TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES
LANDMARKS PRESERVATION COMMISSION
9:00 a.m., WEDNESDAY, MAY 15, 1996
AT THE TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order: The meeting was called to order at 9:03 a.m. by Chairman Jeffery W. Smith.

II. Roll Call:

PRESENT: Jeffery W. Smith, Chairman
Joanna Frost-Golino, Vice Chairman
Eugene Pandula, Secretary
Jacqueline Albarran de Mendoza, Member
Arthur Silverman, Member
Harrison M. Robertson Jr., Member
Lindley M.F. Hoffman, Member
Jane R. Grace, Alternate Member
Elizabeth Shields, Alternate Member
Sari M. Wilkey, Alternate Member
Timothy M. Frank, Planner/Projects Coordinator
Robert L. Moore, Director of Planning, Zoning & Building
Tracy Biagiotti, Representing Town Attorney

ABSENT: None

RECORDING SECRETARY: Cynthia M. Delp

III. Approval of the Minutes of the April 17, 1996 Meeting:
MOTION BY MR. SILVERMAN FOR APPROVAL OF THE MINUTES AS MAILED.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

A. Application for Certificate of Appropriateness No. 11-96, Miscellaneous changes
Owner/Applicant: Mr. Raymond Biggs
Address: 217 Clarke Avenue
Architect: The Pandula Architects
Project Description: Request approval of the following:

1. First and second floor additions
2. Fenestration changes to front elevation
3. Balcony additions to front elevation
4. New frontispiece on north elevation
5. New pool and terraces
6. New site wall at west property line
7. Driveway modification
8. Other associated changes as presented

This project was approved at the February meeting with the exception of the landscape plan which was deferred to the March meeting, again to the April meeting, and again to the May meeting. Mr. Pandula and Mr. Smith have previously declared a voting conflict.

Mr. Smith passed the gavel to Mrs. Frost-Golino. In the absence of the landscape architect at this point of the meeting...

MOTION BY MRS. ALBARRAN DE MENDOZA MOVING THIS ITEM TO THE END OF THE AGENDA.

MOTION SECONDED BY MR. SILVERMAN.
MOTION CARRIED UNANIMOUSLY.

At the end of the agenda, just prior to "Other Business," Mr. John Lang, Landscape Architect, presented the landscape plan which he felt was very appropriate to Clarke Avenue. The plan includes a motorcourt centering on the front facade, with a 3.5' high hedge running around it. Italian cypress will be used against the north elevation of the house near the tall windows. An existing large ficus on the east side of the driveway will be matched by another large ficus on the west side, which was relocated from another area of the site. A small garden court will occur outside the dining room. The pool is flanked with tall palms. Two existing large royal palms will be re-located and grouped with an additional one to be placed in a grouping of three at the end of the pool.

MOTION BY MS. SHIELDS FOR APPROVAL OF THE LANDSCAPE PLAN AS PRESENTED.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

As an aside, staff noted that this plan offers a substantial reduction of paving at the site.

B. <u>Application for Certificate of Appropriateness No. 15-96, Renovations to residence</u>
Owner/Applicant: Mr. John Castle c/o Mr. Peter Broberg, Esq.
Address: 1095 North Ocean Boulevard
Architect: J. F. Brennan Design
Project Description: Request approval of the following:

1. Addition of family room and guest suite on southeast corner of house
2. Stair addition
3. Change entry door surround
4. Change coach house elevation and entry
5. New pool house structure
6. Integrated 2 car garage
7. Small in-fill addition on south wing
8. Raise part of entry terrace area
9. Window opening modifications
10. Other associated changes as presented

Mr. Smith has previously declared a conflict of interest with respect to this item. Please note this project was reviewed informally at the February meeting, and reviewed formally at the March meeting, at which time a motion was made for deferral to the April meeting on the basis that the architect was to return with revised drawings showing the changes recommended. The motion made at the April meeting is as follows:

MOTION BY MRS. ALBARRAN DE MENDOZA APPROVING THE PROJECT AS PRESENTED WITH THE FOLLOWING CONDITIONS:
1. IRON RAILING DETAILING ON THE EAST FACADE TO BE DEFERRED FOR RE-DRAWING IN 1/4" SCALE FOR REVIEW NEXT MONTH.
2. EAST FACADE-MAKE THE SECOND SET OF ARCHED WINDOWS SQUARE. (THESE

WINDOWS OCCUR ON THE GUEST SUITE AND FAMILY ADDITION-4 WINDOWS TOTAL.)
3. STAIR TOWER AND FRONT DOOR: RE-DRAW IN 1/4"-1/2" SCALE AND SHOW A DEEPER FASCIA. ALSO SHOW DETAIL OF LARGE ARCHED WINDOWS TO NORTH.
4. RE-STUDY WINDOWS ON THE POOL HOUSE, AS TO NUMBER OF WINDOWS AND/OR DIVISIONS.
5. RE-DRAW FAMILY ROOM BAY AND FASCIA ON THE EAST FACADE.

