



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., WEDNESDAY, MARCH 19, 1997

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

I. Call to Order: The meeting was called to order at 9:03 a.m. by Chairman Jeffery W. Smith.

II. Roll Call:

PRESENT: Jeffery W. Smith, Chairman
Eugene Pandula, Secretary (arrived 9:08 a.m.)
Arthur Silverman, Member
Harrison M. Robertson Jr., Member
Lindley M.F. Hoffman, Member
Elizabeth Shields, Member
Leighton Rosenthal, Alternate Member
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator
John C. Randolph, Town Attorney (arrived 9:09 a.m.)

ABSENT: Sari M. Wilkey, Member (Unexcused absence)
Nikita Zukov, Alternate Member (Excused absence)
Ann Lilja, Alternate Member (Excused absence)

RECORDING SECRETARY: Cynthia M. Delp

III. Approval of the Minutes of the February 19, 1997 Meeting:

Please note the following correction to the February minutes relative to the recording of the vote for CoA#4-97, 702 North County Road: THE MOTION CARRIED 6-1-0, WITH MR. SMITH VOTING AGAINST.

MOTION BY MR. SILVERMAN FOR APPROVAL OF THE MINUTES AS AMENDED.

MOTION SECONDED BY MS. SHIELDS.

MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

A.. Application for Certificate of Appropriateness #4-97,

Addition, loggia, and modifications

Owner/Applicant: Mr. Stuart and Ms. Anita Subotnick

Address: 702 North County Road

Architect: Mark Hampton, FAIA

Project Description: Request approval of the following.

1. Construction of one story addition south of the house and connected by a hallway.
(Addition to serve as family room with covered porch and related fountain & garden)
2. Construction of roof over a portion of pool deck to create a shaded area west of house
3. Removal of glass panels on pool side of breakfast room, and installation of grill or louvered panels
4. Installation of louvered panels or grills along walkway at south side of pool patio for security and privacy
5. Construction of new stairway from west side of pool patio to lower garden
6. Enclose one doorway of entrance pavilion for security
7. Any other associated changes as presented

The following motion was made at the February meeting: MOTION BY MR. PANDULA FOR APPROVAL OF THE PROJECT AS PRESENTED, WITH THE CONDITION THAT THE GRILLS, LANDSCAPING, MATERIALS AND WINDOW GLAZING BE BROUGHT BACK TO THE LPC FOR REVIEW.

PLEASE NOTE THAT THE APPLICANT WISHES TO DEFER THIS MATTER TO THE APRIL MEETING.

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

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness #5-97,

Restoration of octagon

Owner/Applicant: Dr. George S. Kantor

Address: 765 Hi-Mount Road

Architect: The Lawrence Group

Project Description: Request approval of restoration of the octagon structure enclosing the portions of the structure which had previously been exposed due to the removal of the wings, and other associated changes as presented

CALL FOR DECLARATION OF EXPARTE COMMUNICATIONS: None declared.

Mr. Eugene Lawrence, Architect, presented this request for restoration of the octagon structure. In the areas of the octagon where the wings had been removed, siding (to match siding on the rest of the property) will be installed, and hurricane straps have been installed. Mr. Lawrence stated that the structure, when renovated, will look exactly as it did historically, less the removed wings.

MOTION BY MR. HOFFMAN TO APPROVE THE PROJECT AS SUBMITTED.

MOTION SECONDED BY MR. PANDULA.

MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness #6-97,

Lighting

Owner/Applicant: Mr. Robert Meister

Address: 8 South Lake Trail

Contractor: Luminary Effects Inc.

Project Description: Request approval to replace eave lights with copper eave lights, and other associated changes as presented

CALL FOR DECLARATION OF EXPARTE COMMUNICATIONS: None declared at this time.

Informal Review of Site Lighting (as added to the agenda by Chairman Smith): Review of site lighting previously installed without the benefit of LPC or permit approval. Mr. Smith explained that staff brought this matter to his attention on Monday of this week, as site lighting had been installed prior to LPC or permit approval. This site lighting has been red-tagged by the Building Department. Mr. Smith instructed Staff to add the item to the agenda for review, pending LPC approval to review same.

