



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, MARCH 21, 2001 at 9:00 a.m.

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

I Call to Order: The meeting was called to order at 9:00 a.m. by Chairman Eugene Pandula.

II Roll Call:

PRESENT: Eugene Pandula, Chairman
Elizabeth Dowdle, Vice Chairman
Ann Blades, Secretary (arrived 9:03 a.m.)
Sari M. Wilkey, Member
Jacqueline Albarran de Mendoza, Member
Jack Pymms, Member
Judy Hoffman, Alternate Member
Laurel Baker, Alternate Member
Wendy Victor, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Bldg. (seated in Chambers)
Veronica Close, Asst. Director of Planning, Zoning & Bldg. (on dais)
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Ann Vanneck, Member (Unexcused)

RECORDING SECRETARY: Cynthia M. Delp

III Approval of the Minutes of the February 21, 2001 Meeting:

MOTION BY MRS. WILKEY FOR APPROVAL OF THE MINUTES AS MAILED.

MOTION SECONDED BY MRS. DOWDLE.

MOTION CARRIED UNANIMOUSLY.

IV Administration of the Oath to all persons who wish to testify:

Mrs. Delp administered the oath to all those who were present and wished to testify today.

V Public Hearings:

A. Application for Certificate of Appropriateness #4-2001,
Louver

Owner/Applicant: Palm Beach Day School

Address: 241 Seaview Avenue

Architect: Fanning/Howey Associates Inc.

Project Description: Request approval of addition of louver on the south elevation (upper right hand corner) of the art classroom, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATIONS

Mr. Pandula declared that he had gone to the site with Mr. Frank and the superintendent at the jobsite.

Architect Rene Tercilla was present on behalf of the Day School. Mr. Tercilla apologized to the Commission because the change to be reviewed today was already in place on site. He explained that the art classroom was built several months ago, and in the process of that construction, a kiln was added to a classroom. There was then a need to exhaust the kiln, resulting in the louver requested today.

MOTION BY MRS. DOWDLE FOR APPROVAL OF THE LOUVER AS PRESENTED.

MOTION SECONDED BY MRS. BLADES.

MOTION CARRIED UNANIMOUSLY.

(It was noted that the louver should be painted to match the building, and Mr. Tercilla declared that this has already been done.)

Mr. Frank commented that he is very disappointed with the architect due to these changes being made without LPC approval. Upon his visit to the site, he noticed that mechanical equipment has been placed on top of the flat roof at the school which is very visible. In speaking to the architect's office relative to this matter, Mr. Frank told them that the mechanical equipment must be screened. The reply was that screening could not be done. So, this matter must be addressed by the LPC. Mr. Tercilla apologized once more. He explained that during the construction at this project, every attempt has been made to remove rooftop equipment and place it interiorly. In this instance, however, a kitchen was added on the first floor, and because of venting requirements, the equipment was placed on the roof. Mr. Tercilla vowed that the equipment will be screened in whatever manner the LPC chooses. Mr. Frank showed digital photos of the subject rooftop mechanical equipment, and also showed a picture of the Town Hall rooftop parapet wall which screens mechanical equipment.

Mrs. Albarran de Mendoza commented that there is very little they can say without drawings of proposed screening, as a parapet may or may not work in this instance. It was suggested that members go by the site prior to the April meeting to see the existing condition.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR DEFERRAL OF THE SCREENING OF THE ROOFTOP MECHANICAL EQUIPMENT.

MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness #5-2001,
Material changes

Owner/Applicant: James H. Clark, James H. Clark & Nancy Rutter Clark
Revocable Living Trust

Address: 1500 South Ocean Boulevard

Architect: Bridges, Marsh & Carmo, Inc.

Project Description: Request approval of removal of original materials (hollow clay tile) and replacement with concrete block masonry, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATIONS: None declared

Architects Digby Bridges and Mark Marsh presented this request. Mr. Bridges distributed a photo book showing existing deteriorated conditions at the site. Mr. Pandula noted, for the record, that Mr. Bridges had forwarded a letter to the Town indicating that they have located structural clay block tile in France, and will use that material to replace the existing clay block where that is needed. The newfound clay block has structural merit as well.

Mr. Bridges, once again, stated that the owner, Mr. Clarke, is going to great expense to restore this building. He reviewed the pages of the photo book to illustrate the on site conditions. Some of the building elements simply could not be saved. The coquina, for example, which had been repeatedly acid cleaned, was rotted. Where possible, existing deteriorated materials were reinforced with new supports, thereby maintaining original materials. Mr. Bridges commented that after the restoration is done, the building should last another 100-200 years. The coquina will be the only weak point of the structure, but if it is maintained properly, it will last also.

Mr. Bridges commented that this owner deserves a reward for the great effort he is making to restore the building. Landmark owners, in general, he felt, need to be rewarded, in more than taxes, to make owners interested in restoration. He also advocated making some minor revisions to the Secretary of the Interior's Standards.

