION BY MRS. VANNECK FOR DEFERRAL TO THE JULY MEETING.
MOTION SECONDED BY MR. PYMS.
MOTION CARRIED UNANIMOUSLY.**

⊙ G. Application for Certificate of Appropriateness #15-2004,
Telecommunication equipment
Owner: Town of Palm Beach
Applicant: Nextel Communications
Address: 300 North County Road (North Fire Station)
Architect: Morrison Hershfield
Project Description: Request approval to remove three (3) sections of the existing barrel tile at the bell tower. Replication of 3 barrel tile sections with RF transparent materials. Install three (3) antennae to be enclosed behind stealth panels painted and textured to match existing tower. Equipment cabinet will be enclosed behind extension of dumpster wall. One tree will be removed to extend the wall, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mr. Brian Plewinski, for Nextel Communications, stated that there are two issues relative to this application, i.e, the placement of the equipment and the stealthing of the antennae. Several options for placement of the equipment were considered. The option with the smallest visual impact was selected for presentation today. It calls for a 12 ft. x 12 ft. expansion of the dumpster enclosure which causes the removal of a tree. (Mr. Plewinski added that, if required, Nextel will plant another tree at the site.) Parking at the site is not affected. A small equipment cabinet will not be visible by the wall of the expanded dumpster enclosure.

The members were concerned about what RF transparent material looks like, and asked to see a sample. The applicant was not prepared with the sample today. As the State of Florida needs more information relative to this application, Mr. Frank suggested that this application be deferred.

**MOTION BY MRS. VANNECK FOR DEFERRAL TO THE JULY MEETING
REQUESTING THAT THE APPLICANT RETURN WITH ANY MATERIAL SAMPLES
TO BE USED FOR THIS INSTALLATION.**

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

Please note that there was a ten minute break at 10:38 a.m.

When the meeting reconvened, any remaining persons who were not previously sworn were sworn at this time.

VI Other Business:

- A. Informal Review: 201 El Bravo Way (In conjunction with Town Council review)
208 sq. ft., one story study addition to ground floor master suite
144 sq. ft., 2nd floor addition to existing media room

Architect John Bellamy, of Island Designs Architects and Planners, presented this request for two minor additions to this two-story, Mediterranean Revival residence designed by John Volk in 1931. The changes are requested to improve the livability of the space. The master suite addition faces South County Road. (He noted that the master suite, itself, was an addition and was not original to the house.) This addition shows matching windows, roof material, exterior stucco, and light fixtures. The second floor addition, the media room, occurs over the first floor family room and faces the pool. It will be set back from the facade and will have matching roof material, casement windows, exterior stucco, and shutters. Mr. Bellamy showed the site plan, streetscape, and a photo board.

Mr. Pandula asked what variances are required for this project. Attorney Ron Kolins stated that the variances concern the calculation for lot coverage, and the recalculation of one side setback. Mr. Pandula was pleased with the proposal. Mrs. Vanneck, however, expressed that this house has been drastically changed from its original form, and she questioned how much change should be allowed. Mrs. Day responded that all of the changes to the house, thus far, have been LPC approved. These new additions could be removed in the future, and they are, in fact, additions to non-original portions of the house.

LPC members had some concerns about the lights on the north elevation, the 2nd floor change from three windows to two windows, the hip roof, and the number of changes, in general.

Mr. Frank and Mr. Moore noted that the LPC's purpose, in hearing this project informally, is to inform the Town Council whether the granting of the variances negatively affects the landmark. Mr. Kolins noted that the variances are not related to the second floor addition at all, only the first floor changes.

MOTION BY MR. PYMS TO SUGGEST TO THE TOWN COUNCIL THAT THE LPC HAS NO MAJOR OBJECTION TO THE PROPOSED CHANGES.

MOTION SECONDED BY MR. HANLEY.

MOTION CARRIED 5-2, WITH MRS. VANNECK AND MRS. BLADES VOTING AGAINST. (ROLL CALL VOTE)

This matter will be heard formally at the July meeting.

B. Informal Review: 455 North County Road
Landscape/hardscape plan

⓪ Please note that this informal review was heard under Item A, and is recorded in that section of these minutes.

C. Informal Review: 355 South County Road
Identification signage, and exterior lighting

Mr. Frank noted, for the record, that the plans show a logo, the Town Seal, at a size of 18" square. The Town Code only permits a maximum of twelve (12) square inches. Mr. Frank has notified the architect about this issue.