MOTION BY MR. PANDULA TO ADD SITE LIGHTING TO THE AGENDA.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Mike Retino, General Contractor, reviewed the drawings for the site, addressing the site lighting. Site lighting includes moonlighting (down lighting) suspended in trees, up lighting with halogen, stair lights, and lights for statues and fountains. The lighting is designed so that it will not shine onto other properties. The new lighting replaces old rotted lighting which has been removed.

The advertised eave lights will occur on the four corners of the house, and will replace previous eave lighting. The new eave lights will have a white exterior and a copper interior, with softer, non-glaring light.

Mr. Moore commented that the electrical contractor had applied for a permit, but did not realize that LPC approval was needed. Mr. Smith stated that this case is the second incidence of site lighting being installed prior to obtaining LPC approval. Mr. Smith asked Mr. Moore to take measures at the staff level to try to prevent this from happening in the future.

Mr. Robertson felt that the LPC was being asked to "rubber stamp something that was done illegally." Mr. Moore stated that the LPC is to look at the appropriateness of the lighting, and let the Code Enforcement Board handle the discipline. Further, Mr. Moore stated that the LPC is to review this matter as if the installation had never taken place. The LPC has no obligation to approve the site lighting, and the owner must assume all of the risk.

Mr. Robert Meister, the property owner, apologized for the problems created by the premature installation of the lighting, but stated that it was not intentional, on his part, to break any rules. He had assumed that the landscape architects, Sanchez & Maddux, had obtained the necessary approvals. He commented that all his neighbors are quite pleased with the total project at his property.

Mr. Smith stated that Mr. Meister has done a beautiful renovation at 8 South Lake Trail. Mr. Hoffman stated he visited the property during the daytime and at night, and commented that it was a very tasteful renovation.

MOTION BY MR. HOFFMAN FOR APPROVAL OF THE EAVE LIGHTING AND SITE LIGHTING, AS PRESENTED.

MOTION SECONDED BY MS. SHIELDS.

MOTION CARRIED UNANIMOUSLY.

- D. Application for Certificate of Appropriateness #7-97.
 New hardscape and plantings
 Owner/Applicant: Everglades Club
 Address: Via Parigi
 Architect: Wheelock Sanchez & Maddux
 Project Description: Request approval of new hardscape and plantings, and other associated changes as presented

CALL FOR DECLARATION OF EXPARTE COMMUNICATIONS: As follows...

Mr. Hoffman: Met with Mr. Sanchez and reviewed plans and visited site

Ms. Shields: Met with Mr. Sanchez in his office and went to Via Parigi

Mr. Smith: Mr. Sanchez sent plans to Mr. Smith's office and Mr. Smith spoke to Mr. Sanchez by phone.

Mr. Pandula: Mr. Sanchez came by Mr. Pandula's office and reviewed the conceptual drawings.

Mr. Silverman: Had an appointment with Mr. Sanchez, but had to cancel it.

Mr. Robertson: Met with Mr. Sanchez and walked the property

Mr. Rosenthal: None declared

Mr. George Sanchez and Mr. Phil Maddux stated, with regard to the previous discussion relative to 8 South Lake Trail, that their only involvement with the site lighting issue was to recommend an electrician.

Relative to Via Parigi, the owners have elected to remove all of the hard surfaces in order that old utilities be replaced. The plan is designed to clearly evidence Mizner's Mediterranean influence. The plans reveal a series of brick carpets proceeding from the Via's Worth Avenue entrance, culminating in a 12th century white marble fountain. From the Worth Avenue entrance and turning to the left, one will encounter a decorative gate which will be painted black, along with a new lead wall fountain with two twisted dolphins. At the Peruvian Avenue entrance, a brick carpet leads to a shallow long Moorish type pool with water lilies and jets of water. Four new palms will be introduced at the corners of the Moorish pool. The main paving pattern running throughout the via, and around the brick carpets, is composed of "Stonecraft" pavers set on the diagonal. The brick used throughout the via will be St. Louis red brick, and measures will be taken to make the grouting appear aged. New landscape materials will be added to existing landscaping, all as shown on the plans. The project is scheduled to begin May 1st and be completed prior to the beginning of the Palm Beach "season."

