TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES
LANDMARKS PRESERVATION COMMISSION
WEDNESDAY, MAY 19, 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 9:04 a.m.

II **Roll Call**:

PRESENT:
Eugene Pandula, Chairman
Ann Blades, Vice Chairman
Wendy Victor, Secretary
Jack Pyms, Member
Judy Hoffman, Member
Patrick Segraves, Member
William Lee Hanley Jr., Alternate Member
Robert T. Eigelberger, Alternate Member
Eileen L. Morris, Alternate Member
John C. Randolph, Town Attorney
Veronica Close, Assistant Director of Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Jane Day, Staff Preservation Consultant

ABSENT:
Ann Vanneck, Member (Unexcused)
Robert L. Moore, Director of Planning, Zoning & Building

RECORDING SECRETARY: Cynthia M. Delp

III **Approval of the Minutes of the April 21, 2004 Meeting:**

MOTION BY MR. PYMS FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MRS. VICTOR.
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 2004)
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.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mr. Frank stated that no one was present today from the architectural firm, but a letter dated May 17, 2004 from Francis X.J. Lynch, the attorney for the owner, had been received. Mr. Frank read the letter into the record. The letter addresses the project update which was expected to be heard today in conjunction with the deterioration by neglect issue for 455 North County Road (Item B). Within the body of the letter, Mr. Lynch states that "the structure has essentially been completed and the roof dried in." Doors and windows have been ordered and roof tiles are being fabricated. All floors are now poured concrete and steel, as the former wood members could not be saved. "In the next three (3) months, the contractor expects to commence interior framing and electrical, mechanical and HVAC work." Mr. Lynch also enclosed a series of twenty-seven (27) photographs reflecting the current status of construction at the site, which he deemed "active, clean and secure."

Mr. Pandula noted that Mr. Lynch's letter addresses Item B, but as for Item A, he read the note about what happened at the April meeting (see last bolded paragraph above). Mr. Frank responded that since season is over, it would not hurt to defer Item A for another month. It should be re-noticed, he thought, if deferrals extend to the Fall.

Mrs. Victor stated that she has heard that the property owner wants to take over the shared driveway at the site. Mr. Frank stated that since no formal application has been filed in that regard, it should probably not be on the table for discussion. He noted that the landscape architect did bring him such a proposal, but Mr. Frank told the architect that this would be unacceptable and that scheme had been previously rejected.

MOTION BY MR. PYMS TO DEFER COA #25-2003 (ITEM A) TO THE JUNE MEETING, AND TO ACCEPT THE UPDATE REPORT (ITEM B) PROVIDED WITHIN THE LETTER.

MOTION SECONDED BY MR. SEGRAVES.
MOTION CARRIED UNANIMOUSLY.

B. Continued Public Hearing for 455 North County Road relative to Deterioration by Neglect
Owner: 123 LLC
Address: 455 North County Road

Please note that this matter was heard at the September 17, 2003 regular meeting, the additional September 25, 2003 meeting, and the November 19, 2003 regular meeting of the Landmarks Preservation Commission. At the November 19, 2003 meeting, there was a motion to defer this public hearing to the February 2004 LPC meeting at which time a job status update was given, together with photos to illustrate the progress of the job. At the February meeting, there was a motion to accept the owner's report, and to return to the LPC in 3 months for another update.

As noted in Item A, above, the deterioration by neglect report presented in the form of Mr. Lynch's letter, was accepted by the LPC, and it is understood, per Mr. Frank, that the owner or his representative will return to the LPC in three months to continue the quarterly reports previously requested with regard to the deterioration by neglect issue.

C. Application for Certificate of Appropriateness #3-2004, *(deferred from March & April)* 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.

Mr. Frank reported that he had a verbal request from the architect for a deferral to the June meeting.

