

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., FRIDAY, MARCH 20, 1992

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 Volk.

II. Roll Call:

PRESENT: Lillian Jane Volk, Chairman
Elise P. Mackintosh, Vice Chairman
Sally Gingras, Secretary
Jacqueline Albarran de Mendoza, Member
Leslie Divoll, Member
Arthur Silverman, Alternate Member
Wilmer J. Thomas Jr., Alternate Member
Pamela McNierney, Attorney for the Town
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator
James Edward Sved, Preservation Consultant

ABSENT: William S. Gubelmann, Member
Anne G. Metzger, Member
Jane R. Grace, Alternate Member

RECORDING SECRETARY: Cynthia M. Delp

III. Approval of the Minutes of the February 21, 1992 Meeting:

Mrs. Gingras noted a correction on Page 23, the first paragraph, change the word "medallions" to "modillions".

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

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

A. Application for Certificate of Appropriateness No. 12-92,
Loggia addition

Owner/Applicant: Mr. and Mrs. Peter Tigges

Address: 800 South County Road

Architect: Michael J. Johnson

Project Description: Request approval to add a loggia to the southwest corner of the existing residence

Mrs. Albarran de Mendoza declared a Conflict of Interest with this item, stating that SKA, her architectural firm, had been commissioned as architects for a previous project at this site. As Mr. Michael Johnson, architect for this project, had not yet arrived, ...

MOTION BY MR. SILVERMAN TO DEFER THIS ITEM TO LATER IN THE AGENDA.

MOTION SECONDED BY MRS. MACKINTOSH.

MOTION CARRIED UNANIMOUSLY.

B. 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

Mr. Frank reported that this applicant, in addition to not being present today, did not submit the appropriate materials to complete his application for Certificate of Appropriateness. Mr. Frank recommended a deferral to next month.

MOTION BY MRS. DIVOLL TO DEFER THIS ITEM TO THE APRIL MEETING.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness No. 15-92,
Lighting and Sign Lettering

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

Address: 333-345 Worth Avenue

Project Description: Request approval of illumination of
approved flags; and print styles for standard signage

Mr. Kirk Henckels passed a series of photos showing the desired location of the lighting which will illuminate the previously approved flags, and the route that the electric wiring would have to follow from an existing electric source in the arcade. The lights, themselves, would be located at the bottom of two Worth Avenue columns, and would be hidden in existing landscaping. For lack of alternative exterior power sources, the electric wiring will have to proceed from the arcade source and lead down the back side of the columns to the ground level light fixtures. Mr. Henckels stated that these two fixtures will be permanent, but added that at some point in the future, the owners may study a comprehensive lighting plan for the entire structure.

MOTION BY MRS. GINGRAS TO APPROVE THE LIGHTING REQUEST AS PRESENTED.

MOTION SECONDED BY MR. SILVERMAN.

Before a vote, Mrs. Divoll remarked, "the lights are great, but the route is terrible, in my opinion". She felt the columns were too important to be laden with electrical conduit, and suggested that the route be from within the structure, and then through the sidewalk. She felt this presentation was a superficial effort to solve the problem. Mrs. Volk felt, on the other hand, that this was a practical solution to the problem. Some other routes were discussed, but Mr. Henckels commented that the requested method is the most inobtrusive. Mrs. Divoll cautioned Mr. Henckels, that when they elect to do a comprehensive lighting plan for the entire building, the plan should contain a complete site wiring diagram to address her concerns.

MOTION CARRIED 6-1, WITH MRS. DIVOLL CASTING THE NEGATIVE VOTE.

Regarding lettering styles for the standard signage for Via Mizner, Mr. Henckels distributed a sampling of twelve different lettering styles for approval as a standard palette.

MOTION BY MRS. DIVOLL TO APPROVE ALL TWELVE SUBMITTED LETTERING STYLES AS A STANDARD PALETTE.