Attorney Peter Broberg and Mr. Joe Brennan returned to the LPC subsequent to the conditional motion made last month. Mr. Brennan presented enlarged and revised details pursuant to the conditions listed above. The following comments were made by the LPC:

The railing indicated in white would be preferred in black. The LPC did not like the wood header over the window at the front door elevation, instead preferring it be deleted. It was suggested that the shuttered windows on the ocean facade be removed. It was noted that a portion of the roof on the ocean facade was drawn incorrectly on the most recent set of plans. Mr. Brennan acknowledged the error, and agreed to make these suggested changes...railing in black, delete header over window above front door, remove shuttered windows, correct ocean facade portion of roofline.

Mrs. Frost-Golino asked for a simplification of the ocean facade and commented that seeing the design in 1/4" scale better demonstrates the amount of fenestration on this house and more clearly illustrates how dramatically the character of the house is being changed. She stated that the building should be renovated such that its character is worthy of landmarking after the five year "Agreement" has elapsed. Mr. Brennan responded that the Castles are not concerned with the character of the existing building, as according to the their interpretation of the "Agreement" (between the Castles, the Town and the LPC) they are permitted to make changes to the structure. Mrs. Albarran de Mendoza retorted that in any case, proportion must be addressed as an integral part of any project review. Mr. Frank stated that the LPC, in its review of changes to this building, does not have to abandon its review criteria, and as such, can compare the new design to the original design. Mr. Robertson stated that although he is not an architect, his visitation to the property revealed a run down, ugly property, and this design is certainly an improvement over what is there now. Mr. Pandula stated his desire to see a full set of corrected drawings including the suggested changes as listed above...shuttered windows removed, roof corrected, etc., so that the LPC is fully aware of that which has been submitted for approval.

Mr. Brennan stated it would be very unfair to make his clients wait another month for approval on the basis of making minor changes to the drawings. Mr. Broberg stated that they have returned in direct response to the motion made last month, and have addressed those issues. Mrs. Frost-Golino answered that last month the matter was approved with conditions, however, in today's review, the problem with the east facade fenestration is more apparent; she does not like the west facade as designed; and prior to this meeting, with the small drawings which had been previously presented, the impact of the design could not accurately be seen.

Mr. Moore commented that as of last month's meeting, an approval was in place with conditions, and if the LPC now wishes to deviate from that approval, there will have to be a motion to re-consider the matter, in effect, going back to the beginning of the review process.

Mrs. Frost-Golino called for other Commissioners' comments, as she had already given her opinion:

Mr. Hoffman: With the deletion of the two shuttered windows on the ocean facade, O.K., does not need to see further revised drawings.

Mrs. Albarran de Mendoza: Agrees with Mr. Hoffman. Part of the problem with these drawings is that they are so flat, not showing the projections and recesses of the building.

Mr. Silverman: They have complied with the LPC requests, and state they will make additional changes requested. They do not need to come back with revised drawings.

Ms. Shields: We've limited ourselves to reviewing the items as stated on the agenda. There is a lot of fenestration on the east facade, but as long as the conditions in last month's motion are met, O.K.

Mrs. Grace: No problem

Mrs. Wilkey: O.K. with the windows deleted.

Mr. Pandula: Presentations need to be more accurate and complete. We have been led down a path. We should have stated a few months ago that these documents were inappropriate for review due to their scale. It left an awful lot to interpretation. I am disappointed with what I reviewed personally. I wish I would have taken a different track. personally. The changes being discussed today make the project better, and I will vote for it.

Mr. Robinson: Reviewed each of the five items addressed in last month's motion in an effort to arrive at a decision.

