

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, JUNE 15, 2005 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 9:07 a.m.

II **Roll Call:**

PRESENT: Eugene Pandula, Chairman
Judy Hoffman, Vice Chairman
Patrick Segraves, Member
William Lee Hanley Jr., Member
Robert T. Eigelberger, Member
Eileen Bresnan, Alternate Member
Gail Coniglio, Alternate Member
Hazel Rubin, Alternate Member
John C. Randolph, Town Attorney
Veronica Close, Asst. Director of Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Jane Day, Staff Preservation Consultant

ABSENT: Wendy Victor, Secretary (Unexcused)
Ann Blades, Member (Excused)
Robert L. Moore, Director of Planning, Zoning & Building

RECORDING SECRETARY: Cynthia M. Delp

Let the record show that due to the absences of Mrs. Victor and Mrs. Blades, Mrs. Bresnan and Mrs. Coniglio were voting members today. At approximately 11:00 a.m., Mr. Segraves left the meeting, and Mrs. Rubin voted in his stead.

III **Approval of the Minutes of the May 18, 2005 Meeting:**

MOTION BY MR. EIGELBERGER FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MRS. CONIGLIO.

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 #8-2005, (deferred from May) Restoration/Addition to Historic Structure/Landscape/Hardscape
Owner/Applicant: James Harpel
Address: 1102 North Ocean Boulevard
Architect: Smith Architectural Group Inc.
Project Description: Request approval for restoration, addition to historic structure, and landscape/hardscape, which is further described as:

Note: This matter was heard informally at the April meeting. It was advertised for formal review to occur at the May meeting. No presentation was made at the May meeting, however, as the applicant simply requested deferral to the June meeting.

Please note that the following represents the project as originally advertised. This is followed by the project description as re-designed by the architect.

On the Colonial Lane "Entrance Facade"

The applicant proposes to add a second story addition to the existing west "Library" wing to balance the five-part main facade. This addition will consist of a new guest bedroom, bath and closet.

The applicant proposes to construct a new bow window at the west end of the "Library" wing.

The applicant proposes to add "heavy lintel moldings" over the existing six/nine shuttered windows to match the windows at the center "Greek Temple" front entrance. This detailing was referred to in the Landmark Preservation Commission Designation Report dated Nov. 17, 1989.

On the North Ocean Boulevard Facade

The applicant proposes to restore the Master Bedroom Loggia back to the original John Volk design. This requires removal of the current window infill and replacement of the columns and wood picket railing.

The applicant proposes to remove five (5) of the six/nine shuttered windows and replace with hurricane impact rated french doors leading to a new terrace. The applicant proposes to add "heavy lintel moldings" over these french doors to match the windows at the center "Greek Temple" front entrance. This detailing was referred to in the Landmark Preservation Commission Designation Report dated Nov. 17, 1989. The grade at the east lawn will be leveled to alleviate the "bowl" effect that currently exists.

The applicant proposes to infill the existing basement laundry room entrance/clothes drying yard "pit" (where there are currently eight air conditioning condensing units located) with a new foundation to support a new open Loggia and Roof Terrace (195 sq. ft.) and a two-story addition consisting of 245 sq. ft. to provide a much needed Family Room on the first floor and a Guest Room on the second floor.

On the Queens Lane Facade

The applicant proposes to add 315 sq. ft. to continue the existing third floor condition. This addition will provide a modest staff apartment in the same location as the original John Volk floor plan design.

On the West, Courtyard Facade

The applicant proposes to provide new window fenestration to accommodate the new third floor extension and to provide symmetry in the facade. The entrance door to the garage shall be raised one half flight of stairs to join with a back staircase leading to the main floor of the residence.

The applicant proposes to restore the original second floor Sleeping Porch by removing the current window infill, restoring the columns and providing a new wood picket railing. Behind this railing the applicant proposes to provide a series of french doors in place of the existing infill windows.

General Site Improvements

The existing west courtyard, pool and tennis court will all remain in their original locations. The tennis court will be resurfaced and a new retaining wall with perimeter chain link fencing will be provided. The pool shape has been slenderized and lengthened to complement the gentle massing of the main house. The courtyard paving has been modified to be symmetrical.

The entire site shall be completely re-landscaped and shall have new motorcourt paving and low site walls as designed by Mario Nievera Design Incorporated.

The entrance and exit gates and perimeter wall between shall be reconstructed to match the original John Volk design.

All windows and french doors shall be replaced in kind with hurricane impact rated windows and french doors.

REVISED PROJECT DESCRIPTION

On the Colonial Lane "Entrance Facade"

Add a second story addition to the existing west "Library" wing to balance the five-part main facade. This addition will consist of a new guest bedroom, bath and closet. Construct a new bow window at the west end of the "Library" wing.

Add "heavy lintel moldings" over the existing six/nine shuttered windows to match the windows at the center "Greek Temple" front entrance. This detailing was referred to in the Landmark Preservation Commission Designation Report dated November 17, 1989.

On the North Ocean Boulevard Facade

Restore the Master Bedroom Loggia back to the original John Volk design. This requires removal of the current window infill and replacement of the columns and wood picket railing.

Remove six (6) windows and replace with hurricane impact rated french doors leading to a new terrace. The applicant proposes to add lintel moldings to match the Colonial Lane facade. The grade at the east lawn will be leveled to alleviate the existing "bowl" effect.

Infill the existing basement laundry room entrance/drying yard "pit" (where there are currently eight air conditioning condensing units located) and provide a new open terrace.

Extend the existing kitchen/bedroom wing by 5.05' (to 35' setback line). Relocate kitchen, provide breakfast room/guest bedroom above with new bow window and balcony above.

On the Queens Lane Facade

Demolish existing 1842 sq. ft. pool house. Add a new three-story wing opposite the wing on Colonial Lane. The new wing shall have the same cornice height as the existing building. The existing garages shall be relocated underground in the new wing. The motorcourt entrance shall be shifted from its current location.

On the West, Courtyard Facade

Restore the original second floor Sleeping Porch by removing the current window infill, restoring the columns and providing a new wood picket railing. Behind this railing the applicant proposes to provide a series of french doors in place of the existing infill windows.