MOTION SECONDED BY MRS. MACKINTOSH.

MOTION CARRIED 6-0-1, WITH MR. SILVERMAN ABSTAINING AS HE FELT SOME OF THE LETTERING TYPES WERE NOT LEGIBLE.

A. Application for Certificate of Appropriateness No. 12-92, Loggia addition

Owner/Applicant: Mr. and Mrs. Peter Tigges

Address: 800 South County Road

Architect: Michael J. Johnson

Project Description: Request approval to add a loggia to the southwest corner of the existing residence

As stated earlier, Mrs. Albarran de Mendoza declared a Conflict of Interest with respect to this item, and as such, she left the Council Chambers. Architect Mike Johnson presented this request to add a one story loggia with a roof-top terrace on the southwest corner of this Mizner home. The size of the loggia is actually 17' x 26.5', and it consists of a series of columns. The construction of the loggia will not disturb the existing facade doors, windows and their surrounds. Columns identical to those on the house, with stucco bottoms, will be used for the loggia. These will be topped with the same Gothic applied detail over red brick, as appears above some of the windows. Above that will be a small barrel tiled overhang and a balcony using the same details as already exist in that area. Plantings will occur in front of the columns, leaving the central areas open. Construction of the loggia will require removing and relocating some existing palms.

MOTION BY MRS. GINGRAS TO APPROVE THE LOGGIA AS SUBMITTED.

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness No. 13-92, Repairs and restoration, addition to north and south elevations, pool pavilion

Owner: Mrs. George Hoyt

Applicant: Mr. Barry Hoyt

Address: 133 Banyan Road

Architect: The Pandula Architects, Inc., Gene Pandula

Project Description: Repairs due to aging and termite damage; restoration of architectural elements; music room addition at the south elevation; guest bedroom, kitchen, garage addition at north elevation; and new free standing pool pavilion.

Mr. Gene Pandula, Architect, and Mr. Doyle Rogers, Attorney for the Hoyt family, presented this request. Before review

of the proposal began, a discussion ensued as to whether it was appropriate to review the request for a pool pavilion. It was established that the Commission would merely review the aesthetic aspect of the pool pavilion, without discussing the zoning aspect of it. Attorney Doyle Rogers addressed the Commission, stating that the Hoyt family is interested in voluntarily landmarking this home. They need, however, to make various changes to the property to bring it up to current standards, and the pool pavilion does require a variance.

Mr. Moore verified with Mr. Rogers that the Hoyts are aware and understand that the voluntary offer to landmark is not contingent upon their approval today, and that the Hoyts waive the argument that the Landmarks Commission has already reviewed the pool pavilion prior to it going to the Town Council.

Mr. Pandula responded that the only reason for mentioning the pool pavilion at all is in effort to make the LPC aware of all aspects of the requested project. He began his presentation stating that this house was built in 1927, and is essentially unchanged since that time. It has, however, suffered both termite and moisture damage, has exposed utilities, deteriorated stonework, and requires maintenance. Also, it requires various functional additions/changes to bring the house up to current standards. The house is very formal, with little to no informal spaces, too few closets and too small baths. The proposal includes the following:

- Alter the existing U-shaped asphalt driveway so that you enter the property from Banyan Road; and create a motorcourt with a focal point at the center of the house.
- North wing addition to include a family room/guest suite, kitchen, master bath/closet area and revised garage layout. This addition juts out from the facade, creating a U-shape or courtyard which serves to emphasize the entry.
- Change existing metal roof above rotunda on the west elevation, adjacent to main entry, to barrel tile roof to match the existing roof. Add new windows to rotunda.
- Addition of covered loggia off living room east elevation: Using the same columns, brackets, and handrail details as currently exist at the bedroom balcony.
- Addition of breakfast room loggia at northeast end of house.
- Addition of music room at south elevation: a one story element with a second story balcony or terrace with

trellised planting area, leading from a second master bedroom suite. The existing Tudor motif will be used on the music room addition.

