

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, APRIL 21, 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
Wendy Victor, Secretary
Ann Vanneck, Member
Jack Pyms, Member
Patrick Segraves, Member
William Lee Hanley Jr., Alternate Member (*Voting today)
Robert T. Eigelberger, Alternate Member (*Voting today)
Eileen L. Morris, Alternate Member
Robert L. Moore, Director of Planning, Zoning & Bldg. (arrived at 9:12 a.m.)
Timothy M. Frank, Planning Administrator
Jane Day, Staff Preservation Consultant

ABSENT: Ann Blades, Vice Chairman (Unexcused)
Judy Hoffman, Member (Excused)
John C. Randolph, Town Attorney (Jury Duty)

RECORDING SECRETARY: Cynthia M. Delp

III **Approval of the Minutes of the March 17, 2004 Meeting**

Please note that a correction is needed to page 2, at the motion for CoA#25-2003. The motion should read "MOTION BY MR. SEGRAVES," rather than "MRS."

MOTION BY MR. PYMS FOR APPROVAL OF THE MINUTES AS CORRECTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

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

Comments by Maia Gaillard, Preservation Foundation of Palm Beach

Ms. Gaillard reminded the LPC members and Town staff that the Preservation

Foundation is hosting a Landmarks Workshop on Friday, April 23, 2004 from 9:30 a.m. to 11:30 a.m. in the Town Council Chambers. Two law scholars from the University of Florida will discuss preservation law, government law, and the following other associated topics:

- At what point do renovations to a landmark property undermine its architectural integrity and historic significance?
- How can the extent to which landmark properties are being remodeled be better regulated?
- Are there tested legal and procedural tools to monitor these renovations?
- How can a balance between protecting a property owner's rights and preserving community character be honored and maintained?

V **Public Hearings:**

A. Application for Certificate of Appropriateness #25-2003,(deferred from Dec. 2003, & Jan. & March 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.

Please note that the applicant's representatives have requested an additional deferral to the June 2004 meeting. Please note, however, that the applicant will return to the May 2004 meeting to provide an update relative to the demolition by neglect issue.

Mr. Frank noted that since the project has been deferred several times, it may have to be re-advertised to re-issue public notice of the project.

MOTION BY MRS. VANNECK 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.

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

- B. Application for Certificate of Appropriateness #5-2004, (deferred from March)
 Dome Rehabilitation
 Owner/Applicant: Diocese of Palm Beach
 Address: 142 North County Road
 Architect: Architecture 4, James H. Anstis, FAIA
 Project Description: Request approval to rehabilitate the dome on the south tower of St. Edward's Catholic Church due to a lightning strike which resulted in the loss of adhesion of the stucco materials to the surface of the dome, and other associated changes as presented. The applicant is seeking approval to use a zinc-tin coated copper formed into shingles to mimic the previous roof stucco pattern.

Let the record show that at the March meeting, there was a deferral to the April meeting offering time for the members to view the roof at 309 Garden Road, which has had this same roof material installed for several years, and that the applicant shall place a large sample of the material on the dome for view by the members, and that this should be done as soon as possible, to enable the applicant to seek alternatives, should that become necessary.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

Mrs. Vanneck, Mrs. Victor, Mr. Eigelberger, Mr. Hanley, Mr. Segraves and Mr. Pym: Drove by both sites. Mr. Pandula had also visited the sites.

The architect could not be here today, but the contractor, Mr. Marty Serraes and Father Lechiara of St. Edwards Catholic Church were present. Mr. Serraes confirmed that a large sample of the proposed material was placed on the dome since the last meeting for the commission's review.

Mr. Pandula commented that the material is too bright and shiny, and as such, is inappropriate. Even the weathered sample, as viewed on the house at 309 Garden Road, is not suitable. He felt that copper is the correct solution, placed in a shingle pattern.

MOTION BY MRS. VANNECK FOR APPROVAL TO PLACE STANDARD COPPER ON THE DOME IN A SHINGLE PATTERN.

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

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

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.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

Mr. Segraves met with the architect and the contractor at the site.

Mr. Hanley spoke to the architect.

Mrs. Victor met with the architect.

Mr. Pandula spoke with the architect by phone.