A new french door shall be added at the west dining room wall as seen on the Loggia.

General Site Improvements

The pool shall be relocated. The existing tennis court will be resurfaced and new retaining walls and chain link fence added. The courtyard planting and paving has been modified.

The entire site shall be completely re-landscaped and shall have new motor court paving and low site walls as designed by Mario Nievera Design Incorporated.

The entrance and exit gates and perimeter wall between shall be reconstructed to match the original John Volk design.

A new unenclosed accessory pool pavilion shall be constructed. This shall be an awning structure open on all sides. (Staff Note: *Please note that this pavilion was not legally advertised for an LPC hearing. Per Paul Castro, Zoning Administrator, this pavilion requires a variance, and no application for variance has yet been filed for the pavilion.*)

All windows and french doors shall be replaced in kind with hurricane impact rated windows and french doors.

And miscellaneous changes as presented.

Please note that this project was deferred to the June meeting at the request of the applicant.

Attorney Frank Chopin addressed the LPC on behalf of Mr. and Mrs. Harpel. He was accompanied by Jeff Smith and Don Kino of Smith Architectural Group, and the Harpels, who were present in the Council Chambers.

Mr. Chopin stated that at the April 2005 informal hearing relative to this matter, the LPC, on a 4-3 vote, "recommended approval of the project." (*Staff notes that at the April meeting, on a 4-3 vote, the motion stated "that the granting of the variance does not cause a problem with the historic nature of the landmark."*) Since that April meeting, the applicant's representatives had met with all of the Town Council members relative to the project. He referred to 1102 North Ocean Boulevard as a very fine Volk-designed landmarked house, but one that has been allowed to deteriorate. He stated that the Harpels want to restore the house, and adapt it for modern living. The property is unique in that it has four (4) streetfront setbacks, along North Ocean Boulevard, Colonial Lane, North Ocean Way and Queens Lane, basically, 35 ft. of setback all the way around the property. The original proposal by the Smith Architectural Group was to add 800-900 square feet on the north side of the property within the 35 ft. setback. The Town Council was concerned about further development within the setback on Queens Lane. Some

members of the Town Council suggested that the architect might create a U-shaped courtyard, however, an existing pool house (also within the setback) stands in the way of such a plan. This existing pool house was described as an "eyesore" on Queens Lane. As a result, Smith Architectural Group elected to revise the plans to remove the existing pool house, and add a new three-story wing on the Queens Lane facade, thus creating the suggested U-shaped courtyard. With these changes, only one variance was needed, and that is for height. The revised plans were presented to the Town Council at yesterday's meeting. Ultimately, the Town Council decided that the project should be re-advertised because the project description had changed. As a result, the Town Council deferred the project to next month. This deferral would also allow the LPC time to comment on the project. Mr. Chopin stated that the applicant and his representatives were pleased with the Town Council and neighborhood support for the project as revised.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

Mr. Hanley: Spoke with the architect and met with him prior to the last submission

Mr. Segraves: Met with the architect at his office

Mrs. Hoffman: Met with the architect at his office

Mr. Pandula: Met with the architect at his office

Mr. Eigelberger: Spoke by telephone with the architect

Mrs. Bresnan: Met at the site with Jane Day and representatives from the architect's office

Mrs. Coniglio: Spoke with the architect and her neighbors, the Harpels

Mrs. Rubin: No communication

Architect Jeff Smith and Don Kino continued with the presentation. First, Mr. Smith distributed a letter from a neighbor in support of the project. He also passed drawings, by John Gosman, of the existing pool house which is planned for demolition.

Mr. Smith showed the site plan, with setbacks delineated. He provided various overlays to the site plan in an effort to prove that the proposed additions are in the most appropriate locations on the site; to explain why the U-shaped courtyard was proposed; and, to justify the demolition of the existing 1,800 sq. ft. pool house.

Mr. Smith reviewed the floor plans beginning with the first floor where a 5 ft. addition is proposed for the north side of the house. The three bay garages are under this wing of the house. There will be a Family Room and an exercise room on the first floor, and a staff room and a studio on the second floor. The two wings are totally symmetrical as to length and width. He showed a rendering of the U-shaped courtyard, looking into the courtyard. This change, along with moving the pool, will allow the greening of the courtyard. The pool will be moved from the courtyard and will run north/south.

Mr. Smith proceeded with the elevations, and presented both existing and proposed elevations. On the East or North Ocean Boulevard elevation, the only change is adding a 5 ft. addition, and removing a 2.5 ft. 2nd story wing. The west facade is very simple. On the Queens Lane streetscape, the three bay garage is visible as well as the associated addition. A hedge with arch will occur at the entrance to the property, and the Queens Lane property edge will be landscaped.

Mr. Segraves asked Mr. Randolph to clarify how the LPC should comment today. Mr. Randolph

explained that the LPC should comment relative to the variance, since the plans have changed, and can also go forward with approvals with regard to the rest of the project. Mr. Segraves saw this design as an improvement, and was very much in favor of removing the pool house and moving the pool to separate the tennis court from the house.

Mrs. Day and Mr. Frank offered staff comments. With regard to the variance, she cautioned the LPC to look at how the addition affects the landmarked structure. She also noted that 1,800 square feet is being demolished (existing pool house), but 3,600 square feet is being added (3 stories of 1,200 square feet). She does not approve of the second story addition over the library. She asked the commission to consider the size of the structure and how it relates to the original house. Volk designed an L-shaped or G-shaped courtyard, but a U-shaped courtyard is proposed. The proposed courtyard is only 36 feet to 38 feet wide, and will be situated between two large wings. As such, light into the courtyard may be an issue. Mrs. Day was also not in favor of the elaborations on top of the east facade window.

Mr. Frank stated that while he is glad that these owners are willing to care for this landmarked property, he does not support the variance. He commented that the revised plans show an "in your face" design. Staff does not believe that the variance should be supported by the LPC. Staff does not believe that the proposal is an architectural enhancement or one which complements the original Volk design.

