

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, MARCH 19, 2008 AT 9:00 A.M.

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

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

I **CALL TO ORDER:** Chairman Pandula called the meeting to order at 9:03 a.m.

II **ROLL CALL:**

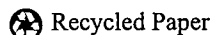
PRESENT: Eugene Pandula, Chairman
William Lee Hanley, Vice Chairman
Patrick Segraves, Secretary
Eileen Bresnan, Member
Hazel Rubin, Member
Charles S. Roberts, Member
D. Imogene Willis, Alternate Member
Dudley L. Moore, Jr., Alternate Member
Wallace Rogers, Alternate Member
John C. Randolph, Town Attorney
John S. Page, Director of Planning Zoning & Building
Timothy M. Frank, Planning Administrator
Jane S. Day, Staff Preservation Consultant
Cynthia M. Delp, Recording Secretary

ABSENT: Robert Eigelberger, Member (Pending classification)

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480

Telephone: (561) 838-5430 • Facsimile (561) 835-4621

Landmarks Preservation Commission 3/19/2008 minutes | Website: www.townofpalmbeach.com



III **ELECTION OF OFFICERS:** (0:00:40.5)

Mr. Randolph presided over the election process.

Mr. Hanley nominated Mr. Pandula as Chairman with great praise for his prior service.
No other nominations for Chairman were made.

MOTION BY MR. ROBERTS DECLARING A UNANIMOUS BALLOT FOR MR. PANDULA AS CHAIRMAN.

MOTION SECONDED BY MRS. BRESNAN.

MOTION CARRIED UNANIMOUSLY.

Mrs. Bresnan nominated Mr. Hanley as Vice Chairman.
No other nominations for Vice Chairman were made.

MOTION BY MR. SEGRAVES DECLARING A UNANIMOUS BALLOT FOR MR. HANLEY AS VICE CHAIRMAN.

MOTION SECONDED BY MRS. WILLIS.

MOTION CARRIED UNANIMOUSLY.

Mr. Hanley nominated Mr. Segraves as Secretary.
No other nominations for Secretary were made.

MOTION BY MRS. BRESNAN DECLARING A UNANIMOUS BALLOT FOR MR. SEGRAVES AS SECRETARY.

MOTION SECONDED BY MRS. WILLIS.

MOTION CARRIED UNANIMOUSLY.

IV **APPROVAL OF THE MINUTES OF THE FEBRUARY 20, 2008 MEETING:**

MOTION BY MR. SEGRAVES FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MR. HANLEY.

MOTION CARRIED UNANIMOUSLY.

V **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:**

By Mrs. Delp

VI **APPROVAL OF THE AGENDA:**

MOTION BY MR. HANLEY FOR APPROVAL OF THE AGENDA.

MOTION SECONDED BY MR. SEGRAVES.

MOTION CARRIED UNANIMOUSLY.

VII **COMMENTS FROM THE PUBLIC:** (0:04:21.3)

Mr. John Ripley of the Preservation Foundation of Palm Beach addressed the commission. Mr. Ripley referred to the recently released Janus Report on the Royal Poinciana Way area which proposes that the Royal Poinciana Way area has the potential to become an historic district on the National Register of Historic Districts. Mr. Ripley

pledged the support of the Preservation Foundation toward this goal.

Mr. Ripley reported that the Preservation Foundation has been working with the University of Miami School of Architecture students on a 'preservation studio' as it relates to visioning for the Royal Poinciana Area Planning Study. The students worked to produce electronic maps and research information to assist the Treasure Coast Regional Planning Council. The students have also produced "style sheets" for the various architectural styles found in Palm Beach. Moving forward they will be working on the existing streetscape on Royal Poinciana Way, comparing and contrasting that to what the code would permit to be built, and then end with making some recommendations for the area.

Mr. Ripley invited the members to the Preservation Foundation at 2 p.m. tomorrow to hear Mr. Pandula and architect Jacqueline Albarran de Mendoza offer the local architects' perspective on Palm Beach issues.

Mr. Pandula was in favor of continuing to work with architectural students to assist in the completion of several preservation related tasks such as HABS (Historic American Building Survey) drawings. Mr. Ripley supported this idea as well.

Mr. Ripley reported that the Preservation Foundation will be looking into the subject of monuments management within the Town.