Mr. Mark Ferguson stated that since the last meeting, the undecided items have been given much consideration, and some alternative designs will be presented today. There is a deliberate intention, within the design, to subtly show, upon an inspection of details, that the addition is, indeed, an addition, and not original to the house.

Wood Cladding: The house is clad in wood (16" wide tide water cypress boards), each of which are divided by a reeded batten, and those horizontal lines wrap the entire house. The re-design includes altering that batten strip, on the new additions only, to be flat recesses, rather than reeded.

① West elevation of guest wing: After re-study, an alternate design was presented which introduces a small step back, or change of plane, as well as a reorganization of the windows which respond to exterior conditions.

Handrails on terraces: Mr. Ferguson stated that they are still unsettled with the design of these handrails. Mr. Frank noted that the original railings were an "X" pattern. Lindley Hoffman, in subsequent designs, modified that design so it would meet code. Mr. Frank noted that the railings shown in the Ferguson plans would introduce yet a third railing type. Mr. Pandula acknowledged that the architect needs to be given the opportunity to arrive at a new railing design, and Mr. Ferguson agreed to return to the LPC with that design at a future meeting.

Round windows: Mr. Ferguson showed some photos of typical Fatio designs which include both oval and round windows flanking the front doors. There are still two round windows in the ceiling of 1768 South Ocean Boulevard, and the original design of the house shows round windows at the breakfast porch, although they have since been removed. Despite this, in response to LPC comments last month, Mr. Ferguson did an alternate design of the front entry with rectangular windows flanking the door. After review, the LPC agreed that the round windows are preferred.

Front door facade: Mr. Ferguson showed a revised design with the front door facade pushed back by 18", and the members liked this revision.

① Rear Elevation: Mr. Ferguson presented the rear elevation with the flat roof option on the pavilions, and an alternate design showing the gable roof option. Mr. Ferguson admitted that the flat roof option is still his preference. Mr. Pandula commented, on the other hand, that the gables are very important as they help to frame and center the main portion of the building. The gables are an original detail, and should be retained. Other members agreed with Mr. Pandula.

Arched windows: Mr. Ferguson stated that the intent of the arched openings on the rear elevation at the loggia is to create an indoor/outdoor feel. He explained that arches are part of Fatio's typical architectural vocabulary, and, in fact, showed several instances where arches remain in this very house. He presented a design alternative, with flat openings, in response to the LPC's comments last month, but clearly stated that the arched openings are very important to the design. The intention is that they are pocket doors.

Mr. Eigelberger stated his preference for the arched openings. Mr. Segraves agreed, but commented that the arches appear a bit too high. Mr. Pandula thought that the arched openings work, but he suggested that perhaps they be set back a bit, similar to the setback at the front door. Mr. Eigelberger questioned whether the arched doors should have cross members or not. Mr. Ferguson stated that they have also not yet decided whether the transom should be fixed or disappear.

① **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 PROVISIO THAT THE**

APPLICANT RETURNS WITH RAILING DETAILS, AND THE APPLICANT SHALL SUBMIT DRAWINGS OF THE REAR WINDOW DETAILS TO THE CHAIRMAN FOR HIS REVIEW.

MOTION SECONDED BY MR. EIGELBERGER.
MOTION CARRIED UNANIMOUSLY.

- D. Application for Certificate of Appropriateness # 6-2004,
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.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Pursuant to comments made during informal review at the March meeting, Mr. Bennett presented a revised design. Four columns are unified by a small entablature above the doors and windows of the convenience store. A planter separates the convenience store from the gas station end of the building. Green space was slightly increased at the site, from 11% to 12.7%. Mr. Bennett noted that the code requires 15% green space.

Let the record show that Mr. Moore and Mr. Bennett were sworn at this time.

Mr. Moore noted that a condition of Town Council approval for this project was that attempts be made to increase the green space if at all possible. He stated that the northeast corner is woefully lacking in landscaping. Staff has asked the owner to rectify that situation and restore irrigation to the area, but he has not complied thus far.

The number of parking spaces at the site may be increased to 14 or 15 by increasing the angle of

the parking spaces to 60°. Mr. Bennett will investigate this with DOT, and Mr. Moore offered the Town's assistance in that regard. Mr. Segraves suggested that the two northernmost parking spaces be turned into green space, together with creating three (N/S) spaces along the north edge of the property. This concept would increase green space and parking spaces.

