MINUTES
LANDMARKS PRESERVATION COMMISSION
WEDNESDAY, APRIL 16, 2008 AT 9:00 A.M.
AT THE TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com or may obtain an audio recording (tape or CD) of the meeting by contacting Cindy Delp, Secretary to the Landmarks Preservation Commission at (561) 227-6408. As a point of reference, you will find the recording times listed on these

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
Eileen Bresnan, Member
Hazel Rubin, Member
Charles S. Roberts, Member
D. Imogene Willis, Alternate Member
Dudley L. Moore, Jr., Alternate Member
Wallace Rogers, Alternate Member
John C. Randolph, Town Attorney
John S. Page, Director of Planning Zoning & Building
Timothy M. Frank, Planning Administrator
Jane S. Day, Staff Preservation Consultant
Gretchen Dayton, Recording Secretary
Cynthia M. Delp, Transcribing Secretary

ABSENT: Robert Eigelberger, Member (pending classification)

III **<u>APPROVAL OF THE MINUTES OF THE MARCH 19, 2008 MEETING:</u>**
MOTION BY MR. HANLEY FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. ROBERTS.
MOTION CARRIED UNANIMOUSLY.

IV **<u>ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:</u>**
By Mrs. Dayton

V **<u>APPROVAL OF THE AGENDA:</u>**
MOTION BY MR. HANLEY FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MR. ROBERTS.
MOTION CARRIED UNANIMOUSLY.

VI **<u>COMMENTS FROM THE PUBLIC</u>**: (0:01:32.0)

Mr. Pat Flynn, President of the Palm Beach Theatre Guild, addressed the commission with a few comments relative to the Town Council's postponement of the designation ratification of the Royal Poinciana Plaza. He spoke against the (TCRPC) Treasure Coast Regional Planning Council's recommendation for a partial landmarking and for the TCRPC "intervening in the politics of the Town." Mr. Flynn requested that the Landmarks Preservation Commission make their position on this issue very clear to the Town Council.

VII **<u>PUBLIC HEARINGS:</u>** (0:05:12.4)

A. <u>Application for Certificate of Appropriateness #4-2008</u>
<u>Landscape/Hardscape</u>
Owner/Applicant: Mr. and Mrs. Wilbur Ross
Address: 328 El Vedado Road
Architect: Mario Nievera Design Inc.
<u>Project Description</u>: Request approval for landscape/hardscape which is further described as:

1. Proposed new motorcourt layout with new concrete curb and gravel to match existing.
2. Proposed new entry piers and gate. (Piers to match existing piers. Gate to match existing pedestrian gate design).
3. Proposed new entry walls. (Profile and height to match existing.)
4. Proposed new service gate off Pelican Lane (This gate requires a variance due to its location/proximity to the street.)
5. Removal of existing walls, piers and pedestrian gate.
6. Proposed planting at front, new ficus hedge, low hedges and flowering shrubs.
7. Other associated changes as presented

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATIONS: None declared.

Keith Williams, of Mario Nievera Design, Inc., appeared on behalf of the applicant for this project which was reviewed informally last month. Mr. Williams briefly reviewed the plans again for the members. In addition to the project description above, Mr. Williams stated that the main gate and the secondary gate off Pelican Lane are designed based on the existing garden gates. The main gate will be slightly taller with more top details, while the secondary gate is shorter and simpler. Hardscape materials will match existing site materials. Mr. Williams indicated that the plan presented today is the same as was presented last month, and that the Town Council granted the requested variance for the second entrance off Pelican Lane.

MOTION BY MR. ROBERTS FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. SEGRAVES.
MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness #5-2008 (0:09:11.0)
Addition
Owner/Applicant: The Henry Morrison Flagler Museum
Address: 1 Whitehall Way
Architect: Brower Architectural Associates
Project Description: Request approval for addition to historic structure which is further described as: We are requesting to construct Archive and Administrative Office space on the existing second story on the SW portion of the non-original hotel part of Whitehall. The new structure will total approximately 3,671 square feet. It includes an elevator and interior floor plan modifications in the existing crawl space, the first floor and mezzanine levels. The office addition will require three variances and a Special Exception. The three variances are: maximum height, overall height and parking. The space will house the Museum Archives and additional Administration Offices. The addition is designed to have virtually no impact to the original historic museum. A minimal attachment is required for the purpose of allowing the public use of the elevator for the first time providing (ADA) handicap accessibility to the museum's 2nd floor, as well as providing the transportation of objects on loan from other major national museums to the second floor exhibit gallery. Secretary of Interior Standards for projects of this type are being followed during the design process. Stylistically the addition is not intended to appear to be part of the nationally designated historic museum. The proposed Administrative Office structure is designed to not have visual impact on the site or surrounding area. Other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATIONS: None declared.