Architect Mark Marsh presented this request on behalf of the Town. He explained that the signage requested will be placed under the colonnade in the north recessed panel. The signage will read "PALM BEACH FIRE RESCUE STATION No. 1" in 4" and 5" bronze letters. The street number will appear above the door in bronze numbers, and a dedicated plaque will be placed under the colonnade in the south recessed panel.

It was noted that both the north and south fire stations have logos which are 18" square. Mr. Frank stated that these were erected prior to the enactment of the logo ordinance, and as such, are grandfathered. The LPC thought that an 18" square would be visually preferable on the facade of the central Fire Station as well, but staff cautioned that this would require a variance.

⓪ Mr. Marsh discussed a second issue, exterior lighting. There will be three types of copper fixtures used on the Central Fire Station, i.e., pendant hanging fixtures, wall bracket fixtures, and wall-mounted fixtures, all using incandescent 75 watt bulbs. There will also be some site lighting for safety in the form of two free standing pole lights, one in the front at the south side of the response apron and one in the back at the parking area.

This matter will be heard formally at the July meeting.

D. Informal Review: Town Hall, 360 South County Road
Review of North elevation changes in conjunction with Town Hall renovation

Mrs. Day stated that at the Mayor's request, staff and Mr. Pandula had a meeting with Maia Gaillard of the Preservation Foundation, the architect for the Town Hall renovation, and representatives from the Public Works Department relative to proposed changes to the north facade of Town Hall, particularly, the new entrance for the Planning, Zoning & Building Department. The Mayor and Town Council have requested the LPC's best suggestion relative to the entrance.

⓪ Mr. Mark Marsh, Architect, stated that after review of several options for the entrance, two have been chosen for review and comment at the LPC level. Option 1 left three of the existing garage doors intact, but changed the existing garage door (second from the east) to a split door, like a swinging barn door, together with a glass door (inside the barn-type door) similar to the door on the south end of the building. Option 2 would leave the outer two garage doors intact, and change the middle two doors. The middle/east existing garage door would be split like a barn

door, together with a glass door (to mimic the door at south end of the building), and the middle/west door would become a window.

① Ms. Maia Gaillard stated that her preference is for only one opening on the facade, rather than a door and a window. The absence of symmetry is acceptable.

Ms. Day suggested, from a preservation standpoint, that since the existing garage doors will no longer go up and over, as they were originally designed, the best option is, perhaps, to totally eliminate one of the garage doors, and fit a glass door into the existing arch. (Basically, Option 1, as described above, without the split barn door concept.) The LPC was in favor of this concept of a glass door with decorative metalwork. Mrs. Day stated that this will be interpreted as good, adaptive re-use with the least impact on the historic structure. Mr. Eigelberger suggested a pair of simple framed glass doors with simple hinges in old anodized bronze.

MOTION BY MRS. HOFFMAN TO RECOMMEND OPTION #1 WITHOUT THE BARN DOOR CONCEPT, AND WITH A PAIR OF SIMPLE DOORS WHICH READ AS AN ADDITION.

**MOTION SECONDED BY MR. PYMS.
MOTION CARRIED UNANIMOUSLY.**

V Public Hearings (Continued)

① H. Application for Certificate of Appropriateness #10-2004, (deferred from May)
(In conjunction with Site Plan Review #7-2004 with Special Exception &
Variances) Additions and improvements to sculpture garden

Owner/Applicant: Society of the Four Arts, Inc.

Address: 1-2 Four Arts Plaza

Architect: Morgan Wheelock Incorporated

Project Description: The project is intended to provide architectural and aesthetic enhancement to the existing sculpture garden located east of the existing library and abutting Royal Palm Way and Cocoanut Row. It is a proposal to add various architectural features such as decorative pergolas, sculpture rooms, a grass and stone matrix, planter areas and tasteful fountains, and to update and enhance the wall and fence surrounding the property to increase security for the intended sculptures while at the same time enhancing the architectural style and aesthetics of the cultural center. The project includes the creation of the Garden House, containing 1,782 square feet, which will provide a safe and secured location for small sculptures, housing for shaded plants, a venue for teaching demonstrations, a comfortable venue for visitors to escape the weather, and it will serve as the symbolic centerpiece of the garden element of the Four Arts, and other associated changes as presented

① **Please note that this matter was heard informally at the April meeting. At that time, there was a motion which indicated that the LPC does not believe that the variances requested adversely impact the project, and/or the public.**

① **At the May meeting, there was a motion to defer the project to the June meeting for**

⊙ a more visual presentation to provide depth and scale, and requiring a model, unless a different type of visual presentation clearly represents the project, and to work with Mrs. Day relative to the surrounding historic buildings, and to have a workshop on site prior to the next meeting.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