- Addition of bay window on the south elevation of the courtyard to give additional interior space and to add an architectural element on an otherwise flat facade.

- Addition of pool pavilion to replace the existing pipe structure with canopies and awnings, but the location places it 20' feet into the setback, necessitating a variance. The pool pavilion is a one story open structure with a small bath and changing area, and a barrel tile roof. The details of the pavilion, arches, metal filigree, and cast stone portions, will match the details of the house.

Mr. Pandula commented that this house, combining both Tudor and Mediterranean elements, is interesting in that it is ornamented on the west or front elevation, but as you move east, the ornamentation diminishes. They have maintained this varying degree of ornamentation in today's presentation. The application includes restoration of architectural elements, particularly some cast stone work, icons, sills, and surrounds, and some glazed terracotta items.

No landscape or paving plan has been developed as yet. As to materials, the intent is to duplicate materials, textures, and colors which are existing.

MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT AS PRESENTED.
(PLEASE NOTE THAT THIS APPROVAL DOES NOT INCLUDE THE POOL PAVILION, WHICH REQUIRES A VARIANCE.)

MOTION SECONDED BY MRS. DIVOLL.

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: 133 BANYAN ROAD

OWNER: Lawrence Banyan Trust and Barry Banyan Trust
c/o L.G. Hoyt

(Please note that this item has been deferred from the December 20, 1991 meeting, and the February 21, 1992 meeting.)

Mr. Frank verified that we had proof of publication and proper legal service with respect to this property. Mrs. Delp administered the oath to Mr. Moore, Mr. Frank, and Mr. Sved. 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.

SVED: Thank you very much, and good morning. 133 Banyan Road is historically known as Jungleground. It was designed in 1927 by architect Julius Jacobs. Julius Jacobs did not do a lot of work in this Town, however, his two other prominent, 850 and 860 South Ocean Boulevard are also landmarks, as ratified in the last couple of years. There isn't a whole lot I can add to what's been said about this building in the last twenty-five minutes, however, this building was originally designed for Stanley Warrick, who was historically a very prominent businessman and for lack of any other way of saying it, he was very much involved in community spirit up to the 1930's and 40's, with the Seminole festival, and what-not. He was the original proponent of the Beaux Arts shopping district, which is the precursor to the Worth Avenue shopping area. We were also, in researching this building, very curious about the tower, which as you've heard, did not appear in the original drawings, however, does appear in the newspaper sketches that appeared when this building was completed, and that appear in everything ever since. It's very curious inasmuch as it has this pagoda-like roof on top of it, which doesn't seem to fit with anything, and I would almost guess that at the last minute, Mr. Warrick said...you've got to put a tower up there. The details and the ornamentation, as you've heard, is somewhat deteriorated, but very beautiful stuff, and I'm sure you know by now that this house is very worthy of your consideration today.

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

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

ATTORNEY DOYLE ROGERS: I would just like to thank the Landmarks Commission for designating this, and also for approving the plans for...for approving it, and also bringing it up to really good shape. I'd like to compliment you on being cooperative with owners who voluntarily designate their homes. I think if the word gets around,

and people know that you're willing to cooperate with them in improving their homes and making modern changes that are necessary for living in comfort.

MOTION BY MR. SILVERMAN TO RECOMMEND THAT THE PROPERTY AT 133 BANYAN 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 MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

ITEM 2: 137 SEASPRAY AVENUE

OWNER: Jerome H. Pennock, Jerome H. Pennock TR TI HLDR

Mr. Frank verified that we had proof of publication and proper legal service with respect to this property. Mrs. Delp administered the oath to Mr. Frank, Mr. Sved, and Mr. Jerry Pennock.

