TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES
LANDMARKS PRESERVATION COMMISSION
WEDNESDAY, APRIL 18, 2007 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 9:00 a.m.

II. **ROLL CALL:**

PRESENT: Eugene Pandula, Chairman
William Lee Hanley, Vice Chairman
Patrick Segraves, Secretary
Robert T. Eigelberger, Member
Eileen L. Bresnan, Member
Hazel Rubin, Member
Charles S. Roberts, Member
D. Imogene Willis, Alternate Member
Wallace Rogers, Alternate Member
Stirling Clarke Halversen, Serving as Town Attorney
Timothy M. Frank, Planning Administrator
Jane S. Day, Staff Preservation Consultant
Cynthia M. Delp, Recording Secretary

ABSENT: Dudley L. Moore, Alternate Member (Unexcused)
Veronica B. Close, Director of Planning, Zoning & Building

III. **APPROVAL OF THE MINUTES OF THE MARCH 21, 2007 MEETING:**
MOTION BY MR. EIGELBERGER TO APPROVE THE MINUTES.
MOTION SECONDED BY MR. HANLEY.
MOTION CARRIED UNANIMOUSLY.

IV. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:**
Mrs. Delp led the oath for persons who would be testifying.

V. **COMMENTS FROM THE PUBLIC:**

Patrick Flynn presented the Commission with a feasibility plan for the Royal Poinciana Playhouse. He stated there was little hope for landmarking the Royal Poinciana Plaza unless the playhouse could be proved as a viable theater. He added that there are currently 600 members in the Palm

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480
Telephone: (561) 838-5430 • Facsimile (561) 835-4621
E-Mail: pzb@townofpalmbeach.com • Website: www.townofpalmbeach.com

Beach Theatre Guild who are primarily Palm Beach residents, and who want a performing arts center. He explained that the theater is projected to earn about $5,000,000 per year in income and needs another $1,000.000 yearly to make ends meet. He noted that members of the Guild are willing to make up this deficit, and would actually like to purchase the playhouse.

Mr. Pandula stated that this topic is out of the Commission's forum. He advised that the Royal Poinciana Playhouse is on the Town Council's November agenda. Mr. Flynn requested an opportunity to return to the Commission to answer questions arising from the November Town Council meeting. He also urged the Commission members to attend that meeting.

VI. PUBLIC HEARINGS:

A. Application for Certificate of Appropriateness #5-2007, (deferred from Feb. and March) Reconstruction, landscape/hardscape, driveway relocation
Owner/Applicant: Mr. and Mrs. David Koch
Address: 150/158 South Ocean Boulevard
Architect: Thomas M. Kirchhoff, AIA, P.A.
Project Description: Request approval for reconstruction, landscape/hardscape, and driveway relocation which is further described as:

1. Driveway Relocation: Relocate driveway to service court from alley to Clarke Ave. Relocated driveway will simplify access to gated service court.
2. Reconstruction: Reconstruct (and/or reinforce) existing relocated two-story house. This is required in order to reinforce the hollow clay structure to meet current building codes. The perimeter walls, porch and roof will be addressed.
3. Landscaping: Planting plan by Sanchez & Maddux, Inc.
4. Other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION: None declared

Please note that the driveway relocation (1.) was deferred to the March meeting and then to the April meeting at the request of the applicant. The remainder of this project was approved at the February meeting. **Please note that the architect has requested that the driveway relocation be removed from this Certificate of Appropriateness application. The applicant plans to submit for the driveway relocation together with relocation of the north pavilion at a later date, under a separate application for Certificate of Appropriateness.**

Mr. Hanley stated he had met with the architect, the owner and some neighbors.
Mr. Rogers stated he had met with residents of Barton Avenue.
Mr. Segraves stated he had met with the architect and spoken with some neighbors.
Mrs. Bresnan stated she had met with the architect and spoken with some neighbors.
Mr. Roberts stated he had met with the architect.
Mr. Pandula stated he had spoken to Mr. Ross, a neighbor.

Mr. Frank read a letter from the architect, Thomas Kirchhoff, dated April 9, 2007, requesting that the relocation of the service alley be removed from the Certificate of Appropriateness request. Mr. Frank advised that the discussion should only concern the loggia as the plan for landscaping and relocation of the driveway would be addressed at a later time.