Mr. Bennett stated that handicapped parking is available in the rear of the building. Mr. Eigelberger questioned the wisdom of placing handicapped parking in the rear. Mr. Moore stated that the State of Florida requires that a parking space for a disabled person be in the same status as other parking spaces, and should be located as close as possible to the main entry.

The members asked to see the elevation presented last month as compared to the revised design. Members expressed a clear preference for the revised design. Roof material was clarified as full clay barrel tile in a color blend. Yellow is suggested as a building color, with white for the trim. Mr. Frank commented that this property has come a long way toward improvement. Mrs. Day acknowledged that Mr. Bennett has responded to all staff and commission comments in achieving this better design presented today. It is, after all, a non-contributing building within the historic district and should blend in as well as possible. Of course, increased green space is very important, and there are circulation issues to be resolved.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE PROJECT AS PRESENTED, WITH THE PROVISIO THAT THE APPLICANT RETURNS WITH COLOR SAMPLES, AND THAT THE LANDSCAPING AND CIRCULATION DESIGN BE RE-WORKED AND RETURN NEXT MONTH FOR REVIEW.

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

- E. Application for Certificate of Appropriateness # 7-2004,
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.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mr. Pandula stated that he had spoken with Rick Gonzalez relative to the project.

① Mr. Frank stated that the LPC could, in his opinion, consider demolition of the slat house, but there apparently has been a change in architect without any notification to the Town. Neither has the applicant submitted any revised plans to the Town in preparation for this LPC hearing. Mr. Frank noted that revised plans were presented at the Town Council meeting earlier this month, but no plans were submitted to the LPC. Therefore, staff has had no time to review the plans in advance of today's meeting.

Let the record show that Attorney Ray Royce, Architect Lance Courtemanche, Architect Rick Gonzalez, and Mr. Wes Blackman with Kilday and Associates were present on behalf of this project.

Attorney Ray Royce explained that Tercilla Courtemanche is the architect of record for this project, but REG Architects, Mr. Rick Gonzalez, is the design architect for the ballroom. Mr. Royce stated that the project had received Town Council approvals for demolition of the slat house, construction of a new kitchen building and the adjoining connection to the ballroom done in a complementary style to the ballroom, extension of the north loggia of the ballroom, and relocation of the chiller unit. The request for a kosher kitchen and the south canopy were withdrawn.

① Based on comments made during the informal review last month, the design team has created a Mediterranean Revival design for the new kitchen building. Matters for discussion today are the demolition of the slat house, the architecture of the kitchen building, the architecture of the loggia extension and landscaping. Mr. Royce requested that the project be heard, despite the issues with the delivery of the plans. Mr. Moore commented that Mr. Randolph has instructed that the applicant is appropriately before the commission today. Either architect, or Mr. Blackman, was available to make the presentation.

Mr. Moore advised the commission relative to an additional issue relative to this project. In the calculations for the new building, together with omitting the slat house, the applicant forgot to address the 15 ft., (corrected later to be 20 ft.) for the north part of the new kitchen, an extension which is 20 ft. beyond the footprint of the former slat house. This matter will have to return to the Town Council for approval at the May meeting. He encouraged the LPC to review the entire project and offer feedback. Mr. Royce added that regardless of the size of the building, the architecture will remain the same.

Mrs. Victor remarked that the testimony presented by the applicant at the Town Council meeting was misleading as the LPC comments made at the March meeting were taken out of context. She cautioned the LPC to carefully review the project before authorizing demolition of the slat house, as has been requested. Mr. Royce disagreed with Mrs. Victor stating that it was clear to the applicant that the LPC did not like the concept of an enlarged slat house. The Town Council, similarly, was not in favor of that design plan.

① Mr. Frank stated staff's objection to a full review and approval of these plans in light of the late submittal of same. Staff should have had time for advance review, prior to this meeting, for the protection of the commission. Mr. Moore remarked that the applicant is properly here to get commission feedback, but there is no obligation for the LPC to approve the project. It was likewise Mr. Moore's understanding, from the March LPC meeting, that the LPC did not like the concept of an enlarged slat house. In fact, the applicant had been asked, at the March LPC

meeting, to work on a Mediterranean design attaching the kitchen to the existing ballroom building.

