

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., WEDNESDAY, APRIL 15, 1992

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 Volk.

II. Roll Call:

PRESENT: Lillian Jane Volk, Chairman
Sally Gingras, Secretary
William S. Gubelmann, Member
Anne G. Metzger, Member
Jacqueline Albarran de Mendoza, Member
Leslie Divoll, Member
Arthur Silverman, Alternate Member
Wilmer J. Thomas Jr. Alternate Member
Pamela McNierney, Attorney for the Town
David C. Zimmerman, Assistant Building Official
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Elise P. Mackintosh, Vice Chairman
Jane R. Grace, Alternate Member

RECORDING SECRETARY: Cynthia M. Delp

Let the record show that Mrs. Metzger arrived at 9:06 a.m.

Let the record show that Ms. Lorraine Latina, Court Reporter, was present regarding the Designation Hearing for 210 Via Del Mar.

Let the record show that as of the first vote, it was established that Mr. Silverman would vote today, and Mr. Thomas would not vote. Mr. Thomas left the meeting at this point.

III. Approval of the Minutes of the March 20, 1992 Meeting:

Mrs. Mackintosh has requested that the following additional comments be placed into the record for the Designation Hearing of 133 Banyan Road. Within the Minutes, these comments would occur on Page 8, immediately before the motion to recommend this property for designation. Please note that prior to these verbatim statements, Mr. Doyle Rogers, Attorney for the Property Owner, was complimenting the Commission on their cooperation with owners "in improving their homes and making modern changes that are necessary for living in comfort."

① ADDITIONAL STATEMENTS

MACKINTOSH: Please tell a lot of people that, will you?

ATTORNEY DOYLE ROGERS: I want to compliment you for that because I think you are doing a fine job.

MOTION BY MR. SILVERMAN TO APPROVE THE MINUTES AS AMENDED.

MOTION SECONDED BY MR. THOMAS.

MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

At the request of Mr. Kirk Henckels, representing Via Mizner, Item F was heard first due to a conflicting meeting which Mr. Henckels needed to attend.

F. Application for Certificate of Appropriateness No. 20-92,
Iron balcony removal

Owner/Applicant: Via Mizner Associates Limited Partnership
by Via Mizner of Worth Avenue Inc.

Address: 333-345 Worth Avenue, 75 Via Mizner

① Project Description: Removal of extremely rusted iron balcony from the south side of the second floor and replacement with an iron safety barrier at least 36" high (to code).

Mr. Kirk Henckels passed photos of the existing deteriorated iron balcony at 75 Via Mizner, in the walkway connecting Via Mizner and Via Parigi. The proposal is to remove this balcony; replace the existing jalousie windows and doors with mullioned windows and mullioned french doors; re-utilize a section of the existing decorative ironwork (which presently covers the windows) flush over the door as a safety barrier, to a height required by code; and change the swing of the doors to open inward. The plan does not include the construction of a new balcony to replace the iron one.

① In response to concerns regarding the necessity of retaining the balcony, Mr. Henckels responded that the balcony was not original to the building, and he believed it was added to satisfy a fire code egress requirement at some point. Mr. Frank commented that apparently the balcony was needed in the past for a previous interior configuration. Mr. Harry Ackerman, Chief Building Inspector, has reviewed the current configuration of the structure and has determined that the balcony is no longer necessary for fire exit. Further, Mr. Frank stated that he had given Staff approval for the upgrade of the doors and windows, from jalousies to

mullioned openings. Mrs. Albarran de Mendoza asked Mr. Frank to be sure to review the proportion of the mullions, as no drawing of the new fenestration was presented.

As Staff had previously ruled on the fire exit issue and the window/door upgrade, the remaining issue was to allow the decorative ironwork to be used as a barrier.

MOTION BY MRS. DIVOLL TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

A. Application for Certificate of Appropriateness No. 14-92, Signage

Owner: Palm Beach Historic Inn

Applicant: Mr. Joseph Schembri for "The Purple Plum"

Address: 365 South County Road

Project Description: Request approval of identification signage for windows and one hanging sign on front of building

As the applicant was not present and had made no contact with Staff regarding this application...

MOTION BY MR. SILVERMAN TO REMOVE THIS ITEM FROM THE AGENDA.