MOTION BY MRS. BLADES FOR DEFERRAL OF THE PROJECT TO JUNE.
MOTION SECONDED BY MRS. VICTOR.
MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness # 6-2004, (deferred from April)
Modifications to service station (In association with Special Exception Modification #9-2004 w/Site Plan Review)
Owner/Applicant: Gray's Sunoco, Inc., Richard Gray, President
Address: 340 South County Road
Architect: Ames Bennett & Associates, P.A.
Project Description: Owner proposes to modify the operation of his gasoline service station/auto repair business by relocating the auto repair operation to a remote, off-island location and replace the vacated spaces with a convenience store, consolidated with his current retail auto fuel business operation. In order to appropriately affect this change, all of the garage doors would be removed and the fenestration walled-up except for a new store entrance and adjacent plate glass show-windows. The architecture would be modified to render a more authentic Mediterranean Revival character to the roof and entrance by using proper "pan and cover" red clay barrel tiles and eaves throughout, at a 6:12 roof pitch, eliminating the pseudo-Mediterranean plastic tile mansard system that exists. The

new design is an effort for the property to fit into the potpourri of Mediterranean, Art Deco, English Half-Timber and Regency styles of the Town Hall Square Historic District without competing with the architecture of the Town Hall and new Fire Station.

Please note that this application was reviewed informally at the March 2004 meeting. At the April meeting, there was a motion for approval of the project as presented, with the proviso that the applicant returns with color samples, and that the landscaping and circulation design be re-worked and return next month for review.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

As no person was present on behalf of this project....

MOTION BY MR. PYMS TO DEFER THIS ITEM TO THE END OF THE AGENDA.
MOTION SECONDED BY MRS. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.

When this item was called, at the end of the meeting, Mr. Ames Bennett, Architect, presented the revised plans. The plans show an addition of double doors on the rear of the building for handicap access. These doors match the double doors on the front facade. While the curb cuts remain, the parking layout has been changed resulting in increased green space at the northeast corner of the building, and at the southeast corner of the site. The roof will be done in true barrel tile in a three color blend. As for color, Mr. Bennett proposed Benjamin Moore OC12 for the building, a warm grey color, mahogany outlookers, ivory trim, and dark framework surrounding the glass.

The LPC preferred a warmer, different color for the building, "Lambskin," Benjamin Moore OC3. This was acceptable to Mr. Bennett. Queen palms were the palm of choice for the site, but the LPC advised that they would more appropriately be foxtails.

MOTION BY MRS. VICTOR TO APPROVE THE PROJECT AS REVISED AND PRESENTED TODAY, WITH THE PAINT COLORS AS APPROVED TODAY, AND SUBSTITUTING FOXTAIL PALMS FOR QUEEN PALMS.

MOTION SECONDED BY MR. PYMS.
MOTION CARRIED UNANIMOUSLY.

E. Application for Certificate of Appropriateness # 7-2004, (deferred from April) Kitchen relocation/slat house enlargement, ballroom entry loggia addition, canopy (In association with Special Exception #11-2004 with Site Plan Review)
Owner/Applicant: The Mar-a-Lago Club, LLC
Address: 1100 South Ocean Boulevard
Architect: Tercilla Courtemanche Architects
Project Description: Request approval of the following:

1. Relocate the proposed kitchen facilities from the pavilion (ballroom) building to the slat house
2. Enlarge the slat house to accommodate a kitchen and a kosher kitchen
3. Relocate chiller
4. Addition of 15 feet to the entry loggia of the pavilion (ballroom) building.
5. Construct a canopy from the slat house to the pavilion (ballroom) building and along the south side of the pavilion (ballroom) building
6. Other associated changes as presented

Please note that this application was reviewed informally at the March 2004 meeting. Please note that at the April meeting, there was a motion for approval of demolition of the slat house. There was also a motion for deferral of the kitchen building and loggia extension to the May meeting. (It should be noted that the LPC asked that the Moorish insets be removed, that the floor and ceiling pattern be presented, and that revised plans introduce a skylight and/or fountain.) There was also a motion for deferral of the landscape plan to the May meeting.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATIONS: Mr. Pandula stated that he met with Mr. Blackman and Mr. Gonzalez relative to this project.