Mr. Frank read from the Designation Report, "Statement of Significance and Staff Recommendations" as follows:

While 137 Seaspray Avenue, designed by Theodore A. Rowley, is a unique representation of Moorish Architecture, and visually retains the drama and character of the original design, the structural integrity of the building is in question. Renovations over the past twenty years have replicated deteriorated elements in non-structural materials. The structural quality of this wonderful house cannot be determined in accordance with the articles of Ordinance #2-84. Therefore, staff recommends that, at this time, no action be taken on this property, until a future study of its architectural integrity can be undertaken.

In light of the above recommendation, the Commission was asked whether they would like to hear Mr. Sved's assessment of the property. The Commission responded affirmatively.

SVED: This structure was designed, as was said, in 1924 by Theodore Rowley, who, as far as we know, did no other work in the Town of Palm Beach. Very little is known about him, and it's very curious that we have an architect that we have the name of, and we don't know who he is. That usually doesn't happen here in Palm Beach. Some of the notable features of Moorish architecture, that we don't have a lot of in Palm Beach, is you have the large minaret tower on the west side of the property, which is the left slide here; you see the wooden oriel window, which I can tell you from taking pictures this week, it does have some considerable structural and termite damage to it. It's a wooden frame. It hasn't been painted in some time, and it looks like there are some problems there. The very varied roofline...you can see the dome on the slide at right which is right above the gated entrance...the interesting part of that dome is that it is not visible

from the street, but as you can imagine what it's like on the inside, it's very interesting. Moorish architecture is somewhat of a variation, as we consider it here in Palm Beach, of the Mediterranean Revival, however, in details, it is an entirely different animal. Several of the elements, as I stated in the Report, have been replicated in non-structural or non-traditional materials, and as we are unable by the articles of #2-84, to go into the house, and to poke around, and to stick our fingers in things, and see what they're made of, I believe that we are very reluctant in recommending a building that we really don't know what's behind. That's the basis for the recommendation. I think that sometime in the future, I'd love to go in and so a full Historic Structures Report, and make a determination of the structure's integrity and what is actually original and what is not original in this house. But under the articles of the Ordinance, as it stands, we can't do that.

VOLK: I think that we can make this report part of the record. May I have a motion?

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

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

VOLK: I think we should have a motion to remove this property from the consideration at this time, with the proviso that no action be taken on this property, until a future study of its architectural integrity can be undertaken, as Mr. Sved just stated.

DIVOLL: I have a question about this. If we remove it from current consideration, does that mean that it remains on the list, and potential changes to the property come before us?

FRANK: No. It would be removed in its entirety, however, it could be reintroduced at some later date. However, I think maybe the attorney might want to comment on this. It's not the intention of our Ordinance to tie up structures which we do not actually landmark for long periods of time. So, therefore, this would be removed and it would go back into the realm of being reviewed by the Architectural Commission, as any other structure would in Town.

DIVOLL: In removing it from current consideration, that doesn't preclude consideration at a future date?

FRANK: That's correct.

MC NIERNEY: There may be an argument that it would though. In administrative hearings, there is a term called "res judicata" which precludes an action from being brought twice. So, there is a ... I don't think it could be in certain instances. There are instances

when it can be brought again, if there is enough change, and it's not really the same presentation, but if it was the same house, and nothing had changed, it could not come back. However, if there were changes or corrections, it would be a different project.

FRANK: I think in view of this, you'll note that Staff purposely did not introduce criteria for designation. So, your ruling would not be based on any criteria or recommendations that we might make, reserving that for the future. That's why we we're presenting in this manner, but we do recommend, at this point in time, it be removed from your consideration until these questions get answered, and we can put together a report for you at some point in the future. That may be ten, fifteen, twenty years from now.

DIVOLL: Mr. Sved has pointed out that it is outside the Town's authority to begin the report. I would presume it's only on the owner's side now to answer structural questions.

FRANK: Right. That's correct. This present owner or some future owner may very well be interested in inviting us onto the site in making this determination.