While Mr. Hoffman commented that the plans present a very handsome improvement over the existing conditions, Mr. Smith felt that the design showed too much pattern, especially with the diagonal paving pattern. He felt the buildings are and should remain the primary focus of this landmarked via. The buildings, he stated, are quite asymmetrical, whereas the paving pattern presented is too formal. He also felt the trees to be added will provide too much of a canopy, and one will miss the height of the buildings. In response, Mr. Sanchez stated that Moorish flooring is typically very geometric, and is appropriate adjacent to the Via's simple asymmetric buildings.

MOTION BY MR. ROBERTSON FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED 6-1-0, WITH MR. SMITH VOTING AGAINST FOR REASONS PREVIOUSLY STATED.

Let the record show that a short recess was taken from 9:50 a.m. to 9:56 a.m.

V. Designation Hearings:

Please note that the following designation hearings are transcribed partially verbatim and partially in paraphrase. Verbatim portions are noted by the speaker's name at the left margin.

ITEM 1: 4 GOLF ROAD
Owner: Mr. Kenneth J. & Ms. Vicki F. Douglas

CALL FOR DECLARATION OF EXPARTE COMMUNICATION: Mr. Robertson visited the property.

Mrs. Delp administered the oath to Mr. Timothy Frank, Mr. Robert Moore, and Mrs. Jane Day, Staff Preservation Consultant. Mr. Frank stated that proof of publication and proper legal service have been achieved with regard to this matter. Mr. Frank stated that staff has reviewed this property and has found 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.
- (d) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

MRS. JANE DAY: Mr. Chairman, Members of the Commission, good morning. The property I bring forth to you this morning is 4 Golf Road. As we talked about it earlier this season during the Landmark Commission, Golf Road was developed by Marion Sims Wyeth in a partnership with E.F. Hutton. Hutton's house Hogarcito was the first house on the street. They brought the property from Paris Singer of the Everglades Club, and the development was basically built on speculation. The first five houses were on the north side of the street in 1922, and they were sold a house and a lot to the east so that future owners would have the opportunity to either expand from the original spec house or add gardens to the eastern portion of their property. 4 Golf Road is a house that is very difficult to see from the street. We did, however, review the plans at the Preservation Foundation. It is one of the original Marion Sims Wyeth designs for the road. It is built in the Mediterranean Revival style. It's constructed of hollow clay tile with a barrel tile roof. It has a multi-level roofline and many of the other features of the Mediterranean Revival style. The family that bought the property in 1925 was the Archibald McNeil Jr. family. They were prominent in the Democratic party, and prominent socially within the Town of Palm Beach. I think you need to notice, with this report, that we're suggesting that this property is able to be designated because it fulfills criteria (a) it represents this development within the Town, and (d) it's a good example of Marion Sims Wyeth. We did not specifically choose architecture for one of the criteria, because you cannot see very much of this from the street. Still, the representation of the plans at the Preservation Foundation and its example of the development of Golf Road make it qualify for designation under our landmark ordinance. Are there any questions?

MR. ROBERTSON: What is the position of the owner?

MRS. JANE DAY: The owner has had numerous phone calls with Mr. Frank and I. He would like to have the property designated, however, he has two requests that he would like, and he asked us to bring this up to you. He would like to do some faux painting around the doorway of the house, and he would like to add on to the rear of the property that cannot be seen from the front on the second story and enclose a porch. I, personally, have not seen the space, and Mr. Frank and I advised him that that it would be a matter of whether or not it fulfilled the code, and what the Landmarks Commission felt about that. He has plans to do both of those things now.

MR. HOFFMAN: What is the physical condition of the property?

MRS. DAY: The physical condition of the property is in good shape. Mr. Douglas, who is in Texas, says that it is in good shape, and he offered for my colleague, Susan Krassy, who works with me on these reports, to tour the house, but that was not until after the report was finished, and she said the house was in very good shape.

MOTION BY MS. SHIELDS THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. SILVERMAN TO RECOMMEND THAT 4 GOLF ROAD 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. PANDULA.

Under discussion, Mr. Frank questioned whether any stipulation should be made in the motion relative to the owner's two requests.

Mr. Smith stated that the owner may certainly do the faux painting at the door, but the porch enclosure would need review by the Landmarks Preservation Commission in the form of an application for Certificate of Appropriateness.

MOTION CARRIED UNANIMOUSLY.