Attorney Ray Royce addressed the commission to bring the members up to date relative to this matter. He stated that the Town Council, at its April meeting, approved the separate kitchen building, the breeze way connecting the kitchen with the ballroom, the extension of the loggia on the north side of the ballroom by fifteen (15'), and directed that the exterior of the kitchen building be consistent with the exterior of the ballroom building. The request for a canvas awning along the south side of the ballroom was withdrawn at that Town Council meeting as well, and the kosher kitchen concept was deleted. At the May 11, 2004 Town Council meeting the size of the kitchen building was clarified, and the Town Council approved a building 60 feet in width (east/west), and 61.25 feet in length (north/south). Mr. Royce then listed the open issues as follows:

(1) Exterior architectural features of the kitchen building
(2) Exterior architectural features of the breeze way
(3) Exterior architectural features of the loggia extension
(4) Relocation of the chiller
(5) Landscape plan

Mr. Wes Blackman, Director of Planning at Kilday and Associates, stated that at the last LPC meeting, there was an approval for demolition of the existing slat house building. Since that time, the plans for the kitchen building/breeze way have been refined, based on previous

commission comments. He introduced architect Rick Gonzalez to discuss the architecture.

Mr. Rick Gonzalez, Design Architect, stated that he and Mr. Lance Courtemanche, Architect of Record, have been working together on these plans. The design team took another look at the breeze way, which the LPC felt was too large. After review, they were able to reduce the breeze way by approximately 20% by shrinking it about 15 feet in the north/south direction and moving it 5 feet closer to the building. The end result is a 25 ft. x 20 ft. breeze way with decorative columns. The slab is a break away slab for easy access to the many utilities running under the breeze way. Mr. Gonzalez reviewed the elevations of the kitchen building. He noted that the exhaust will be handled through the typical decorative chimney found on other buildings at Mar-a-Lago. Mr. Eigelberger asked whether the kitchen chimney could be lowered, but Mr. Pandula offered that the chimney detail is the only unifying architectural feature found on each of the buildings, and as such, is appropriate.

Mr. Segraves and Mr. Pandula inquired regarding the niche on the north elevation of the kitchen building. Mr. Gonzalez explained that they had the option to do the niche or do windows, but since the dishwashing equipment is located in this area, the niche was the suitable solution. Mr. Segraves felt the kitchen looked a little plain, but Mr. Gonzalez stated, in compliance with the National Trust, there was a deliberate attempt to downplay the kitchen architecturally. Mr. Pandula asked whether the height of the building could be lowered at all. Mr. Gonzalez responded that 2 feet could be removed from the height, without impacting the mechanical systems of the building.

At the extended entry loggia on the ballroom building, the building corners have been clipped. There is an interesting cast stone pattern on the floor, and a ceiling pattern as well. Four benches have been added to create an outdoor seating area, and there is a Moorish fountain in the middle of the space. Two curved arches have been removed, cast stone pillars have been added, and the size of the parapet has been doubled from 8" to 16".

Mrs. Victor stated that this project is troubling her as it has gotten bigger and bigger. She noted that in her recent reading, it was made clear that there is a responsibility, with buildings on the National Register, to ensure that the usage of the property does not change. It was her opinion that the nature of the property is changing to a party and entertainment center rather than being a home of a historic personage. Mr. Pandula responded that prior to the property becoming a club, this property was in failure as a private home. The property has experienced adaptive re-use as a club to continue its life. It must now be allowed to be successful as a club, while maintaining its integrity as a landmark.

MOTION BY MR. SEGRAVES FOR APPROVAL OF THE NEW DESIGN OF THE KITCHEN AND BREEZE WAY WITH THE PROVISO THAT THE HEIGHT OF THE KITCHEN BUILDING AND BREEZE WAY IS REDUCED BY TWO FEET.

MOTION SECONDED BY MR. PYMS.
MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. VICTOR FOR APPROVAL OF THE NORTH LOGGIA EXTENSION, AS REVISED.
MOTION SECONDED BY MRS. BLADES.

