

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., WEDNESDAY, APRIL 17, 1996

AT THE TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order: The meeting was called to order at 9:02 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
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: Harrison M. Robertson, Member

RECORDING SECRETARY: Cynthia M. Delp

Let the record show that Mr. Robertson's anticipated absence from this meeting had been reviewed at the Town Council level, and was determined to be "unexcused".

III. Approval of the Minutes of the March 20, 1996 Meeting:
MOTION BY MR. SILVERMAN FOR APPROVAL OF THE MINUTES AS MAILED.
MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

A. Application for Certificate of Appropriateness No. 55-95, Site Improvements
Owner/Applicant: Aperratar S.A., Mr. & Mrs. Fawcett
Address: 196 Banyan Road
Architect: Brower Architectural Associates
Project Description: Request approval of site improvements:
1. Addition of retaining wall
2. Regrade at driveway entrance
3. Change and increase driveway surface
4. Landscape revisions
5. Other associated changes as presented

The architect has requested that this item be removed from the agenda.

① MOTION BY MR. PANDULA REMOVING THIS ITEM FROM THE AGENDA.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

B. 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, and again to the April meeting. Mr. Pandula and Mr. Smith have previously declared a voting conflict. ANOTHER DEFERRAL OF THE LANDSCAPE PLAN IS REQUESTED, TO THE MAY MEETING.

MOTION BY MR. HOFFMAN DEFERRING THE LANDSCAPE PLAN REVIEW TO MAY.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

① As Mr. Smith had a conflict with Items C & D, he passed the gavel to Mrs. Frost-Golino.

C. Application for Certificate of Appropriateness No. 15-96,
Renovations to residence

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

① 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 is to return with revised drawings showing the changes recommended.

Mr. Broberg made some initial comments verifying the course of events thus far concerning this project, as stated above. He reiterated the terms of the May, 1995 "Agreement" between the Town and the Castles,

which recognizes that the Castles will be making changes to the property at some point during the five year period of time following the signing of that agreement. Mr. Moore commented that the owner is not planning to be under construction for the entire five year period, but does have a five year window provided by the Agreement. During that time, the LPC retains jurisdiction of review of any changes to the property.

Mr. Joe Brennan, Designer, continued with the presentation. He enumerated various changes made to the drawings since last month. It was noted, however, that the revised drawings were not submitted to the Town until this presentation. Changes to the drawings are as follows:

1. Stair tower-roof lowered and added stone detailing following the line of the windows.
2. Lowered pool house roof to match adjacent house roof, and added rafter tails. Added divided lites to facade facing tennis court.
3. Removed two quatrefoil windows on the oceanfront elevation and add some arched windows.
4. Shortened balcony (oceanfront) and pushed wall back.
5. Integrated front door more with the tower, adding a mix of stucco and stone around the door.

At the last meeting, an issue was made regarding landscaping the north property boundary. Mr. Moore commented that the house, which will be built on the lot to the north recently came before ARCOM, and the owners of the property likewise want screening between the two properties and intend to do so on their own property.

Mrs. Frost-Golino commented that she has a concern about having one style of windows on east side of the house with another on the west side. Mr. Brennan responded that it was his impression, last month, that the LPC had no problem with the windows as drawn.

Various comments were made regarding the scale of the presentation drawings, currently done in 1/8", as opposed to the normal, 1/4". Mr. Pandula commented while it is clear the project is proceeding in the right direction, the drawings are themselves graphically unclear as to their intent. He felt Mr. Brennan was asking the LPC to go out on a limb making an approval judgement based upon line drawings, and suggested that it may be better for Mr. Brennan to do a series of vignettes of the revised areas of the house, as was done for changes at the street level. Mr. Brennan responded that having been before the LPC on two other occasions for this project, this was the first time an objection to the scale of the drawings had been raised. In consideration of that fact, Mrs. Frost-Golino asked that the LPC review the project in their 1/8" scale, with a possible deferral of those items for which the LPC would like to see larger, more detail-evident drawings. Mr. Frank stated that ARCOM has often requested details in larger scale before approvals are given.

Pursuant to the Chair's suggestion, Mr. Brennan proceeded with review of each item as listed on the agenda. Subsequent to that review, the following motion was made:

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.

MOTION SECONDED BY MR. SILVERMAN.

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

Let the record show that the above approval was given with the stipulation that the revised drawings are submitted to the Town no later than one week prior to the May meeting.

D. Application for Certificate of Appropriateness No. 16-96,
Renovations to residence

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.

Attorney Dean Vegosen addressed the LPC stating that a Designation Hearing would be held later during this meeting, and the owners would be happy to designate the property if the proposed renovations are approved. Mr. Moore stated that the application for Certificate of Appropriateness should be reviewed on its own merits, and that the LPC is not to be swayed by the prospect of either a voluntary or involuntary designation.

Don Kino of the Smith Architectural Group presented the project. He distributed copies of the 1923 original Mizner floor plans and photos of the original elevations. Since that time, there have been two major additions, staff quarters by Mizner and a loggia addition by Wyeth, in addition to numerous other smaller changes. He reviewed the changes to the elevations as follows:

EAST: Minor changes-change 3 double hung windows to french doors to allow access to the front yard, add new terraces in front of house, and add french doors with sidelites at breakfast room for access to terrace there.

NORTH: Staff quarters area to be modified for guest rooms and master suite. The garage doors and detailing will remain. The height of the roof on this wing will be raised 18", but the original detailing will be replaced. Some fenestration changes will occur due to changes being made on the interior.

SOUTH: (The courtyard elevation) Create loggia addition and fenestration modifications. Includes extension or protrusion of master/guest wing. Replace sliding glass doors with 3 arched french doors. Enclose existing sleeping porch & raise roofline. New shed roof

over single door. New porch beneath sleeping porch area. Relocate existing metal gates on axis with front door.

WEST: New wing with staff quarters on first floor and master suite on second floor. New elliptical french doors to match existing. Remove double hung second floor windows and install casements, and install new balconies with balusters and piers to match those on front elevation. Remove sliding glass door and replace with french doors with transoms.