MOTION BY MR. EIGELBERGER TO REMOVE THE DRIVEWAY RELOCATION FROM THE CERTIFICATE OF APPROPRIATENESS APPLICATION.
MOTION SECONDED BY MR. HANLEY.
MOTION CARRIED UNANIMOUSLY.

Mr. Kirchhoff stated the owner wishes to remove the second floor French doors and balcony in favor of a simple loggia with barrel tile roof. The Commission members were in favor of this new design.

MOTION BY MR. SEGRAVES TO APPROVE AS PRESENTED.
MOTION SECONDED BY MRS. BRESNAN.
MOTION CARRIED UNANIMOUSLY.

B. **Application for Certificate of Appropriateness #8-2007**
Owner/Applicant: Paul L. Maddock, Jr. and the Estate of Paul L. Maddock
Address: 545 & 561 North Lake Trail and 549 North Lake Way
Engineer: Tom McCarthy Consulting Engineer, Inc.
Project Description: Request approval of subdivision which is further described as: Applicant is proposing to subdivide 4.83 Palm Beach acres of land (the "Maddock Compound") into 6 lots with a cul de sac street. The proposed subdivision will create a separate lot for each of the two landmarked structures on the property. (Proposed Lot 1 "Ducks Nest" and Proposed Lot 2 "Old Church"). Other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION
Mr. Segraves recused himself as he was involved in planning this project. (Voting Conflict form on file.)

Mr. Eigelberger stated he had met with the owner some time ago.
Mr. Hanley stated he had met with the owner one year ago.

Peter Broberg, Attorney, Tom McCarthy, Engineer, and Jay Maddock, owner, were present.
Peter Broberg, representing the applicant, stated that variances requested for side yard setbacks had been approved by Town Council. Mr. Frank stated that staff was in favor of the project. This project had been reviewed informally last month to provide the Town Council with an opinion on the variances. Mr. Frank noted that the garage had been removed from the plans, but he anticipated that the applicant will file for a garage in the future.

MOTION BY MR. EIGELBERGER TO APPROVE AS PRESENTED.
MOTION SECONDED BY MRS. BRESNAN.
MOTION CARRIED UNANIMOUSLY.

C. **Application for Certificate of Appropriateness #9-2007**

Owner/Applicant: Estee Lauder 2002 Trust Fund
Address: 126 South Ocean Boulevard
Architect: Smith Architectural Group Inc.
Project Description: Replace existing 8-ft. high chain link fence with new 8 ft. sound attenuation wall. Provide new 6 ft. sound attenuation enclosure (w. 3-ft. wide door) at existing pool equipment pad.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION
There were no ex parte disclosures made.

Jeffrey Smith and Laura DiGregorio, of Smith Architectural Group, Inc., advised that the Town Council had granted this variance request last month. This project had been reviewed informally last month relative to the appropriateness of the variance request with respect to the landmark.

MOTION BY MR. EIGELBERGER TO APPROVE AS PRESENTED.
MOTION SECONDED BY MR. HANLEY.
MOTION CARRIED UNANIMOUSLY.

D. **Application for Certificate of Appropriateness #10-2007**

Owner/Applicant: Royal Poinciana Chapel
Address: 58 and 60 Cocoanut Row
Architect: SKA Architect & Planner, Ms. Jacqueline Albarran.
Project Description: Request approval for restoration, addition to historic structure, and landscape/hardscape which is further described as: A two-story addition to the Seagull Cottage to match existing in detailing and style. Addition of new turret reminiscent of the original removed turret. The Cottage also needs to be raised by one foot to correct drainage problems. A one story covered walkway connecting the Cottage to the Chapel is also proposed. The existing wood siding will be replaced by "Hardi" planks simulating the existing. The wood shingle roof will be replaced with high profile asphalt shingles to match existing. Existing wood windows and doors will be replaced with custom made hurricane impact wood windows and doors to match existing. An addition to the existing columbarium located near the South property line. The addition will match the existing columbarium architecture. The applicant is also seeking approval of a new garden area west of the Chapel and South of the Cottage. Other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION
Mr. Eigelberger stated he had spoken with Ms. Albarran over the phone and met with her at the site.
Mrs. Rubin stated she had spoken with Ms. Albarran on the phone.