DIVOLL: So, in accepting Staff's recommendation, we'd be accepting a hunch, a good one, that the building has unnamed substantial structural problems that aren't verified as a grounds for removing it from consideration and potentially opening it up to the administrative argument that we can't consider it again, unless the owner brought it forward voluntarily. I'm just trying ...(indiscernible-two persons speaking at once).

SVED: Mr. Frank, correct me if this is wrong, but I would believe that if any major work were to be done to this building, and considered by the Architectural Commission, many of the structural questions that we have would be answered at that time, and if they were answered correctly, then I believe, at that point, that a member of the Commission could request that this be reintroduced and considered at that time, and then, as far as I understand it, with the new information that would be presented at that time, it could be considered as a separate issue.

MC NIERNEY: That's true. If the changes that would be made, that would be brought before the Architectural Commission, could render the house with significant changes that it may not be considered the same presentation as is before your board here today. That would be what would be needed.

DIVOLL: Does this put other properties that have possible structural problems in the same boat, where we don't consider them because we can't verify, but there's a hunch that there are structural problems with the building?

FRANK: I believe that this situation is unique.

VOLK: Yes, we've had architects come forth that have worked on various houses, just one last month, who knew it intimately, and he spoke about the structural...

DIVOLL: That's right, and there we have a very definitive and verifiable statement. Here we have no firmly grounded report coming from anyone, and in the absence of that, we're releasing the building from consideration. Does this set up a situation where others, by not answering structural questions, can say...well, there are structural questions... and leave them unanswered.

FRANK: Again, I'll answer the same way. We believe that this situation is unique. We have never before, and I've been involved in almost one hundred landmark situations with this Town. We've never run into a situation where we believe that the materials were not appropriate, and in a sense, we don't feel that we should move forward with any recommendation at this time until that can be determined. We feel that if we were to put the criteria on the record, and you were to make a judgement on the criteria, that would prejudice future evaluation of the property.

SILVERMAN: May I? I'm confused there. Why...just a point of information...why was 137 Seaspray ever brought on the list to begin with?

VOLK: It was on the survey, but the survey...

SILVERMAN: Oh, the survey.

VOLK: Mr. Winterfield, did you wish to speak?

ADRIAN WINTERFIELD: My name is Adrian Winterfield. If I were the owner of this house, I would be hopping mad. I want to sell the house, and the potential buyer says...well, there's some question about the materials...if there is a question, then it should not come up for consideration. Thank you.

VOLK: Any other comments from the public? Commissioners? I think we can move along with the recommendation of the Staff. Would someone care to make a motion to that effect?

GINGRAS: I'LL RECOMMEND THAT THE PROPERTY AT 137 SEASPRAY AVENUE BE REMOVED FROM CONSIDERATION AT THIS TIME, WITH THE PROVISIO THAT NO ACTION BE TAKEN ON THIS PROPERTY UNTIL A FUTURE STUDY OF ITS ARCHITECTURAL INTEGRITY CAN BE UNDERTAKEN.

MACKINTOSH: I'LL SECOND.

JEROME PENNOCK: My name is Jerome Pennock. I am the owner of the property.

VOLK: Would you please step forward, Mr. Pennock?

JEROME PENNOCK: Good morning. My name is Jerome Pennock. I am the owner of 137 Seaspray Avenue. I'm not quite sure...does this have restrictive overtones...the motion? Thank you very much. I see heads shake no.

MOTION CARRIED UNANIMOUSLY.

ITEM 3: 736 SLOPE TRAIL

OWNER: City of West Palm Beach

Mr. Frank verified that we had proof of publication and proper legal service on this property. Mrs. Delp administered the oath to Mr. Moore, Mr. Frank, and Mr. Sved.

Mr. Frank stated that Staff has determined 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.