SITE; Add spa to existing pool with tile and coping to match. Add patio area around spa as well.

COLORS: Cream for facades. Light green for window and door treatments (similar to Town Hall trim color)

LANDSCAPING: Deferral requested to next month.

Mrs. Frost-Golino asked Mr. Kino if he could simplify the fenestration on the south elevation, specifically at the sleeping porch and the second floor windows on the west wing. She also asked that the central loggia be simplified as well. Mrs. Albarran de Mendoza felt that the large garage expanse on the north elevation makes the front door lose its importance. Mr. Kino responded that persons entering the front door are unable to see the garages. The LPC asked Mr. Kino to delete the fourth "squeezed" window above the garage doors. Mrs. Day, Staff Preservation Consultant, was able to show various slides of the house to assist the LPC in their deliberations. She had no problem with the project as proposed, recognizing that Mediterranean Revival architecture evolves with time.

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.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

E. Application for Certificate of Appropriateness No. 17-96,
Renovations to residence

Owner/Applicant: Mr. and Mrs. William T. Lowes

Address: 218-220 Phipps Plaza

Architect: Ronald D. Schwab and Nichols Schwab Inc.

Project Description: Request approval of the following:

1. Approval to construct a two story addition between the two residences, and a two story west end addition
2. Update landscape and deck
3. Exterior color changes
4. Create new entrance in the center addition closing off two existing east entrances
5. Other associated changes as presented

This matter was heard at the March meeting, and a motion was made to approve the east facade and defer the west facade to the April meeting, for resubmittal of the elevations showing the shortened windows and the balcony line across there, and the connector between the two existing wings.

Ms. Mindy Schwab returned to the LPC with revised drawings. These drawings, however, created a new west elevation which was designed to match the east elevation. This was not what the LPC requested last month. Ms. Schwab stated that it was the owner's wish that the east and west elevations match in style, as they were not happy with the existing wood and canvas awning which exist on the west elevation.

Mrs. Day stated that the use of wrought iron was original to the east elevation, but the wood treatments and canvas awning on the west elevation were additions done at a later time. Mrs. Albarran de Mendoza suggested that the second floor openings on the west elevation, now single operable doors with three fixed windows, be changed to two center operable doors with a fixed window flanking the doors on each side. Ms. Schwab felt this would be a good idea. Mr. Hoffman felt that the rear elevation is very plain, minus the detailing of the east elevation. Mrs. Frost-Golino, since the building has been made less "schizoid" with attempts to match the east and west elevations, made the following motion:

MOTION BY MRS. FROST-GOLINO TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. PANDULA.

ROLL CALL VOTE:	MRS. FROST-GOLINO	YES
	MR. PANDULA:	YES
	MRS. ALBARRAN DE MENDOZA	YES
	MR. SILVERMAN	YES
	MR. HOFFMAN	NO
	MRS. GRACE	YES
	MR. SMITH	NO

MOTION CARRIED 5-2-0.

F. Application for Certificate of Appropriateness No. 19-96,
Parking area, sign, landscaping

Owner/Applicant: The Henry Morrison Flagler Museum

Address: 1 Whitehall Way

Architect: The Lawrence Group

Project Description: Request approval to add 72 new parking spaces on the north side of the property, addition of a new sign, landscaping and other associated changes as presented

Architect Eugene Lawrence and Mr. John Blades, Director of the Museum, were present for review of this project for additional parking at the Flagler Museum, as there is currently an insufficient number of parking spaces there. Seventy-two spaces were approved by the Town Council, but the project will be begun based upon adding just 63 spaces, with a possible maximum of 72. The driveway will be widened by eight feet. Existing trees in the center section will be removed, and a line of royal palms will be installed in the parking medians. The parking area will be screened by new hedge material. Mr. Lawrence indicated they will return with the signage when ready.

MOTION BY MRS. FROST-GOLINO FOR APPROVAL AS PRESENTED. (NO SIGNAGE INCLUDED)

MOTION SECONDED BY MR. PANDULA.
MOTION CARRIED UNANIMOUSLY.

G. Application for Certificate of Appropriateness No. 20-96,
Outdoor lighting

Owner/Applicant: Mr. Daniel J. Mahoney Jr.

Address: 1200 South Ocean Boulevard

Contractor: Van's Electric of Lake Worth

Project Description: Request approval of outdoor lighting and other associated changes as presented

Please note that this project was reviewed informally at the March meeting.

Mr. Phil Waring of Van's Electric distributed a revised lighting plan as they were asked, last month, to change the fluorescent fixtures planned for the driveway entrance to a more appropriate fixture. The new fixtures, three on each side of the driveway entrance, will be 12volt incandescent fixtures in copper. Tree lighting will be accomplished with mercury vapor lighting.

MOTION BY MRS. FROST-GOLINO FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

H. Application for Certificate of Appropriateness No. 21-96,
Awning

Owner/Applicant: JWK Properties Inc.

Address: 91 Middle Road

Architect: Bridges, Marsh & Carmo

Project Description: Request approval of an awning on the east elevation, and other associated changes as presented

The awning will be a cantilevered 10'x 20' shed style awning in off white, on the east elevation over two windows, as presented by Al of Awnings by Jay.

MOTION BY MR. PANDULA FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

I. Application for Certificate of Appropriateness No. 22-96,
Addition and renovation

Owner/Applicant: Mr. and Mrs. Robert Meister

Address: 8 South Lake Trail

Architect: J.F. Brennan Design Build L.C.