Mrs. Bresnan stated she had met with the architect at the site.
Mr. Hanley stated he had spoken with Ms. Albarran and met with Mr. "Ainsley" .
Mr. Roberts stated he had met with the architect at the site.
Mr. Rogers stated he had spoken with members of the congregation.
Mr. Segraves stated he had met with Ms. Albarran at his office.
Mr. Pandula stated he had spoken with Ms. Albarran on the phone.

Mrs. Delp administered the oath to Ms. Albarran. This project had been reviewed informally last month with regard to the requested variance(s). Ms. Albarran advised that the Town Council had approved the variance request. The breezeway was re-designed so the new design can be distinguished from the original. Also materials and color are at issue. She stated the proposed breezeway design will match the existing columns of the Chapel and additional crown molding will be added. Ms. Albarran presented illustrations of the streetscape showing the revised design. Mr. Eigelberger stated that these changes were a great solution.

Ms. Albarran stated that the entire cottage will receive "hurricane coating" or protection, in the form of clipping the studs, and removal of rotted materials including the existing exterior siding which is in terrible condition. She advised that treated cedar shakes will be used for the roof. Hardi-board material cut into planks will be used for the lower area of the walls, while individually cut Hardi-board scallops are planned for the upper wall area to exactly match the existing wood scallops in dimension and layout. She added that the exterior color will be changed from cool grey to a warm grey.

Jane Day explained that Hardi-board is a reinforced cement-based product with fillers. Mr. Pandula stated this material is dimensionally stable and not susceptible to termites. Ms. Albarran noted that this material requires little maintenance, but will be painted just like wood.

Mr. Segraves stated the existing shingles have been there more than 100 years, so they have lasted quite a long time. He did not want the new shingles to appear Disney-like. He suggested using wood siding and wood shingles to be more in keeping with the building. He stressed the importance of retaining the "skin" of the building for preservation purposes. Ms. Albarran responded that the applicant wishes to use the Hardi-board material.

Mr. Eigelberger commented that the wooden roof, as proposed, was much more important than the siding. He agreed with Ms. Albarran that the proposed siding is a better trade off than compromising on the roof material. Mr. Segraves stated that the siding might be acceptable in Hardi-board, but not the scalloped shingles.

Mrs. Rubin commented that the Hardi-board is acceptable for the siding as much of the wood grain will not be visible when the planks are painted. However, she felt the texture of cedar will make a difference on the scalloped shingles. Ms. Albarran advised that the wood typically used is smooth cedar. Mr. Segraves asked to see a sample of a Hardi-board scallop, and the existing scallop, but none was available. A full scale mock-up was suggested. Mr. Hanley acknowledged that money is an issue for the Church and asked what would be cost effective where materials are concerned.

Ms. Day stated that Hardi-board is less expensive to install and maintain in the long run. She added that Seagull Cottage is one of the most important historic buildings in the Town. Mrs. Day had checked with the State Department of Historical Preservation relative to this issue. Mrs. Day discussed the importance of the LPC making consistent decisions in situations where appropriateness of materials is involved. She stated that it was conceivable to use wood siding on the original Cottage along with Hardi-board for the addition, which would abide by the Secretary of the Interior's Standards. She explained that the State felt this is a good compromise as it allows the public to see what was old and what is new; however, the State is against the use of Hardi-board on the 1890's building. She offered the compromise of leaving the original building in wood and using Hardi-Board siding for the addition. She also advocated seeing a full size mock-up.

Mr. Eigelberger suggested a visit to the site the following month with a mock-up available on site to compare the two materials. Mrs. Bresnan stated she had gone to the site the previous day. She added that going to the site would not change the Secretary of the Interior Standards. Mr. Eigelberger suggested that all the Commissioners see the building and the mock up side by side. Mr. Roberts stated he was also at the site the previous day. He pointed out that the Hardi-board will appear shiny in the sun and will look fake. He agreed with Mrs. Day that the original building needs to be reclad in wood, but would accept the Hardi-board for the addition as a compromise. Ms. Albarran stated the material has a smooth finish and comes unpainted, so it will only look as shiny as the paint applied. Mr. Pandula summarized that the Commission seems to be in favor of the Hardi-board material only for the addition. He suggested that Ms. Albarran present a full scale mock-up for review next month. He cautioned, however, that he did not want to set a dangerous precedent for future projects.