MOTION CARRIED UNANIMOUSLY.

Mr. Pandula asked Mr. Blackman to show the new chiller location. The site plan showed the relocated chiller, as approved by the Town Council, for a location northeast and adjacent to a parking area.

MOTION BY MR. PYMS FOR RELOCATION OF THE CHILLER, AS PRESENTED.
MOTION SECONDED BY MRS. VICTOR.
MOTION CARRIED UNANIMOUSLY.

Mr. Blackman introduced Mr. Bob Smith, Landscape Architect. Mr. Smith noted that at last month's meeting, he had reviewed the entire landscape plan conceptually with the commission, so there was no need to do that again this month. As an overview, he called this an informal, highly tropical installation. In the front of the building, there will be a forest of cocoanut palms. Existing seagrapes will be maintained, as well as existing vegetation which screens the parking lots and the chiller. Informal plantings will take root under taller trees. Mr. Smith addressed the previous concerns of the commission relative to the view of the ballroom from the south property line. He showed photos of the existing condition at the site, and a colored rendering of same with plant materials installed. Mr. Smith recommended additional fishtail palms and salt tolerant, FP&L approved, silver buttonwoods at a height of approximately 14 feet to fill in any remaining open views. Three cocoanuts have also been added at the south perimeter in an attempt to break the eave line of the building.

Mr. Eigelberger mentioned that he heard a rumor that the roundabout at Southern Boulevard and South Ocean Boulevard will be eliminated when the road is widened. Mr. Frank stated that this circle has been studied several times. The Town accepts the fact that traffic slows in this area, and the Comprehensive Plan supports it. The Town performs traffic counts yearly, and the results have not shown any significant increase in the traffic which might trigger a widening of the road. He also added that the circle may already be landmarked as a result of the Southern Boulevard Bridge Scenic Vista. Mrs. Blades stated that the Garden Club is proposing a plan to re-landscape the circle in a lush, tropical design.

MOTION BY MR. PYMS TO APPROVE THE LANDSCAPE PLAN AS PRESENTED.
MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

F. <u>Application for Certificate of Appropriateness #8-2004, (deferred from April) Window changes</u>
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.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mr. Frank read a letter into the record from List Management Company, Martin List, which requested a deferral to the June meeting since a definitive decision has not yet been made. Staff recommends deferral of the project as requested. Mr. Frank noted, however, that if they submit casement windows with correct muntin bars, he will be able to staff approve the project.

MOTION BY MRS. BLADES FOR DEFERRAL TO THE JUNE MEETING.
MOTION SECONDED BY MRS. VICTOR.
MOTION CARRIED UNANIMOUSLY.

G. Application for Certificate of Appropriateness #10-2004,
(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

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.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mrs. Blades met with the landscape architect, and Mr. Pandula spoke with Mr. Skowron of Morgan Wheelock.

Mr. Don Skowron of Morgan Wheelock Inc. stated that since the last meeting, the Town Council approved the 4-5 variances requested, i.e., side or rear setback of Garden House, height of fence/walls, columns, deviating from having to have a hedge in front of open fence sections, and the height of the columns and gates of the public entrance. Mr. Skowron stated that he had given a full presentation last month, and would be happy to answer any questions the LPC might have.

Mrs. Victor inquired where the main axis of the design is located. Mr. Skowron replied that the main east/west axis is at the library entrance doors, while the north/south axis is found in the

positioning of the central fountain of the Garden House. Mrs. Victor commented that as one leaves the library building and moves toward the garden there does not seem to be a focal point or vista to pull you in further. Mr. Skowron responded that visitors have several options as they arrive at the north courtyard. He referred to the garden as a journey requiring exploration. Mr. Eigelberger commented that the garden lacks a main reception area, and the library is not important to the garden. It was his opinion that 90% of persons who visit the gardens enter through the walkway to the south of the library, and as such, the whole design could be slid down enough so that the fountain is placed at the end of that familiar entrance walkway. In short, he felt the design, while beautiful, lacks focus.