Project Description: Request approval of the following:

1. Approval of a one story garage and rear entrance addition
2. Replace deteriorated roofs
3. Re-instate landscaping
4. Garden wall & piers to be added on north & west elevations
5. Chainlink fence at southeast property line
6. Re-line pool
7. Other associated changes as presented

Designer, Joe Brennan, stated that this house was done by John Volk in 1938, and has a wonderful interior. Some minor changes are needed on the exterior, however. Currently, there is no garage on the property. The proposed one story two car garage, 22' x 22', will have one 16' door. The garage is tucked in at the south end of the property, 20' from the property line, and will adjoin a one story mudroom which then leads into the house. A new garden wall will replace the existing garden wall, and will serve to hide the garage from the house and

① garden area. The driveway off Primavera Avenue will be changed, adding new stone piers and a larger planting island. The parking area there will be squared off. The garden wall along Primavera will be extended toward the lake. A new chainlink fence and wooden gate will be placed on the east portion of the south property line. A new landscape plan has been developed reinforcing the existing landscaping and will be discussed later. The existing pool is completely deteriorated and will be re-lined. A total re-roof is required for the house. The existing roof material is Ludowici clay tile. The proposed roofing material is concrete tile matching the Ludowici in size and color, and as close in texture as possible. To replace the roof in Ludowici tiles would cost \$ 30,000 more than a replacement in concrete tile.

Mrs. Grace asked that the chainlink fence be screened with landscaping. Mr. Smith stated his objection to the use of concrete tiles on this landmarked building. Mrs. Albarran de Mendoza stated that this is the best concrete tile match she has seen as an attempt to match clay. Mrs. Frost-Golino asked whether this was precedent setting to allow the change of roof material. Mr. Moore stated that economics are not a criteria for approval or disapproval of a Certificate of Appropriateness, though cost can be a consideration. The LPC is charged to strive for as close a match as possible, or conversely, could insist upon the original material. Mr. Frank stated that the roof is rather insignificant on this particular house.

MOTION BY MRS. ALBARRAN DE MENDOZA APPROVING THE PROJECT AS PRESENTED, WHILE DEFERRING THE LANDSCAPING TO THE END OF THE AGENDA OR NEXT MONTH'S MEETING, DEPENDING UPON THE ANTICIPATED ARRIVAL OF THE LANDSCAPE ARCHITECT.

① MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED 6-1-0, WITH MR. SMITH OPPOSING.

Later in the meeting, during "Other Business," Mr. Jorge Sanchez arrived to present the landscape plan. The plan shows the house cushioned within landscaping on all sides. The driveway will be re-configured, with a planted large island between the curb cuts. A wall will occur within the island assisting screening the house from Primavera Avenue. Off the dining room, an outdoor dining room will be created, and a small trough fountain will be added. Off the loggia, the plan will remove added terracing and replace it with sod. Terracing will be removed around the pool and replaced with sod, leaving the pool sitting in a sea of green. The very large formal garden with its central pond will be flanked by a row of formally clipped citrus trees running east and west. At the east end of the property, the existing banyan and kapok trees will remain, and a large 1-1/2' deep pond with coping to match the coping on other fountains will occur. The pond will have a broken coquina pathway running all around it, as well as a pergola running around the east half of the pond. Broken coquina is likewise found at other areas of the site. The east property line is edged in a ficus hedge and a masonry wall or wood fence painted matte green. The LPC complimented Mr. Sanchez on his very lovely landscape plan.

① MOTION BY MRS. ALBARRAN DE MENDOZA APPROVING THE LANDSCAPE PLAN AS PRESENTED.

MOTION SECONDED BY MRS. GRACE.
MOTION CARRIED UNANIMOUSLY.

V. Designation Hearings:

Let the record show that Mrs. Delp administered the oath to all those present who wished to testify related to any of the following Designation Hearings.

Let the record show that the transcription of the following Designation Hearings is partially verbatim and partially in paraphrase. Verbatim portions are noted with the speaker's name at the left margin.

Item 1: 255 Clarke Avenue
OWNER: Dr. Raymond Tronzo

Please note this matter was deferred from the March meeting. Mr. Frank stated that proof of publication and proper legal service had been obtained regarding this matter, and stated that this property meets the following criteria for landmark designation:

(c) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship.

(d) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

JANE DAY: (Staff Preservation Consultant) Building Permit #661 of the Town of Palm Beach was signed by John Volk on March 30, 1927 for a residence and garage for Albert Feltman at 255 Clarke Avenue. The builders were listed as Craig, Stevens and Volk and the cost of the project was originally quoted as approximately \$ 50,000. This is significant, because in 1927, there has already been a real estate crash. The Palm Beach Post and the Times all are carrying articles about six months before this of the banking problems that were going on through South Florida and all over the state. And still, things were coming together in Palm Beach, and we're still having architects and major builders do quality projects in the Town of Palm Beach. John Volk had just arrived in Palm Beach. He started his career in Larchmont, New York. He went to Key West to build a bank that never materialized because of the real estate problems. He spent a few months in Miami, and then he comes to Palm Beach, he went into partnership with Frank Craig and Mr. Stevens, who were friends of his from New York. These few early homes that he did as part of Craig, Stevens and Volk, are part of a career that spans from the 1920's to 1984, and incorporate over 1,000 projects. As you can see from the slides in front of you, this house is in the Mediterranean Revival style, but it's a lot more ornate than some of the other Mediterranean Revivals that you've seen. In fact, what Volk has done, and he writes about this in an article that he had published, he deals with classical Spanish architecture, and in particular, the Plateresque style in this house. The door surrounds, and the window above are more ornate in their detailing than other things in Town. Still it has the features of a Mediterranean Revival style house...multi-level roof lines, there is a front facing gable and hip roofs, barrel tile...the windows are six over one double hung sash...there are also casement windows, cantilevered balconies. As such, this is a good example of the style. It represents the work of a master architect builder, John Volk, and is representative of the developmental history of the Town of Palm Beach.

MOTION BY MR. PANDULA THAT THE DESIGNATION REPORT BE MADE PART OF THE

RECORD.

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

Dr. Tronzo, the property owner, stated that he is very proud of his home and "welcomes the opportunity to landmark his home. He proceeded to enumerate some minor changes which he would like to undertake at the property, and illustrated those with slides. The LPC complimented Dr. Tronzo on his presentation, and simultaneously informed him that he would need to return to the LPC, with drawings, after having made application for Certificate of Appropriateness for these changes.