Pastor Robert Norris stated that the Chapel's policy and by-laws speak of good stewardship of its property, but do not address historic preservation of buildings. He stated the Chapel is not interested in a deferral to approve materials. He pointed out that the Town Council had approved the proposed changes, and the Chapel's congregation and the Preservation Foundation are enthusiastically in favor of the plan as is. He stated that the Church wants materials with minimal maintenance. Pastor Norris stated very clearly, for the record, that as far as the Chapel is concerned, this decision would be a deal maker or a deal breaker. He further stated that the Chapel's mission is not to restore the building to its original siding. As such, the Chapel is therefore prepared to dispose of its interest in the Cottage, if necessary.

John Mashek, President of the Preservation Foundation, stated that everyone likes authentic materials; however alternative materials were always in the realm of discussion for this project. He pointed out that the Foundation is willing to use Hardi-board if it leads to saving the building.

Pastor Norris read a letter from Jorge Sanchez, addressed to Mr. Pandula, Mr. Frank and Mr. Mashek, dated April 17, 2007, outlining conditions relevant to keeping the Chapel at its existing site. The following are excerpts from the letter:

"This past June, I called first Gene, then Tim, & then John to suggest the possibility of keeping Seagull Cottage at its present location. At the time I said that, after some meetings with the Chapel concerning expansion to the Columbarium and changes to the gardens, I felt the Chapel could be receptive to the idea of keeping the cottage at their site. Being the Town referendum had passed & the cottage was going to be moved to Bradley Park, the Chapel was getting ready to design a new building in that spot.

In June I told you I felt the Chapel would consider keeping the cottage if three conditions were acceptable. 1) That simulated wood could be used on the exterior; 2) a breeze way be added to connect the two structures; 3) and that they would be able to get the required square footage by adding to the north side of the cottage. Being that I was never a proponent of moving the cottage to Bradley Park, I felt this was a very good solution to all concerned. I did not want to pursue these thoughts with the Chapel until I had assurances the three of you would support it. Only after conversing with you, & getting your approval to push on with this idea, did I go to the Chapel & talk to them. I have to tell you that it was not well received at first. Only after many discussions did the Chapel acquiesce to this, and the three initial conditions were very much a part & parcel of their decision to move ahead. This needs to be well understood by all concerned."

Mr. Eigelberger stated the proposed design offers a good solution especially with regard to hurricane proofing and maintenance free materials. He felt the Commission should do whatever needs to be done to preserve the design of the building, allowing for some compromise on the materials.

MOTION BY MR. EIGELBERGER TO APPROVE AS PRESENTED SUBJECT TO ADDING A WOOD SHINGLE ROOF AND HARDI-BOARD TO THE WALLS.

Mr. Hanley agreed with Mr. Eigelberger and felt the building is the important thing to preserve. He stated that with the right paint the building will be fine, and pointed out that most people will not notice the difference in materials anyway. He felt this is a practical solution that will preserve the building for the future.

Mr. Segraves stated the Commission should be consistent in holding every applicant to the same standards. Mr. Segraves, while sympathetic to the needs and desires of the Chapel, wondered about the long range effects of being "held ransom" by the conditions previously referenced. He voiced concern about not being able to see, today, what the proposed shingles will look like, and re-stated that the existing shingles had lasted over 100 years.

Ms. Albarran interjected, in response to a question, that the windows will be mahogany clad with wood columns and railings.

Mr. Pandula stated there was no evidence presented about actual maintenance costs. He felt the Commission needed to see a full-scale mock up before going further on this issue so the LPC can review the color and texture of the materials. Mrs. Bresnan commented that the Commission is being given an ultimatum. Several of the members stated they were unaware of the conditions specified in the letter from Mr. Sanchez. Mr. Pandula noted that there may have been a discussion about alternative materials, but no commitments were made, especially without having seen any plans for the project.

Brian LaRue, a board member of the Chapel, stated that the church had openly advised of its intent to use the Hardi-board material. He explained that Hardi-board needs painting every 8-10 years, versus every 5 years for wood. Pastor Norris advised that the Keenan Trust has provisionally pledged $350,000 toward the improvement project, knowing what is entailed.