VIII PUBLIC HEARINGS:

- A. Application for Certificate of Appropriateness # 3-2008, (0:17:13.0)
Restoration/Landscape/Hardscape
Owner/Applicant: Mr. and Mrs. Mitchell Morgan
Address: 343 El Bravo Way
Architect: M. Perry Design Inc.
Project Description: Request approval for new accessory structure and exterior demolition which is further described as: Construction of new mechanical building/accessory structure which will house new 125 kw generator, generator panels, water heaters, and transfer switch. Demolition of existing cabana bath, which was not part of the original John Volk plans. Add new French doors to West side of breakfast room. Other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION:

Mrs. Rubin spoke with the architect by phone this week and visited the site last month.
Mr. Rogers had visited the site recently.
Mr. Roberts had visited the site last month.
Mrs. Bresnan had visited the site last month.
Mrs. Willis had visited the site.

Michael Perry presented this project on behalf of the applicants for this 1930 Volk home. He explained that the proposed generator building, to be located in an inconspicuous spot on the property, will have dimensions of 18 ft. x 17 ft. with a 6 ft. pad for cooling towers. An exhaust grill appears on the North side of the structure. The structure will have a 7.5 ft. finished floor with a 9 ft. beam height. Mr. Perry reviewed the elevations, and noted that the structure will be appropriately screened. The cooling towers will be partially screened by two scalloped wing walls. As for the size of the building, since the generator building also houses other equipment,

it is as small as it can be, while still allowing accesses. Mr. Pandula cautioned Mr. Perry that the building will need to be adequately soundproofed. Mr. Perry assured the commission that soundproofing needs have been contemplated.

On the main house, an existing cabana bath, which was not original to the house, will be removed. Then a set of new French doors will be installed at the breakfast area looking toward the water.

Also, at the original sleeping porch, the plate glass window will be replaced with casement windows. Mr. Perry noted that all windows and doors will be mahogany, as they were originally.

Mr. Perry specifically mentioned the patterned cypress, single door with stone surround on the south elevation (details taken from a library door). He also presented several design alternatives for the door. The LPC preferred the door as drawn on the submitted plans.

MOTION BY MR. HANLEY FOR APPROVAL OF THE GENERATOR BUILDING, AND THE OTHER CHANGES PRESENTED TODAY.

**MOTION SECONDED BY MR. ROBERTS.
MOTION CARRIED UNANIMOUSLY.**

IX OTHER BUSINESS:

(0:31:19.0)

A. Informal Review: 328 El Vedado Road (In conjunction with Variance #4-2008)

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

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION:

Mr. Roberts spoke with Keith from Nievera Design yesterday.
Mrs. Bresnan spoke with Keith from Nievera Design at the site.
Mr. Rogers visited the property a few days ago.
Mr. Hanley previously visited the property.
Mr. Moore previously visited the property.
Mrs. Willis previously visited the property.

Attorney Maura Ziska and Landscape Architect Mario Nievera presented this informal review seeking the LPC's opinion relative to the impact of the variance request. Ms. Ziska noted that the new service gate is set back only 8 ft. instead of the required 18 ft. The owner has requested the gates for security reasons. The project includes landscape changes as described by Mr. Nievera.

**MOTION BY MR. ROBERTS THAT THE LANDMARKS
PRESERVATION COMMISSION BELIEVES THAT THE CHANGES
PROPOSED, WHICH INCLUDE THE REQUESTED VARIANCE, HAVE
NO NEGATIVE IMPACT TO THE LANDMARK.**

**MOTION SECONDED BY MR. SEGRAVES.
MOTION CARRIED UNANIMOUSLY.**

- B. Informal Review: 1 Whitehall Way (In conjunction with Special Exception #5-2008 with Site Plan Review and Variances) (0:42:15.0)
Construction of Archive and Administration office space on the existing second story on the SW portion of the non-original Hotel part of Whitehall. The new structure will total approximately 3,671 square feet. It includes an elevator and interior floor plan modifications in the existing crawl space, the first floor and mezzanine levels.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION

Mr. Roberts met with the Archivist and toured the area on Tuesday.
Mrs. Bresnan met with the architect at his office.
Mr. Segraves met with the architect at Mr. Segraves' office
Mrs. Rubin met with the architect at his office.
Mr. Hanley met with the architect at his office.
Mr. Pandula met with Mr. Brower at Mr. Pandula's office.