SVED: Thank you. The pumping station at 736 Slope Trail was designed in 1935 by an unknown architect. Historically, it was believed that this was designed by architect John Volk, however, we have not been able to produce drawings, nor the physical records to prove that, so at this time, we're calling it an unknown architect. This is a very unique pumping station for any community, inasmuch as instead of taking on the appearance of a water tower, it takes on the appearance of a single family residence. The pumping house, itself, is a long, thin building, only about 18' deep. And behind it is a million or a million-and-a-half gallon reservoir and water reserve. As you can see, it's an Art Deco streamlined moderne structure which sits prominently above the street at Slope Trail, and for those of you who don't know Slope Trail, it's really North Lake Way at that point, where it turns the corner and goes through the coral cut, but for some reason, it has a different name. You can see very many of the unique details of streamline moderne architecture, the banding at the windows, the decorative steel door, the prominent entranceway and the steps that lead up to it. It's really a highly stylized version, probably the most stylized version I've ever seen of a water tower. There is an article in the newspaper you may have seen where someone was quoted as saying...many people go by here and don't even know that there is a pumping station here, and they think it is a one story structure. On top of the pumping station, and this is the top of the Coral Cut as well, is a grassy knoll that looks almost like a meadow, and on the slide at right, you can see that the structure itself is

not very deep and that the holding tank behind it is set within the Coral Cut. Obviously, it is very dark in the Coral Cut, however, if you were there when I took the picture, you would see how the stonework on the side of the building that leads to the water tower was created in such a way that it blends almost beautifully, perfectly with the Coral Cut Historic District and the Coral Cut, itself, and you can virtually no tell the difference, except for the little ramp that goes along the side of it. This structure is bordered on three of its sides by very interesting architecture. To the north, it is bordered by the Coral Cut Historic District. To the west, which is slide at west, it is bordered by 765 Hi-Mount Road, which is a landmark. And to the south, it is bordered by...the architect escapes me...but there is a pagoda-like Chinese building there which is only about ten feet away from the top of this grassy knoll. To the east is, of course, Slope Trail. There is the Chinese-like building over there (on slide). It's a very unique structure, and it's a very unique use of a municipal water structure. I just can't imagine the Town with a water tower in the middle of it, and it's very worthy of your consideration, aside from being a tower, for being a very nice notable piece of streamline moderne architecture. Thank you.

MOTION BY MR. SILVERMAN TO MAKE THE DESIGNATION REPORT A PART OF THE RECORD.

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

VOLK: Are there any witnesses from the public to testify?

ERIC OLSEN: I'm Eric Olsen, Director of Utilities, City of West Palm Beach. Let me just say that I'm really proud that the Town of Palm Beach is taking this as an opportunity. I think I would expand on what is described as being a unique water tank. It is probably one of the most unique in the United States. What you have in the Town of Palm Beach is something that is totally unique. I think the thing that made me pleased about it, when I heard the opportunity existed to designate this as a landmark status, it protects this from potentially being cast aside, as something, for whatever reason, is not going to be utilized down the road. And I think it puts it into a position to finalize this thing...to keep it in permanent status, keep it in a state which we need to be proud of. So again, I want to express my appreciation personally, from the Utilities System of West Palm Beach, we are very pleased that this is being considered from that standpoint.

VOLK: Thank you, Mr. Olsen. Any other comments?

MOORE: Just one, Madame Chairman. It's also my understanding, Mr. Olsen, from discussions with a reporter that did write the story, that Ron Schutta, City Manager, was also in favor of this designation. Is that correct?

OLSEN: Yes.

DIVOLL: This is a voluntary designation.

MOORE: Indeed it is, and we thank the City of West Palm Beach and Mr. Olsen, and your efforts cooperative in every aspect including hopefully the negotiations on franchise.