Mr. Roberts stated that new information had been presented today and he wanted the Commission to have a deferral to further examine the Hardi-board materials and the paint. He also requested that the applicant not give the Commission an ultimatum when this important project was moving closer to a solution.

MR. EIGELBERGER STATED HIS MOTION WOULD STAND AS IS. NO SECOND WAS OFFERED TO THE MOTION. MOTION DIED FOR LACK OF A SECOND.

MOTION BY MR. ROBERTS TO DEFER THIS ITEM FOR 30 DAYS TO WORK WITH THE CHAPEL, MEET ON SITE AND PREPARE A MOCK-UP OF THE SHINGLES. MOTION SECONDED BY MR. SEGRAVES.
MOTION PASSED 6-1, WITH MR. EIGELBERGER OPPOSED.

After the motion, Mr. Hanley commented that this project is so unique, he was not worried about setting a bad precedent in this case.

E. **<u>Application for Certificate of Appropriateness #11-2007</u>**
Owner/Applicant: 700 North Lake Way, LLC
Address: 700 North Lake Way
Architect: Smith Architectural Group, Jeffery W. Smith
Project Description: Request approval to review proposed lantern design and locations. Review proposed awning locations and color. Review shutter paint color. Other associated changes as presented.

<u>CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION</u>
Mr. Roberts stated he had met with the architect on site.
Mr. Eigelberger stated he had met with the architect some time ago.
Mr. Segraves stated he had met with the architect.
Mrs. Rubin stated she had met with the architect on site some time ago.
Mr. Hanley stated he had met with the architect.

Jeffrey Smith and Laura DiGregorio spoke on behalf of the applicant. Mr. Smith displayed a sample of a light fixture with the following characteristics: Painted white; with heart shaped cut outs and frosted glass; custom made in France; and, using incandescent candelabra bulbs. He referred to the site plan to indicate the proposed location of the fixtures, and noted that these are not security lights. Similar lights will be placed on both staff quarters buildings. The awnings on the west façade will be placed on every window and at the two French doors at the upper terrace (except at the recessed loggias.) The awnings will be European style retractable white awnings. Mr. Segraves stated he liked the white-on-white look. Mr. Smith advised that the awnings over the bay windows are retractable and will only be down for sun control in the afternoons.

Mr. Pandula felt that in certain locations the fixtures will appear rather small. Mr. Smith advised that he had taken mock-ups to the site and stated that if anything, they will appear larger, not smaller. Mrs. Bresnan asked about the lighting proposed at the old front door, and asked whether this type of fixture will be appropriate. Ms. Day advised there should be a hanging light fixture in that location. Mrs. Day stated she was happy with the arm/fixture at the new front door.

Mr. Smith stated that the shutters will be "China White," and the turnaround portion of the service driveway will have Belgian blocks in a fish scale pattern.

MOTION BY MR. EIGELBERGER TO APPROVE AS PRESENTED, SUBJECT TO THE ORIGINAL HANGING LAMP BEING KEPT AT THE ORIGINAL ENTRANCE, AND TO APPROVE THE BELGIAN BLOCK PATTERN FOR THE SERVICE DRIVEWAY.
MOTION SECONDED BY MR. SEGRAVES.
MOTION CARRIED UNANIMOUSLY.

F. <u>Application for Certificate of Appropriateness #12-2007</u>
Owner/Applicant: Alexander Dankin
Address: 255 Via Bellaria
Contractor: Folding Shutter Corporation
Project Description: Request approval for installation of six (6) rolling shutters on second story windows. Other associated changes as presented.

<u>CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION</u>
Mr. Roberts stated he had met with the owner on site.

Howard Hemstreet, of Folding Shutter Corporation, explained that rolling shutters are proposed for the second story openings. He stated that these will be mounted above each window on an 8" square box. He added that these will be white with no storm bar build out.

Mr. Eigelberger commented that it will be "tacky" to have boxes above the windows. Mr. Segraves stated it was inappropriate to mount these boxes as they will hide the nice trim and detail. After brief discussion, the Commission members recommended folding Colonial (preferred) or Bahama style shutters.

MOTION BY MR. EIGELBERGER TO DENY THE ROLL DOWN SHUTTERS.
MOTION SECONDED BY MR. ROBERTS.
MOTION CARRIED UNANIMOUSLY.