Mrs. Day expressed her gratitude to the owner for making the extra effort to find original materials in Europe. She commented that the State Office for Historic Preservation has been informed about this project and is very pleased. Mrs. Albarran de Mendoza commented that she has never seen an applicant go to this extent to do a proper restoration.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR APPROVAL OF THE REQUEST AS PRESENTED, AND PER THE REVISED PLANS SUBMITTED TODAY.

MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

Mr. Bridges stated he would return on a monthly basis to offer an update to the project.

- C. Application for Certificate of Appropriateness #6-2001,
Landscape/hardscape
Owner/Applicant: 860 South Ocean Boulevard, Inc.
Address: 860 South Ocean Boulevard
Architect: Mario Nievera Design Inc., Landscape Designer
Smith and Moore Architects, Architect of Record
Project Description: Request approval of landscape/hardscape, and
other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATIONS: None declared

Landscape Designer, Mario Nievera, and Architect John Moore presented this request. Mr. Nievera stated that the landscape concept is to try to give it an "Old Palm Beach" feeling, especially on the South Ocean Boulevard side, with cocoanut palms and sea grapes (north and south property lines.). The straight driveway will be replaced by a slight meandering driveway in chatahoochee gravel, the previous driveway material. A large grassy area occurs inside the driveway circle. The wall along South Ocean Boulevard will remain along with the eagle columns. New entry gates will be added with new piers, and the existing site wall will actually be extended a bit. Silver buttonwood hedge will occur on one side of the wall and sea grapes will line the other side.

Mr. Frank asked about a lighting plan. Mr. Nievera had no information in this regard.

In the rear of the house, the landscaping takes on a more modern feel. From the house, one proceeds to the courtyard level, then down to the pool level, and then down again to the tennis court level. The existing pool will be removed and replaced with a new, smaller pool with a simple deck, anchored by four Date palms. At the terracotta courtyard level, a new pergola will be added outside the library, along with an awning outside the kitchen/breakfast room. Four pots with palms will be placed in the courtyard. Mr. Nievera reviewed the plant material for the rear of the house, per the plans. Mrs. Albarran de Mendoza suggested that the west line of landscape should run parallel to the line of the tennis court, rather than follow the angle of South County Road. Mr. Nievera felt that could be done.

Mrs. Day reminded the LPC that this is a tax abatement project.

Architect John Moore and Mr. Ken Logan addressed the LPC relative to the new entry gates which will be painted black and will echo the front door; the new pergola, with pecky cypress outlookers, cast stone columns and details to match the house; and the new canvas awning outside the breakfast room (with draping at the awning columns).

Mrs. Albarran de Mendoza commented that the ornamental details at the library doors compete with the pergola. Together they are not appropriate. Mr. Pandula agreed stating there is a problem with how to marry the pergola to the house, and there is a problem with the columns as shown. Perhaps the pergola needs to be moved further away from the house. She also noted some inconsistencies in the drawings when looking at the various views of the pergola, as drawn. She requested that the pergola be drawn in larger detail so it can be thoroughly reviewed.

MOTION BY MRS. WILKEY TO DEFER THE PERGOLA AND THE SITE LIGHTING, BUT TO APPROVE THE AWNING AND THE LANDSCAPE/HARDSCAPE.

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

VI Other Business:

A. Progress Report: Town Hall rooftop antennae

Mr. Frank reported that construction is not yet finished relative to the rooftop antennae project. He mentioned that the rooftop parapet may look better with a clay tile cap, but that can be determined in the future. In the next phase, Nextel will be locating antennae. There is already a problem with that because Nextel operates at roughly the same frequency as the AT&T equipment already in place. So, Nextel is looking for a different location, possibly inside the Town Hall tower. Mr. Frank stated he has already reviewed and rejected four designs from Nextel at a staff level. He believes they have now arrived at a design which could be acceptable to the LPC. Mr. Frank thought that in the next few months, the design will come to the LPC for review.

B. Discussion relative to Preservation Celebration

Mr. Frank reported that the Preservation Celebration will be held on April 18, 2001 from 4:00 p.m. to 6:00 p.m. Two John Volk homes will be featured. Mini-buses will carry event guests to the tour homes. Mrs. Day will give a lecture on the work of John Volk. Both of the tour homes are early Volk homes in the Spanish style. She stated her appreciation for landmark owners who permit their homes to be open for this event.

C. Update regarding proposed tax abatement presentation by David Ferro

Mr. Frank reported that staff had contacted David Ferro's office. Mr. Ferro was in favor of scheduling his presentation for the summer. Staff is in favor of this, as well, as staff needs time to be able to work with Mr. Ferro so his presentation is custom fit to Palm Beach. Mrs. Day commented that Mr. Ferro is available in May and in the summer. May is probably not a good time either as the Florida Trust conference is the day after the May LPC meeting, and some or many of the LPC members may be attending that meeting, and thus would be absent from the May LPC meeting. July 18, 2001 and/or August 15, 2001 were suggested as possible dates.