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness No. 16-92, Signage

Owner: Via Mizner Associates Limited Partnership by Via Mizner of Worth Avenue, Inc.

Applicant: Ms. Roxanne Edwards-Jones

Address: 90/101 Via Mizner

Project Description: Request approval of identification signage for upstairs and downstairs window; wall sign at side of door; and operating hours on door. Signage will be gold lettering on a black background.

As this item had been heard at last month's meeting and was approved pending proper legal advertisement, and since Staff had received no objections from the public...

MOTION BY MR. GUBELMANN TO APPROVE THE SIGNAGE AS PRESENTED.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness No. 17-92,
Pool pavilion

Owner: Mrs. George Hoyt

Applicant: Mr. Barry Hoyt

Address: 133 Banyan Road

Architect: The Pandula Architects, Inc., Gene Pandula

Project Description: Removal of an existing pipe frame structure and construction of a new free standing pool pavilion.

Mr. Gene Pandula, Pandula Architects, presented this request, which had earned variance approval regarding setbacks (15' rather than the required 35') at yesterday's Town Council meeting. (Mr. Pandula had briefly discussed this pool pavilion at last month's meeting, however, no action was taken at that time.) At the south end of the pool, there is an existing pipe frame structure with a canvas awning. This will be removed and replaced with a new free standing pool pavilion employing the varied architectural elements of the existing residence...arches with wrought iron infilling, barrel tile roof, stucco on the main body of the pavilion, and imitation cast stone at the flanking edges of the pavilion. It is a one story structure with a ten ft. ceiling height.

MOTION BY MRS. DIVOLL TO APPROVE THE POOL PAVILION AS PRESENTED.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness No. 18-92,
New gardens and fountains

Owner/Applicant: Mr. and Mrs. George Mann

Address: 930 South Ocean Boulevard

Architect: Smith Architectural Group

Project Description: Request approval of new gardens and fountains to be located in approximately 2,768 square feet of new walled in area located at the south end of the property.

Mr. Jeffery Smith, Smith Architectural Group, presented this request which received variance approval yesterday regarding the height of the wall (8'4") around the pool and courtyard. Mr. Smith explained that this proposal actually involves two landmarked properties, 930 South Ocean Boulevard and 150 Via Bellaria. The owners of both have compromised to allow the Manns (930 South Ocean Blvd.) to purchase a 37.5 ft. portion of the 50 ft. strip of land to the south of them. A 12.5 ft. strip will be retained by the Cooks (150 Via Bellaria) so that Mr. Cook can use it to access his tennis court for

maintenance. The technicalities of this transfer of landmarked properties between the two property owners have yet to be resolved.

The proposal includes continuing the Mann's property wall along South Ocean Boulevard. This wall is approximately 3.5 ft. with a stone cap. It will continue south to the new property line and then run west to the eastmost edge of the eastern courtyard. The wall will then rise to 8'4" in height from that point westward and then northward. Two courtyard areas will be created, one off the music room and one off the swimming pool. Two fountains will occur in the pool courtyard, and water will run under the paving from one fountain to the other. They plan to return next month with details of the paving, fountains, tilework, and stonework.

An advantage of this proposal is that the additional land will bring this non-conforming lot into conformity relative to lot size.

Mr. Frank stated that this situation is similar to granting a Certificate of Appropriateness for subdivision. Staff will need to re-file, with the County, the revised legal descriptions of the landmarked properties for both addresses, subsequent to consulting with the Town Attorney. Mr. Frank stated that an approval today should be a conceptual approval only, with further approvals to follow next month. Mr. Smith stated that Mr. Mann's offer to purchase the additional land is contingent upon variance approval, now secured, and the conceptual approval of the LPC.

MOTION BY MR. GUBELMANN FOR CONCEPTUAL APPROVAL OF THE PLAN INCLUDING THE ADDITION/DELETION OF PORTIONS OF THE 50' STRIP OF LAND BETWEEN THE TWO PROPERTIES.