Mr. Pandula asked whether, since the variance is for three stories, the same variance request would be made if two stories was placed anywhere on the property from the existing finished floor. Mr. Chopin responded affirmatively. Mr. Chopin acknowledged that the proposed additions add a net 1,800 sq. ft. to the existing 8,300 sq. ft. home. The property is 57,000 sq. ft. in an R-B zoning district. He stated that because this is a landmarked house, special circumstances are created which are recognized in case law. In fact, the landmarking places restrictions on the property. If the house were not landmarked, Mr. Chopin maintained that the house could be taken down and a much larger house could be built in its place. He explained that the house was built in 1935, when people lived differently than they do today. The owners want to add a minimum amount of square footage to provide a studio, exercise room, breakfast room and family room, which is an adaptation of the house for modern living. Mr. Chopin stated that the Town Council favors the design presented today, as it does not encroach on the Queens Lane setback. The hardship for this property is that this is the only property in the Town of Palm Beach that has four front yard setbacks, 35 feet all the way around in the R-B Zoning District. He stated that Mr. Smith's overlay presentation illustrated that while the site is large, there is not a lot of space on the property to allow adding on to the property while meeting the setback requirements. Mr. Chopin maintained that the proposed changes to the house are needed to protect the house and take it into the next generation. He urged the commission to recommend approval of the variance to the Town Council and approve the architecture of the revised design.

Mr. Paul Castro, Zoning Administrator, explained that the variances requested are for overall height, height, and expansion of the third story element which is non-conforming on the house. He noted that the drawings show a pool cabana which cannot be considered at this time since it requires a variance for street side yard setback, and has not been advertised. Mr. Chopin referred to the pool cabana as a tent, and stated that it is not part of this application. Mr. Castro stated it

should be deleted from the drawings.

Mr. Smith referred to the site plan again to clarify that the existing cabana, which is to be demolished, has 1,800 square feet in footprint. The proposed addition is only 1,200 square feet in footprint, yet is a three story element for a total of 3,600 square feet. The proposal simply creates a symmetrical courtyard which will be a very pleasant space. Mr. Smith gave no credence to Mrs. Day's concerns about sunlight in the courtyard. He likened this design to the Leonard Lauder house, and passed an aerial photo of the Lauder house to make his point.

Mrs. Day asked the commission to look at the before and after views of the north facade in consideration of the variance. She specifically noted that although the existing pool cabana, which is planned for removal, has 1,800 square feet, it is just a one story element. The proposal adds a three story element which is very large in scale. She feared it would have a negative impact on the architecture of the landmark.

Mr. Eigelberger commented that the slope of the road affects this house dramatically. Mrs. Day acknowledged that Volk took the topography into account when he designed the house. Mr. Eigelberger's opinion was that this proposal was good adaptive re-use for this family house.

Mr. Frank noted that staff is not against "retro-fitting" this site, but feels that the north facade expansion severely compromises the integrity of the Volk design, especially the courtyard.

Mr. Pandula gave his opinion that square footage is not the overriding issue here, as the site is quite large. He explained that today's proposal assumes it is a "given" that the second floor addition over the library is or will be approved, but that is not necessarily the case. Like staff, Mr. Pandula believed that with two stories on either side of the courtyard, the character of the courtyard is changed. He suggested an alternate proposal creating a one story element (with garages below) on the north side connecting to the house, along with a new two-story pool house (rather than 1 story). This provides "a one story connector up against the old Volk house and a slightly larger mass separated from that." This will not read as a three-story building according to Mr. Pandula. He commented, "functionally, you will get everything you want, with the exception that your staff quarters is not accessed directly from the house. You'd have to walk through a ground floor space and come up."

Mr. Castro stated that it is understood that landmarked structures need to be updated and rehabilitated for modern living, but from the standpoint of the Zoning Code, it is intended that houses are required to step down as you come off the dune. In this case, the house not only does not step down, but a third story is being added. In order to comply with the code, the proposed north element would only be two stories, garages below and a one story element on top of that. Mr. Chopin responded that over time, the Town has recognized that variances are needed to deal with such issues.

Mrs. Bresnan asked whether the applicant has considered trying to eliminate one of the setbacks by acquiring the right-of-way on North Ocean Way. Mr. Smith stated that this would not help the project at all.

Mrs. Day asked the LPC to look at the library addition facade. Mr. Smith noted that the library was once smaller, and Volk had added onto it. As such, he felt that Volk would likely have added a second story onto the existing library as well, especially considering the configuration of the interior stairway. Mrs. Day stated that staff has been charged by a Town Council member to maintain the front facades of the Town's landmarks. Personally, Mrs. Day had less of an objection to the north addition than the second story over the library. In order to add the second story addition and add impact windows, the existing windows are being removed and the roof is coming off the building. She was concerned about what original Volk materials are being removed, and attempted to caution the LPC about what will actually be happening to the building.

Mr. Kino, while regarding what happened to Four Winds as a tragedy, did not feel it was fair to project similar circumstances to this project, especially in light of how sensitively Smith Architectural Group works with landmarked structures. Mr. Chopin stated, "I represent to you, and Hugh Davis is here to confirm it...we're not going to take that first story down." He also stated that they are not intending to change the materials.

At this point, Mr. Pandula asked for comments from the public.

Mrs. Laurie Volk, Vice President of the John L. Volk Foundation, took exception with the architect's suggestion about what Mr. Volk would add to the structure if he was alive today, as that is purely conjecture. She also took exception with the LPC voting on a matter which has not been approved for variance, and that the Town Council has recommended for re-advertising. She felt that the architect's comments about trying to have additions "match" the existing building go against the Secretary of the Interior's Standards. Mrs. Volk asked the LPC to consider what could happen to this project in the future if a future owner feels there is insufficient light in the courtyard, i.e., would they request to simply fill in the mass; and, what will happen with the previously approved subdivision of the property. Aside from these concerns, she recognized the need to bring the house up to current standards for modern living.

Mr. Randolph stated that this project is appropriately before the LPC today so that the LPC can give its recommendation to the Town Council in regard to whether, architecturally, the LPC would approve of the variance which has been requested.

Mr. Chopin noted for the record that his client does not intend to subdivide the lot, and in fact, is committed to doing a Unity of Title to ensure that this never happens.