Mr. Ken Brower, Architect, with Brower Architectural Associates, returned to the commission today subsequent to the informal review of this project at last month's meeting. Since that time the project received approval of the requested variances and Special Exception. Mr. Brower briefly reviewed the plans and elevations again for the commission, indicating that no changes had been made to the plans or the presentation since last month.

MOTION BY MR. HANLEY FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. ROBERTS.
MOTION CARRIED UNANIMOUSLY.

VIII **OTHER BUSINESS:** (0:14:17.0)

A. Informal Review: 350 Worth Avenue, The Everglades Club
(In conjunction with Special Exception #6-2008 with Site Plan Review and Variance)

In four phases, from May 1 to Nov. 1 of calendar years 2009 to 2012, demolish existing one-story 14,072 sq. ft. kitchen additions. Construct corresponding portions of proposed 30,496 sq. ft. two-story kitchen addition. **Phase I** to house new vertical circulation, exterior access, Dish Room, Electrical/Mechanical Rooms, Bathrooms. **Phase II** to house Main Kitchen facilities, Elevator, Bake Shop, removal and reconstruction of existing unreinforced masonry Bell Tower. **Phase III** to house Main Kitchen facilities, Bathrooms, Loading Dock slips, Freight Elevator, exterior access, Issue Office, Mechanical Room. **Phase IV** to house vertical circulation, exterior access, Elevators, Bathrooms, Wine Cellar, Flower Shop, Trash, Electrical/Mechanical Rooms, Employee Dining, Pedestrian Arcade, Future Offices, Future Laundry. Massing, ornamentation, and materials palate to be drawn from the original elements of the existing building. Existing kitchen additions extend into Worth Avenue right-of-way, offer no sidewalk along Worth Avenue, and are architecturally inconsistent with the style and massing of the original building that is to remain. Right-of-way encroachments to be eliminated, sidewalk and landscaping along Worth Avenue to be added to complement new construction. Multiple existing rooftop a/c systems to be replaced with freestanding enclosed cooling tower adjacent to existing generator enclosure.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION.
Mr. Roberts met with the architect and visited the site.
Mr. Hanley spoke with the Club Manager and several people involved with the project.
Mrs. Rubin met with the architect and visited the site.
Mr. Segraves met with the architect at Mr. Segraves' office.
Ms. Willis has been to the site.
Mr. Rogers has been to the site.
Mr. Pandula met with the architect at Mr. Pandula's site.
Mr. Moore stated that he has been to the site and he is a member of the Club.

Attorney Maura Ziska listed the requests for Special Exception, Site Plan Review, and Variances while the architect was setting up for the presentation.

Architects Harold Smith and Ted Soung and several other associates presented this project on behalf of the Everglades Club. Mr. Smith explained that the Everglades Club, opened in 1919, was Addison Mizner's first commission in Palm Beach and introduced the Spanish Mediterranean Revival style to Palm Beach. Since that time, the Club has undergone several expansions, employing the services of several well known architects, Wyeth, King & Johnson, and John Volk, to name a few. This project primarily concerns the kitchen wing of the Club...first, demolition of the existing kitchen wing, and secondly, reconstruction of a new two-story kitchen wing. The construction has been phased and is scheduled to occur in the off-season from May 1 to November 1. Each phase will be handled as a separate permit. Mr. Soung explained each of the phases, referring to the plans and the model. Mr. Soung clarified that the project includes demolition of 14,072 square feet and the addition of 29,500 square feet, slightly less than originally anticipated. The entire building is currently 154,000 square feet, and after completion of the project it will be just under 170,000 square feet. In other terms, 14,000 square feet is being removed from the first floor and is being replaced by 15,200 square feet, and 14,300 square feet will be added to the second floor.