ITEM 2: 5 GOLF ROAD
Owner: Golfview (Florida) Ltd c/o Ms. Carol Faber

CALL FOR DECLARATION OF EXPARTE COMMUNICATION: Mr. Robertson visited the property.

Mr. Frank stated that proof of publication and proper legal service have been achieved relative to this matter, and that this property meets the following criteria for designation, though none were listed in the report:

- (a) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.
- (d) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

MRS. DAY: Excuse me, Mr. Frank. We feel that this property does not meet the criteria, and our staff recommendation is that it does not meet the criteria of our landmarks ordinance. We have reviewed the property at 5 Golf Road, and although the building was built in the 1920's, and the original building was designed by Marion Sims Wyeth, it no longer retains the architectural integrity of its original design. This is what the house looks like today. (Referring to slides) It's a very beautiful example of the Regency style. It was originally, as you can see, in an historic photo that was in your report, it was originally a Mediterranean Revival style house...and one of the ways that we evaluate these properties is...if the architect would come back, would he know his design from the 1920's. We felt that this house does not meet the criteria, and therefore, staff's recommendation, or my recommendation is that you vote not to list this house as a landmark of the Town of Palm Beach. It's a very fine example of Regency, but it really does not fulfill the criteria because it no longer has its architectural integrity.

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

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. SILVERMAN THAT THE PROPERTY AT 5 GOLF ROAD **NOT** BE DESIGNATED AS A LANDMARK OF THE TOWN OF PALM BEACH.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

MR. ROBERTSON: Well, I'm curious. Why was this brought before us if it is recommended not to be designated?

MRS. DAY: Mr. Robertson, when a citizen of the Town of Palm Beach asks us to look at a property, which happened with all of the properties on Golf Road, it is our job as staff to research those properties, pull historic photos and plans if we can find them, and then make a determination from our point of view whether or not we believe it fulfills the criteria in our ordinance. This is only the second time that this has happened since I've been working with the Town since 1992, that a property was brought forward and there was enough evidence that could be gathered that said...wait a minute...let's have a second look...I don't really think that this meets the criteria. Landmarking is not a designation that I think we should give out lightly, and in fact, the study of this example shows that not everything that comes before (the LPC) is really worthy of landmarking under our ordinance.

MR. ROBERTSON: Well, of course, it doesn't have to meet all four criteria, Ms. Day.

MRS. DAY: No, it does not.

MR. ROBERTSON: Your principal objection seems to be that the architecture is different from what was put there originally.

MRS. DAY: In this case, it's not just that. It's that we were looking at the whole street, so it was very difficult for me to either use Marion Sims Wyeth's original design because he, as an architect, would have a hard time recognizing this house today. And I would be hard pressed to say it represented the development of Golfview Road which is criterion (a) because it no longer has that Mediterranean Revival style that it did in the 1920's. If this house had been restored or renovated in the Mediterranean Revival style, perhaps, by another name architect, that you could say was a blending of both the original architects, and still contributed to the streetscape the way it originally did, I might have recommended to you that it still be designated. And it's always your option to say no, I disagree with you, and you could have designated it.

MR. ROBERTSON: Well, it's a very handsome house, and it's right there on the golf course.

MRS. DAY: It's a very handsome house.

① MR. SMITH: I think that's the point. It's a beautiful home, but it doesn't meet the criteria.

ITEM 3: 150 CLARKE AVENUE
Owner: Mr. Anthony K. & Ms. Victoria O. Baker
(This item was deferred from the January 15, 1997 meeting.)

CALL FOR DECLARATION OF EXPARTE COMMUNICATION: None declared

Mr. Frank stated that the Town has received a letter from the property owner's attorney, Ms. Collette K. Meyer, requesting deferral to the April meeting, and he read same into the record. Mr. Frank stated that staff supported this request based upon staff's visit to the property and a subsequent plan to revise the Designation Report, and the fact that the owner could not attend today's meeting, and would be able to attend the April meeting.

MOTION BY MR. SILVERMAN TO DEFER LANDMARKING CONSIDERATION OF 150 CLARKE AVENUE TO THE APRIL MEETING WITH THE PROVISIO THAT THE OWNER RECOGNIZES HE IS WAIVING HIS RIGHT BY ORDINANCE REQUIRING THE COMMISSION TO ACT WITHIN 30 DAYS.