MOTION BY MRS. HOFFMAN TO DEFER FOR RE-STUDY OF THE MASSING AS IT AFFECTS THE HISTORIC HOUSE.

MOTION DIED FOR LACK OF A SECOND.

Ms. Close clarified that the Town Council is looking for LPC input relative to whether the variance was needed to accomplish the applicant's goal, and still maintain the integrity of the architecture, and secondly, whether the request can be modified to minimize the variance request and still maintain the architectural integrity. She explained that if the LPC simply defers the

matter for re-study, the Town Council will not have the benefit of that feedback. She noted that if the LPC is unhappy with the massing, "that is part and parcel of the variance."

Mr. Eigelberger stated that the project would most likely be unanimously approved if the applicant decided not to add a second floor onto the library wing, and if the addition on the other side of the courtyard was two stories rather than three. He thought that the footprint of the addition was acceptable. Mrs. Day noted, for the record, that all design issues relative to this project are still on the table for discussion. The only motion which has carried (on a split vote) thus far merely stated that the LPC felt that the original variance request did not negatively impact the landmark.

Mrs. Coniglio, as the neighbor to the north, stated that she respects her neighbors for working toward renovation of this home. Her interest, as an LPC Commissioner, is to maintain the historic character of the home.

Mrs. Hoffman remarked that the proposal is too massive. Mr. Pandula acknowledged that no matter what design is presented, it will most likely involve a variance, and he had no problem with a variance being approved for the site. Mr. Randolph cautioned the LPC that if they make a recommendation for the variance, the applicant should clearly understand that design issues may still be reviewed and changes recommended by the LPC, even for the number of stories being added. Mr. Chopin responded that this is understood.

MOTION BY MR. HANLEY THAT THE LPC IS IN FAVOR OF THE NATURE OF THE VARIANCES CONTEMPLATED FOR THE FOOTPRINT AND GENERAL AESTHETIC OF THE PROJECT TO ACCOMMODATE THE EXPANSION.

MOTION SECONDED BY MR. EIGELBERGER.

Let the record show that there was a roll call vote, and during that roll call vote, Mrs. Coniglio called for clarification of the impact of the motion. Mr. Pandula stated that the motion supports the concept that a variance will be needed regardless of the design, and that the LPC had no objection to the proper application of a variance depending on the architecture presented today or next month. Mr. Randolph stated that the LPC would be recommending the variance with regard to the revised design presented today. Mrs. Coniglio remarked that at this point, the commission has not yet approved the architecture. Ms. Close stated that the Town Council wants to know what the LPC thinks about the height being requested in the variance. Mr. Randolph reminded the LPC that they may not consider hardship of the variance, only the architecture as it relates to the variance. He recommended that the LPC consider the design issues first which then might lead to a recommendation for or against the variance.

MOTION FAILED 3-4, WITH MRS. HOFFMAN, MRS. BRESNAN, MRS. CONIGLIO, AND MR. PANDULA VOTING AGAINST THE MOTION.

Mr. Kino noted that the entire house is non-conforming to current codes. Mr. Chopin remarked that since it is non-conforming, without a variance they cannot do anything. Mr. Castro responded, however, that the applicant can add any addition that meets the code without a

variance. Ms. Close reminded the LPC to decide what is architecturally acceptable.

Mrs. Bresnan asked if the design has to adhere to the Secretary of the Interior's Standards. Mrs. Day replied that it does not as this is not a tax abatement project. From a preservation aspect, it was Mrs. Day's opinion that it is a mistake to add a second story to the library as it changes the front facade and the massing of the John Volk design; and, that the headers over the new french doors on the east side of the house are unnecessary. She supported the change of the windows on the east facade to french doors, and also supported restoring the sleeping porch.

Mr. Kino and Mr. Smith stated that the east facade is now a much more important facade, and that is the rationale for the header details.

Mrs. Hoffman agreed with staff that there should not be a second story added to the library wing. Mr. Pandula stated his major concern is that the architects have taken an asymmetrical house and have made it perfectly symmetrical. As such, he suggested that the architect take another month to re-study the massing and articulation. Mr. Chopin suggested that the two issues, the north wing and the library wing, might be separated to allow for approval of one and deferral of the other. He referred to the Smith plans as "good architecture." Mr. Smith stated that the wing above the library is very important as it holds the other guest room of the house.

Mr. Frank responded to the "good architecture" claim by stressing the importance of "good preservation." Mr. Chopin responded that for twenty-five years, the LPC has permitted additions to landmarked homes. The question to ask is whether this is a reasonably consistent addition to the home which does not interfere with the primary features of the landmarked house, namely the east and south facades and the courtyard.

Mr. Hanley commented that there is a logic to what the applicant is trying to do. While he understands the massing issues, he appreciates that the applicant needs to move forward with the changes. Mrs. Hoffman reiterated her agreement with staff relative to the second floor library wing addition as it affects the south elevation, one of the most important facades.

Mr. Chopin countered that it is appropriate to add on to this home; that it is not inconsistent with historic preservation; that it is good architecture; that Volk had previously added on to the library wing; and, that the second story over the library was contemplated by the original architect as evidenced by the interior stair which turns to the west.

Mrs. Bresnan commented that she had visited the house. She felt the staircase suits the first floor and the entry. She had a problem with changing the front of a landmarked house. As one who passes by the house several times per day, she stated that she appreciates the variety of the street facade as it exists. Mrs. Day felt that the stairway is that way because of the front entry hall.