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

- E. Application for Certificate of Appropriateness No. 19-92,
One story guest room, pool pavilion and cabana
Owner/Applicant: Mr. and Mrs. John Grubman
Address: 1102 North Ocean Boulevard
Architect: John B. Gosman
Project Description: Request approval of one story guest room, pool pavilion and cabana, detached from the residence

Mr. John Gosman, Architect, re-presented this proposal which had been previously approved by the LPC approximately two years ago. Today's presentation, however, included one minor change from the original, that being with the elevator. On the original plan, the elevator was inside the building, as the building had a full basement. As this design became impractical, it was abandoned. Now, however,

the plan shows the elevator tower on the exterior facing the arrival court, and there is no basement. Yesterday, a variance request for this project was approved.

The new structure includes the elevator, pool pavilion, bar, guest room and bath. The elevator is necessary for entrance and exit of the Grubman's parents, who are elderly, and one is confined to a wheelchair. The new structure will use the same elements and materials as are found on the house.

MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. GUBELMANN.

MOTION CARRIED UNANIMOUSLY.

V. Designation Hearings

(Please note that the following transcriptions of the Designation Hearings are recorded partially verbatim and partially in paraphrase. Those portions which are verbatim are identified by the speaker's name at the left margin.

ITEM 1: 115 FLAGLER DRIVE
OWNER: Mrs. Joseph Lauder

VOLK: The first item on the list is 115 Flagler Drive. This has been reviewed and the Staff Report has been given. Staff, if you will remember, did not recommend this for designation, and Mr. Bennett, who I see here today, Mr. Ames Bennett, an architect who is well known in this community, spoke to us about its deteriorated condition. The renovations that were done to this house were not sympathetic, and it has really changed the facade a great deal from the original building. Jim, do you wish to speak?

Mr. Sved did not comment at this point, as he had previously given testimony regarding this property. It was established that the house has not been occupied for approximately ten years. Mr. Frank noted that there was no change in the Staff's recommendation.

VOLK: IS THERE A MOTION TO REMOVE THIS FROM PROPOSED DESIGNATION?

GUBELMANN: I'LL MAKE THAT MOTION.

SILVERMAN: SECOND.

THE MOTION CARRIED UNANIMOUSLY.

VOLK: 115 FLAGLER DRIVE WILL NOT BE CONSIDERED FOR LANDMARK DESIGNATION.

THE MOTION WAS AMENDED BY MR. GUBELMANN SO THAT IT READS "THAT THE PROPERTY AT 115 FLAGLER DRIVE NOT BE RECOMMENDED TO THE TOWN COUNCIL FOR DESIGNATION AS A LANDMARK.

MOTION SECONDED BY MR. SILVERMAN, AS AMENDED.

MOTION CARRIED UNANIMOUSLY.

ITEM 2: 120 SEABREEZE AVENUE

OWNER: Ms. Donna W. Long

Mrs. Delp administered the oath to Mr. Frank, Mr. Sved, and Mr. William Wescott. Mr. Frank acknowledged that we had proof of publication and proper legal service regarding this item.

FRANK: Thank you, Madame Chairman. First things first. This particular designation has a problem, and I'll get into the problem first and then I'll let the Commission choose if you want to continue with the presentation or if you'd like it deferred. Staff is going to recommend deferral of this item to November. What the problem is...is apparently, and we don't know the extent of it, but apparently there have been some exterior changes to this building that were unavailable in the Building Department records when the report was done. Staff does not know the extent of these changes, nor do we even know the nature of them. We just know that there were some changes that did not show up in the Building Department's records, and so we would respectfully request deferral till November so we can investigate this matter and bring the record back to you to make sure there are no inconsistencies in this Designation Report. Just generally, the records show that there were many interior changes that were approved through building permits, some minor things such as hot water heaters, and interior moving of partitions or whatever, and we did not have a record of anything happening on the exterior of the building, however, we have since found out that some things have happened on the exterior of the building, and we would like to find out the extent, the type of materials that were used, and the nature of this so that we could bring the Designation Report up to date.

The owner, Mrs. Donna Long, and her representative, Mr. Wescott, a preservation consulting engineer, were present in the audience and were in agreement with the Staff's recommendation for deferral so that further investigation may be done.