MOTION BY MR. ROBERTSON APPROVING THE PROJECT WITH THE CONDITIONS THAT THE TWO SHUTTERED WINDOWS ON THE OCEAN FACADE BE DELETED, AND THAT ON THE WEST FACADE, THE TOWER WINDOW SILL HEIGHTS BE RAISED 6"-12", THE STUCCO BANDING ON THE TOWER BE A TRUE RAISED BANDING RATHER THAN FLUSH, AND THAT THE HEADER DETAIL AT THE WINDOW ABOVE THE FRONT DOOR BE DELETED, AND THAT THE RAILING BE DONE IN BLACK RATHER THAN WHITE.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED 6-1-0, WITH MRS. FROST-GOLINO CASTING THE NEGATIVE VOTE FOR REASONS PREVIOUSLY STATED.

C. <u>Application for Certificate of Appropriateness No. 16-96, Renovations to residence</u>
   Owner/Applicant: Mr. C. C. Wang
   Address: 640 South Ocean Boulevard
   Architect: Smith Architectural Group
   Project Description: Request approval of the following:
   1. Approval of revisions to all facades
   2. Two minor two story additions
   3. New Spa
   4. Revise landscaping and site walls
   5. Exterior color change
   6. Other associated changes as presented

Please note that Mr. Smith has a Conflict of Interest with respect to this matter. This matter was deferred from the March meeting, and at the April meeting the following motion was made:

MOTION BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE CONDITION THAT THE SOUTH ELEVATION GARAGE ADDITION AND INFILL BE RE-STUDIED AND RE-SUBMITTED IN 1/4" SCALE, THAT THE FOURTH WINDOW ABOVE THE GARAGES, ON THE NORTH ELEVATION, IS DELETED, AND ALSO DEFERRING THE LANDSCAPING AND THE SITE WALLS TO THE MAY MEETING.

Mr. Don Kino and Mr. Todd Elliott of Smith Architectural Group returned to the LPC in response to last month's motion. The plans show that the fourth window above the garages was deleted, and that the windows were re-aligned to be centered on the garage doors. On the south elevation, they have scaled down the windows on either side of the balconies and other fenestration was made more narrow and not as high. At the sleeping porch, the request was to eliminate the openness, infilling and creating one window. Mr. Kino noted, however, that in review of this particular change, once drawn, the original design, with a grouping of three windows, was better. The LPC was in agreement with him.

MOTION BY MR. PANDULA FOR APPROVAL OF THE PLANS AS REVISED, WITH THE EXCEPTION THAT THE THREE WINDOW GROUPING IS RESTORED TO THE PLAN AT THE SLEEPING PORCH AREA.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. PANDULA TO DEFER THE LANDSCAPING AND SITE WALLS.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

D. <u>Application for Certificate of Appropriateness No. 23-96, Pool pavilion and spa</u>
Owner/Applicant: Mr. and Mrs. Robert Meister
Address: 8 South Lake Trail
Architect: Brennan Custom Homes
Project Description: Request approval of a pool pavilion addition and the addition of an inground spa, and other associated changes as presented

Mr. Joe Brennan presented this request subsequent to obtaining variance approval yesterday from the Town Council for the requested addition to the pool pavilion. The Town Council did not approve the spa addition in the presented location, however, and as such, it is not part of this application.

The addition to the pool pavilion will provide a gym and a changing area to the property. There was some discussion relative to the various doors on the building and building details.

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE THE PROJECT AS PRESENTED WITH THE CONDITION THAT THE ORIGINAL SERVICE DOOR BE FLUSH WITHOUT CASING AND PAINTED TO MATCH THE STUCCO EXTERIOR; AND PROVIDED THAT THE CORNICE BE CONTINUED ON THE NORTH SIDE OF THE BUILDING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Phil Maddux, of Sanchez & Maddux, returned to the LPC to discuss some changes to the landscape plan which was approved last month. There are four landmarked trees on the site now, but two of them need selective pruning. Mr. Ugi, of the Public Works Department, advised Mr. Maddux to bring this matter back to the LPC for approval. This type of tree trimming is normal, and staff recommends that the pruning be permitted, provided nothing is done to kill the tree or stunt its growth. Additionally, in last month's presentation, the plan was to transplant several royal palms on the site. In review of this matter, however, it was determined that these royal palms, regarded too tall with their 60' of trunk height, should be removed and replaced with royal palms of a more appropriate height, with 20' of trunk.

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE THE REVISIONS TO THE LANDSCAPE PLAN, AS PRESENTED.

MOTION SECONDED BY MR. SILVERMAN.
MOTION CARRIED UNANIMOUSLY.