Mr. Pandula passed the gavel to make the following motion:

MOTION BY MR. PANDULA TO APPROVE THE MODIFICATIONS TO THE EAST FACADE OF THE BUILDING INCLUDING THE 5 FT. EXPANSION OF THE NORTHEAST CORNER, AND THE BAY WINDOW; APPROVING THE CONCEPT OF

THE GROUND FLOOR FOOTPRINT OF THE EXPANSIONS AS PRESENTED; ASKING FOR FURTHER STUDY OF THE MASSING OF THE BUILDING, SO THE DESIGN DOES NOT BECOME A PERFECT SYMMETRICAL U-SHAPE, INCLUDING RE-THINKING THE SECOND FLOOR ADDITION OVER THE LIBRARY, AND THE ARTICULATION OF THE NEW MASS ALONG THE NORTH FACADE OF THE BUILDING; AND, RECOMMENDING TO THE TOWN COUNCIL THAT IN CONJUNCTION WITH THE RE-STUDY OF THE MASSING ALONG THE NORTH EDGE OF THE BUILDING, THAT IF THEY REQUIRE ONE OF THE VARIANCES ASKED FOR WITHIN REASONABLE PROXIMITY OF WHAT'S BEEN PRESENTED TODAY, WE (THE LPC) RECOMMEND APPROVAL. THE APPLICANT IS TO RETURN TO THE LPC NEXT MONTH FOR FURTHER REVIEW.

MOTION SECONDED BY MR. EIGELBERGER.
MOTION CARRIED UNANIMOUSLY.

Let the record show that Mr. Segraves left the meeting at 11:00 a.m. There was a break from 11:00 a.m. to 11:17 a.m. at which time the meeting reconvened.

B. Application for Certificate of Appropriateness #12-2005

Roof and Shutters

Owner: Carole Lea Martin

Applicant: Carole and Cynthia Martin

Address: 220 Orange Grove Road

Architect: None listed

Project Description: Request approval for change of roof style, and replace wood shutters with hurricane shutters which is further described as: Roof: The existing roof is a cedar shake. It was put on in 2000. Since then it has required constant work. Last year's multiple hurricanes did severe damage to the roof. It now needs to be replaced - once again. We (the owners) do not believe replacing it with another cedar shake roof is best. The interior of the house, walls, cabinets and floors have been severely damaged as a result of the present roof leaking and have multiple shakes lift off. Our (the owners') desire is to have a re-roof done that will complement the period of the house as well as protect it. Our (the owners') first choice is a cedar lite roof - which is a simulated cedar shake. Our second choice is an architectural shingle. We (the owners) are open to any other roof choices that will protect the house as well as complement it. Shutters: Presently, the house has wood shutters. The windows are original. Thus, we (the owners) have no protection but the wood shutters from hurricanes. They are not sufficient protection. We (the owners) would like to change them to a colonial style aluminum shutter.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Let the record show that Carole Martin and roofing contractor, Ben Preston of Preston Enterprises presented this request. Mrs. Day explained that this 1934 Fatio house was designated in 1994. It was designed in the Monterey style with a wood shake roof original to the house. Mr. Preston showed samples of the two proposed roof materials, Monier Cedar Lite and Fiberglass

dimensional shingles. Mr. Preston noted that the roof will not accept concrete tile. Mrs. Martin showed a sample of the aluminum shutters proposed which will be black.

Mrs. Day noted that wood shutters would be more appropriate, and either roof material would be acceptable. Mr. Frank stated that at Duck's Nest, the original Dade County shake shingles were replaced with Georgia cedar shake shingles which failed after five years. Subsequent to that, Duck's Nest was re-roofed in GAF Timberline fiberglass shingles.

MOTION BY MRS. HOFFMAN TO APPROVE THE MONIER CEDAR LITE AND THE ALUMINUM SHUTTERS, WITH A BACKING, IN BLACK.

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

C. Application for Certificate of Appropriateness #5-2005, (deferred from April & May) Restoration, Addition, Garage Doors

Owner/Applicant: David and Elizabeth Wetherell

Address: 222 El Brillo Way

Architect: Brower Architectural Associates Inc.

Project Description: Request approval for restoration, addition to historic structure, and garage doors, which is further described as: This is a one and two story addition to an existing recently landmarked house. The additions attach to the existing garage and guest apartment. The project consists of a sitting room on the second floor for the existing guest rooms and an exercise room on the ground floor. At the east end there is another two-story element with a cabana on the ground level and the owner's office above. A one story open loggia will connect the two, two-story structures. The restoration work consists of the completion of the work contemplated, but not completed three years ago including: adding windowsills and/or brackets to windows at various locations (specifically on the north side of the garage; on the south side of the garage; on the south side of the dining room; on the east side of the house both on the first and second floor; on the west of the house both front and second floor. Additionally, add brackets to the balcony on the north and south elevation.) Also, widen the garage doors from 8' to 9'. Other associated changes as presented. Please note that at the April meeting, this item was deferred for further study. At the May meeting, there was a motion for deferral to the June meeting with the stipulations that the architect study the staircase from the first to the second floor to see if it can be placed on the outside of the building; study sliding the study/cabana room over to the other building creating a long hipped roof from one end to the other; and, study creating an open one story loggia by the cabana, for the pool, resulting in a U-shaped house.

PLEASE NOTE THAT THE ARCHITECT HAS REQUESTED DEFERRAL TO THE JULY MEETING.

**MOTION BY MR. EIGELBERGER FOR DEFERRAL TO THE JULY MEETING.
MOTION SECONDED BY MRS. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

Please note that items D, E, and F are for 1768 South Ocean Boulevard and the record related to these three applications for Certificate of Appropriateness follows the description of Item F.

D. Application for Certificate of Appropriateness #6-2005, (deferred from April & May) Landscape/Hardscape, Lanterns

Owner/Applicant: Mr. Stephen Schwarzman

Address: 1768 South Ocean Boulevard

Architect: Ferguson & Shamamian Architects, LLP

Project Description: Request approval for landscape/hardscape, and wall and ceiling mounted lanterns, which is further described as: Bronze lanterns are proposed to be mounted at all entry locations and within outdoor porches. The lanterns in the forecourt are to be lit with gas. All others will be electric. Proposed hardscape design, hardscape materials, planting plans and lighting. Other associated changes as presented. Please note that at the April meeting, this item was deferred to the May meeting as staff recommended, together with a re-study of the front east lawn and terrace, the lanterns, the design of the wall fountain at the pool, re-using the original coquina if possible, and the south pool. At the May meeting, this project was deferred to the June meeting at the request of the applicant.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

See discussion after Item F.