MOTION BY MRS. DIVOLL TO RECOMMEND THAT THE PROPERTY AT 736 SLOPE TRAIL BE RECOMMENDED TO THE TOWN COUNCIL 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 4: 120 SEABREEZE AVENUE
OWNER: Ms. Donna W. Long

Mr. Frank stated that this owner had not received proper legal service of notice of this hearing. Let the record show that the notice was sent in a timely manner, however, the owner was unavailable to receive same notice as she was out of Town. Since that time, she has returned and same notice was served to her by hand, though in full recognition that notice was served too late. In light of this fact, Staff has already advertised this designation for the April hearing, and notice of that hearing has been mailed to the owner. She has also been informed of the April hearing, in person, at her home. Mr. Frank recommended deferral of this matter to the April meeting.

MOTION BY MR. SILVERMAN TO DEFER THIS MATTER TO THE APRIL MEETING.

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

VI. Other Business

- A. 90/101 Via Mizner: Conceptual approval of identification signage requested pending advertisement

Request approval of identification signage for upstairs and downstairs window; wall sign on side of door; and operating hours on door.

Ms. Roxanne Edwards-Jones, tenant, and Mr. Kirk Henckels, representing Via Mizner, presented this request for identification signage, as stated above, for this two story shop in Via Mizner. The signage will consist of gold lettering on a black background. Mr. Frank stated that the signage has been reviewed by Mr. Zimmerman with respect to

the sign code, and complies with same.

MOTION BY MRS. GINGRAS FOR CONCEPTUAL APPROVAL OF THE SIGNAGE PENDING LEGAL ADVERTISEMENT.

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

B. Discussion of change of meeting dates

Mr. Frank stated that the April meeting has been moved from the third Friday to the third Wednesday, April 15th, in respect of the Good Friday holiday. Various commissioners had previously expressed a conflict with having meetings on the third Friday of the month. After discussion...

MOTION BY MRS. MACKINTOSH TO CHANGE THE MEETING DATE FOR FUTURE LANDMARK COMMISSION MEETINGS TO THE THIRD WEDNESDAY OF THE MONTH.

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

C. Preservation Celebration

Mr. Frank reported that plans for this year's Preservation Celebration are yet in their preliminary stages. The tentative date for the event is Wednesday, May 20, 1992. Suggested locations are: Old Bethesda Church on North Lake Trail, Bethesda By The Sea on South County Road, St. Edward's Church on North County Road, the Society of the Four Arts and the Little Red Schoolhouse. The Preservation Foundation has suggested that a mock class, using Council members and/or Commissioners as students, be staged at the Little Red Schoolhouse. More details will follow as plans are finalized. The national theme for Preservation Week is "Historic Preservation Brings History to Life".

D. Discussion of Colors for Palm Beach Day School

Mrs. Divoll asked about the status of this project. Mr. Frank reported that the matter is still being discussed at the committee level. Mrs. Metzger, Landmarks Commissioner and schoolboard member, brought this issue up. She will work with the Commission, specifically, the established acceptable color palette committee.

E. Discussion of Landmark Plaques

Mr. Silverman inquired about the status of the proposed landmark plaques. Mr. Moore responded that Staff would attempt to seek approval for the plaques as a budget item in the upcoming year.

VI. Adjournment

MOTION BY MR. SILVERMAN TO ADJOURN AT 10:30 A.M.

MOTION SECONDED BY MR. THOMAS.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be heard on WEDNESDAY, APRIL 15, 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

133 BANYAN ROAD

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:

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

133 Banyan Road is an important element in the broad history of Palm Beach. It represents the economic and building boom of Palm Beach in the 1920's. Also, it gives indication of the economic strength of Stanley Warrick. It has weathered times of economic hardship in Palm Beach as well, and has been continually occupied.

The original owners of this building believed it to be the ideal Palm Beach home of the 1920's, a place of private retreat and social gathering. This house was both, in that the use of decoration and arrangement of space could be interesting and impressive to the visitor, yet very aloof and formal to the uninvited. There is evidence that parties were often held at

this residence, and that the Warricks were very socially active. But the owners could also find privacy here. These elements are important to the understanding of the social ideals in the history of Palm Beach.