E. <u>Application for Certificate of Appropriateness No. 24-96, Demolish slathouse and parking area details</u>
Owner/Applicant: The Mar-a-Lago Club
Address: 1100 South Ocean Boulevard
Architect: REG Architects
Project Description: Request approval to raze a damaged slathouse structure and amend parking area details, and other associated changes as presented

Mr. Smith has previously filed a Conflict of Interest with respect to Mar-a-Lago Club matters, and as such, passed the gavel to Mrs. Frost-Golino. Ms. Shields, Mr. Robertson, and Mrs. Wilkey disclosed exparte communication.

Mr. Wes Blackman, Director of Projects for the Mar-a-Lago Club, stated that the existing slathouse structure on the north side of the property is in poor condition with decayed beams, missing and/or rotted nails and bolts, and bowed north and south walls. Mr. Blackman feared that high winds or even increased activity in the area may further damage the structure. There is another slathouse on the Mar-a-Lago property along the south property line. The request, then, is to demolish the structure, and modify the parking area accordingly, which will yield some additional parking spaces. Mr. Blackman introduced Mr. Bill Mignogna, a structural engineer, who stated that the slathouse is in an extreme state of disrepair with rotted wood, missing bolts, and evidences of wind damage. He stated the structure has no real lateral stability, and would be hazardous in a windstorm.

Mrs. Frost-Golino stated that the building does, however, provide a sound buffer for the neighbors to the north. The LPC requested that if the building is razed, a landscape buffer should be added, similar to the landscape buffer on the east side of the parking lot.

Ms. Shields commented that the slathouse is part of a collection of buildings on the property which contribute to form its history and continue to tell the story of the site. She felt this could be a wonderful building to retain if it were restored. She requested more historical information regarding the slathouse. Mr. Blackman stated he was not sure of the construction date. He pledged to do a full photo documentation of the structure. Mr. Mignogna stated that to restore this building, every one of the slats would have to come down and be replaced. The structure would have to be rebuilt with wind bracing.

Mr. Pandula questioned whether the loss of square footage, if the building is razed, would prompt a future request to add square footage elsewhere. Mr. Blackman stated there were no current plans for same. An additional thirteen (13) parking spaces would be provided as a result of the razing. Mr. Moore stated that the Town Council would need to review this additional parking prior to any LPC approval. He stated that any approval today should only deal with the razing of the slathouse with the future use of that portion of the site to be handled by the Town Council.

MOTION BY MR. ROBINSON APPROVING THE RAZING OF THE STRUCTURE WITH THE PROVISO THAT BUFFERING LANDSCAPING BE ADDED ON THE WEST SIDE BY EXTENDING THE EXISTING LANDSCAPE STRIP WEST, AND THAT THE MATTER OF THE ADDITIONAL PARKING BE RESERVED FOR THE TOWN COUNCIL, WITH FURTHER ACTION BY THE LPC.

? ~~Ms. Shields~~ no ?

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED 5-2-0, WITH MR. PANDULA AND MRS. GRACE CASTING THE NEGATIVE VOTES.

OK

MR. MOORE CLARIFIED THE MOTION FURTHER TO REFLECT AN UNDERSTANDING THAT IF THE TOWN COUNCIL DOES NOT APPROVE THE ADDITIONAL PARKING USE FOR THIS AREA OF THE SITE, THE LAND ON WHICH THE SLATHOUSE NOW STANDS WILL HAVE TO BE FULLY LANDSCAPED, AND THE LANDSCAPE PLAN WILL NEED TO BE REVIEWED BY THE LPC. MR. BLACKMAN STATED, FOR THE RECORD, THAT HE UNDERSTOOD AND ACCEPTED THESE CONDITIONS.

F. <u>Application for Certificate of Appropriateness No. 25-96, Miscellaneous changes</u>
Owner/Applicant: Paramount Partners
Address: 139 North County Road
Architect: David R. Miller AIA
Project Description: Request approval of the following:
1. Cast stone at grade level planters
2. Cast stone at main entry
3. Exterior door replacement - courtyard
4. Railing replacement
5. Deck/roof-reroof and cast stone installation
6. Planter replacement at roof deck
7. Courtyard common area furnishings
8. Other associated changes as presented

Mrs. Albarran de Mendoza declared a conflict with respect to this matter as her husband is the attorney for the owner. Architect David Miller presented this request primarily for items which had been previously approved (Items 1-6), but not undertaken. The Certificate of Appropriateness for these changes was issued, but is now expired.