E. Application for Certificate of Appropriateness #7-2005 (deferred from May) Addition to historic structure/Landscape/hardscape

Owner/Applicant: Mr. Stephen Schwarzman

Address: 1768 South Ocean Boulevard

Architect: Ferguson & Shamamian Architects, LLP

Project Description: Request approval for addition to historic structure, and landscape/hardscape which is further described as: Descending sash: a single operable window sash to enclose the west elevation of the loggia in inclement weather. The sash descends into the basement when not in use. It is glazed with eight clear full-height panes of glass. The middle two panes are operable (slide open) for egress to the terrace. The track and frame are completely concealed in the adjacent walls and ceiling. The loggia is not part of the original structure. Cabana skylight: a fixed 3 ft diameter skylight to admit daylight into the basement cabana. The skylight is a thick slab of frosted glass set flush with the adjacent terrace paving stone. The terrace is not part of the original structure. Replace existing north retaining wall with new retaining wall of same style in same location. And other associated changes as presented.

At the May meeting, this project was deferred to the June meeting at the request of the applicant.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

See discussion after Item F.

F. Application for Certificate of Appropriateness #13-2005.

Landscape/hardscape and minor modifications

Owner/Applicant: Mr. Stephen Schwarzman

Address: 1768 South Ocean Boulevard

Architect: Ferguson & Shamamian Architects, LLP

Project Description: Request approval for landscape/hardscape, and other minor modifications to approved house design which is further described as follows: **Additional Items That Modify or Amplify Previously Approved Designs** As the Four Winds project has progressed, the Owner's professional team has identified certain design details that should be modified slightly from the original drawings submitted in the winter and spring of 2004. This is typical of a project of this type. The Owner seeks Commission approval of the following minor alterations of the previously approved designs.

1. North elevation (entry facade: Exhibit 14)

a. **Library roof shingles:** The library roof shingles have been changed from the originally approved metal to wood shingles to be consistent with the other roofing materials used on the house.

b. **Front porch roof.** The original front porch ceiling will be reconstructed in its original domed configuration. As part of this construction, a shallow roof dome will be required. *See Exhibit 26.*

c. **Garage door.** The lock rail on the garage door should be raised to contain the mortise lock box and preserve the thin stile and rail dimensions. This requires the reconfiguration of window lites from eight to six. *See Exhibit 14.*

d. **Basement bedroom door.** We have added a solid door to provide privacy and a feeling of security. The door will have a louvered appearance to reference tropical architecture. *See Exhibit 14.*

e. **Pool house chimney.** The pool house chimney will be enlarged slightly to conceal exhaust from the kitchen. *See Exhibit 14.*

2. East elevation (street facade: Exhibit 15)

a. **Library balcony railing.** To satisfy building code safety requirements, we have added an unobtrusive railing to this balcony. *See Exhibit 27.*

b. **Bronze sash in library bow window.** Because of the large dimensions of this window sash, it cannot be reconstructed in wood to current hurricane standards. Therefore, to create greater durability and a tighter water seal, we will fabricate the sash in bronze in accordance with the original wood profiles. *See Exhibit 28.*

c. **Guest wing entry door.** We propose to make the door narrower than the original design to reinforce its subordinate position relative to the front door of the main house. *See Exhibit 15.*

d. **Chimney spark-arresters/draft-inducers.** Spark arresters with mechanical draft inducers are required to reduce the risk of fire on the wood roof. The proposed design will be similar in appearance to the backdraft vents on the original chimneys. *See Exhibit 29.*

e. **South Ocean Boulevard Gates.** New gates at the forecourt entrance and service driveways will provide visual privacy and security. The proposed designs are consistent with the style of

the house. *See* Exhibit 9 (this element is new with this application.)

3. South elevation (Exhibit 16)

- a. New windows in south loggia.** New windows for rooms that otherwise would not receive sunlight are required. Their appearance on the exterior elevation is suppressed by partially concealing them behind wood grills set flush with the siding. *See* Exhibits 16,32.
- b. Bronze sash.** The large sash will be made of bronze for the same reasons discussed above in connection with the east elevation library bow window. *See* Exhibit 28.
- c. Pool house opening.** The openings into the pool house will be enlarged to admit more light and air. *See* Exhibit 16.
- d. Media room window.** This window is omitted in a room that does not require daylight. This window is compositionally unnecessary on the south elevation. *See* Exhibit 16.

4. West elevation (Exhibit 17)

- a. Flower room door.** The same modifications as discussed above in connection with the north elevation garage door are required. *See* Exhibit 17.
- b. Cabana door.** The same modifications as discussed above in connection with the north elevation garage door are required. *See* Exhibit 17.
- c. Pool house opening.** The same modifications as discussed above in connection with the south elevation pool house opening are required. *See* Exhibit 17.
- d. Tennis porch and pool house porch details.** A smaller proportioned lattice grid between the posts is more appropriately scaled to the surrounding details than the grid previously approved by the Commission. *See* Exhibit 17.
- e. Railing.** The railing will require newel posts for structural stability and to provide visual punctuation. *See* Exhibit 30.
- f. Main house, second story offset.** The proposed two-inch offset reinforces the tripartite composition of the main house and breaks up the long expanse of wall. *See* Exhibit 17. This detail is similar to the design recommended by the Commission on the west elevation of the guest wing.
- g. Bronze windows and doors in breakfast room.** These windows and doors have thin sightlines, in contrast to the typical windows and doors, to reinforce the outdoor character of the room. *See* Exhibit 28. This can only be achieved using bronze.

The covered exterior areas of the house were not completely described in the initial Application and, in this Application, we seek approval of these areas.

- 1. West loggia interior.** The floor will be a blended pattern of Dominican coquina and Giallo Venezia, the walls will continue the typical wood siding, and the ceiling will be flat smooth stucco. The mantel on the firebox was previously approved, and will be a stone bolection molding on a raised stone hearth. *See* Exhibit 31.
- 2. South loggia interior.** The floor will be a continuation of the Dominican coquina paving on the adjacent pool terrace. The walls and ceiling will be treated in the same manner as in the west loggia. *See* Exhibit 32.
- 3. Pool house interior.** The floor will be made of Dominican coquina with a border and cabochons of Alabastrino. The walls will be stucco with painted wood lattice paneling to evoke a garden gazebo. The ceiling will be painted wood planks. The mantel will be a stone bolection molding. The cooking island and hood will be made of painted materials. *See* Exhibit 33.