MOTION SECONDED BY MS. SHIELDS.
MOTION CARRIED UNANIMOUSLY.

ITEM 4: 8 GOLF ROAD
Owner: Mr. W.W. & Ms. Ellen Geyer
(This item was deferred from the January 15, 1997 meeting.)

① **PLEASE NOTE THAT A COURT REPORTER, MS. JANE PASTORE, TRANSCRIBED THIS DESIGNATION HEARING, AND THAT TRANSCRIPTION WILL BE PROVIDED TO THE TOWN AND DUE TO ITS LENGTH, WILL BE AVAILABLE AT THE PLANNING, ZONING & BUILDING DEPARTMENT FOR REVIEW. FOR THE PURPOSES OF THESE MINUTES, A BRIEF PARAPHRASED RECORD WILL FOLLOW:**

CALL FOR DECLARATION OF EXPARTE COMMUNICATION: Mr. Robertson visited the property.

Mr. Frank stated the proof of publication and proper legal service had been achieved relative to this property. Mrs. Delp administered the oath to Mr. James Brindell, Attorney for the property owner, Mr. W.W. Geyer, the owner, Mr. Charles Pawley, expert witness for the property owner, Mrs. Winifred Anthony Stearns, concerned citizen, and Ms. Susan Krassy, associate of Mrs. Jane Day, Staff Preservation Consultant, during the course of this hearing. Mrs. Day, Mr. Frank, and Mr. Moore had been previously sworn.

Mr. Frank stated that this property meets the following criteria for landmark 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.
- (d) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

Mrs. Day, before beginning her testimony in support of this designation, offered her credentials for the record. She described this as a Marion Sims Wyeth design, built by Harry Raymond Corwin, master builder, and that it is a good example of the Mediterranean Revival style of architecture. It is the only one of the Golf Road properties, originally built as spec houses, which retains its additional lot to the east. She stated that the files for this property were reviewed at the Preservation Foundation and Seagull Cottage, as details of the property are difficult to see due to heavy landscaping. She stated that the original owners of the house were very instrumental in the Town of Palm Beach relative to horticulture. The gardens of this house had historically been listed in the newspaper as being showplaces in the Town.

①

MOTION BY MS. SHIELDS THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.
MOTION SECONDED BY MR. PANDULA.
MOTION CARRIED UNANIMOUSLY.

Attorney James R. Brindell, of the firm Gunster, Yoakley, Valdes-Fauli & Stewart, presented the position of the Geyers. Mr. Brindell raised several questions to Mrs. Day and her associate, Mrs. Krassy, relative to the validity of certain statements made on Pages 7, 8 & 11 of the Designation Report. These questions concerned the review of the original plans which was testified as being done, and the abilities of Mr. Corwin as a builder in relation to 8 Golf Road. Mr. Brindell also alleged that this property should not be subject to this hearing at all due to the principle of "administrative res judicata," and the fact that this property was included in the 1982/83 attempt to landmark a Worth Avenue Historic District.

Mr. Brindell submitted various Exhibits as evidence, all of which were accepted by the Chairman. These exhibits are as follows: (#1) Worth Avenue Historic District Report (#2) Minutes of the Town Council Meeting held on May 10, 1983 (#4) Credentials of Charles H. Pawley, Expert Witness (#6) Copied pages from Landmark Architecture of Palm Beach by Barbara D. Hoffstot, and (#7) copied pages from Palm Beach Houses (#8) a plat of Golf Road identifying those houses which are already landmarked. Other exhibits consisted of various photo boards, one showing existing landmarked Golf Road homes, and (#5) one showing various areas of improvement at the house.

Mr. Brindell asked several questions directly to Mr. Geyer, especially relative to the state of the property as he purchased it, and the improvements which he made to the property. The Geyers purchased the property in 1970, and it was not in good condition at that time, and had none of the beautiful gardens previously referenced. Further, the Geyers do not want their property landmarked, and do not want any encumbrances placed on the property for their children. In response, Mr. Smith attempted to explain the advantages and honor related to having a landmarked home.