<u>Roof deck areas</u>-concerns the roof, the railing and the planters
Propose to re-roof, adding insulation, and tapering the roof, and applying coquina stone pavers with a decorative exposed edge.
Railing, now soft pine wood, was originally done in turned wood. The

proposal restores the wood railing, in white, at the main entry on each side and at the individual pedestrian walkways connecting second floor office space with roof areas. In other areas, deteriorated wooden railings will be replaced by decorative aluminum railing in black in a Gothic design, with a decorative cast bronze metal cap. The planters are 2'x 2' concrete planters. They will be removed when the roofing is done and re-installed in cast stone in the same size, location, etc. Mr. Smith requested a full scale drawing or mock up of the railing design due to the introduction of metal railing at this site.

MOTION BY MRS. FROST-GOLINO TO APPROVE THE PROJECT WITH THE CONDITION THAT THE DETAIL OF THE METAL RAILING RETURNS TO THE LPC NEXT MONTH FOR REVIEW.

MOTION SECONDED BY MR. PANDULA.

MRS. FROST-GOLINO WITHDREW HER MOTION AS SHE FELT IT WAS PRE-MATURE IN LIGHT OF OTHER MATTERS REMAINING TO BE DISCUSSED.

The interior courtyard doors are not flush hollow metal doors. The proposal would replace same with french doors painted white to match the existing doors. Planters at the grade area will be done in cast stone with a bullnose edge. Cast stone cladding is proposed at the main entry to the auditorium building, with cast stone planters on each side of the entry. A sign is also planned at the main entry to the auditorium building, but it has not yet been designed. The LPC was reluctant to approve the cast stone around the main entry at the auditorium without having seen the sign first. As to courtyard furnishings, the former cast concrete 60s' furnishings have been removed and replaced by the new cast aluminum seating, eight tables with four seats each.

MOTION BY MRS. FROST-GOLINO APPROVING THE PROJECT AS PRESENTED, EXCEPTING THE METAL RAILING DETAILS WHICH ARE TO BE BROUGHT BACK TO THE LPC FOR REVIEW (DRAWING AND MOCK UP), AND EXCEPTING THE CAST STONE AT THE MAIN ENTRY OF THE AUDITORIUM UNTIL SUCH TIME AS THE ANTICIPATED SIGNAGE IS READY FOR REVIEW.

MOTION SECONDED BY MR. SILVERMAN,
MOTION CARRIED UNANIMOUSLY.

G. <u>Application for Certificate of Appropriateness No. 26-96, Identification signage</u>
Owner/Applicant: Kosoy Investments
Address: 209 Phipps Plaza
Contractor: Phil Rowe Signs
Project Description: Request approval for identification signage over front door and on plaque, and other associated changes as presented

As no one was present regarding this application...

MOTION BY MR. PANDULA TO DEFER THIS PROJECT TO NEXT MONTH.
MOTION SECONDED BY MRS. FROST-GOLINO.
MOTION CARRIED UNANIMOUSLY.

At the end of the meeting, the LPC elected to review this signage despite the fact that the applicant was not present. Mr. Frank thought

Mr. Rowe may have been confused in light of the recent change with ARCOM which allows Staff to review minor projects, and as such, did not appear today.

MOTION BY MRS. FROST-GOLINO TO RECONSIDER COA#26-96.
MOTION SECONDED BY MR. PANDULA.
MOTION CARRIED UNANIMOUSLY.

The sign, per the application submission, is a cast aluminum sign with a black background and silver lettering. This sign will be mounted on the pier of the gate, and will read "THE STERLING COMPANIES." The same message will appear in 2.25" matte black letters over the entrance door.

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE THE SIGN AS PRESENTED.
MOTION SECONDED BY MR. PANDULA.
MOTION CARRIED UNANIMOUSLY.

H. Application for Certificate of Appropriateness No. 27-96,
Owner/Applicant: Lawrence LaDove
Address: 255 Via Bellaria
Architect: Alfred A. Cilcius
Project Description: Request approval to construct a sun porch deck with decorative railing to match existing railing at master bedroom suite's sun porch, and double french door for access to porch, and other associated changes as presented

Architect Alfred Cilcius presented this request as stated above. The proposed sun deck, on the northwest corner of the house, will be 9' wide by 19' long, and will be paved in natural pavers.

MOTION BY MRS. FROST-GOLINO TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. ROBERTSON.
MOTION CARRIED UNANIMOUSLY.