4. **Tennis porch interior.** The floor will be pink brick in a herring-bone pattern with a Dominican coquina border. The walls will continue the typical wood siding. The painted ceiling will be the exposed wood structure. See Exhibit 34.

5. **Cloister interior.** The cloister floor will be pink brick in a herring-bone pattern with a Dominican coquina border. The courtyard floor will be Dominican coquina and grass. The walls will continue the typical wood siding and the painted ceiling will be wood planks and beams. The raised coquina fountain will provide a visual focus. The lush planting will provide a contrast to the crisp indoor feeling of the cloister. See Exhibits 35-36.

CONCLUSION This Application presents a comprehensive presentation of the current site design and minor modifications to the house. The Owner requests that the Commission issue a Certificate of Appropriateness approving these designs.

RECORD OF HEARING FOR ITEMS D, E, AND F

Attorney Maura Ziska introduced Architect Mark Ferguson and Landscape Designer, Mario Nievera, and co-counsels Sandy D'Alemberte and David Elbaum. She thanked the members for taking the time to visit the site and meet with the design team. Ms. Ziska explained that at the April meeting, the project had been deferred for re-study, and it was suggested that the project not be presented in a piecemeal fashion, but as one comprehensive project. Another deferral allowed for additional changes to be made, which brings us to today's hearing. She noted that the applicant's representatives met with the neighbors to the north and south, and both have submitted letters of support for the project.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

Mr. Hanley has been on the site and met with the architect and landscape architect.

Mrs. Hoffman met on site with the architect.

Mr. Pandula spoke by phone with Ms. Ziska.

Mr. Eigelberger stated that he had been to the site before and had another conversation.

Mrs. Bresnan visited the site and met with the architect, the landscape architect and Ms. Ziska.

Mrs. Coniglio met on the site with all three.

Mrs. Rubin met on the site as well.

(For the purposes of these minutes, only information which is additional beyond what has already been described above will be transcribed.)

Mr. Ferguson stated that they had made a great effort to try to provide a comprehensive presentation today. He thanked the members for visiting the site and for their comments. He circulated copies of the revised plans which had been reduced to booklet form.

Mr. Ferguson first addressed the five items which had been deferred from the April hearing. The LPC had suggested a looser arrangement of trees on the east lawn for a more natural landscape, and the architects agreed. The east terrace (part of the house when it was landmarked in 1990) will be restored to allow enjoyment of the east side of the house. The south pool has now been simplified with less terrace and less planting. The owner values this pool as he anticipates that it will be part of their daily living. A family room with loggia and terrace leads out to the south

pool. The pool is flush with the lawn and will only be visible from the family room and south loggia. Mr. Ferguson showed a rendering of the proposed west pool fountain which is built into the retaining wall of the main terrace. The fountain has three tiers, a mask with a spout and a basin and the water spilling into a pool mounted in the terrace. The LPC had thought that the previously presented lanterns were inappropriate for the house. As such, an English designed lantern was selected instead. This lantern occurs in all locations shown on the plans, except for those on the tennis porch at the guest wing. In that location, can lights painted to match the building will be installed. Lastly, approximately 30 square feet of coquina stone was salvaged from the west terrace. Mr. Eigelberger had visited the site to confirm the remaining usable coquina. It will be used as a decorative border at the east terrace and to edge the garden path on the south side of the property.

Mr. Ferguson stated that the north retaining wall is in disrepair and needs to be reconstructed. This had been staff approved last week and a permit will soon be submitted. The cabana skylight, 3 feet in diameter, is a walkable glass panel in the paving of the garden surrounding the breakfast room. The glass serves to bring daylight into the cabana room below, which is at the basement level under the terrace. Due to the winds normally encountered at the site, an operable wind screen has been proposed. It will be made of six panels of unframed glass and will be pocketed in the basement. Mr. Ferguson discussed the series of gates on the property, the main entry gates, the service gate, and the garden gate. The main entry gate has open framework, and round pickets which will be painted and supported by piers bearing antique finials. The gate will be detailed as if it were wood, but may need to include some metal elements due to its size. The service gate is partially solid gate with open spindles at the top. The garden gate will be made of solid planks. It will match the wall in height and color to disappear into the wall.

MOTION BY MR. EIGELBERGER TO APPROVE ITEMS "D" AND "E".
MOTION SECONDED BY MRS. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.

Staff thanked the architect for a good presentation and a comprehensive submission package. It should be noted that the architect brought a model of the house to the meeting.

With regard to **Item F**, Mr. Ferguson reviewed each of the changes as listed above.

MOTION BY MR. EIGELBERGER FOR APPROVAL OF ITEM "F".
MOTION SECONDED BY MR. HANLEY.
MOTION CARRIED UNANIMOUSLY.

V Other Business:

- A. Informal Review: 1300 South Ocean Boulevard
 (In association with Variance #27-2005)
 For new detached three car garage (previously reviewed by LPC)

Attorney Maura Ziska stated that the LPC had previously approved the garage, but when the plans were submitted for permit, it was determined that a variance was needed for point of

measurement. As such, the matter must return to the Town Council for approval, but LPC feedback is requested in preparation for that hearing.

MOTION BY MR. EIGELBERGER TO APPROVE THE DESIGN, AND THAT THE LPC HAS NO OBJECTION TO THE APPROVAL OF THE VARIANCE.

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

Mrs. Hoffman brought up the subject of the **Palm Beach Public School** as she felt that the school, as it is being constructed, is not what the LPC had approved. Mr. Frank responded that staff agrees that there are some appurtenances on the building which were not on the original plans submitted to the LPC. He noted that the Town Manager's Office has requested working drawings from the School Board, and those will be compared to the LPC drawings. Mr. Frank will meet with Kris Garrison and the architect this afternoon to discuss these issues.

Mr. Eigelberger asked staff to keep a close eye on **1200 South Ocean Boulevard**. He stated that it appears that the building is not air conditioned, and it may be suffering from demolition by neglect.