Mrs. Morris:	Met with the landscape architect
Mr. Eigelberger:	Met with the landscape architect
Mr. Hanley:	None
Mrs. Vanneck:	Met with the landscape architect
Mrs. Blades:	Attended a meeting at the Four Arts with Mr. Duggan, town staff, Maia Gaillard. Met with landscape architect. Spoke to Town Arborist regarding the landmarked trees on site.
Mr. Pandula:	Met with Mr. Wheelock, landscape architect. Spoke with Mr. Hoyt. Corresponded with Four Arts Librarian
Mrs. Hoffman:	Met with landscape architect
Mr. Pym:	None
Mr. Segraves:	Spoke with Mr. Wheelock and received correspondence

⊙ Mr. Morgan Wheelock and Mr. Don Skowron of Morgan Wheelock Inc. returned to the LPC pursuant to last month's deferral. Mr. Wheelock provided some history relative to this property. In the mid-70's, the Four Arts acquired the land, preventing it from becoming a Publix with a parking lot. The Four Arts committee started a sculpture garden on a small scale. Currently, the Four Arts is raising funds and is committed to creating a sculpture garden, a botanical garden, and a public park at the site. He referred to the garden site as a marvelous gift to the Town of Palm Beach. (The green space calculation is 52% green space for the entire site, including the parking lot and the library, and 62% green space in the garden alone.) He projected that the site will be used for events such as book sales, plant sales, lectures, concerts, and public celebrations. He called the garden "an assemblage of rooms and paths that connect space that is ready to receive sculpture." The major axis is from the Garden House, through the pool, and down to a secondary pool, at Royal Palm Way, with 3 fountains. A second axis runs east/west from the Library building through the pool and out to the Banyans. A third axis runs on the diagonal from the corner of Cocoanut Row and Royal Palm Way through to the grand terrace. The grand terrace is an assemblage point, where, most likely, concerts and/or lectures will occur. There are three, hedged sculpture rooms along the north perimeter, each having a sculpture and a bench. A pergola with tables and chairs is also found along the north perimeter.

⊙ As for materials, on the west side of the library, the coquina terrace will be preserved and/or replaced as necessary. The perimeter stucco wall/black baked aluminum railing combination will be 7'2" in height, and a variance was approved for the height. Mr. Wheelock showed the design of the various gates planned for the site. The open-air Garden House will have an aluminum standing seam roof in a faded copper finish, pre-cast stone columns, and tubular aluminum making up the rest of the building. Since last month, the columns on the east elevation of the library building have been revised. The two pavilions, just east of the library building, will have cast stone columns, barrel tile roof, and tubular aluminum. There are a total of four (4) wooden pergolas on site which will all be planted with vines. The main terrace paving will be finished in a combination of two different quartzites, a greenish color for the trim, and a lighter color for the main field. The same greenish quartzite will be used for the copings of the pool and banding at

the edge of the paths. The remainder of the paths will be done in tabby. Benches will be aluminum with a baked black finish. Trash receptacles will be black.

① Site lighting will be done in three levels, as follows:

Until 11 p.m.: Soft glow - down lights in trees

After 11 p.m.: Only entrances illuminated for security - down lights from trees

For events: Down lights from trees and terrace and all paths illuminated

Mr. Wheelock introduced Mr. Skowron who discussed the plant material in detail, per the submitted plans, and the photos provided. In a discussion relative to shade, Mr. Skowron stated that the proposal will not disturb the existing tree canopy formed by the three Almond trees and a major Banyan tree. Mr. Eigelberger expressed a strong dislike for the Almond trees. He compared them to a weed, and stated that perhaps one could be kept, but the other two should be removed and replaced with a better species. Mr. Wheelock noted that the rose garden will be relocated to one of the three sculpture rooms.

LPC/Staff Comments:

Mrs. Hoffman asked for a comparison of the amount of space provided by the new pavilions vs. the existing space. It was noted that the two new pavilions (10' x 20') will provide two-thirds of the existing latticed space outside the library building. Several members commented that the aluminum roof material of the Garden House will be too bright if the material does not age. A true copper roof was suggested as an alternative. Mr. Wheelock suggested that the project could start with an aged copper (acid washed) roof.

① Mrs. Day thanked Mr. Wheelock for meeting with her relative to all aspects of the site. She researched the original Fatio drawings of the Library building. The original drawings (copies distributed) show a door on the west side of the library, rather than a window. Mrs. Day stated that it would be good preservation to change the window to a door, and it would also serve to complete the east/west axis through the library to the fountain on the grand terrace. Mr. Wheelock responded that the Four Arts is already planning to change the window to a door. Mrs. Day also stressed the importance of maintaining the 1938 demonstration gardens as developed by the Garden Club.