VI. Other Business:

A. Informal Review: Town Hall Square Historic District
Plaques to be permanently affixed to the aluminum grates surrounding each palm tree. Plaques to contain the name of the benefactor who donated money toward the tree.

Mr. Silverman noted that this matter was presented to the Town Council yesterday, and it was postponed. The presented plaques were plastic and were not liked by the Town Council.

B. Discussion relative to presentations before the Landmarks Preservation Commission

Mr. Frank stated that this matter is up for discussion as a result of recent discussions at the Architectural Commission relative to the essential qualities of an appropriate presentation, as well as a qualification of who may give a presentation. ARCOM passed rules which require that the person who gives a presentation for a major project be an architect. Also, ARCOM now permits staff to review minor projects, unless staff deems commission review necessary. Mr. Frank questioned whether the LPC feels it necessary to enact new rules for presentations, especially in light of today's comments relative to drawings done in inappropriate scale.

Staff recommended that projects be drawn in 1/4" scale. Mrs. Frost-Golino felt that renderings alone are not sufficient, and must be accompanied by elevations of all four sides in 1/4" scale. Mrs. Albarran de Mendoza requested full elevations, not partial elevations. Mr. Smith stated that if a drawing is done in 1/8" scale and is detailed sufficiently, as it would be in 1/4" scale, it would be appropriate for presentation. He acknowledged that for some details, 1/4" scale is the appropriate choice. He felt that 1/4" scale for all drawings would produce too many cut and paste drawings, and suggested that the choice be left up to the professional to choose the right scale. Mrs. Albarran de Mendoza commented that some details are simply not noticeable at 1/8" scale. She suggested that a professional could choose to do a drawing in 1/8" scale, with the realization that the reviewing body has the right to request all of the drawings or any portion of the drawings in 1/4" scale.

Mrs. Frost-Golino suggested that the LPC pass language requiring either 1/8" scale or 1/4" scale drawings, but recommending 1/4" scale, together with the understanding that if the 1/8" scale is insufficient in any way, the applicant may be asked to submit the drawings in 1/4" scale.

Ms. Shields stated there is a presumption on the part of a petitioner that everything will be approved. Mrs. Frost-Golino stated that the Commission almost feels an obligation to approve after the applicant has returned to the commission three, four or more times. Mr. Robertson stated that the property owners deserve some consideration as well, as they want to move forward with their projects. Mr. Pandula interjected that it is precisely for this reason that the design professional must be prepared to give a thorough and accurate presentation.

Mr. Moore stated that there is a presumption that when an architect brings in a plan, and he believes he has met the submission criteria, staff has a responsibility to review those plans and advise that architect if the plans are not acceptable. On the other hand, there is no guarantee that an applicant will walk out of the Council Chambers with an approval, regardless of how many times they have come back to that reviewing body. He stated that the LPC is charged to insure the integrity of landmarked structures as a collective commission decision, and that decision does not necessarily have to be unanimous. There is an obligation to the property owners of the Town, but more so an obligation to the public trust and the Town Council's trust to insure the integrity of Town's landmarked structures.

MOTION BY MRS. ALBARRAN DE MENDOZA ADDING VERBIAGE TO THE LPC APPLICATION WHICH RECOMMENDS THAT DRAWINGS BE PRESENTED IN 1/4" SCALE AS AN LPC PREFERENCE, BUT ALLOWING 1/8" SCALE IF THE PRESENTATION IS ADEQUATE AND SUFFICIENTLY DETAILED, WITH THE UNDERSTANDING THAT 1/8" SCALE DRAWINGS MAY NOT NECESSARILY BE APPROVED IF LACKING IN DETAIL.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

Continuing on this subject, there was a question as to whether a state licensed architect should be the only one permitted to present a major project. Some commissioners felt that as long as the drawings are signed and sealed by a state licensed architect, someone other than the architect could make the presentation. They felt it could be recommended, but not required, that the architect make the presentation. Mr. Pandula felt that the person who signs and seals the drawings should make the presentation, as preservation architecture is "not a hobby," but is instead serious business. He cited some examples from past month's meetings, where the person who presented was not a professional, and did not seem to understand what the commission was requesting. Mrs. Frost-Golino felt the LPC should be consistent with ARCOM in its requirements in this regard. Mr. Moore asked that the commission consider that the presenter be permitted to be an individual who is under the direct supervision of the signing/sealing architect...an individual who is employed or compensated by that architect. It was agreed that this verbiage be added to the LPC application.