Mr. Wes Blackman, formerly with the Mar-a-Lago Club, and currently Director of Planning with Kilday and Associates, began with the presentation for demolition of the existing slat house. It was built in the 50's and 60's and was used to house plants in the Post days, and more currently housed storm shutters and other household items. Mr. Blackman called it a non-contributing building which is nestled behind the tree line and does little for the ballroom or the estate as a whole. As such, demolition of the existing slat house is requested.

Mrs. Vanneck inquired, if storm shutters are stored in the slat house now, is there somewhere else on site available to receive them, or could the LPC anticipate a request for a new storage building. Mr. Blackman replied that there is no plan, at this time, to request a storage building, and he confirmed with other Mar-a-Lago personnel, in the audience, that an alternate location was available on site. (Please note that the subject of a new driveway and valet system was briefly mentioned as a possibility for the future, but that is not part of the request for discussion today, and the subject will most likely not be ventured for a year or so, according to Mr. Royce.) The commission members expressed their desire to be fully aware of plans for the entire property. Mr. Royce assured them that protected view easements will remain intact. Mr. Pandula made it clear that the LPC does not want to entertain a request for a covered walkway leading across the lawn from the main house to the ballroom, and the eventual proposal for a new driveway and valet system will most likely solve that problem.

MOTION BY MRS. VANNECK FOR APPROVAL OF DEMOLITION OF THE SLAT HOUSE.

MOTION SECONDED BY MR. SEGRAVES.

MOTION CARRIED UNANIMOUSLY.

Mr. Rick Gonzalez, Design Architect, (REG Architects) presented drawings for a new kitchen building. While he was setting up, Mr. Eigelberger offered his comments that he totally disagrees with the concept of a Mediterranean style kitchen building. He felt the building should look like a slat house, and be very green so it disappears in the landscape. He stated that no architectural importance should be given to the kitchen building.

Mr. Gonzalez explained he has been the architect for Mar-a-Lago since 1995, and Mr. Courtemanche is, in this instance, the architect of record drafting the production drawings. He stated that the design concept is for the new kitchen building to be placed 30 ft. from the ballroom with a covered breezeway connection for staff between the kitchen and the ballroom. The building will not have an ornate design, like the ballroom building, but instead will have simple stucco details, a barrel tile roof, and just a few windows.

Mrs. Vanneck called attention to the size of the proposed building. The existing slat house is approximately 60 ft. x 47 ft., while the new kitchen building will be larger, approximately 60 ft. x 62 ft. Mr. Gonzalez reviewed the floor plans and elevations of the proposed building. Mr. Pandula questioned why a breezeway is needed, as opposed to just adding on to the ballroom building. Mr. Gonzalez replied that there are extensive utilities running under the breezeway area which would all have to be re-routed at a high cost.

Let the record show that Mr. Lance Courtemanche, Mr. Rick Gonzalez and other persons not previously sworn were sworn at this time.

Mr. Courtemanche stated that the main water service and electric service for the house run under the breezeway area. Mr. Moore pressed for the answer to the question of whether the utilities can or cannot be relocated. Mr. Courtemanche conceded that they could, but Mr. Royce interjected that it makes no sense to move these utilities. Mr. Moore reminded that the LPC sits as advisory to the Town Council, and as such, the Town Council has asked the LPC to arrive at the best solution for the property, even if it means moving the utilities. Mr. Gonzalez added that the kitchen building is designed to be a secondary accessory building to the ballroom, thus the breezeway serves to differentiate the two. He thought the architecture of the ballroom would be negatively impacted by attaching the kitchen building to the ballroom. Narrowing the breezeway might be possible, but contractors have advised that 30 ft. would be the best width for the breezeway, in consideration of the utilities.

Mrs. Vanneck expressed her opinion again that the kitchen building is too large. Mr. Frank reiterated his original concern that staff had not been given appropriate time for advance review, especially in light of National Trust concerns relative to the site. Mr. Moore responded that certain issues must still be resolved at the Town Council level, but the applicant is here for feedback. The applicant needs to know if the LPC wants a slat house or a Mediterranean styled building; and the applicant needs to know if the LPC wants it attached to the ballroom building or not. Mr. Blackman assured the commission that the National Trust is aware of the project. The National Trust was concerned that the kitchen building should not be ornate and that it not compete with the ballroom.