MOTION BY MRS. FROST-GOLINO THAT 255 CLARKE AVENUE BE RECOMMENDED TO THE TOWN COUNCIL FOR DESIGNATION AS A LANDMARK OF THE TOWN OF PALM BEACH, AND THAT THE CRITERIA, AS PRESENTED, BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MR. SILVERMAN.
MOTION CARRIED UNANIMOUSLY.

Item 2: 640 South Ocean Boulevard
OWNER: Mr. C.C. Wang

Please note this item was deferred from the December, 1995, January, 1996 and March, 1996 meetings. Mr. Smith had previously declared a Conflict of Interest with respect to this matter, and as such, he passed the gavel to Mrs. Frost-Golino. Mr. Frank acknowledged that proof of publication and proper legal service had been achieved with respect to this designation hearing. He stated that this property meets the following criteria for designation:

(a) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.

(c) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship.

(d) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

MRS. JANE DAY: (STAFF PRESERVATION CONSULTANT) Go back a few years from the John Volk house we just looked at, and in 1923, it was the height of the boom time building in Palm Beach. In that summer, Addison Mizner had seventeen major projects under construction in the Town, and this is one of those seventeen. As you can see, this is a much simpler Mediterranean Revival style, but it still has many of the same design characteristics with the hip roof, the barrel tile, the casement windows, and the stucco exteriors. This is the entranceway that you saw earlier. It is the focal point of the north facade of the house. Mizner designed this in 1923, and even with seventeen projects under construction, he still found time to go to Europe for the summer, and left the details to his staff so that he could look for things to put inside these wonderful Mediterranean Revival style homes. Here is another picture of that with the elaborated chimneys. In 1929, he added the staff wing and garage to the west of the main block of the house. And then in 1947, the house was sold. Marion Sims Wyeth was hired to do the additions, and the Wyeth additions were done in 1948.

① The house has come full circle, and you saw it today for a Certificate of Appropriateness. It meets the criteria in our ordinance, and it is a good example of Mizner's work in the boomtime architecture of the 1920's.

MOTION BY MR. SILVERMAN THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MS. SHIELDS.
MOTION CARRIED UNANIMOUSLY.

Let the record show that there were no other witnesses present to testify.

MOTION BY MR. SILVERMAN THAT 640 SOUTH OCEAN BOULEVARD BE RECOMMENDED TO THE TOWN COUNCIL FOR DESIGNATION AS A LANDMARK OF THE TOWN OF PALM BEACH, AND THAT THE CRITERIA, AS PRESENTED, BE MADE A PART OF THE RECORD.

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

Item 3: 150 Clarke Avenue

OWNER: Mr. Anthony K. & Ms. Victoria O. Baker

Please note this matter was deferred from the March meeting, and the owner requests deferral to the November, 1996 meeting.

① Mr. Frank read a letter into the record from the law offices of Donovan Leisure Newton & Irvine, specifically from Colette K. Meyer, which stated that the owner, Mr. Baker, is an architect who travels quite frequently, and in fact, was unavailable for today's hearing. As he wants to attend the Designation hearing, the request was put forth for deferral to the next available meeting, stipulating a waiving of rights under Section 16-43 (i) of the Town of Palm Beach Code of Ordinances. Staff recommended that deferral be granted.

MOTION BY MR. PANDULA TO DEFER LANDMARKING CONSIDERATION OF 150 CLARKE AVENUE TO THE NOVEMBER MEETING WITH THE PROVISIO THAT THE OWNER RECOGNIZES HE IS WAIVING HIS RIGHTS BY ORDINANCE REQUIRING THE COMMISSION TO ACT WITHIN 30 DAYS.

MOTION SECONDED BY MRS. GRACE.
MOTION CARRIED UNANIMOUSLY.

Item 4: 142 Seabreeze Avenue

OWNER: Mr. W.S. & Lucia D. Wakem

Mr. Frank verified that proof of publication and proper legal service had been achieved relative to this matter. He stated that this property meets the following criteria for designation:

① (a) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.

(c) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship.

MRS. JANE DAY (STAFF PRESERVATION CONSULTANT): 142 Seabreeze Avenue is

a totally different kind of house. It was built before that pivotal year in Mizner's career, 1923, but in fact, we don't know the exact date of construction. There is no building permit for this property. We do know and I've included in your report, however, that the footprint of this house is included in the 1919 Fire Insurance Map of the Town of Palm Beach. So, we know that it was built sometime before 1919. This was another important developmental period in the history of Palm Beach. Oscar Jose is developing Poinciana Park, and some of the major builders in Palm Beach are getting their career starts here. This particular house was constructed by E.U. Roddy, who was a well known builder and developer in the Town. As a matter of fact, in the 1924-25 season, right before the crash, he sold seven million dollars of inland acreage and also did some work in West Palm Beach. This house is important because of its style of architecture. The bungalow style was the most important and popular style of middle class architecture in South Florida and the United States from 1910 to 1926. The style itself derives from the British empire. We believe it comes from India. It was developed in the States and was widely publicized in many of the housing magazines. This is a good example of the style because very few things have been done to the house. Note the wide overhangs, the brackets at the front facing gable, the high pitched roof...that's in the days before air conditioning, that they needed ventilation. Also note that the front porch was extremely important in this particular style of architecture with its very wide pillars and really invited you into that property by this house. This is intact. In some of the bungalows in the Town of Palm Beach this particular feature has been enclosed, but on this one, it has not. In the rear is the garage. The automobile is not yet as important in the "teens" as it becomes later, and there's a garage apartment over the top.

In response to a question from Mrs. Frost-Golino, Mrs. Day stated that she is aware of only three other true bungalows which have actually been designated as landmarks, although there are other frame vernacular or shingle style buildings designated.

MOTION BY MR. PANDULA THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.

