

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, MARCH 17, 2004 AT 9:00 A.M.

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

I **Call to Order:** Chairman Pandula called the meeting to order at 9:03 a.m.

II **Roll Call:**

PRESENT:

Eugene Pandula, Chairman
Ann Blades, Secretary
Ann Vanneck, Member
Jack Pyms, Member
Judy Hoffman, Member
Patrick Segraves, Member
Wendy Victor, Member
William Lee Hanley Jr., Alternate Member
Robert T. Eigelberger, Alternate Member
Eileen L. Morris, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Jane Day, Staff Preservation Consultant

ABSENT:

None

RECORDING SECRETARY: Cynthia M. Delp

III **Election of Officers:**

MOTION BY MRS. VANNECK FOR MR. PANDULA TO CONTINUE AS CHAIRMAN.
MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. HOFFMAN FOR MRS. BLADES AS VICE CHAIRMAN.
MOTION SECONDED BY MRS. VANNECK.

(And then)

MOTION BY MRS. VANNECK THAT NOMINATIONS BE CLOSED AND A UNANIMOUS BALLOT BE CAST FOR MRS. BLADES AS VICE CHAIRMAN.
There was no second to this motion, but **MOTION CARRIED UNANIMOUSLY.**

MOTION BY MRS. HOFFMAN FOR MRS. VICTOR AS SECRETARY.

MOTION SECONDED BY MRS. VANNECK.

(And then)

MOTION BY MR. PYMS THAT NOMINATIONS BE CLOSED AND A UNANIMOUS BALLOT BE CAST FOR MRS. VICTOR AS SECRETARY.

MOTION SECONDED BY MRS. VANNECK AND CARRIED UNANIMOUSLY.

IV Approval of the Minutes of the February 18, 2004 Meeting

MOTION BY MRS. BLADES TO APPROVE THE MINUTES.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

V Administration of the Oath to all persons who wish to testify: By Mrs. Delp

VI Public Hearings:

A. Application for Certificate of Appropriateness #25-2003,(deferred from Dec. 2003, & Jan. 2004)

Continuing renovation with miscellaneous changes

Owner/Applicant: 123 LLC

Address: 455 North County Road

Architect: J.F. Brennan Design/Build L.C., Ralph Cantin

Project Description: Request approval of the following:

"The main purpose of this project is to fully restore and rehabilitate the existing building on the exterior, bringing out the richness of the Mizner design with cypress outlookers, barrel tile roofs, balconies and lookouts and unique fenestration. On the interior, major rooms such as the living room, library, and family rooms will be restored with wood beams and/or equal ceiling and details, and be brought back to its original function and use. All existing masonry openings for windows and doors shall remain in place, as well as any existing structural walls and/or supports, with the exception of one proposed window on the west stair (refer to second floor plan and north elevation) to bring in light. In addition, the proposed elevations will have two more proportionate windows within existing masonry openings in the second floor laundry room and his bath area on the south elevation. Further, the proposed plans and elevations present a grander and more refined and developed entry staircase and planting area."

Let the record show that at the December meeting, there was a motion for approval of the fenestration changes presented, and there was a second motion for deferral of the stairs (together with driveway and motorcourt) to the January meeting. At the January meeting, the applicant requested deferral to the March meeting. Let the record show that the applicant has requested deferral to the April 2004 meeting, at which time this application will be reviewed, together with a new application for the landscaping.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

**MOTION BY MRS. SEGRAVES FOR DEFERRAL TO THE APRIL MEETING.
MOTION SECONDED BY MRS. BLADES & MR. PYMS SIMULTANEOUSLY.
MOTION CARRIED UNANIMOUSLY.**

B. Application for Certificate of Appropriateness #4-2004.

Landscape/Hardscape

Owner/Applicant: Mr. William Elias

Address: 345 Brazilian Avenue

Architect: Life Force Nurseries, Inc. Steven M. Dauber

Project Description: Request approval of landscape and hardscape, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mr. Segraves stated that he met with Mr. Dauber in his (Mr. Segrave's) office.

Mr. Dauber noted that the cottage renovation project is nearly complete. At the front of the property, there is a U-shaped Old Chicago brick driveway to assist with some off-street parking. On axis with the steps to the front porch there is a central planting area with trees and shrubs. Four coconut palms will be planted in the landscape strip between the sidewalk and the street, if approved by Public Works. Two large ficus trees will flank the driveway and canopy over it at the east and west ends. This owner intends to utilize the front porch, and as such, the landscape plan for the front of the property will provide needed privacy. Along the sides, one will find ficus and liriop to provide privacy, while leaving as much space as possible on this narrow lot. Travelers palms will be planted on the west side of the property to maintain privacy, while Travelers palms and Alexander palms offer privacy on the east side. A two ft. wide old Chicago Brick walkway leads from the front of the property to the rear. In the back yard, there is a 6' wide terrace and an existing pool. Mr. Dauber showed a sample of field stone which will be set in random slabs, 2" thick, in the back yard area all around the pool and up to the cabana. The field stone will also serve as the coping of the pool. Empress zoysia grass will grow between the slabs of field stone. In the back of the property, existing landscape material will be used. It should be noted that no landscape lighting is being requested at this time.

Mr. Pandula mentioned that it appears that the curb cut locations, as shown, may not be acceptable for Public Works standards. Mr. Dauber responded that the architect had just contacted him about this very issue, and he showed a revised drawing to the members which shows 4' offsets from corner of the property line, thereby tightening up the opening of the radius.

MOTION BY MR. SEGRAVES FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. PYMS.
MOTION CARRIED UNANIMOUSLY.