MOTION BY MR. GUBELMANN THAT LANDMARKING CONSIDERATION OF 120 SEABREEZE AVENUE BE DEFERRED TO THE NOVEMBER MEETING, WITH THE PROVISIO THAT THE OWNER RECOGNIZES SHE IS WAIVING HER RIGHT BY ORDINANCE REQUIRING THE COMMISSION TO ACT WITHIN 30 DAYS.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

ITEM 3: 150A AUSTRALIAN AVENUE

OWNER: Estate of Bob Barrymore c/o June Barrymore

Mr. Frank verified that we had proof of publication and proper legal service.

FRANK: Thank you, Madame Chairman. The subject property, 150A

Australian Avenue...Staff has found that this property meets the following criteria for designation...

(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.

Mr. Sved, would you continue the presentation please?

SVED: Thank you. 150A Australian Avenue is this very small bungalow building here, and it's actually just right around the corner from Town Hall, about an eighth of the way up the block on Australian Avenue, from here toward the ocean. It was built sometime before 1921, and its designer's name was Dudley Brewer. I never heard of Mr. Brewer before this, but he is very interesting. The man...apparently, Mr. Brewer designed this bungalow for Mr. Geer using what was considered at the time in the newspaper articles as a revolutionary new bungalow type, and it was called the Brewer Protecto Super Ventilated Bungalow. I don't know exactly what the Brewer Protecto Super Ventilated Bungalow is, however, I think that it is...apparently, the building is still standing some years later, and I think it is worthy of future study. More interesting than the structure itself is Harvey Geer, who was the principal resident of the structure, and its builder. Harvey Geer was one of the first Town Council members in the Town of Palm Beach. Mr. Geer was a very close friend of Captain Dimmick, who is hanging there on the wall. Mr. Geer helped erect the Royal Park Bridge, which is the middle bridge that goes to West Palm Beach. He was the principal developer of the Royal Park Subdivision, which is essentially what we know as middle Town. He developed all of this, and as you can see from the picture, and here is a side shot of the structure, as you can see, Mr. Geer gave everybody in the Royal Park Subdivision enough [lotage], enough of a lot to do things with, except himself because he's got very little space there. Mr. Geer was also a principal proponent of the development of the Lake Worth Inlet, and served on the very first commission. All in all, Mr. Geer, albeit, someone we don't hear about like Captain Dimmick or Mr. Warburton, or some of the mayors we've had in this Town, Mr. Geer was very, very involved in creating what we now know as Palm Beach. Based on Mr. Geer's heritage and background, and what he brought to the Town, as well as the Brewer Protecto Super Ventilated Bungalow System, I think that this house is very worthy of your consideration as a landmark and for future study.

MOTION BY MRS. DIVOLL THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

No members of the public rose to speak regarding this designation. Mr. Frank commented that in his previous discussion with the owner of this property, the owner indicated that she was in favor of the landmark designation.

At this point, a discussion began concerning the possibility of placing a historic marker at this site, so that pedestrians passing by would be able to read about the significance of the structure. Mrs. Divoll commented that markers, such as those located at Duck's Nest and Old Bethesda, are approved on the State level, though locally initiated and locally funded. Staff will investigate this.

SILVERMAN: I haven't heard too much yet that makes me want to landmark this piece of property. The gentleman might be a historic name, but I've never heard of him, and I don't think many people have. It's not any great architectural design, as far as I see, and I don't think it's a notable work of a great architect. I'd like to hear something more pro on this project.

VOLK: Would you like to speak, Mr. Sved?

SVED: If I may, to respond to Mr. Silverman's description of this building lacking in architectural merit, I'd just like to read from Criteria (c) which states "Embodies the distinguishing characteristics of an architectural type, or is a specimen inherently valuable for the study of a period, style, method of construction or of indigenous materials or craftsmanship." I don't know what this Super Ventilated Bungalow is, but it is certainly a unique method of construction, and it has stood the test of time, and I believe it's worthy of more study in the future, and the protection that would be afforded with that future study.

GUBELMANN: I would very much regret it if this were not around for us to enjoy.

VOLK: I think we have to remember, too, that the history of the Town is not just a history of Mediterranean Revival mansions. Its history is before the Mizner touch. The Town was very much a Town of clapboard houses and little bungalows, and that is part of our history too. We must protect and care for those that represent our more ancient history. There are small houses and large houses worthy of caring, and for different reasons. That's why we have our criteria of the landmarks. It gives us a chance to save different buildings for different reasons. I think that we really must...if you go to little towns in Europe, you see the small houses that people lived in are preserved and cared for as well.