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

ATTORNEY PAUL THIBADEAU (ATTORNEY FOR THE PROPERTY OWNER): Good morning. My name is Paul Thibadeau. I'm not a witness. I'm an attorney. Sometimes I apologize for that, but not today. I represent the Wakems. They have lived in the house since the mid-50's and as you see, have done nothing to change the house except the roof is not the original roof. The roof is an asphalt shingle roof, instead of the original roof. They would love to be able to say, would you please designate my house. They would do that only if you could accommodate their very real fears. This is a small house on a fairly good sized lot. They are concerned about what might happen when they sell it. They have been contacted by proponents of landmarking, who have described to them the great benefits of landmarking, but they are not so sure that they apply to a buyer of a house. They raised their family there...have been there since the mid-50's. Their concerns have to do with the affect that landmarking might have on a buyer of the house in terms of renovations or modernization of the house. In order to address those concerns, they have some ideas that are unusual and perhaps might be entertained by the commission. We are not certain if a buyer would want to restore the house or not restore the house. They

① have no intentions of selling it at the moment. They would like to get some feedback from a potential buyer as to the value they think the house has or doesn't have. The process of landmarking is new to them. They are very concerned about its effects, and they are opposed to it because of the fear of the loss of value of the property and what a buyer might think of the house. Other property owners have had similar concerns, and you heard from one this morning. We are suggesting or requesting that this matter be deferred for some significant period of time so that it is not landmarked, yet is under the constraints of the Landmark Ordinance and Certificates of Appropriateness would be needed for any changes. We'd like to defer it for a period of time so the Wakems, who have lived there again for a number of years, have a chance to determine if they want to sell it, and if so, talk to people who might want to buy it to see what the effect of landmarking might be on them...then giving the opportunity to a potential buyer to come in and address the issue of landmarking to this commission before it's landmarked. The property is not in danger. It never has been in danger. The landmarking has not been necessary so far to preserve it. I'm talking about a period of about three to five years of abeyance. Just put this in abeyance for that period of time, still under the jurisdiction of the commission until they decide what to do with this property. It's not like the other properties you saw this morning. It's a different piece of work altogether.

① At this point, Mr. Smith commented about a Town bungalow which was renovated and sold by Attorney Robert Deziel. This particular bungalow is a prime example of this style home which was purchased, restored, sold, and provided an excellent financial return, and in fact, won the Ballinger Award for historic preservation. Mr. Thibadeau responded that the Deziel house is in a "better neighborhood for bungalows" than the Wakem house. Mr. Smith, to the contrary, felt that Seabreeze Avenue was certainly better than Brazilian Avenue.

MR. THIBADEAU: Alternatively, we thought of something. The alternative...we've got the deferral not unlike the Kennedy deferral. We would agree to very similar terms. At the end of that period of time, we will not oppose the landmark.

MR. SMITH: The Kennedys were in the middle of doing a project, I think, and I think there were other circumstances in that particular case that kind of forced the card, I think.

MR. THIBADEAU: Well, if I need to get more people in the room to force the card, then...if that's the issue...

MR. SMITH: Well, I don't know how much you knew about that case, but I won't belabor any further reference to it.

MR. THIBADEAU: I'm suggesting that we have a similar opportunity to have a buyer who raises objections to the landmarking.

MR. SMITH: Is the house on the market?

① MR. THIBADEAU: No, it's not. They need the time to consider whether they want to sell it or not. They are not young people anymore. The alternative to that is to have the landmarking, this is one I had discussed earlier with staff, with an opportunity for a buyer to come in and have the landmarking reviewed not on an undesignation type basis...that is very difficult...but have the option to reject the landmarking and then have it reconsidered by the commission.

11 Mrs. Frost-Golino felt this would be a "terrible precedent to set." She also took objection to the three to five year period of abeyance as suggested earlier by Mr. Thibadeau, as still another dangerous precedent. She made reference to a letter, which she had in her possession, to Mrs. Polly Earl, of the Preservation Foundation, from the late Mr. Edgar Maxwell, real estate appraiser. Though discussion took place relative to the contents of the letter, it was ruled as inadmissible due to Mr. Thibadeau's inability to cross-examine the late Mr. Maxwell. Mrs. Frost-Golino stated, however, that she had no problem with deferring this matter to November, thereby allowing the owners time to gather whatever information they desire. She, like Mr. Smith, stated that there are very significant differences between this house and the Kennedy house and its designation circumstances.

MS. TRACY BIAGIOTTI (REPRESENTING TOWN ATTORNEY): I just wanted to add another difference between the Kennedy issue and this issue. There were legal issues...and I believe there was a lawsuit that was brought on behalf of the Kennedys against the Town, and we don't have that here. We don't have the same legal issues that went into collating them.

Mr. Thibadeau was asked to explain his perceived advantage in being under ARCOM jurisdiction. His response was that ARCOM would allow demolition of the house, and re-building of a new house. Mr. Moore explained the required approvals that would need to be obtained in order to build a new home on this lot.

11 Mrs. Jane Day listed the three other designated bungalows: 345 Brazilian Avenue, 225 Seaspray Avenue and 319 Brazilian Avenue. In her research of Poinciana Park, the "Sea" streets, of the 199 structures only 14 are bungalows, which represents 7% of the total.

Mrs. Polly Earl, Executive Director of the Preservation Foundation, [Let the record show that Mrs. Earl was previously sworn.] gave her remarks in support of the designation of this home. She made the following points:

- The middle block of Seabreeze contains the best concentration of good bungalows in the Town, and is therefore, an "excellent bungalow area".
- She offered some comments relative to the value of landmarked properties with relation to the Maxwell letter.
- It was her understanding that this lot is significantly undersized, an important fact when considering new construction.
- Mrs. Earl asked that if the LPC considers granting a deferral, it is imperative that Town staff be able to speak with the owners directly, which has not been the case thus far.
- It is important that the Town's LPC ordinance allows the LPC to act based on objective standards, which are nationally recognized and accepted.
- This house meets criterion "c" for designation as it clearly embodies the distinguishing characteristics of the bungalow type in the craftsman style as defined by many authors/experts in the field.
- The property also meets criterion "a", "in that it exemplifies or reflects the broad cultural, political, economic and social influences at every level of American life in the early twentieth century." Bungalows have been referred to as "quintessentially American." "Bungalows put us in touch with some of the driving forces of American life, namely the belief that every man, or every family, should realize the American dream through owning his own home..."