Mr. Frank asked whether the Colonial shutters could be staff approved. The Commission responded affirmatively.

G. **<u>Application for Certificate of Appropriateness #13-2007</u>**
Owner/Applicant: Chanel, Inc.
Address: 301 Worth Avenue
Architect: Barteluce Architects and Associates
Project Description: Request approval for sign and storefront modifications which is further described as: Remove six (6) existing awnings (4 on Hibiscus Avenue and 2 on Worth Avenue); modify three (3) existing storefront windows by removing stone base below existing sill and lowering new sills to sidewalk level (2 on Worth Avenue and 1 on Hibiscus Avenue); remove existing Hibiscus Avenue entry doors and transom and replace with fixed window; add graphic display to one window on Worth Avenue; remove four (4) existing store identification signs from stone facade and install four (4) new store identification signs mounted on white glass in new storefront window transoms; and, other associated changes as presented.

<u>CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION</u>
Mr. Roberts stated he had met with the architect on site.

The architect, (who did not identify himself for the record), noted that the current owners did a major renovation on the building in 1999. Chanel now wishes to remove the Hibiscus Avenue entrance door for security reasons and replace it with a window. The project also includes dropping the window sills to the ground which will interrupt the water table feature; removing the signage on the stonework and placing the signage on the white opaque glass at the top of the doorway and windows; removing the awnings above the windows on Hibiscus Avenue; and, using a non-illuminated graphic panel on the showroom window.

Mr. Roberts stated he liked the design, but spoke in favor of keeping the water table intact. Mr. Pandula felt that dropping the window sills to the ground will alter the rhythm of the building. Mr. Segraves spoke in favor of the design as presented.

Mrs. Day agreed that the water table is an important component on this corner. She stated that staff did not feel it was a good idea to drop the windows to the ground. She also questioned whether it is acceptable to use the Chanel name above each window.

Mr. Frank stated that per Code, the applicant is allowed 20 s.f. of signage per street. He added that a repetitious name can be used, however only one logo is allowed per street front. He pointed out that "Chanel" is not a logo, so it meets Code; and, he left the aesthetics to the LPC to review. The architect stated that the signage is now reduced in size. Mr. Roberts spoke against the proposed graphic.

Mr. Eigelberger spoke in favor of closing the Hibiscus Avenue door and lowering the windows to the street. He recommended making the same improvements to the other tenant spaces to make the entire building uniform.

MOTION BY MR. EIGELBERGER TO APPROVE, WITH THE CONDITION THAT IF CHANEL AGREES, ALL WINDOWS ON THE BUILDING WOULD BE TREATED THE SAME; AND TO APPROVE CLOSING THE HIBISCUS ENTRANCE, REMOVAL OF THE CHANEL AWNINGS, AND CHANGING THE LETTERING AND SIGNAGE LOCATION, ALL CONDITIONAL TO MEETING TOWN ZONING ORDINANCES, PARTICULARLY THE GRAPHIC.

MOTION SECONDED BY MRS. RUBIN.

Mrs. Bresnan commented that the new design makes the building appear less welcoming. Mr. Pandula re-stated that he was not in favor of lowering the window sills. He stated that with the water table, the entrance was clear. Mr. Eigelberger felt the new design will be more welcoming and open Mrs. Day reminded the LPC that they are charged with protecting the building, not the marketing of merchandise.

ROLL CALL VOTE:

MR. EIGELBERGER	**YES**
MRS. RUBIN	**YES**
MR. HANLEY	**YES**
MR. ROBERTS	**NO**
MR. SEGRAVES	**YES**
MRS. BRESNAN	**NO**
MR. PANDULA	**NO**

MOTION CARRIED 4-3.

H. Application for Certificate of Appropriateness #14-2007
Owner/Applicant: The Breakers Palm Beach, Inc.
Address: 1 South County Road
Architect: Peacock and Lewis, Steve Pollio
Project Description: Request approval for rooms renovation that will include change out of windows (up to 125 rooms), and modification of North lobby elevators, and other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION
Mr. Roberts stated he had met with the entire team, Jane Day and Mr. Frank on site.

Mrs. Day stated for the record that this is a tax abatement project which requires a Certificate of Appropriateness for all changes.