Discussion - Contact with Property Owners Under Consideration for Designation

Mrs. Frost-Golino stated that she has been approached by several owners who have had their properties landmarked during this designation season. In asking them to review their experience through the landmarking process, she was told that the experience was generally good with the exception of being frightened by the receipt of a certified letter from the Town. She suggested that when a property is placed under consideration for landmarking, a letter should go out to the property owner, demonstrating a positive process rather than a negative one. Mrs. Wilkey felt that the advantages of landmarking should accompany such a letter. Mr. Smith suggested that the letter offers that either the Chairman or the Vice Chairman meet with the owners to discuss the matter.

Mrs. Delp stated that the first letter which is sent to the property owner notifies them that their property has been placed under consideration for landmarking, and the second letter schedules the designation hearing. She stated the first letter is designed to be non-threatening. Staff will review the letter to determine if revisions should be made.

C. 1996 Preservation Celebration

The Preservation Celebration will take place on Tuesday, June 18, 1996, from 4:00 to 6:00 p.m. at the Breakers Hotel Starlight Room A and the Mediterranean Courtyard. Dr. Donald Curl has agreed to give a slide presentation and lecture, and Mr. James Ponce will personify Henry Morrison Flagler providing tours. Mrs. Delp stated that letters will be going out to solicit for funds for the event.

VII. Adjournment:

MOTION BY MR. ROBERTSON TO ADJOURN THE MEETING AT 11:30 A.M.
MOTION SECONDED BY MRS. FROST-GOLINO.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, June 19, 1996, at 9:00 a.m. in the Town Council Chambers, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,

Eugene Pandula, Secretary 5/28/96
LANDMARKS PRESERVATION COMMISSION

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TOWN OF PALM BEACH

ATTENDANCE RECORD (1996)
With New Members

MEMBERS	1/96	2/96	3/96	4/96	5/96	6/96	7/96	8/96	9/96	10/96	11/96	12/96
Jeffery W. Smith	P	P	P	P	P							
Joanna Frost-Golino	P	P	P	P	P							
Eugéne Pandula	P	P	P	P	P							
J.Albarran de Mendoza	P	P	P	P	P							
Arthur Silverman	P	P	P	P	P							
Lindley Hoffman	n/a	n/a	P	P	P							
Harrison Robertson	n/a	n/a	P	U	P							

ALTERNATES	1/96	2/96	3/96	4/96	5/96	6/96	7/96	8/96	9/96	10/96	11/96	12/96
Jane R. Grace	E	P	P	P	P							
Elizabeth Shields	U	P	P	P	P							
Sari M. Wilkey	ñ/a	n/a	P	P	P							

LEGEND:
P = Present
E = Excused Absence
U = Unexcused Absence
A = Absence Pending Classification as "Excused" or "Unexcused"

TOWN OF PALM BEACH

RECORD OF VOTING CONFLICTS (1996)
With new members

MEMBERS	1/96	2/96	3/96	4/96	5/96	6/96	7/96	8/96	9/96	10/96	11/96	12/96
Jeffery W. Smith	V3	VPD1 V2	VPD4	VPD3	VPD4							
Joanna Frost-Golino												
Eugene Pandula	V1	VPD1	VPD1	VPD1	VPD1							
J. Albarran de Mendoza		V1	VPD1		V1							
Arthur Silverman												
Lindley Hoffman												
Harrison Robertson												

ALTERNATES	1/96	2/96	3/96	4/96	5/96	6/96	7/96	8/96	9/96	10/96	11/96	12/96
Jane R. Grace		V1										
Elizabeth Shields												
Sari M. Wilkey												

LEGEND: V = One Voting Conflict during a meeting
V2 = Two Voting Conflicts during a meeting
V3 = Three Voting Conflicts during a meeting
And so on...

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 renovation project. ONLY COUNT ORIGI DECLARED CONFLICT FOR ONGOING PROJECT PER JOHN C. RANDOLPH, T[illegible] ATTORNEY)

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME: ALBARRAN de HENDOZA, JACQUELINE	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE: Town of Palm Beach Landmarks Preservation Comm
MAILING ADDRESS: 204 PHIPPS PLAZA	THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: [ ] CITY [ ] COUNTY [ ] OTHER LOCAL AGENCY Town
CITY: PALM BEACH, FL. 33480 COUNTY	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach
DATE ON WHICH VOTE OCCURRED: 5/15/96	MY POSITION IS: [ ] ELECTIVE X APPOINTIVE

MINUTES

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes. The requirements of this law are mandatory; although the use of this particular form is not required by law, you are encouraged to use it in making the disclosure required by law.