Mr. Frank commented that Staff has reviewed the bungalow or cottage style houses in response to requests of the Preservation Foundation, directed by Polly Earl. The Preservation Foundation submitted a list of these types of structures. Staff has very selectively evaluated these structures, and has narrowed the list to only those identified with historic personages or to ones which were most preserved in their original condition.

○ DIVOLL: In addition to the comments about this building particularly being worthy of further study because of it's interesting construction type, suggested by its name, and also, in addition to the comments about how important bungalows are to understanding the [furtherment] of development of Palm Beach. I'd like to say that I have encountered Mr. Geer quite a lot in my in depth study of the history of the development of the Port of Palm Beach, the creation and continuation of the Inlet and the attraction of the Coast Guard to their current location on Peanut Island. He was definitely a "mover and shaker" in all of those areas, and those activities, in themselves, were critical in opening up Palm Beach for big boats, and other things that we identify now as integral to the character of this place. He had a lot of vision, and the follow-through to stay with it and perpetuate the project, rather than his own person in doing so. And I think that that's a venerable quality in a person.

MOTION BY MRS. GINGRAS THAT 150A 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. METZGER.

MOTION CARRIED UNANIMOUSLY.

① ITEM 4: 210 VIA DEL MAR
OWNER: Mr. Stephen Phillips

VOLK: I believe that is going to be deferred to November.

AMES BENNETT: (Representing the owner) If you please, we would like it deferred to November.

FRANK: This is the first request by the applicant for deferral.

MOTION BY MR. SILVERMAN THAT LANDMARKING CONSIDERATION OF 210 VIA DEL MAR BE DEFERRED TO THE NOVEMBER MEETING, WITH THE PROVISIO THAT THE OWNER RECOGNIZES THAT HE IS WAIVING HIS RIGHT BY ORDINANCE REQUIRING THE COMMISSION TO ACT WITHIN THIRTY DAYS.

MOTION SECONDED BY MR. GUBELMANN.

MOTION CARRIED UNANIMOUSLY.

ITEM 5: 260 VIA BELLARIA
OWNER: Mr. Frederick M. Supper

① VOLK: Although the owners of this property are interested in cooperating with the landmarks program, they have asked that the Report be re-written and corrected, and I understand them, and I think it is a good request. We haven't had time to re-write it, but we are going to do that, so this should also, too, be deferred to the November meeting.

Mr. Frank added that Staff has, in the past, worked with owners, and

will continue to do so when they provide new additional and/or corrected information which should be included in the Designation Report. The new report will be available for next designation season.

MOTION BY MRS. ALBARRAN DE MENDOZA THAT LANDMARKING CONSIDERATION OF 260 VIA BELLARIA BE DEFERRED TO THE NOVEMBER MEETING, WITH THE PROVISIO THAT THE OWNER RECOGNIZES HE IS WAIVING HIS RIGHT BY ORDINANCE REQUIRING THE COMMISSION TO ACT WITHIN THIRTY DAYS.

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

ITEM 6: 160 WELLS ROAD

OWNER: Mr. Timothy J. and Ms. June M. Rooney

Mr. Frank verified that we have proof of publication and proper legal service regarding this matter.

When witnesses were to be sworn, Ms. Kimberly Anderson stood and was sworn. She stated that she had no comments to make, but was available for questions.

FRANK: Under the "Statement of Significance and Criteria for Designation" in your report, "Although 160 Wells Road is an example of the work of the prolific builder/developer E.B. Walton, and of the Mediterranean Revival styled residential architecture of Palm Beach in the 1920's, staff believes that it is not an outstanding example of either the work of E.B. Walton or the Mediterranean Revival style. The design falls short of being an impressive example due to its lack of harmony, proportion and massing. The structure has also been changed with a number of alterations, additions, and subtractions, in some cases destroying the original fabric. Although this design is by a master builder who had a great influence on the architectural development of the Town, staff believes that 160 Wells Road is not an outstanding example of the style or of the individual's career, and is not eligible under the criteria set forth in Ordinance #2-84, to be considered a landmark of the Town of Palm Beach." Mr. Sved, would you continue with the presentation?