Steve Pollio, representing the applicant, advised that a 120-room renovation with window replacements is being proposed. The windows will be aluminum, inside and out, and the impact glass within the windows meets code requirements. Additionally, the applicant wishes to make mechanical and cab improvements to elevators. He distributed photos of the proposed window design and stated the pediments will remain untouched, unless they are damaged. Mrs. Day stated that this type of work at the Breakers was successful the last time it was done.

MOTION BY MR. HANLEY TO APPROVE.
MOTION SECONDED BY MR. SEGRAVES.
MOTION PASSED UNANIMOUSLY.

VII. OTHER BUSINESS:

A. Staff update relative to Royal Poinciana Plaza designation

Mrs. Day stated that the ratification of the Plaza was deferred by the Town Council to the November Town Council meeting. She stated that this item is still under consideration and that nothing can be done to alter the Plaza without LPC approval and until a Town Council decision is made. She advised that Mr. Flynn's theater group and staff will be allowed to visit the site to assess the future viability of the playhouse and assess interior conditions.

B. 137 Root Trail

Mrs. Day advised that this house is a landmark which is currently under tax abatement. The owner would like hurricane shutters which require a Certificate of Appropriateness. Ms. Day advised that the applicant wants a combination of Bahama shutters on the bay window to the east of the property and Bahama shutters on the top window in the gable; the remainder of the first floor would have see-through panels.

Donna Flammerion, the homeowner, and Jeff Sullivan, Contractor, addressed the Commission. She stated that the shutters will be custom-made, white, wooden shutters. She explained that she and her husband want to be able to manipulate the shutters from inside the home.

Ms. Day stated the owners want informal comments today so they can proceed with ordering the shutters, but will present the proper application for approval at the next meeting. Mr. Frank stated the actual shutter being selected did not meet the Impact Code but has some value in cutting off light and breeze. The LPC offered no negative comments regarding the project.

VIII. COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING ZONING AND BUILDING DEPARTMENT DIRECTOR:

Mr. Eigelberger inquired about progress at 1200 South Ocean Boulevard. Mr. Hanley responded that it appears that work is progressing at the site.

IX. ADJOURNMENT

MOTION BY MR. EIGELBERGER TO ADJOURN AT 11:10 A.M..
MOTION SECONDED BY MR. HANLEY.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on **Wednesday, May 16, 2007** at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road.

Respectfully submitted,

Patrick Segraves, Secretary
Landmarks Preservation Commission

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TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION

ATTENDANCE RECORD 2007

MEMBERS	1/07	2/07	3/07	4/07	5/07	6/07	7/07	8/07	9/07	10/07	11//07	12/07
Eugene Pandula	P	P	E	P								
Judy Hoffman	P	P	(no longer a member)									
Patrick Segraves	P	P	P	P								
Wendy Victor	P	P	(no longer a member)									
William Lee Hanley Jr.	P	P	P	P								
Robert Eigelberger	P	P	P	P								
Eileen Bresnan	U	P	P	P								
Hazel Rubin			P	P								
Charles S. Roberts			P	P								

ALTERNATE MEMBERS	1/07	2/07	3/07	4/07	5/07	6/07	7/07	8/07	9/07	10/07	11//07	12/07
Gail L. Coniglio	P	(Elected to the Town Council)										
Hazel Rubin	P	P	(Promoted to regular member)									
D. Imogene Willis	P	P	P	P								
Dudley L. Moore			P	U								
Wallace Rogers			P	P								

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 2007

MEMBERS	1/07	2/07	3/07	4/07	5/07	6/07	7/07	8/07	9/07	10/07	11//07	12/07
Eugene Pandula												
Judy Hoffman			(No longer a member)									
Patrick Segraves		V	VPD1	VPD1								
Wendy Victor			(No longer a member)									
William Lee Hanley Jr.												
Robert Eigelberger												
Eileen Bresnan												
Hazel Rubin												
Charles S. Roberts												

ALTERNATE MEMBERS	1/07	2/07	3/07	4/07	5/07	6/07	7/07	8/07	9/07	10/07	11/07	12/07
Gail L. Coniglio		(Elected to the Town Council)										
Hazel Rubin			(Promoted to regular member)									
D. Imogene Willis												
Dudley L. Moore												
Wallace Rogers												

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)