- "142 Seabreeze exemplifies the developmental history of Palm Beach's pre-Mizner years...Poinciana Park, where 142 Seabreeze is located, was perhaps one of the most successful of the developments begun before the Mizner/Singer era, and it constitutes today, I believe the largest area of single family homes in the center of Palm Beach which have maintained their value as a cohesive single family area."

- "Bungalow preservation is now at the stage where preservation of Victorian homes was 20 years ago."

- "No other type of historical American architecture has devoted to it a regular publication. There is a quarterly publication named the American Bungalow."

Mr. Moore stated for the record that no studies have been submitted to the Town which indicate the diminutive value of landmarking a property. In fact, the only studies submitted to the Town show an increase in value of landmarked properties. This refers to properties outside of the potential for demolition and subdivision of a property.

Mr. Smith commented that he would be very interested in meeting the Wakems to discuss this matter, and stated that, in his opinion, this is the finest example of Bungalow architecture in the Town of Palm Beach. Mr. Hoffman stated he could not think of another bungalow more worthy of landmarking than this house.

MOTION BY MR. SILVERMAN TO DEFER LANDMARKING CONSIDERATION OF 142 SEABREEZE AVENUE TO THE NOVEMBER MEETING WITH THE PROVISIO THAT THE OWNER RECOGNIZES HE IS WAIVING HIS RIGHT BY ORDINANCE REQUIRING THE COMMISSION TO ACT WITHIN 30 DAYS.

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

Item 5: 153 Clarke Avenue
Owner: Mr. John J. & Mary A. Kirlin

Mr. Frank verified that proof of publication and proper legal service were achieved with regard to this matter. He stated that this property meets the following criteria for designation as a landmark:

(a) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.

(c) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship.

MRS. JANE DAY (STAFF PRESERVATION CONSULTANT): "We're not sure exactly who the architect is. This was one of the most bizarre houses that we looked at this season because there are plans for this house in the file and they are not signed by anyone. So, we did a stylistic comparison, and as I noted in the report, we looked at the works of John Volk, Addison Mizner, Fatio, Wyeth, Manley King, Belford Shoumate, Lester Geisler, Bruce Kitchell, and Gustav Maass. And it's our conclusion, myself, as a preservation consultant, and conferring with Mr. Frank and looking at other things by all these architects that this was probably designed by Gustav Maass, but we can't be sure of that so we can't include criterion "d". Whoever did it did a wonderful job. The windows, in particular, are lovely. It is a good example of the Mediterranean Revival style. The house was built in 1927 by Arnold Construction Company for Charles Manning, who was a successful realtor in Palm Beach. Interestingly enough, you will see another house later

on in the designation process which was also Charles Manning's house. What we found in the record was that Mr. Manning would build a house, live in it for a short time, sell it, and move on to something bigger. This particular house, after the real estate bust, was listed as costing \$ 125,000, which was a lot of money in 1927. And the newspaper reported that it "promised to be an added ornament" to the Palm Beach scene. The article went on to say that it had a sun parlor, music room, a 30'x 40' living room with a pecky cypress ceilings, and other elaborate Spanish style details. Later in the press it was reported that Mrs. Manning often entertained with luncheons and bridge parties in the house. Manning was important because he was one of these early developers in Poinciana Park. I also have not found the definitive evidence, but I'm still looking...if John Volk was working on a Charles Manning house two streets over and Gustav Maass was working on this one in 1927, and less than six months later, they formed a partnership, and both of those were for the same owner, and perhaps this is one of the reasons they got together and knew each other. It's an interesting little sideline and we're looking into that....It's really a very good Mediterranean Revival design.

The owners, Mr. and Mrs. Kirlin, were present, and Mr. Kirlin addressed the Commission. He referred to a letter which he and his wife had written which addresses certain changes they would like to make to the property, in an attempt to determine whether the Commission would approve of same. Mr. Smith stated that these changes would require a Certificate of Appropriateness, and from Mr. Kirlin's testimony, it did not seem that any of the changes described were out of the realm of typical LPC approvals. Mr. Kirlin stated that when he purchased the home, it was advertised as a Mizner home, and the Kirlins have since found out that this was not correct. He requested that staff assist him in researching the architect, today stated as Gustav Maass. Mrs. Day responded that she would be happy to provide him with information regarding Mr. Maass. Mr. Kirlin stated he and his wife are very proud to have their home landmarked.

MOTION BY MR. HOFFMAN THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MRS. FROST-GOLINO.
MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. HOFFMAN THAT THE PROPERTY AT 153 CLARKE AVENUE BE RECOMMENDED TO THE TOWN COUNCIL FOR DESIGNATION AS A LANDMARK OF THE TOWN OF PALM BEACH, AND THE CRITERIA, AS PRESENTED, BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MR. SILVERMAN.
MOTION CARRIED UNANIMOUSLY.

Item 6: 134 Seabreeze Avenue
Owner: Mr. Francesco & Dina Scatigno

Mr. Frank verified that proof of publication and proper legal advertisement have been achieved with respect to this matter. Mr. Frank stated that this property meets the following criteria for designation:

(a) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.

(c) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship.