Dealing with the architecture, Mr. Segraves stated that he likes the breezeway because he felt that it helps to ensure that the kitchen building does not compete with the ballroom. He asked the architect to consider using the same column styles on the kitchen building as are used on the entry. Mr. Gonzalez was amenable to that suggestion. Mrs. Victor asked that the applicant look carefully at the landscape plan to ensure adequate screening. Mr. Eigelberger asked that the applicant return next month with a model of the property. Mrs. Vanneck commented that the kitchen building is too large; the breezeway is too large; and the applicant should look into keeping more of the prep area in the ballroom building, rather than using space for a portable stage. Mrs. Victor requested that the members be invited to the site on an individual basis. Mr. Pandula summarized that the scheme presented today is better than the one reviewed at last month's meeting, and clearly, a slat house design is not the preferable option. It will still be, however, a very large Mediterranean building. By reducing the size of the breezeway, and retaining more prep area in the ballroom, the size of the building can be significantly reduced. Mr. Gonzalez stated that he will work to try to reduce the breezeway and the size of the building.

Ballroom North Loggia Extension

Mr. Blackman stated that the Town Council approved a Special Exception request allowing this 15 ft. loggia extension. Since last month, Mr. Gonzalez revised the architecture so the extension was not so rectangular or bulky. To accomplish that goal, the corners were clipped back, benches were added, and additional grill work was added.

Mr. Pandula suggested that a skylight be added to bring light into the space, and perhaps a fountain could be added interiorly to give the space some interest.

① **MOTION BY MRS. VANNECK FOR DEFERRAL OF THE PROJECT TO NEXT MONTH, WITH THE PROVISIO, RELATIVE TO THE LOGGIA EXTENSION, THAT THE MOORISH INSETS BE REMOVED, THAT THE FLOOR AND CEILING PATTERN BE PRESENTED, AND THAT REVISED PLANS INTRODUCE A SKYLIGHT AND/OR FOUNTAIN.**

(Please note that there was no second to the motion at this time, but the motion was re-stated as reflected below. It should be noted, however, that the architectural revisions requested in the aforementioned motion, while not specifically re-stated in the motion below, still apply.)

Mr. Royce requested a conceptual approval of the loggia extension. Mr. Moore responded that the applicant already has approval from the Town Council to build the loggia, and the kitchen building, for that matter. Now, it is a matter of aesthetics and architecture, and the applicant needs LPC feedback. Mr. Pandula asked, in addition to other architectural suggestions for improvement previously mentioned, that the architect play with the columns so they are not all identical. Mr. Eigelberger added that the parapet is too shallow, and should be thicker. Mr. Moore asked for one motion to cover the kitchen building and the loggia extension.

MOTION BY MRS. VANNECK FOR DEFERRAL OF THE KITCHEN BUILDING AND LOGGIA EXTENSION TO THE MAY MEETING.

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

① Mr. Moore mentioned that the Town Council approval also included moving the chiller. Mr. Blackman stated that the plans indicated that move. There was no negative feedback from the commission relative to this aspect of the project.

Landscaping around the ballroom

Mr. Blackman introduced Mr. Bob Smith, Landscape Architect, with Neil Smith and Associates. He explained that attempts have been made to save as much existing vegetation as possible. There is a 20 ft. tall sea grape barrier on the east side of the ballroom which will remain. The west side of the ballroom is highly planted, much of which will be retained, but certain plant material will have to be moved to make room for the parking area. On the south side of the site, there is an existing wall with bougainvillea, which will remain untouched, as well as all the material outside the wall. Mr. Smith described the new landscape material according to the plans. Coconut Palms with 16 ft. of clear wood will be planted at the front of the building to provide clear views of the building. A vegetative wall will obscure views of the parking area from within the ballroom building. On the south side, there is a 12 ft. tall wall where additional landscape screening will be planted. There are power lines in this south wall location which will prohibit certain plant/tree species. Silver buttonwoods, 6 ft. in height, will be planted as a middle story at this south wall location as they are approved by FP&L for locations under power lines.