Mr. Segraves' main concern was that the project places "a lot of mass in front of the landmarked building." Mr. Hanley felt the project would serve to be an improvement with respect to pedestrians and the roadway. He agreed with Mr. Segraves acknowledging the large mass to be added to the building, but felt it would be an enhancement and a "major step forward". Mr. Moore and Mrs. Rubin questioned the proposed loading/unloading of trucks which is included in the plans, especially in light of the neighbors across the street living at the Villas.
Mr. Hanley, who formerly resided at the Villas, felt the proposal, in its entirety, would be better for the Villas residents than the current condition.

Mr. Frank commented that staff is pleased to be viewing such a comprehensive plan for this important landmark, rather than seeing the project for several piecemeal approvals. Mrs. Day offered a historical slide presentation of the Everglades Club, calling attention to the original Club building and the subsequent additions to it. She stressed the importance of honoring the main section of the building rather than the service corridor by the lake. Mrs. Day noted that she and the Chairman were concerned about the proposed second story mass that goes west. She suggested that a variation in roof line might improve the design.

Mr. Roberts was concerned with the new proposed mass, and the potential loss of the integrity of the original landmarked building. He was upset to hear that there is the possibility that the bell tower could be taken down. He wondered what would be left of the original building if this project is approved.

Paul Riley of Dosdourian Construction, a contractor who has been doing structural work at the Club for some time, spoke in support of the project as a means to correct structural problems at the Club. He stated, "The new foundation has to take place whether the old building sits on the new foundation or a new building sits on the new foundation." The structural engineer has determined that the bell tower can be saved, but it has to be removed from the building to refurbish it. This will require that the bell tower be made structurally sound before it is removed from the existing structure so that it can be taken to another location to be refurbished.

Several members stated that they would like to have a list of the requested variances and other Town Council approvals. Mr. Moore recommended having more information in the hands of the members for reference during a presentation. Mr. Roberts recommended that the Phases be clearly delineated on the plans by using color to differentiate the phases, and via presenting existing vs. proposed plans, by Phase.

Mr. Pandula stated that his concern is that the bell tower element will be "buried" by all of the various aspects of the project. He asked if the office space area on the second floor might be placed elsewhere in an effort to reduce the proposed mass. Mr. Pandula questioned whether all four phases of the project are guaranteed to be completed. Mr. Smith responded that it is intended for all four phases to be completed during the summer months over the course of several years, beginning in 2009. Mr. Pandula stated that Phases I and II work well, but with the addition of Phases III and IV, the building turns into a "very big, homogenous building". He felt it would be architecturally preferable to have one, two, and three story elements to alleviate the affect of the additional mass. Further, he recommended that the new towers, which require a small variance, might be even higher for better architecture.

Mr. Paul Castro, Zoning Administrator, explained that this project is before the LPC today to provide feedback from the LPC to the Town Council relative to the variances requested. He felt the Town Council would want to know, from the LPC's perspective, if each phase can stand alone, should the plans or circumstances of the Club change in a few years. He briefly discussed the variances requested, and stressed the importance of this very significant landmark building which covers a large area on Worth Avenue.

Several members felt they did not have sufficient information at this point to recommend for the variances. Mr. Segraves spoke in favor of mixing one, two and three story elements in the design. He feared that the landmark would be hidden by the addition of the new mass. Mr. Hanley supported adding variations in height and setback to the design, and improving view lines to the bell tower.

Ms. Ziska stated that many of the variances are requested simply because the existing building is already so large and non-conforming.

Mr. Roberts, in consideration of the size and importance of this project, suggested that a special meeting be held to review this project in detail. Others felt this could occur at the regular monthly meetings. Members and staff provided comments to the architect regarding aspects of the project that might be addressed until the next meeting. Mr. Pandula stated that it is really clear, at this point, that having the full model is essential to the presentation.

MOTION BY MR. SEGRAVES TO DEFER THIS INFORMAL REVIEW PROJECT TO THE MAY MEETING FOR RE-STUDY TO MAKE THE BELL TOWER MORE VISIBLE, AND TO RE-VISIT THE SECOND FLOOR OFFICE SPACE; AND THAT THE ARCHITECT SHALL BRING BACK THE MODEL FOR USE DURING THE PRESENTATION.

MOTION SECONDED BY MR. HANLEY.
MOTION CARRIED UNANIMOUSLY.

At approximately 10:28 a.m., there was a short recess.