(d) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

MRS. JANE DAY (STAFF PRESERVATION CONSULTANT): This is another one of those very odd houses that came up this designation season. The research wasn't easy. The results were gratifying for those of us who work on this. This house was built in 1925, again for Charles Manning, the same real estate developer whose later house you saw in the previous designation report. It was built by B.G. Zablocki, and we don't have an architect. So, now you're wondering why do I have John Volk down here as architect of record. Well, in 1927, the young John Volk comes to Palm Beach and he completely re-does the whole house, and the sketches, although there aren't plans in the Volk archives, suggest that this was originally frame vernacular with a two story roof. The hip roof was the same. The quoins were the same. Volk changed the entire design and he did that for Sam Harris, the theatrical producer. Harris was, remember, one of the ones who changed Steinbeck's Of Mice and Men into a play that was very successful on Broadway. Later in his career, Volk would build another house for Sam Harris up in the north end, but this is really his start in Town. He's the one that added the inset doorway with the Romanesque arch...he put the shutters on the house...he tiled the hip roof, and he did many of the things on the house as you see it today. Now, it is a very good example of the Mediterranean Revival style with more Italian Renaissance details than some of the Mediterranean Revivals you've seen. It's more symmetrical in its fenestration. The importance of the front door and the cast stone detailing around it really brings it kind of into the Italian Renaissance category, but I suggest to you that although it was completely altered in 1927, that those alterations were historic and as such, it qualifies for a landmark of the Town of Palm Beach. And again, because it was Volk's first project, it represents the beginning of a very long career that went until 1984.

Mr. Scatigno, the owner, stated his only objection to the landmarking was that he would prefer that the landmarking be deferred until more research is done relative to the original architect of the house. Mrs. Day stated she would be happy to continue research in newspaper articles, if necessary. She stated however, that that house is important for its association with John Volk, and the developmental history of the Town of Palm Beach and particularly, the Poinciana Park subdivision. Mr. Smith commented that quite often back in the early days of development of the Town, the developers themselves applied for the permits, while the architects actually worked for the developer, and did not receive credit for the design of the house. Mrs. Frost-Golino pointed out that this structure qualifies for landmarking under two other criteria, excepting association with a particular architect.

MOTION BY MR. SILVERMAN THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MRS. FROST-GOLINO.
MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS FROST-GOLINO THAT 134 SEABREEZE AVENUE BE RECOMMENDED TO TOWN COUNCIL FOR DESIGNATION AS A LANDMARK OF THE TOWN OF PALM BEACH

AND THAT THE CRITERIA, AS PRESENTED, BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

Let the record show that the LPC asked Mrs. Day to continue to look for the name of the original architect for this house, in an effort to satisfy the owner's request.

Item 7: 16 Golf Road

Owner: Mr. Frank O. Butler II

Mr. Frank verified that proof of publication and proper legal service had been achieved with respect to this matter. Mr. Frank stated that this property meets the following criteria for designation.

(a) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.

(b) Is identified with historic personages or with important events in national, state, or local history.

(c) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship.

(d) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

MRS. JANE DAY (STAFF PRESERVATION CONSULTANT): These next two houses are kind of backwards. They were developed at the same time. They had the same architect. This one is the later one. It was built in 1924. As Mr. Frank said, the architect is Marion Sims Wyeth. It was designed for Clarence Geist. The name of the house is "La Claridad," which means clearness or clarity, and it was part of the Golf View Development Company, which embodies all of Golf Road. The land was bought from Paris Singer and the Everglades Club. These people wanted to live on this street because it was close to the club where they belonged. Geist, himself, is important not only in our history, but in the history of Boca Raton. He was the developer/owner of the Sea View Club in Atlantic City, New Jersey. He came from Philadelphia where he made his money in public utilities. But he's important because after Addison Mizner went bankrupt with the development of the Boca Raton Hotel and Club in Boca Raton, Geist took over the project and saw to its completion. So, that he's important locally and also in South Florida. The house, itself, is a good example of the Mediterranean Revival style, more ornate than some of the other houses that we've seen...the lovely three story tower...again those same detailings with the barrel tile roofs, the stucco finish, the cast stone detailing, the applied ornamentation, the irregular fenestration, all important in the style, and it's important to remember that Wyeth comes to Palm Beach in 1919. These are early works for him in Town. He was classically trained at Princeton, and many of his houses have a lot more academic bend to them than other architects who worked in the early days who perhaps didn't have the same type of background...This house has been altered. There were things that were enclosed in it, but this main facade remains intact, and I think it's important when we looked at the whole street, this is the one that is often pointed out to people, and it is a good representation of that style. Because this property is

all below the seven-and-a-half foot flood plain, I think that these owners can benefit from landmarking.

MOTION BY MRS. ALBARRAN DE MENDOZA THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. SILVERMAN THAT 16 GOLF ROAD BE RECOMMENDED TO THE TOWN COUNCIL FOR DESIGNATION AS A LANDMARK OF THE TOWN OF PALM BEACH, AND THAT THE CRITERIA, AS PRESENTED, BE MADE PART OF THE RECORD.

MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.

Item 8: 17 Golf Road
Owner: Mr. Bruce Bent

Mr. Frank verified that proof of publication and proper legal service had been achieved with respect to this matter. He stated that this property meets the following criteria for designation:

(a) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.

(b) Is identified with historic personages or with important events in national, state, or local history.

(c) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship.

(d) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

MRS. JANE DAY (STAFF PRESERVATION CONSULTANT): This was the first house that was developed and built on Golfview Road. It was built for Marjorie Merriweather Post and her husband, financier, Edward F. Hutton. It was called "Hogarcita." It was one of the very most important houses in Palm Beach, not only because of its association with Mrs. Post, but it's a quite unusual design. Note the bell tower, and the main house facade. Again, it's done by Marion Sims Wyeth. The Golf View Development Company...Hutton and Wyeth worked together to develop the rest of the street during the 20's, and in fact, sold the other properties to friends and relatives, people that they liked to spend the winters with in Palm Beach. After the first year that it was built, however, Mrs. Post saw that her little hearth was too small, and in 1923, she added 93 feet to the original house. We've spoken more than once this morning about how Mediterranean Revival style houses change, and in fact, this is so. That, however, the 93 feet addition, however, didn't completely satisfy Mrs. Post, and four years later, she was building another important house in Town, Mar-a-Lago. This house is important, though, to see where she started her career as a well-known Palm Beach hostess. It's important for its association with Marion Sims Wyeth, with E.F. Hutton, and with the development of the Gold View Development Company, all the land bought from Paris Singer and developed because of their interest and membership in the Everglades Club.