① Mrs. Victor asked Mr. Smith if they could bury the power lines. Mr. Blackman responded that they have actually checked into burying the lines. It would require the cooperation of the neighbor to the South, significant cabinetry re-working on the outside of the Mar-a-Lago wall,

and of course, the expense is immense, even if shared by the Mar-a-Lago Club and the Bath and Tennis Club. Mr. Moore echoed the fact that the cost for such a project is astronomical. Mr. Smith reiterated that the buttonwood trees will grow nicely underneath the power lines (on the inside of the south wall), and should serve to hide the building. Mr. Moore asked the applicant to make sure that the building is hidden by landscape material, as this was always the desire of the Town Council and the LPC.

Mr. Pandula asked the applicant to bring photos of the existing conditions at the site to the next meeting. He also asked that the site plan be updated to reflect the changes in the footprint of the buildings. Mrs. Vanneck asked the applicant to use tropical plant material, not such a formal landscape, and she requested a more detailed landscape plan.

MOTION BY MRS. VANNECK TO DEFER THE LANDSCAPE PLAN TO THE MAY MEETING.

MOTION SECONDED BY MRS. VICTOR.

MOTION CARRIED UNANIMOUSLY.

At this time, there was a short recess from 11:45 a.m. to 11:55 a.m.

F. Application for Certificate of Appropriateness #8-2004.
Window changes

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

Address: 312 Worth Avenue, Apt. B

Contractor: Terra Con Construction

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

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mr. Martin List, Asset Manager and Agent representing Northern Trust, presented this request. The contractor, Mr. Ron Guziejka, was also present for the hearing. Mr. List explained that this is a Mizner building with apartments on the second floor. The windows in Apt. B will be replaced with single hung windows made by PGT, with an exteriorly attached divided lite system. The windows will be white, aluminum clad windows with clear glass. The applicant did consider casement windows, but due to the varying sizes of the openings, and the existing columns between the windows, the openings would have had to be enlarged, causing further damage to the structure. Also, casements would reduce the glazing area.

Mr. Pandula felt that the windows should be casements. Mr. Frank noted that casements could have been given staff approval, but the windows being requested are, nevertheless, an upgrade from the existing condition. Mr. Eigelberger stated that the windows could be custom made casements, but the contractor stated that the cost of same would be exorbitant. Mr. Eigelberger retorted immediately that this is a Mizner building which is worth millions of dollars and the window replacement should be done correctly as casements. Mrs. Vanneck commented that the building is very visible on Worth Avenue, and the windows should be replaced properly from the start. Mrs. Day stated that casement windows are appropriate for this building.

Mr. List saw his options as follows: either install casement windows , or do not replace the windows. The commission recommended that the casements should have horizontal muntin bars. Mr. List indicated that he will recommend the casement window upgrade to the owner for the entire second floor.

**MOTION BY MRS. VANNECK FOR DEFERRAL TO THE MAY MEETING.
MOTION SECONDED BY MRS. VICTOR.**

Then the motion by Mrs. Vanneck was amended as follows:

MOTION BY MRS. VANNECK FOR APPROVAL OF CASEMENT WINDOWS WITH THE STAFF TO REVIEW THE MUNTIN BAR PATTERN AND PROFILE, AND A DEFERRAL OF THE PROJECT TO NEXT MONTH IN CASE THE OWNER WILL NOT ACCEPT AND INSTALL CASEMENT WINDOWS.

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

G. Application for Certificate of Appropriateness #9-2004
Additions

Owner/Applicant: Mr. and Mrs. Peter Broberg

Address: 220 Monterey Road

Architect: Bruh/Gilbert Architectural Inc.

Project Description: Request approval of the following;

1. Add 156 square feet to the existing kitchen and family room
2. Add roofed open air loggia off the family room (7.66' x 38') at the rear of the residence
3. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mr. Harry Gilbert was present on behalf of the Brobergs for changes to their Monterey styled Treanor and Fatio home. He stated there is a desire, on the part of the owners, to increase the existing kitchen and family room, and to provide a covered loggia in the rear adjacent to the pool. He reviewed the plans and elevations. Jalousie windows on the east elevation will be removed and closed up, filling them in with wall (frame stucco) material. The doors in the rear will become sliding wooden French doors with divided lites. These doors lead out into the proposed loggia which is only 8 feet wide. It was noted that the rear doors are just 10 feet from the pool.