Mrs. Blades hoped that Mr. Ferro's presentation would be advertised to the landmark owners. Mrs. Day replied that landmark owners, local professionals and Town Council members would received notice in some fashion.

D. Question by Mrs. Hoffman: Unauthorized changes

Mrs. Hoffman asked how the LPC can be given more "teeth" to prevent applicants from making changes without first coming to the LPC for approval. Mr. Randolph stated that the LPC already has the "teeth," in the form of possible denials. The applicant is then required to remove the unapproved change. Mr. Frank stated that he typically inspects a site at the time of Certificate of Occupancy, rather than making inspections during construction.

E. Comment by Mrs. Blades: Landmark colors

Mrs. Blades stated that she has seen several cantaloupe colored homes on El Bravo, which may not have come to the LPC for approval of the color.

F. Question by Mrs. Victor: Entry gates

Mrs. Victor asked whether landmark properties being closed off by gates runs counter to a landmark spirit, as years ago properties typically had entry posts, but no gates, offering a clear view to the property. Mr. Pandula responded that the requests for gates is born out of concerns for security, a modern day problem.

G. Mr. Pandula - 322 Clarke Avenue- "Under Consideration" status

Mr. Pandula commented that he had looked at the property at 322 Clarke Avenue. While the architect is unknown for this Mediterranean Revival building, it does have some unique details and is worthy of study.

MOTION BY MRS. ALBARRAN DE MENDOZA TO PLACE 322 CLARKE AVENUE
"UNDER CONSIDERATION" FOR LANDMARK DESIGNATION.

MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

H. Mr. Pandula - Comment regarding 50 year old structures

Mr. Pandula commented that both he and Mrs. Day had addressed the Town Council relative to a proposed requirement that buildings would have to be at least 50 years old in order to be considered for landmarking. The Landmark Ordinance does not now make such an age distinction. The Town Council did intend to incorporate such a change to the ordinance, however, after hearing from Mr. Pandula and Mrs. Day, the Town Council elected to make no change to the ordinance. Mrs. Blades, having also been present at the Town Council meeting, congratulated Mr. Pandula for his educated and very impressive remarks relative to this matter.

VII Adjournment:

The meeting adjourned at 10:30 a.m. upon a motion sponsored by Mrs. Dowdle.

The next meeting of the Landmarks Preservation Commission will be held on **WEDNESDAY, April 18, 2001** in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach at 9:00 a.m., along with the Preservation Celebration to be held from 4:00 p.m. to 6:00 p.m. at the Society of the Four Arts, Four Arts Plaza, Palm Beach.

Respectfully submitted,



Ann Blades, Secretary
LANDMARKS PRESERVATION COMMISSION

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**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

ATTENDANCE RECORD 2001

MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11//01	12/01
Eugene Pandula	<u> P </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____
Elizabeth Dowdle	<u> P </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____
Sari M. Wilkey	<u> P </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____
Jacqueline Albarran de Mendoza	<u> E </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____
Ann Vanneck	<u> P </u>	<u> P </u>	<u> U </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____
Ann Blades	<u> P </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____
Jack Pyms	<u> P </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____

ALTERNATE MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11/01	12/01
Nikita Zukov	<u> P </u>	<u> Resigned </u>		_____	_____	_____	_____	_____	_____	_____	_____	_____
Judy Hoffman	<u> U </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____
Laurel Baker	<u> P </u>	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____
Wendy Victor			<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____

LEGEND: P = **Present**
 E = **Excused**
 U = **Unexcused**
 A = **Absence Pending Classification as "excused" or "unexcused"**

**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

RECORD OF VOTING CONFLICTS 2001

MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11/01	12/01
Eugene Pandula	___	___	___	___	___	___	___	___	___	___	___	___
Elizabeth Dowdle	___	___	___	___	___	___	___	___	___	___	___	___
Sari M. Wilkey	___	___	___	___	___	___	___	___	___	___	___	___
Jacqueline Albarran de Mendoza	___	___	___	___	___	___	___	___	___	___	___	___
Ann Vanneck	___	___	___	___	___	___	___	___	___	___	___	___
Ann Blades	___	___	___	___	___	___	___	___	___	___	___	___
Jack Pyms	___	___	___	___	___	___	___	___	___	___	___	___

ALTERNATE MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11/01	12/01
Nikita Zukov	___	Resigned		___	___	___	___	___	___	___	___	___
Judy Hoffman	___	___	___	___	___	___	___	___	___	___	___	___
Laurel Baker	___	___	___	___	___	___	___	___	___	___	___	___

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

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