Mr. Ervin Duggan, President of the Society of the Four Arts, and Mr. Skowron were sworn at this time.

In response to earlier comments, Mr. Duggan added that Mr. Skowron was instructed by the Society of the Four Arts to create an axis off the library doors. He commented that the three sets of French doors at the rear of the library have never been used, but the proposal changes that, making those doors important for entry into the garden. In fact, the library doors will be opened to draw persons out. The library itself will change in its function as social events are planned there. Two pavilions are planned outside the library doors, and then a large gate for a grand, ceremonial entrance into the garden on axis with the fountain.

Mr. Frank noted that the proposal represents a major architectural re-orientation of the an existing landmarked structure, namely, the library. As such, more details are required relative to these changes than have been presented thus far. Mr. Skowron responded that the architectural features of the library are not being changed. Outside the library, however, an unorganized series of shacks and buildings will be removed, leaving the area much better organized, together with the introduction of the two pavilions with details similar to the library building, and two major entry pillars.

Mrs. Day stated that it is important to consider how the garden elements relate to the historic buildings around them. The garden is surrounded by works of John Volk, William Manley King, Maurice Fatio, and the landmarked Palm Beach Public School which are also under the LPC's jurisdiction. As such, changes made to the Four Arts garden must be harmonious with the surrounding historic structures. Mr. Skowron responded that the garden plan respects the other landmarks as it does not compete with them.

Ms. Close remarked that the LPC may need to defer this project for additional visual presentation material to clarify the issues surrounding the project. Mr. Pandula agreed. He stated that the garden is surrounded by finite elements, i.e., buildings. The garden must integrate with them, yet stand apart. He added that most people who want to enjoy the garden will not want to access it through the library. So, for those people who want to go to the garden, they will most likely use that familiar walkway to the south. If they do, however, they will still not arrive at the garden. The axis remains strongly through the library, which is less likely to be used.

Attorney Tim Hanlon of Alley Maass noted that the construction time line is tight for this project. As such, he stated that approval today is essential, but approval could be offered with a direction to the applicant to return with more elaborate photos and plans for the entry feature.

Mrs. Hoffman questioned that if the library will now be used for more social functions, are there plans to change the west elevation as well, particularly in light of the fact that there is just one small door on that elevation. Mr. Duggan replied that there are no plans to change the west entrance to the landmarked library building at this time. In fact, he maintained that visitors will still use the south walkway rather than entering through the west door of the library.

Mr. Hanley commented that placing the fountain on axis with the library serves to enhance the library. He stated that he loves the way the proposed axis emphasizes the existing Fatio library. He did see a problem with how the plan has a visitor access the garden, however. Mr. Pandula thought that the applicant should return with some additional information regarding the linkage between the gardens and the building.

Ms. Maia Gaillard of the Preservation Foundation stressed that this is a landmark which is part of the public trust. She felt that preserving the public trust is more important than the function of an organization.

Mrs. Hoffman questioned whether the columns are really appropriate in front of a Fatio building. Mrs. Day stated that they may or may not be, but full renderings are needed for that determination to be made. Mr. Pandula stated that a view from the library out to the pavilions and perimeter wall, and showing the columns is necessary for that review. Mr. Eigelberger stated he would like the applicant to submit a model of the site, as it is a square block in the town. Mr. Duggan responded that they will return with a full visual presentation, but having to construct a model would add at least $5,000 to the cost. Mr. Eigelberger was not sympathetic to the financial concern, due to the importance of this project, the cost of the overall project, and the fact that the gardens will be there for a long, long time. Mr. Duggan still held to the plan to bring back a full visual presentation, without a model. Mrs. Victor asked the applicant to return with several design choices. Mrs. Day offered her services relative to providing knowledge about the surrounding landmarks.

Mr. Segraves asked whether a decision was made relative to the design of the new perimeter wall as it meets the existing property wall. Two options were offered: meeting the existing wall with a section of open pickets versus meeting the existing wall with new masonry which is gradually stepped down. The first option was Mr. Skowron's choice.