Architect Ken Brower presented this informal request seeking an opinion from the Landmarks Preservation Commission relative to the variance for this project. Mr. Brower described the project. He indicated that the special exception is requested since the museum is located within a residential district; variances requested are for parking since the available parking is less than the code requires; for overall height (26.5 ft. allowable by code, but 39.46 ft. requested), and for maximum height (23.2 ft. allowable by code, but 37.33 ft. requested). For the addition, the Secretary of the Interior's Standards were used resulting in an addition which is compatible with the landmark, but not identical.

**MOTION BY MR. ROBERTS TO RECOMMEND TO THE TOWN COUNCIL
THAT THE VARIANCES REQUESTED ARE CONSISTENT WITH THE
MUSEUM AS IT HAS BEEN ALL THESE YEARS AND ARE APPROPRIATE
FOR THIS LOCATION, AND THAT THE APPROVAL OF THE VARIANCES
WILL NOT DIMINISH THE QUALITY OF THE ARCHITECTURE OF THE
EXISTING STRUCTURE.**

**MOTION SECONDED BY MR. HANLEY.
MOTION CARRIED UNANIMOUSLY.**

- C. Staff report relative to Post Office (North County Road & Royal Poinciana Way)
(1:00:55.0)

Mrs. Day reported that she had spoken with Carl Schiver, with the SHPO office. Mr. Schiver stated there is no problem with the LPC designating the Post Office as a Town of Palm Beach landmark provided it meets the Town's criteria for local designation. The building is already on the National Register. Mr. Schiver cautioned, however, that the Federal government could, at any time, come to the LPC with a request to demolish and replace the building. Should that ever be the case, the Federal jurisdiction would supercede the Town. A local landmark designation would afford the LPC to be involved with any proposed changes to the building.

MOTION BY MR. HANLEY TO PLACE THE POST OFFICE AT NORTH COUNTY ROAD AND ROYAL POINCIANA WAY "UNDER CONSIDERATION" FOR LANDMARK DESIGNATION.

**MOTION SECONDED BY MRS. WILLIS.
MOTION CARRIED UNANIMOUSLY.**

D. Distribution of Designation Reports for 212 Australian Avenue and 200 Via Bellaria (1:03:07.0)

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

(1:03:23.4)

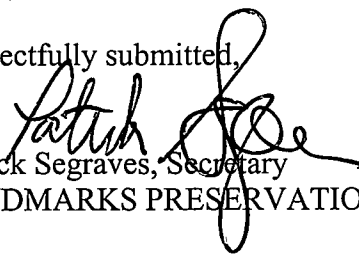
No comments were heard.

XI **ADJOURNMENT:** (1:03:38.0)

**MOTION BY MR. HANLEY TO ADJOURN THE MEETING AT 10:06 A.M.
MOTION SECONDED BY MRS. BRESNAN.
MOTION CARRIED UNANIMOUSLY.**

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, April 16, 2008 at 9:00 a.m. in the Town Council Chambers, 2nd floor, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,


Patrick Segraves, Secretary
LANDMARKS PRESERVATION COMMISSION

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**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

ATTENDANCE RECORD 2008

MEMBERS	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11//08	12/08
Eugene Pandula	<u>P</u>	<u>P</u>	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____
William Lee Hanley Jr.	<u>P</u>	<u>P</u>	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____
Patrick Segraves	<u>P</u>	<u>P</u>	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____
Robert Eigelberger	<u>P</u>	<u>P</u>	<u>A</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____
Eileen Bresnan	<u>P</u>	<u>P</u>	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____
Hazel Rubin	<u>P</u>	<u>P</u>	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____
Charles S. Roberts	<u>P</u>	<u>P</u>	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____

ALTERNATE MEMBERS	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11//08	12/08
D. Imogene Willis	<u>P</u>	<u>P</u>	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____
Dudley L. Moore	<u>P</u>	<u>P</u>	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____
Wallace Rogers	<u>P</u>	<u>P</u>	<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 2008

MEMBERS	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11//08	12/08
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Eugene Pandula

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William Lee Hanley Jr.

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Patrick Segraves

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Robert Eigelberger

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Eileen Bresnan

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Hazel Rubin

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Charles S. Roberts

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ALTERNATE MEMBERS

<u>1/08</u>	<u>2/08</u>	<u>3/08</u>	<u>4/08</u>	<u>5/08</u>	<u>6/08</u>	<u>7/08</u>	<u>8/08</u>	<u>9/08</u>	<u>10/08</u>	<u>11/08</u>	<u>12/08</u>
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D. Imogene Willis

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Dudley L. Moore

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Wallace Rogers

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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 ORIGINALDECLARED
 CONFLICT PER JCR, TOWN ATTORNEY)