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

Stanley Warrick was a very important figure in the history of Palm Beach. He was a prominent community leader in the 1920's. He created the first Palm Beach shopping district, and opened the first movie theaters and the first night club on the island. These things were very important to the economic and social growth of Palm Beach. "Junglewood" was Warrick's ideal winter residence, and its association with such an important Palm Beach figure makes it significant.

- (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."

Mediterranean style buildings were ubiquitous in Palm Beach during and after the 1920's. However, this building is one of the best, most well preserved examples of a Mediterranean style villa. It is characterized by its irregularity in shape, in window and door treatments, and in roof treatment, but this house is designed in a way that balances these irregularities. The use of hollow clay tile in the structural system also distinguishes this building. Stucco walls and tile roofs are used very often in Palm Beach architecture. However, this house is unique in that it combines the half timbering of the English Tudor style with the stucco of the Mediterranean Revival style. Also, the many religious plaques, tiles, and columns, give the building distinction. Other elements that distinguish this building are the curvilinear roofline, the leaded glass windows, and the varied balconies. Combined these features show just how extreme and unusual the Mediterranean style could be. Most of this building is in good condition, but the cast stone elements are deteriorating from the salt air, making designation even more imperative.

736 SLOPE TRAIL

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:

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

736 Slope Trail is an important example of Palm Beach history, and the Town's historical regard for the appearance of its buildings. Since 1927, when the first Art Jury met to review proposed structures for the Town, Palm Beach has been a national leader in the regulation of architectural design.

The Art Jury undoubtedly held the same regard for both public and private buildings, and thus, when the need arose for a hydro-pumping station, it was completed in a well designed, highly stylized synthesis.

(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"

736 Slope Trail is an excellent example of a Streamline Moderne structure, closely related in design style to the Art Deco movement of the 1920's and the 1930's. The sleek, clean lines of Streamline architecture were intended to mimic the design of the era's great steamships. Some extreme examples even have steam stacks, masts, and flybridges on their roofs.

The Slope Trail structure is not such an extreme example, however, it was completed with textbook precision. Materials such as smooth stucco, glass block, and unfinished steel, as well as the overall design rhythm, present this as an excellent specimen of its type.

This structure is in original condition, with no additions or changes to its original materials. It is very valuable for study.

W/ Minutes

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME

☐ Albarran de Mendoza, Jacqueline

MAILING ADDRESS

204 Phipps Plaza

CITY

Palm Beach

COUNTY

Palm Beach

DATE ON WHICH VOTE OCCURRED

3/20/92

NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE

Landmarks Preservation Commission

THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON
WHICH I SERVE IS A UNIT OF:☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY Town

NAME OF POLITICAL SUBDIVISION:

Town of Palm Beach

MY POSITION IS:

☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes. The requirements of this law are mandatory; although the use of this particular form is not required by law, you are encouraged to use it in making the disclosure required by law.

Your responsibilities under the law when faced with a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

☐ You should complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.

- A copy of the form should be provided immediately to the other members of the agency.
- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION OR VOTE AT THE MEETING:

- You should disclose orally the nature of your conflict in the measure before participating.
- You should complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

DISCLOSURE OF STATE OFFICER'S INTEREST

I, Jacqueline Albarran de Mendoza, hereby disclose that on March 20, 19 92:

(a) A measure came or will come before my agency which (check one)

☐ inured to my special private gain; or

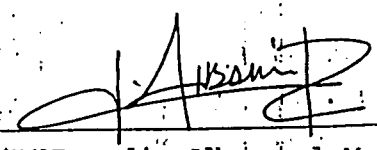
☐ inured to the special gain of _____, by whom I am retained.

(b) The measure before my agency and the nature of my interest in the measure is as follows:

My firm, SKA Architect + Planner, Inc., had been commissioned as architect for a previous project located at the site in question.

March 24, 1992

Date Filed

Signature  Jacqueline Albarran de Mendoza, AIA

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1985), A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$5,000.