Mr. Pandula and Mr. Segraves felt that square wood columns would be better than round cast columns. Mr. Gilbert, however, replied that wood columns need to be painted, and they rot; and, square columns get chipped edges. Mr. Segraves offered that there is a composite material available which does not create any maintenance problems, yet looks like wood. Some members stated a preference for regular French doors rather than the sliding ones being proposed.

Mrs. Day stated that the proposed columns in the rear, as designed, are Mediterranean. It was her opinion that the columns need to be wood, but the sliding doors are acceptable. She stated that the kitchen addition was very well done.

Mr. Gilbert, having just checked with Mr. Broberg, who was in the audience, stated that composite columns are acceptable to the owner.

MOTION BY MR. EIGELBERGER TO APPROVE THE PROJECT WITH THE CHANGE TO SQUARE WOOD COMPOSITE COLUMNS.

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

VI Designation Hearing:

Item 1: Everglades Island Gates

Owners: Everglades Club Inc. and the Town of Palm Beach

Please note that the Everglades Club, through their representative, has requested a deferral of this matter to the November 2004 meeting, with the condition that the 30 day requirement that the Commission shall render a final decision on the matter, under Section 54-164 (9) of the Town of Palm Beach Code of Ordinances, will not apply until the matter is considered at the November meeting.

MOTION BY MR. EIGELBERGER FOR DEFERRAL TO NOVEMBER WITH THE CONDITION REFERENCED ABOVE.

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

VII Other Business:

- A. Informal Review requested prior to Town Council review
(In conjunction with Site Plan Review #7-2004 with Special Exception & Variances) 1-2 Four Arts Plaza

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.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mrs. Vanneck stated she had seen preliminary plans as a member of the Garden Club.

Attorney Tim Hanlon and Don Skowron of Morgan Wheelock presented this application informally. Mr. Hanlon explained that a variance is being requested for the Garden House setback, and the perimeter wall height.

Prior to the presentation, Mrs. Day noted that the LPC should make sure that the design elements for the Four Arts Garden coordinate with the surrounding historic buildings, i.e., the main Four Arts

building (Mizner & Volk), the Fatio Library, the William Manley King building to the north, and the landmarked public school to the east.

Mr. Skowron stated that the design objective is that the property is viewed as a sculpture garden when viewed from the adjacent streets. Specific views are enhanced by the new perimeter wall, composed of sections of 4' high masonry with top pickets and sections of open pickets. This variation in the wall construction permits views by pedestrians as well as onlookers riding in vehicles. The new wall, running along Royal Palm Way and Cocoanut Row, also serves the obvious function of providing security to the site. There are a total of seven gated entries into the garden, as well as four (4) pergolas, constructed with pre-cast columns, Ipe wood, and aluminum trellis for vines, included in the plan. Trees, shrubs, and flowers will be identified with labels for educational purposes, much like a botanical garden. Mr. Skowron noted that the plant materials will be discussed at the formal presentation in May. The site naturally divides into three parts: a large open lawn to the west, an open room from the southeast corner to the northeast corner, and an open lawn space defined by an existing banyan tree and a canopy tree. The garden area is currently flat, while the new proposal introduces an elevation change of 2 ft. at the terrace in the northwest corner. Steps and ramps assist visitors to negotiate the elevation change. The elevated terrace connects directly to the library. The terrace will function as a stage for concerts and performances, and will be utilized for small audiences (200 guests) facing east and large audiences (400 guests) facing south. Both the east and south gardens are suitable for monumental sculptures, although no sculptures have been selected at this time. At the south perimeter there is a frothing jet fountain to provide pleasant water sounds serving to counteract the adjacent road traffic noise. The fountain is visible from inside and outside the garden. Existing greenhouses will be removed, and a new Garden House will be erected on the north side, as well as library pavilions. The Garden House is a roofed, open air structure situated on the north side of the upper formal terrace. It has aluminum partitions and open lattice panels.

It should be noted that Mr. Skowron was asked if the plans anticipate the needs of special events. He responded that special events would most likely occur under tents, and the plans include electric and water service to the locations where party tents would be placed. Mrs. Vanneck noted, however, that no restroom facilities have been added as part of the proposal. Mr. Skowron responded that existing facilities are located in the library building.