MOTION BY MRS. ALBARRAN DE MENDOZA THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MR. PANDULA.
MOTION CARRIED UNANIMOUSLY.

Mr. Bruce Bent, the property owner, stated he was very much in favor of the designation. He encouraged the LPC to designate more houses on the street. Regarding his house, he stated that the house had developed some serious roof leaks, and he contracted to have portions of the tile roof and flat roofs replaced. The existing clay tiles will be replaced with clay tiles, an exact replacement. Mr. Smith informed the owner that an exact roof material replacement can be approved by staff, and there would be no need for the roof replacement to return to the LPC for review.

MOTION BY MR. SILVERMAN THAT 17 GOLF ROAD BE RECOMMENDED TO THE TOWN COUNCIL FOR DESIGNATION AS A LANDMARK OF THE TOWN OF PALM BEACH, AND THAT THE CRITERIA, AS PRESENTED, BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MR. PANDULA.
MOTION CARRIED UNANIMOUSLY.

Item 9: 309 Hibiscus Avenue

Owner: Mr. Philippe J. Brian & Ms. Roberta Sabban

Mr. Frank verified that proof of publication and proper legal service had been achieved with regard to this matter. He stated that this property meets the following criteria for designation as landmark:

(a) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.

(c) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship.

MRS. JANE DAY (STAFF PRESERVATION CONSULTANT): 309 Hibiscus was brought to us by the owner this season. She was in favor of landmarking, had us to the property, and it was particularly because the house that was next door to her at 349 Brazilian was landmarked earlier in the season. These three houses in a row were all done in a package in 1923. The developer was J.C. Gallagher from Philadelphia. There is some idea that he was working on the building of the Brazilian Court at that time. Like many of the other people in boomtime Florida, he bought himself a little parcel of land, built three houses, sold two off, and was part of that boomtime development in early Palm Beach. This is an interesting house because it's a mission style house. It has a flat roof. It's two stories...a parapet around the front. This type of Mediterranean styling comes by way of California and the mission style churches. It was popular in California first before it came here. The second story balcony, the little enclosed entryway, all are typical of the style, and make it a good example for landmarking. As I said earlier, the owner is in favor. She is doing quite a good job in doing a restoration on the property.

MOTION BY MRS. FROST-GOLINO THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

MRS. JANE DAY: There are alterations to the rear of the property. As a matter of fact, there is an inappropriate window in the rear. She put glass blocks in her bathroom that are really more Art Deco in style, but other than that, they have gone to every effort to return the house to its original. They added a pool in the rear as well. There is also a separate garage with an apartment above that's also very typical of the early 1920's. ...The street side, what we see, is intact, and all of the things that were done to the rear could be changed. The fenestration was not changed, and the glass block could be removed, and a casement or double hung sash could be put in if someone wanted to do a strict restoration.

MOTION BY MRS. FROST-GOLINO THAT 309 HIBISCUS AVENUE BE RECOMMENDED TO THE TOWN COUNCIL FOR DESIGNATION AS A LANDMARK OF THE TOWN OF PALM BEACH, AND THAT THE CRITERIA, AS PRESENTED, BE MADE PART OF THE RECORD.

MOTION SECONDED BY MR. SILVERMAN.
MOTION CARRIED UNANIMOUSLY.

VI. Other Business:

A. Informal Review: 139 North County Road

Architect David Miller addressed the Commission listing several items which had been previously approved by the LPC, but were not done at the site. He stated that he will present them for re-approval at next month's meeting. The subject of the courtyard furnishings was brought up. The former cast concrete 60's furnishings have been removed and were replaced by the new cast aluminum seating, eight tables with four seats each. Mr. Miller asked whether the LPC wanted to review these furnishings next month. Mr. Moore replied that they should be included as part of the application. He went on to say that this seating may be used by those who have purchased take-out foods, but it is not permitted for use as restaurant seating.

B. 1996 Preservation Celebration Update

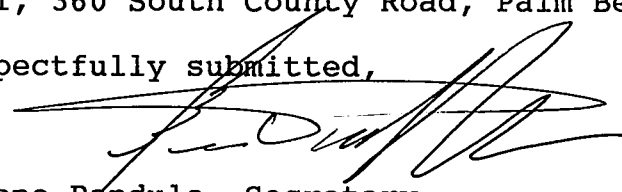
The Preservation Celebration will held on Tuesday, June 18th at the Breakers Hotel. Mr. James Ponce, who will personify Henry Morrison Flagler will assist us at the Breakers providing tours of certain areas. The event is planned for 4:00 p.m. to 6:00 p.m.

VII. Adjournment:

THE MEETING WAS ADJOURNED AT 1:00 P.M. WITHOUT BENEFIT OF A MOTION.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, May 15, 1996, at 9:00 a.m. in the Town Council Chambers, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,


Eugene Pandula, Secretary
LANDMARKS PRESERVATION COMMISSION

cmd

4/30/96

TOWN OF PALM BEACH

ATTENDANCE RECORD (19 96)
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								
Joanna Frost-Golino	P	P	P	P								
Eugène Pandula	P	P	P	P								
J. Albarran de Mendoza	P	P	P	P								
Arthur Silverman	P	P	P	P								
Lindley Hoffman	n/a	n/a	P	P								
Harrison Robertson	n/a	n/a	P	U								

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								
Elizabeth Shields	U	P	P	P								
Sari M. Wilkey	n/a	n/a	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
		VPD1										
Jeffery W. Smith	V3	V2	VPD4	VPD3								
Joanna Frost-Golino												
Eugene Pandula	V1	VPD1	VPD1	VPD1								
J. Albarran de Mendoza		V1	VPD1									
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 ORIGINAL DECLARED CONFLICT FOR ONGOING PROJECT PER JOHN C. RANDOLPH, TOWN ATTORNEY)