Attorney Frank Lynch addressed the Coco's site, 290 Sunset Avenue. There has been an issue regarding the color of the ductwork leading from the kitchen to the smog hog on the roof. He presented photos of the current condition which indicate that the color of the ductwork has faded to the point that it now matches the color of the building. He also reported that the west wall's cracked stucco and holes have been repaired. Mr. Lynch noted that he hopes the LPC approves of the current situation at the site as there is a cash bond on hold at the Town which they would like to be released.

MOTION BY MR. EIGELBERGER TO DIRECT STAFF TO INSPECT THE SITE TO ENSURE COMPLIANCE BEFORE THE BOND MONIES ARE RELEASED.

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

Mrs. Day referred to the LPC workshop which was held last month after the regular meeting. Based on the comments at that workshop, she prepared a draft entitled. "Recommendations to the Town Council from the Landmarks Preservation Commission Workshop May 18, 2005." This draft represents the LPC's response to the recommendations made during the Four Winds hearings. Mrs. Day reviewed the draft document with the commission and asked for any corrections or additions.

MOTION BY MRS. HOFFMAN TO DIRECT STAFF TO FORWARD THESE RECOMMENDATIONS TO THE TOWN COUNCIL.

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

Comments regarding the Royal Park Bridge

Mr. Pandula explained that he was asked to bring up the subject of the Kapok trees which are to flank the end of the bridge on the Palm Beach side. It was noted that this subject was discussed at the Town Council meeting yesterday, and it appeared that the Kapoks were approved. Mrs. Day stated that it had been suggested by Mr. Moore that the Kapoks are a very dirty tree and will not serve the Town well. He suggested that Live Oaks might be a better choice. Members recalled that Live Oaks were the original choice for the trees, but availability was a problem.

Mr. Eigelberger stated that Kapoks are naked 4 months of the year; their leaves shed; and, they have a very shallow root system.

Mr. Randolph stated that Mr. Sanchez had worked with the Garden Club in selecting the trees, and the Town Council approved the Kapoks. He advised the LPC, however, that they can certainly make a recommendation for a different tree and pass that on to the Town Council. Mr. Eigelberger recalled that there is a large Live Oak in Pan's Garden, and perhaps the Preservation Foundation might reveal a source for them. Live Oaks are green all year round, are quite durable, and are not shallow rooted.

MOTION BY MR. EIGELBERGER TO DIRECT STAFF TO DRAFT A LETTER TO THE TOWN COUNCIL, FOR THE CHAIRMAN'S SIGNATURE, RECOMMENDING LIVE OAKS RATHER THAN KAPOKS.

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

Mr. Pandula also brought up the lighting of the bridge near the water level. Mrs. Day stated that she had researched lighting on other historic bridges in Florida, and will be happy to discuss that with the DOT if that is the desire of the LPC and the Town Council. Mr. Moore has also asked Mrs. Day to bring up the light fixtures on the pilasters at the end of the bridge, as they are too small.

MOTION BY MR. EIGELBERGER ASKING STAFF TO FOLLOW UP WITH THE DEPARTMENT OF TRANSPORTATION RELATIVE TO THE LIGHTING UNDER THE BRIDGE AND ON THE PILASTERS.

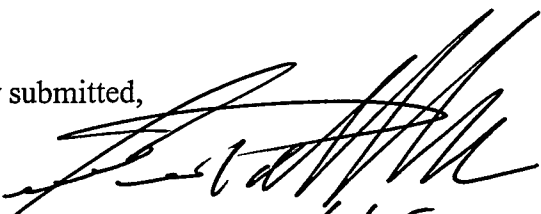
**MOTION SECONDED BY MRS. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

VI. Adjournment:

The meeting adjourned at 12:18 p.m. on a motion sponsored by Mr. Eigelberger.

The next meeting of the Landmarks Preservation Commission will be held on **Wednesday, July 20, 2005** at 9:00 a.m. in the Town Council Chambers, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,


7/11/05
Eugene Pandula, Chairman
LANDMARKS PRESERVATION COMMISSION

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**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

ATTENDANCE RECORD 2005

MEMBERS	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05
Eugene Pandula	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>						
Ann Vanneck	<u>P</u>	<u>P</u>	(n/a-terms expired)									
Ann Blades	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>E</u>						
Jack Pyms	<u>P</u>	<u>P</u>	<u>E</u>	(Resigned 3/29/05)								
Judy Hoffman	<u>P</u>	<u>U</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</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>						

ALTERNATE MEMBERS	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05
Robert T. Eigelberger	<u>P</u>	<u>P</u>	<u>P</u>	(Promoted to regular member)								
Eileen L. (Morris) Bresnan	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>						
Gail L. Coniglio	<u>n/a</u>	<u>n/a</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>						
Hazel Rubin	<u>n/a</u>	<u>n/a</u>	<u>n/a</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 2005

MEMBERS	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05
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Eugene Pandula	___	<u>VPD1</u>	___	___	___	___	___	___	___	___	___	___
Ann Vanneck	___	___	(n/a- terms expired)									
Ann Blades	___	___	___	___	___	___	___	___	___	___	___	___
Jack Pyms	___	___	(Resigned 3/29/05)									
Judy Hoffman	___	___	___	___	___	___	___	___	___	___	___	___
Patrick Segraves	___	___	___	___	___	___	___	___	___	___	___	___
Wendy Victor	___	___	___	___	___	___	___	___	___	___	___	___
William Lee Hanley Jr.	___	___	___	___	___	___	___	___	___	___	___	___
Robert T. Eigelberger	___	___	___	___	___	___	___	___	___	___	___	___

ALTERNATE MEMBERS	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05
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Robert T. Eigelberger	___	___	___	(promoted to regular member)								
Eileen L. (Morris) Bresnan	___	___	___	___	___	___	___	___	___	___	___	___
Gail L. Coniglio	___	___	___	___	___	___	___	___	___	___	___	___
Hazel Rubin	___	___	___	___	___	___	___	___	___	___	___	___

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 ORIGINAL DECLARED
CONFLICT PER JCR, TOWN ATTORNEY)