Mrs. Victor inquired as to the function of the two pavilions to be located outside the library. Mr. Skowron responded that they will provide a place for informal meetings, a place to have tea, a place to sit under the shade, and to stage other passive activities under cover. Mrs. Hoffman remarked that the pavilions inhibit the view of the library building. Mrs. Blades asked Mr. Skowron to keep the design as simple as possible, as she felt there was just "too much going on" in the proposal, and this parcel is one of the last large pieces of green left on the island. Mr. Skowron stated that the green space is calculated to be 57% to 65.3%.

Mr. Skowron presented the hardscape materials for the project: Formal Brazilian quartzite for the upper terrace, an informal "tabby" material (a mix of shells and colored concrete) for the paths; island stone for the landscape rooms, and regular gravel at the palm court.

A site visit was suggested, either on an individual basis with each commissioner, or as a group in the form of an advertised meeting.

MOTION BY MRS. HOFFMAN 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.

MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

Mr. Duggan announced, despite previous comments, that the Four Arts will arrange to have a model of the proposal.

Later in the meeting and relative to the Society of the Four Arts site visit, it was decided that this item would be placed last on the agenda with the site visit to follow. The meeting would be actually adjourned in the Town Council Chambers to reconvene on site. (*This note will appear later in this record to reflect when it was actually discussed.)*

Let the record show that there was a short recess from 11:05 a.m. to 11:15 a.m.

H. Application for Certificate of Appropriateness #11-2004,
Additions and remodel (Tax abatement project)
Owner: James F. Dolan, as Trustee of the Enid A. Haupt Revocable Trust Agreement
Applicant: Avram and Jill Glazer (Contract Purchasers)
Address: 5 Middle Road
Architect: Thomas M. Kirchhoff
Project Description: Request approval as follows:

1. The applicant seeks to rehabilitate interior areas of the existing landmarked structure to upgrade outdated service spaces for modern convenience and lifestyle, while preserving the location, character and detailing of the existing principal rooms (Entry, Stair Hall, Living Room, Library and Sun Room)
2. Refinements to air conditioning, electric, and interior decorations.
3. Modify the existing North wing along Gulfstream Road from the current layout of segregated, secluded staff functions to accommodate more open family functions of kitchen, breakfast room and support on the first floor, and exercise, laundry and guest suite on the second floor.
4. Add a new Family Room on the North Wing of the house (adding approximately 600 square feet)
5. Renovate the second floor Master Suite and Guest bathrooms
6. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mr. Hanley, Mrs. Blades, Mrs. Hoffman, Mr. Eigelberger, Mr. Pyms, Mr. Pandula, Mrs. Victor and Ms. Morris stated that they had met with the architect, Mr. Thomas Kirchhoff. Mrs. Victor added that she had spoken with the owner's wife.

All remaining persons were sworn at this time.

Mr. Kirchhoff stated that the owners closed on the property yesterday. It is an English Renaissance house designed by Wyeth and King in 1937, and was designated a landmark in 1989. He announced that this is a tax abatement project consisting of rehabilitation and an addition. Mrs. Day noted that this project must be reviewed using the Secretary of the Interior's Standards both interiorly and exteriorly. The site has 38,000 square feet (188 feet deep and 215 feet wide) with the main entrance off Middle Road. The main body of the house is L-shaped. The bulk of the proposal is to add a family room wing, and to re-work the service wing, together with a kitchen expansion. All significant rooms will remain as they are on both the first and second floors. Materials will likewise be maintained. A roofed loggia was added about fifteen years ago, but it is the floor of that terrace which is original, and will be kept. Mr. Kirchhoff reviewed the floor plans and elevations. It should be noted that the existing four garage bays will be converted to two. Mr. Kirchhoff stated that the landscape plans have not been finalized as yet, so these will be heard by the LPC perhaps in the August meeting.