IX **<u>DESIGNATION HEARINGS:</u>** (1:29:03.0)

<u>ITEM 1: 200 VIA BELLARIA</u>
Owner: Rena Rowan

Mr. Frank testified that this property meets the following criteria for landmark designation:

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

(3) 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 craftsmen.

(4) 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. Day noted that this landmark building was proposed for "consideration" as a landmark by

LPC member, Eileen Bresnan. Mrs. Day testified that this Fatio design was originally known as 157 Via Bellaria, but was changed to 200 Via Bellaria years later by the current owner. She explained that the house was built in 1928 in the Mediterranean Revival style, but with Italian influences. Mrs. Day addressed the architect, architecture, and history related to this house per the Designation Report and the accompanying slide presentation.

Mr. Frank verified that proof of publication and proper legal service were achieved relative to this project. Witnesses for this hearing were sworn earlier in the agenda.

MOTION BY MRS. BRESNAN TO MAKE THE DESIGNATION REPORT A PART OF THE RECORD.

MOTION SECONDED BY MRS. RUBIN.
MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. HANLEY THAT 157 VIA BELLARIA , CURRENTLY KNOWN AS 200 VIA BELLARIA, 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 MRS. RUBIN.
MOTION CARRIED UNANIMOUSLY.

ITEM 2: 212 AUSTRALIAN AVENUE (1:39:04.0)
Owner: Lisa T. and Claes Wahlestedt

Mr. Frank verified that proof of publication and proper legal service were achieved relative to this designation hearing. Witnesses had been previously sworn. He testified that this property meets the following criteria for landmark designation:

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

(4) 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. Day testified that the owners have volunteered their home for landmarking. They have recently completed a major renovation to the property, and sought landmarking subsequent to the completion of that renovation. Mrs. Day stated that the owner retained the important architectural elements of this Mediterranean Revival style home; and, the landmarking of this structure serves to preserve one of the 1920's homes original to the Royal Park subdivision. Mrs. Day addressed the architect/designer, architecture, and history related to this house per the Designation Report and the accompanying slide presentation.

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

MOTION SECONDED BY MR. SEGRAVES.
MOTION CARRIED UNANIMOUSLY. (Mrs. Delp notes that the question was not called for this motion, but when Mr. Randolph attempted to bring this to light after the second motion, it was stated that both motions carried.)

MOTION BY MS. WILLIS THAT THE PROPERTY AT 212 AUSTRALIAN 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 MRS. RUBIN AND MR. ROBERTS SIMULTANEOUSLY. MOTION CARRIED UNANIMOUSLY.

X **COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING ZONING AND BUILDING DEPARTMENT DIRECTOR:**

(1:47:00.0)

Mr. Hanley questioned where the designation of Royal Poinciana Plaza actually stands at this moment. Mr. Randolph stated that the Plaza's "under consideration" status is still in place, and as such, requests for changes to the Plaza need to be heard by the Landmarks Preservation Commission. Mrs. Bresnan asked Mr. Randolph to clarify the motion made by the Town Council. He responded that the motion was to defer the designation ratification to the November Town Council meeting with the understanding that they consider landmarking the Plaza when it comes back to them in November. The deferral was to allow the owner to come back to the Town Council during that interim period of time to show what they intend to do with the Plaza. He noted, however, that there is no requirement for the owner or lessee to make any presentation to the LPC during the six month deferral period unless they are requesting a Certificate of Appropriateness.

Mrs. Bresnan asked Mr. Randolph about the Town Council's motion relative to the Treasure Coast Regional Planning Council's report for the Royal Poinciana Area Planning Study, especially with regard to notice requirements to alert the public that additional time is being offered for the public to make comments.

Mrs. Bresnan remarked that the west side of the Bradley House is in need of attention, noting that it has not been maintained. Mrs. Day stated she would look into the situation and pursue it further, if necessary.

Mrs. Day reminded the LPC that the Florida Trust meeting will be held May 15th through May 17th in Pensacola. It is entitled "History, Heritage and Hurricanes." Members can contact Mrs. Day for additional information.

XI **ADJOURNMENT:**

MOTION BY MR. HANLEY TO ADJOURN AT 11:05 A.M.
MOTION SECONDED BY MRS. BRESNAN.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, May 21, 2008 at 9:00 a.m. in the Town Council Chambers, 2nd floor, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,

Patrick Segraves, Secretary
LANDMARKS PRESERVATION COMMISSION

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