Your responsibilities under the law when faced with a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office MUST ABSTAIN from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

A person holding appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You should complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form should be provided immediately to the other members of the agency.
- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION OR VOTE AT THE MEETING:

- You should disclose orally the nature of your conflict in the measure before participating.
- You should complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

DISCLOSURE OF STATE OFFICER'S INTEREST

I, JACQUELINE ALBARRAN de MENDOZA, hereby disclose that on 5/15, 1996:

(a) A measure came or will come before my agency which (check one)

____ inured to my special private gain; or

____ inured to the special gain of ____________________, by whom I am retained.

(b) The measure before my agency and the nature of my interest in the measure is as follows:

MY HUSBAND, MARIO G. de MENDOZA III IS THE ATTORNEY OF RECORD FOR PARAMOUNT PARTNERS (CERTIFICATE OF APPROPRIATENESS NO. 25-96)

5/15/96

Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1985), A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $5,000.

DATE: 5/15/96

RE: CERTIFICATE OF APPROPRIATENESS NO. ______

STREET ADDRESS: 1100 So. Ocean Blvd - (Mar-a-Lago Club)

ITEM FOR LANDMARKS COMMISSION MEETING ON: ______

NOTE: This form is to record disclosures of the following information regarding authorized ex-parte communications in quasi-judicial matters relating to Town of Palm Beach Council, its Commissions and Boards, pursuant to Town Resolution No. 21-95, which was adopted by Town Council at its July 11, 1995 meeting:

1. Name of individual who has communicated with a Commission Member: Wes Blackman

2. Name of person or group whom the individual represents: Mar-a-Lago Club

3. Content of communication: Tour of property and lunch

4. Circle one: Commission Member contacted individual
   Individual contacted Commission Member

5. Site visit conducted on: 5/2/96

6. Other disclosure information: ______

NAME: [signature]

TITLE: alternate - Landmarks Preservation Commission

DATE: 24 April 96

RE: CERTIFICATE OF APPROPRIATENESS NO. Unknown

STREET ADDRESS: Mar-A-Lago

ITEM FOR LANDMARKS COMMISSION MEETING ON: 15 May 96

NOTE: This form is to record disclosures of the following information regarding authorized ex-parte communications in quasi-judicial matters relating to Town of Palm Beach Council, its Commissions and Boards, pursuant to Town Resolution No. 21-95, which was adopted by Town Council at its July 11, 1995 meeting:

1. Name of individual who has communicated with a Commission Member: Wes Blackmun, a manager at Mar-A-Lago

2. Name of person or group whom the individual represents: Mar-A-Lago

3. Content of communication: Requested my attendence at Mar-A-Lago for luncheon and inspection, which occured with discussion of property + plans

4. Circle one: Commission Member contacted individual

   ✓ Individual contacted Commission Member

5. Site visit conducted on: 23 April 96

6. Other disclosure information: I understand from Mr. Blackmun that other Commission members have been invited and visited the property

NAME: Harrison Robertson

TITLE: Member of Commission

DATE: MAY 15 1996

RE: CERTIFICATE OF APPROPRIATENESS NO. 24-96

STREET ADDRESS: 1100 SOUTH OCEAN BOULEVARD

ITEM FOR LANDMARKS COMMISSION MEETING ON: MAY 15 1996

NOTE: This form is to record disclosures of the following information regarding authorized ex-parte communications in quasi-judicial matters relating to Town of Palm Beach Council, its Commissions and Boards, pursuant to Town Resolution No. 21-95, which was adopted by Town Council at its July 11, 1995 meeting:

1. Name of individual who has communicated with a Commission Member: WES BLACKMAN

2. Name of person or group whom the individual represents: MAR-A-LAGO CLUB

3. Content of communication: SITE VISIT - TO SEE RENOVATIONS TO DATE, SEE BEAT HOUSE & PARKING, TOUR SITE

4. Circle one: Commission Member contacted individual
   Individual contacted Commission Member

5. Site visit conducted on: APRIL 1996 4/19/96

6. Other disclosure information:

NAME: Elizabeth B Shields

TITLE: ALTERNATE LANDMARKS COMMISSION