Mr. Frank noted that he and Mrs. Day had visited the site. They were very much in favor of the project, but were concerned about the lack of transition at the staff area (center portion). Mr. Kirchhoff revised the design following those comments to arrive at today's presentation which is much more appropriate. Mrs. Day thanked Mr. Kirchhoff for resolving the problem areas. She was very pleased that the major rooms, Cuban tile, wood treatments, and original windows will remain as they are. These owners need a family wing, but it could be removed at a future date. She noted that this is actually a Georgian design with Caribbean influences, rather than an English Renaissance, and the original designation report will be updated to reflect that change.

The members took issue with the third arch next to the two arched garage doors on the north elevation. The plans show a window with shutters inside the arch, and a mud room is interior to that wall.. Mrs. Day suggested a false garage door as a more appropriate treatment. Mr. Eigelberger also took exception to the many lanterns shown on the garage elevation, as he felt it looked motel-like.

MOTION BY MRS. HOFFMAN TO ACCEPT THE PROJECT AS PRESENTED WITH THE EXCEPTION OF THE MUD ROOM WINDOW WHICH WILL BE DELETED AND A FALSE GARAGE DOOR PLACED WITHIN THE ARCH, AND TO CHANGE THE LIGHT FIXTURES ON THE GARAGE ELEVATION.

MOTION SECONDED BY MR. PYMS.
MOTION CARRIED UNANIMOUSLY.

VI <u>Other Business:</u>

A. Informal Review: 25 Middle Road
Driveway gates and gate post

Architect Jacqueline Albarran of SKA Architects presented this informal request on behalf of Mr. and Mrs. Preston. She stated that a few years ago, a driveway gate had been previously approved by the LPC. Recently, a variance for the driveway gates has been obtained from the Town Council. At the site now, a pedestrian ornate gate and a simple design, second driveway

gate exist. As such, the new gate would match either one of the existing gate designs. The owners prefer the ornate design, but have requested a rolling gate, together with the option to make the other driveway gate match. (The central, ornate gate is original to the house.)

It was noted that although the variance was secured from the Town Council, no application was filed for formal LPC review and approval, thus, the informal review today for feedback. Mr. Frank thought if there were no objections to the proposal, he might be able to staff approve the gates. Mr. Randolph advised that the LPC cannot vote on this matter today, but they can provide feedback.

Mr. Eigelberger noted that the balcony railing on the house is a combination of both gate design styles. He recommended that the new gate be done in either the simple design or a design matching the balcony railing, but definitely not the ornate design. Mrs. Day agreed that the ornate design is not appropriate for the new gate as better preservation is to be able to differentiate the original from the new. Mr. Eigelberger noted that since the gate will most likely be aluminum, it should be sandblasted as soon as it is made, and then painted to appear aged. Mr. Segraves stated that he agreed with Mr. Eigelberger, but added that it should be a swing gate rather than a rolling gate.

Attorney Maura Ziska, who presented the variance to the Town Council, stated that the LPC could direct Mr. Frank to staff approve the gate design as discussed. Mrs. Day stated her recommendation that the LPC look at the new gate design formally next month, rather than having Mr. Frank staff approve it. Ms. Close stated that the PZ&B would be more comfortable if this matter returned to the LPC for formal review next month.

At this point, the LPC heard the Certificate of Appropriate application for the Sunoco station at 340 South County Road, which had been deferred to the end of the agenda. That record appears earlier.

Other Business (continued)

Mr. Frank announced that Ms. Maia Gaillard, at the Board of Directors meeting yesterday, was named Executive Director of the Preservation Foundation. Staff will be working with her relative to joint projects.

Mr. Frank reported that Mr. Floyd Wideman, Chairman of the Architectural Commission, has asked staff to do a lecture series regarding architectural styles and what makes design work. The LPC and Zoning Commission will be invited to these lectures which will most likely be held in the late summer or early fall.

Mrs. Day distributed a copy of an executive summary of economic impact relative to historic preservation.