SVED: Thank you. 160 Wells Road was designed in 1927 by E. B. Walton. He was, as many people know, respected as a builder, predominantly in the Town of Palm Beach. He did work with a number of architects on the side, as well, but mainly he built houses on speculation, doing a lot of it by himself. You may recall that a year and a half or two years ago, this Commission landmarked the house next door which was originally an E.B. Walton spec house, which had been added onto in the rear by both Addison Mizner and Maurice Fatio. There are several what I reluctantly call, disimprovements made to this house over the last few years. What we cannot see in this slide is the south elevation of the structure. On the south elevation, the original porch was removed, and the column capitals...there is an arcaded or an arcuated entrance to this porch...the column capitals were cropped off, for lack of a better word in order to facilitate swinging doors that would go in two directions. On the east elevation, which again is just out of view of the right of the slide here, the left and right, on the east elevation, a Monterey style addition, a two story addition was made to the structure at the very corner, which obviously is not in keeping with the Mediterranean Revival flavor of the structure. It's close, but it's not exactly what would be preferable. Additionally, you can see on the porte

cohere, a second floor addition was made...when that was made, I'm not sure. Since 1983, according to the Town records, approximately \$250,000 worth of renovations were made to this property, and since much of the original fabric has been either removed or mutilated or covered up with additions, we believe that this structure is no longer eligible for your consideration today. Thank you.

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

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

SVED: I'd just like to add that by saying that this house is not appropriate for landmark designation, in no way is staff, or me, as the consultant, saying that this is an inappropriate or a horribly ugly house, or a bad house in any way. It's just not in keeping with the criteria. Exactly.

MOTION BY MR. GUBELMANN THAT THE PROPERTY AT 160 WELLS ROAD NOT BE RECOMMENDED TO TOWN COUNCIL AS A LANDMARK OF THE TOWN OF PALM BEACH.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

VI. Other Business

A. Preservation Celebration

Mr. Frank reported that this year's Preservation Celebration will take place on May 20, 1992 at Old Bethesda, 549 North Lake Trail, from 5:00 to 7:30 p.m. We will have access, of course, to the interior space of Old Bethesda, and are pursuing access to both Duck's Nest and Tree Tops, the neighboring properties. Ms. Lindsey Crawford, Events Management, has donated her services to assist in coordination of the event. Mr. Maddock has agreed to offer some comments on maintaining a landmark, from an owner's perspective. Mr. Frank commented that we feel very privileged to have access to these parcels, which are, of course, private property. The Town's celebration is in keeping with the national theme for Preservation Week..."Preservation brings history to life."

Mrs. Divoll announced the opening of the Knott House Museum in Tallahassee, which Judge Knott and his family have gifted to the State of Florida. She commented that local Tallahassee residents who have known the property for many years are delighted with its restoration and preservation as a museum. She encouraged her fellow commissioners to visit the site.

Ad Valorem Tax Relief

The Florida Department of State, the House and the Senate, has passed joint legislation offering ad valorem tax relief for restoration-type improvements to landmark buildings. With a target date of January 1, 1993, individual municipalities and the county will need to pass accompanying legislation allowing this relief. The relief is potentially for 100% ad valorem tax relief for a period of ten years, equal to the cost of the restoration or the approved additions. The Commission's role in this, as we anticipate it, would be to rule that changes to landmarked structures were, indeed, appropriate restorations or additions. This is clearly a reward or incentive for keeping landmarks in excellent condition.

Mr. Sved noted that at yesterday's Town Council meeting, Mr. Rick Herpel gave an excellent presentation regarding the stonework at 122 North County Road. This was very effective in impressing the degree of craftsmanship involved in stonework of the past into the minds of the Town Council and the audience.

Mrs. Volk reminded the Commissioners of tomorrow's hearing regarding Mar-a-Lago, and encouraged them to attend, if possible.