Mr. Brindell then introduced Mr. Charles Pawley, and listed Mr. Pawley's pertinent credentials. Mr. Pawley called 8 Golf Road a nice house, but not a special house, and not one of Wyeth's best. He felt that this property meets none of the criteria for designation. He proposed that the original Wyeth house is not what is seen today. Instead the house appears as it does today due to the what the Geyers did to the house. Mr. Pawley testified that this building was coded as a "c" structure in a previous historic survey, which did not lend credence to it being landmarked. Mr. Frank responded by reading the criteria for a coding of "c," stating that "c" means "locally designatable."

Let the record show that Mr. Pandula left the meeting at 11:30 a.m.

Ms. Winifred Anthony Stearns addressed the LPC reminding them that the Geyers say...No. She related the story of the perceived burdens which were placed upon her own family when 6 South Lake Trail was landmarked. She urged the LPC to honor the Geyer's wishes.

Mr. Brindell summarized by saying that the property is not accurately represented in the Designation Report; the landmark designation is an intrusion to the property owner; and the Town needs to be careful, especially when the owner objects.

Mr. Moore stated that the LPC has proceeded pursuant to Town Council direction, to look at the Golf Road properties on an individual basis. Mr. Moore defended the Designation Report as written. He stated it is a tremendous asset to the Geyers and their heirs to have the property landmarked due to the flood plain on Golf Road. He reminded the LPC to weigh the evidence presented today, and decide if the house is worthy of landmark designation, with or without owner consent. Mr. Randolph explained the principle of administrative res judicata once again, as it relates to this property, and instructed the LPC that they must make a determination as to whether this principle would apply in this case. He also reminded the LPC that any decision today must be based upon the evidence presented here today.

COMMENTARY FROM MEMBERS OF THE LANDMARKS PRESERVATION COMMISSION

Mr. Robertson: Does not think the property should be landmarked. The burden of proof is on the staff, and the staff has not presented sufficient proof to justify landmarking. The Geyer's evidence is very persuasive, however. He will vote against landmarking.

Ms. Shields: The types of changes made to the property by the Geyers center around landscaping, gates, awnings...typical LPC review items, and items which are typically approved. When an owner objects, she feels that she, as an LPC member has not done a sufficient job in explaining the benefits of landmarking. She suggested that the LPC work on better communicating the advantages of landmarking to owners.

Mr. Hoffman: Felt 8 Golf Road was marginal in its value as a landmark. Though arguments could be made for both sides, he will vote against landmarking.

Mr. Silverman: Sympathetic to the Geyers, and will vote against landmarking based upon the testimony heard today.

Mr. Rosenthal: This is too marginal a property to landmark it against the owner's wishes. He will vote against landmarking.

Mr. Smith: Agrees with Ms. Shields. The house is worthy of landmarking. The changes which have been done to the property are insignificant and not of a nature that would make the structure unworthy. However, due to the lack of original plans, there is not enough evidence to show its worthiness. The owner is against the landmarking. Mr. Smith will not go to bat for a structure which he feels is not an outstanding example of Wyeth's work. He hoped that the Geyer's daughter will volunteer the house to be landmarked in the future.

MOTION BY MR. ROBERTSON THAT THE PROPERTY AT 8 GOLF ROAD **NOT** BE DESIGNATED AS A LANDMARK OF THE TOWN OF PALM BEACH.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED 5-1-0, WITH MS. SHIELDS VOTING AGAINST.

Let the record show that Mr. Robertson and Mr. Silverman left the meeting at 12:10 p.m.

ITEM 5: 19 GOLF ROAD
Owner: Ms. Helen Pecori
(This item was deferred from the January 15, 1997 meeting)

CALL FOR DECLARATION OF EXPARTE COMMUNICATION: None declared

Mr. Frank stated that proof of publication and proper legal service had been achieved with regard to this matter. He testified 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.
- (d) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