Ms. Maia Gaillard, Executive Director of the Preservation Foundation, stated that she has appreciated the support of Town staff and the LPC during her first few months on the job. As for the lecture series contemplated, she offered the Preservation Foundation's building as a venue for same. She stated that she has just returned from a two day seminar on historic preservation law. At this seminar, it was made clear that the historic preservation movement within the State of

Florida is being recognized nationwide. At the recent Preservation Foundation workshop held at Town Hall, several important points were made: i.e., that the LPC has a responsibility to the neighbors and the neighborhoods as stewards of community character; that the LPC should remember to use the power allowed to the commission to regulate; and, that LPC decisions need to be based upon what is right for the property from a historic preservation perspective, rather than from an aesthetic or utility perspective, and that the commission must distinguish between what is attractive versus what is appropriate.

Mrs. Victor asked Ms. Gaillard to make the Preservation Foundation's study of economic impact available to the members.

Mrs. Blades asked if staff was monitoring the changes at the Bradley House. She stated that the paint color and roof color are poorly chosen, and the general workmanship at the site is poor. Mr. Frank responded that the job has been totally shut down on several occasions, and he will visit the site again.

Mr. Eigelberger asked staff to check into the landmark status of the Southern Boulevard landscape island at the traffic circle to see if it was landmarked as part of the Southern Boulevard Scenic Vista. If it is not currently landmarked, several members expressed interest in landmarking it.

Mrs. Blades asked why the Palm Beach Hotel has not been landmarked since it has the same architect as St. Edward's Church. Mr. Frank responded that the church and the hotel had been reviewed at the same time, and an arrangement was made to landmark one, but not both. As such, the church, rather than the Palm Beach Hotel, was landmarked. Several members expressed an interest in possibly landmarking the Palm Beach Hotel. Mr. Frank stated that if the hotel had already been voted down in a designation hearing, res judicata would prevent it from being brought back for possible designation. Mrs. Day added that if there is new information, however, it may be possible to re-visit the issue. Staff will look into this matter.

Ms. Close informed the commission that staff will hold an orientation meeting for new members and existing members relative to the sunshine law and other board/commission member requirements. Attendance is required for new members, and optional for existing members. It is tentatively scheduled for June. More information will follow.

Ms. Close reported that the Planning and Zoning Commission has asked to have a joint meeting with the LPC and ARCOM to discuss planning and zoning issues. This is tentatively planned for the summer.

Relative to the Society of the Four Arts site visit, it was decided that this item would be placed last on the agenda with the site visit to follow. The meeting would be actually adjourned in the Town Council Chambers to reconvene on site.

Mr. Frank acknowledged Mr. Frank and Mrs. Day for their efforts at the recent Florida Trust meeting in Delray Beach. He commented that from his observations and commentary heard at the event, the Town's LPC and LPC staff are regarded very highly within the State of Florida.

VII Adjournment:

The meeting adjourned at 12:25 p.m. without benefit of a motion.

The next meeting of the Landmarks Preservation Commission will be held Wednesday, June 16, 2004 in the Town Council Chambers, 2nd Floor, Town Hall, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,

Wendy Victor, Secretary

Wendy Victor, Secretary
LANDMARKS PRESERVATION COMMISSION

cmd

TOWN OF PALM BEACH **ATTENDANCE RECORD 2004**
LANDMARKS PRESERVATION COMMISSION

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	P	P	P	P	P							
Sari M. Wilkey	E	P	(Term expired)									
Ann Vanneck	P	P	P	P	U							
Ann Blades	P	P	P	U	P							
Jack Pyms	P	P	P	P	P							
Judy Hoffman	P	P	P	E	P							
Patrick Segraves	P	P	P	P	P							
Wendy Victor	P	P	P	P	P							
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.	P	P	P	P	P							
Robert T. Eigelberger	P	P	P	P	P							
Eileen L. Morris	n/a	n/a	P	P	P							

LEGEND:

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

TOWN OF PALM BEACH **RECORD OF VOTING CONFLICTS 2004**
LANDMARKS PRESERVATION COMMISSION

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												
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
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)	