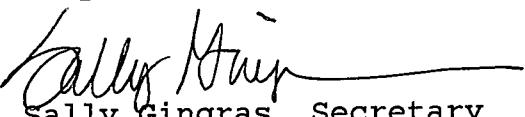
Mr. Gubelmann addressed the Commission as he was unable to attend tomorrow's meeting. He commented that although he was not suggesting that Mar-a-Lago be turned into a museum, there may come a time that the structure will no longer be able to be used as a single family dwelling. At some time in the future, it may have to be converted to a museum, much like the Flagler Museum...or to condominiums. Mr. Gubelmann cautioned the commissioners that if a museum, for instance, lies in the future of Mar-a-Lago, great care must be taken to prohibit anyone from using all the available land for building houses, or no space will be available for necessary museum parking. He asked that his fellow commissioners represent his viewpoint to the Town Council.

VII. Adjournment

MOTION BY MR. SILVERMAN TO ADJOURN THE MEETING AT 10:25 a.m.

The next meeting of the Landmarks Preservation Commission will be heard on WEDNESDAY, MAY 20, 1992 at 9:00 a.m. in the TOWN COUNCIL CHAMBERS, TOWN HALL, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,


Sally Gingras, Secretary

cmd

150A
Australian
Avenue

150-A Australian Avenue is one of only a few remaining examples of the bungalow or style of architecture in Palm Beach. It is a reflection of how the first residents of the Town lived. The bungalow was built by Harvey G. Geer, a significant figure in the development of the Town and the Royal Park subdivision in the early part of the twentieth century. 150-A Australian Avenue deserves the protection it would be afforded as a landmark of the Town of Palm Beach, as it illustrates one of the earliest periods of architectural history on the island and one of the popular approaches to vernacular design in American architecture at the turn of the century.

VI. CRITERIA FOR DESIGNATION

Section 16-38A of the Town of Palm Beach Landmarks Preservation Ordinance #2-84 outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

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

Local history and period newspapers illustrate the significance and influence of Harvey G. Geer and the Geer family in Palm Beach. According to the biography "Harvey Goewey Geer," Mr. Geer, "wrought many changes from the old to the new and established his name firmly as one of the foremost constructive developers of Palm Beach." ("Harvey Goewey Geer")

Harvey G. Geer was inspired by the potential for development of the island later to be known as Palm Beach, upon visiting South Florida at the turn of the century. Mr. Geer, the report states, was a guest of "Cap" E.N. Dimick. H.G. Geer proceeded to purchase 160 acres of land on the island, spanning from Lake Worth to the ocean. To provide fill for the predominantly swampy tract, Mr. Geer planned for an engineering project, requiring the movement of 500 yards of lake bottom "spoil" onto the property to fill in the swampy sections. The tract is presently named the Royal Park subdivision ("Harvey Goewey Geer").

Later, the Palm Beach Improvement Co. was formed to assist in the development of the island. Joining H.G. Geer in the P.B.I.C. were Captain Dimick, George Jonas and Otto Kubin. One of the most important projects of the company was the construction of a pedestrian and vehicular bridge spanning Lake Worth, a vital artery for the future growth of Palm Beach.

Mr. Geer was also involved in the establishment of the inlet for the Port of Palm Beach and other civic duties, including serving on the Town Council. "He was ever ready to contribute of his time, thought and energies to any worthy and necessary achievement. This spirit made him President of the Town Council of Palm Beach." ("Harvey Goewey Geer")

(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"

150-A Australian Avenue embodies distinguishing characteristics of the bungalow style of architecture, most prevalent in American architectural history in the late 19th, early 20th century. This vernacular movement in architecture at the turn of the century, promoting a comprehensive approach to home design, was expounded by Gustav Stickley, creator and editor of "The Craftsman" magazine. Stickley, a manufacturer of furniture and other items for use in the home, promoted these items through his magazine. He also provided numerous "how-to" articles for the layman craftsman. Many renowned architects provided plans which showed in plan form in the magazine. These designs reflected a basic wooden vernacular, balconied, one and one-half story structure with a broad, overhanging roofline. The interiors were also of tremendous importance in terms of design. The interiors of the "bungalow" were a reflection of the overall comprehensive approach to home design. Although somewhat modified in terms of roofing materials, 150-A Australian Avenue is a reflection of the layman's alternative and adaptation to the Craftsman style of the in American architecture in the early twentieth century. The Craftsman movement provided an ideal design for a semi-tropical area like Florida with: (1) low, broad rooflines for an extension of shade and (2) the introduction of systems of ventilation, providing means for cooling interior spaces in pre-air conditioned South Florida homes.