MRS. JANE DAY: The house I bring before you now is at 19 Golf Road, and it is substantially different than the other houses we have seen on Golf Road. For one thing, it was not part of the boomtime development of Marion Sims Wyeth of the 1920's. In fact, it was built in 1938, and the architect was Maurice Fatio for Treanor and Fatio. The house, itself, is on the south side of Golf Road and borders the Everglades Club Golf Course. It is a Monterey style house. This is a style that was very popular in the 1930's and 1940's and the main architectural feature of this style is the cantilevered balcony that shares the same roof line with the main roof of the house. In this case, the house is brick. The surrounds around the doors are also brick. It's shuttered. And the embellishments on the balcony are, in fact, of the simpler designs, not some of the other adaptations that we find in this style that we find in the Town of Palm Beach. There is a two story main block and one story wings that extend both to the golf course and to the west of the property. Here is another picture. And this is how you can try to get to the front of the house from the public access. One of the other things that I would like to mention about this house is that it was built for Robert and Katherine Appleton, and the original name of the house, because of where it sits on the golf course, is the "Nineteenth Hole." It is a good example of Maurice Fatio's work, and as such, it should be designated as a landmark of the Town of Palm Beach, because it represents the development of the Town in the 1930's; it's a good example of Fatio's work; and it's a good example of the Monterey style of architecture. Are there any questions?

MR. HOFFMAN: The house is in good repair?

MRS. DAY: Yes, the house is in good repair.

MOTION BY MS. SHIELDS THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

MR. JAMES R. BRINDELL: (Attorney for the property owner) I'm James Brindell, again with Gunster Yoakley, and I represent Mrs. Pecori in this house and I just want you to know that she would prefer not to be landmarked, but we're not going to offer anything in opposition to it.

MOTION BY MS. SHIELDS THAT THE PROPERTY AT 19 GOLF 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 A PART OF THE RECORD.

MOTION SECONDED BY MR. ROSENTHAL.
MOTION CARRIED UNANIMOUSLY.

VI. Other Business:

Mr. Brindell asked to be heard. For the benefit of the LPC's knowledge, he stated that he never asks an expert to build a case one way or the other. It is entirely up to the expert to develop his own opinion on the matter.

VII. Adjournment:

PLEASE NOTE THAT THE LANDMARKS PRESERVATION COMMISSION WILL HOLD A PRESERVATION WORKSHOP AT 2:00 P.M. IN THE TOWN COUNCIL CHAMBERS ON THIS DATE. THIS WORKSHOP HAS BEEN SPONSORED BY THE PRESERVATION FOUNDATION.

MOTION BY MS. SHIELDS TO ADJOURN THE MEETING AT 12:15 P.M.
MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, April 16, 1997 at 9:00 a.m. in the Town Council Chambers, second floor, Town Hall, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,


Jeffery W. Smith, Chairman

LANDMARKS PRESERVATION COMMISSION

cmd

TOWN OF PALM BEACH

ATTENDANCE RECORD (19 97)
WITH NEW MEMBERS

MEMBERS	1/97	2/97	3/97	4/97	5/97	6/97	7/97	8/97	9/97	10/97	11/97	12/97
Jeffery W. Smith	P	P	P									
Eugene Pandula	P	P	P									
Arthur Silverman	P	P	P									
Lindley Hoffman	P	P	P									
Harrison Robertson	P	P	P									
Elizabeth Shields	P	P	P									
Sari M. Wilkey	P	P	U									

ALTERNATES	1/97	2/97	3/97	4/97	5/97	6/97	7/97	8/97	9/97	10/97	11/97	12/97
Leighton Rosenthal	n/a	n/a	P									
Nikita Zukov	n/a	n/a	E									
Ann Lilja	n/a	n/a	E									

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

TOWN OF PALM BEACH

RECORD OF VOTING CONFLICTS (19 97)
WITH NEW MEMBERS

MEMBERS	1/ 97	2/97	3/97	4/ 97	5/97	6/97	7/ 97	8/97	9/ 97	10/97	11/97	12/97
Jeffery W. Smith	V2											
Eugene Pandula												
Arthur Silverman												
Lindley Hoffman												
Harrison Robertson												
Elizabeth Shields												
Sari M. Wilkey												

ALTERNATES	1/97	2/97	3/97	4/97	5/97	6/97	7/97	8/97	9/97	10/97	11/97	12/ 97
Leighton Rosenthal	n/a	n/a										
Nikita Zukov	n/a	n/a										
Ann Lilja	n/a	n/a										

LEGEND: V = One Voting Conflict during a meeting
V2 = Two Voting Conflicts during a meeting
V3 = Three Voting Conflicts during a meeting
And so on...

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
renovation project. ONLY COUNT ORIGIN.
DECLARED CONFLICT FOR ONGOING PROJECTS
PER JOHN C. RANDOLPH, TOWN ATTORNEY)