Other elements of the plan were mentioned as follows:

Lighting: As for lighting, three stages of lighting have been established: every day lighting, ambience lighting, and special event lighting, coupled with security lighting.

Paving: The upper terrace will be paved in a decorative geometric pattern (12"x36" and 12"x12" resilient quartzite), while the walkways will be paved in a seashell aggregate.

Landscape: Mr. Skowron noted that some distressed trees will be removed, while some other trees will be relocated due to the construction. It was noted that although a very large banyan on site has been terribly pruned, it will be preserved with future maintenance plans for the site. Landscape details will be heard at the May meeting..

Parking: As a result of the proposal, three parking spaces will be lost at the site.

The members requested that Mr. Skowron bring back a sample of the railing to be used on the stairs, and a sample of the paving materials. Mr. Pandula suggested that at the point along Royal Palm Way where the existing wall meets the new wall, that full pickets (new wall elements) meet the existing wall, rather than having masonry meet masonry.

In a motion sponsored by Mr. Eigelberger and seconded by Mr. Pym, the LPC unanimously indicated that they do not believe that the variances adversely impact the project, and/or the public.

The Certificate of Appropriateness application relative to this project will be heard at the May 19, 2004 meeting of the Landmarks Preservation Commission.

Mrs. Victor and Mrs. Day announced that the Florida Trust meeting for Historic Preservation will be held May 13th through May 15th in Delray Beach. Registration must be submitted prior to April 30, 2004 for the reduced rate. Brochures and information are available. Mrs. Day outlined some of the events included in the three day session. She stated that this event provides an opportunity to meet with persons from other communities within the state who deal with similar issues relative to preservation.

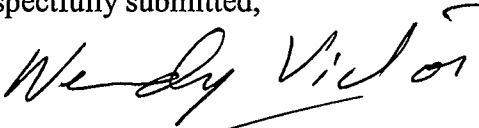
Mr. Moore was pleased to announce that the Town Council approved the concept of the Planning, Zoning & Building Department budgeting funds for continuing education of commission/board members in the upcoming budget year.

VIII Adjournment:

The meeting adjourned at 1:10 p.m. without benefit of a motion.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, May 19, 2004, at 9:00 a.m. in the Town Council Chambers, 2nd Floor, Town Hall, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,



Wendy Victor, Secretary

LANDMARKS PRESERVATION COMMISSION

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**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

ATTENDANCE RECORD 2004

MEMBERS	1/04	2/04	3/04	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11/04	12/04
Eugene Pandula	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____
Sari M. Wilkey	<u> E </u>	<u> P </u>	(Term expired)									
Ann Vanneck	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____
Ann Blades	<u> P </u>	<u> P </u>	<u> P </u>	<u> U </u>	_____	_____	_____	_____	_____	_____	_____	_____
Jack Pyms	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____
Judy Hoffman	<u> P </u>	<u> P </u>	<u> P </u>	<u> E </u>	_____	_____	_____	_____	_____	_____	_____	_____
Patrick Segraves	<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>	_____	_____	_____	_____	_____	_____	_____	_____

ALTERNATE MEMBERS	1/04	2/04	3/04	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11/04	12/04
William Lee Hanley Jr.	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____
Robert T. Eigelberger	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____
Eileen L. Morris	<u> n/a </u>	<u> n/a </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 2004

MEMBERS	1/04	2/04	3/04	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11/04	12/04
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Eugene Pandula	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Sari M. Wilkey	_____	_____	(Term expired)									
Ann Vanneck	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Ann Blades	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Jack Pyms	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Judy Hoffman	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Patrick Segraves	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Wendy Victor	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

ALTERNATE MEMBERS	1/04	2/04	3/04	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11/04	12/04
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William Lee Hanley Jr.	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Robert T. Eigelberger	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Eileen L. Morris	n/a	n/a	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

LEGEND:

V	=	One Voting Conflict during a meeting
V2	=	Two Voting Conflicts during a meeting
V3	=	Three Voting Conflicts during a meeting

VPD	=	Voting Conflict Previously Declared (This category to be used when a conflict has Been declared at a previous meeting, and the Changes being reviewed are part of an ongoing project. ONLY COUNT ORIGINALDECLARED CONFLICT PER JCR, TOWN ATTORNEY)
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