Mrs. Vanneck inquired about the placement of the statue of the woman and child, as found by visitors using the familiar south walk. Mr. Wheelock thought that the statue may have to be relocated so persons do not have to pass single file around the statue. Mrs. Vanneck suggested that the gate before the statue be kept closed so visitors are forced to go another way. This would allow the statue to remain in the same location, along with the original boxwood garden. Later in the meeting, it was also suggested that the Spanish gate should remain closed as well. (Mr. Eigelberger offered some history relative to the Spanish gate. That garden was done by his wife's grandmother. It was meant to be the facade of the house, not an entrance to the garden. The original intention was never to have the gate open.)

① There was a conversation about color. Mrs. Vanneck was not in favor of the pink quartzite paving material (previously noted as the lighter color quartzite). Other members thought that it picked up the color of the building nicely. The green of the Garden House and other tubular aluminum elements was discussed. Some felt it was too much of a "mint" green, and should be

darker. Mr. Wheelock felt that dark green would be inappropriate in a garden setting. Mr. Eigelberger suggested a grey green. Mr. Pandula commented that the green should be darker in order to "ground" the roof, i.e., help to minimize the heaviness of the roof.

MOTION BY MR. SEGRAVES FOR APPROVAL OF THE PROJECT AS PRESENTED, WITH THE FOLLOWING CONDITIONS: THAT THE GREEN FRAMEWORK BE TONED DOWN IN COLOR TO A GREY GREEN; THAT THE ROOF OF THE GARDEN HOUSE BE DONE IN AGED COPPER; THAT THE SPANISH GATE/DOOR REMAIN CLOSED; THAT THE GARDEN GATES REMAIN CLOSED UNLESS REQUIRED FOR EMERGENCY ACCESS; THAT THE WINDOW ON THE WEST FACADE OF THE LIBRARY BE CHANGED TO A DOOR; AND THAT THE FLORIDA ALMOND TREES BE RECONSIDERED FOR THE CANOPY.

**MOTION SECONDED BY MR. PYMS.
MOTION CARRIED UNANIMOUSLY.**

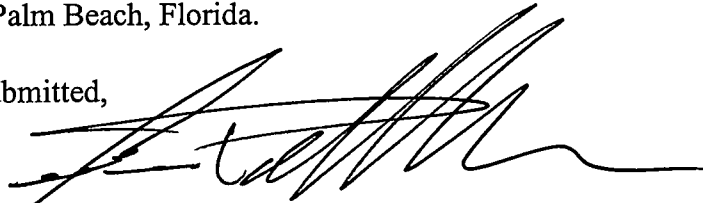
Let the record show that the LPC requested that the fountain details return to the commission. This would be handled under a new Certificate of Appropriateness application.

VII Adjournment:

The meeting adjourned at 12:55 p.m. without benefit of a motion.

The next meeting of the Landmarks Preservation Commission will be held on **Wednesday, July 21, 2004** at 9:00 a.m. in the Town Council Chambers, second floor, Town Hall, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,



Eugene Pandula, Chairman
LANDMARKS PRESERVATION COMMISSION

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**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

ATTENDANCE RECORD 2004

MEMBERS	1/04	2/04	3/04	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11/04	12/04
Eugene Pandula	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Sari M. Wilkey	<u> E </u>	<u> P </u>	(Term expired)									
Ann Vanneck	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> U </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Ann Blades	<u> P </u>	<u> P </u>	<u> P </u>	<u> U </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Jack Pyms	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Judy Hoffman	<u> P </u>	<u> P </u>	<u> P </u>	<u> E </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Patrick Segraves	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Wendy Victor	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> U </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
ALTERNATE MEMBERS	1/04	2/04	3/04	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11/04	12/04
William Lee Hanley Jr.	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Robert T. Eigelberger	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Eileen L. Morris	<u> n/a </u>	<u> n/a </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </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 2004

MEMBERS	1/04	2/04	3/04	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11/04	12/04
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Eugene Pandula

Sari M. Wilkey

_____ (Term expired

Ann Vanneck

Ann Blades

Jack Pyms

Judy Hoffman

Patrick Segraves

Wendy Victor

ALTERNATE MEMBERS

1/04	2/04	3/04	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11/04	12/04
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William Lee Hanley Jr.

Robert T. Eigelberger

Eileen L. Morris

n/a n/a _____

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)