- C. Application for Certificate of Appropriateness #5-2004,
Dome Rehabilitation
Owner/Applicant: Diocese of Palm Beach
Address: 142 North County Road
Architect: Architecture 4, James H. Anstis, FAIA
Project Description: Request approval to rehabilitate the dome on the south tower of St. Edward's Catholic Church due to a lightning strike which resulted in the loss of adhesion of the stucco materials to the surface of the dome, and other associated changes as presented. The applicant is seeking approval to use a zinc-tin coated copper formed into shingles to mimic the previous roof stucco pattern.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Architect James Anstis presented this request on behalf of the church. The proposed work occurs on the top of the dome of the south tower only. He explained that during the course of the 1996-1998 restoration of the church, a significant repair to the structure of the south tower dome was done. It was done in cast in place concrete, cast in 8 curved, pie-shaped segments, with a joint between each of the segments. In the process of that restoration, the existing stucco material which had been applied to the earlier concrete was removed. A water intrusion problem was

discovered at that time. So, in the replacement, a water proofing system was introduced beneath the stucco and on top of the concrete dome. Also, at that time, a lightning arrester system was installed. In early December of 2003, portions of the stucco began to come off the dome, i.e., debonded. Upon investigation, it was determined that the waterproof membrane was gone, and this was the result of continuing damaging lightning strikes. Because the membrane was no longer present, the stucco began to fall.

As such, the applicant does not wish to duplicate the previous construction methods at the south tower dome, and has, instead, requested the zinc-tin coated copper shingles in a pattern to replicate the previous stucco pattern. The zinc-tin coated copper material (sample shown as light grey) does turn darker as it weathers, but that color change may take years. The applicant had considered copper, but elected not to use it as copper would eventually bleed green down onto the cast stone work below. (It was noted that the north tower dome remains roofed in barrel tile.) As for the zinc-tin coated copper shingles, they will be 2 ft. wide and twelve to sixteen (12"-16") high, approximately the same size as the scoring is now. They will be adhered with a metal clip and the shingles will interlock. Mr. Anstis added that the church is trying to keep maintenance of the domes at a minimum, as it costs \$ 15,000 alone, just to erect the scaffolding to access the dome.

Staff Comments: Mr. Frank stated that the beautiful artwork that created St. Edwards is almost 100% faux. The building is largely stucco, and the ceiling is not a true vaulted ceiling. Since the building is merely an artist's rendition of what a medieval Spanish structure might look like, staff felt that a roof material that might appear as a tin or lead roof would not be inappropriate. Mrs. Day stated that staff's main concern is the color of the material, but staff was told that there is no material available to match the building color. She also stated that there is precedence for the LPC allowing a metal roof at the tower of 210 Via Del Mar. Mrs. Day stated that functionally, this is a good solution for the church, and it is appropriate on this Baroque building, although a material with a pre-patina would be preferable.

LPC Comments: Did not like that it will take years to weather; asked if the shingles could be pre-aged (Response: not without voiding the warranty); did not like the color of the shingles, and the fact that they do not match the color of the building as the existing materials do; asked the architect to do more research, and do a correct, Classical repair/restoration; suggested the use of copper, together with a drainage system, to prevent bleeding onto the cast stone, and treat the copper with a special paint which works to prevent bleeding; use copper or barrel tile, rather than a totally new material on this old building; find a sample of this material which has weathered; place a large sample of the material up on the building so it can be viewed by the members; metal may be the right solution, but the LPC was not sure this was the right one.

It should be noted that the LPC recognized that it would be a hardship for the church to have to erect scaffolding at great expense for routine maintenance. Mr. Moore stated that there is a home in town which has this type of roof, and that roof has been in place for about 4-5 years. He suggested that the matter be deferred for a month, allowing members to view this roof.

MOTION BY MR. SEGRAVES FOR DEFERRAL TO THE APRIL MEETING OFFERING TIME FOR THE MEMBERS TO VIEW THE ROOF AT 309 GARDEN ROAD, WHICH HAS HAD THIS SAME ROOF MATERIAL INSTALLED FOR SEVERAL YEARS, AND THAT THE APPLICANT SHALL PLACE A LARGE SAMPLE OF THE MATERIAL ON THE DOME FOR VIEW BY THE MEMBERS,

AND THAT THIS SHOULD BE DONE AS SOON AS POSSIBLE, TO ENABLE THE APPLICANT TO SEEK ALTERNATIVES, SHOULD THAT BECOME NECESSARY.

MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness #3-2004,
Renovation and restoration

Owner/Applicant: Mr. Stephen Schwarzman

Address: 1768 South Ocean Boulevard

Architect: Ferguson & Shamamian Architects, LLP, Mr. Mark Ferguson

Project Description: Request approval for renovation and restoration of a 1937 Maurice Fatio home to include:

1. Addition of a partial second story to accommodate additional program on site to minimize increase in building footprint
2. New forecourt, service wing and entrance, the latter directly patterned after the Fatio doorway including the recreation of the original door & ornament
3. New porch on the south elevation
4. Replacement of the existing roof with new wood shingles per the 1937 Fatio drawings
5. Replacement of original ornamental details per the 1937 Fatio drawings
6. Re-cladding of house with new material to match existing house
7. Raise the roofs of NE, SE, NW & SW pavilions by one course to harmonize with new two story addition
8. New roof detail at west pavilions with original Fatio railing design
9. All new wood windows and doors to match original with small changes in detailing to provide for Dade County hurricane code
10. New terraces, pool terrace and pool at west side of house
11. New landscaping
12. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION:

Mr. Segraves: Met with the architect, the owner and the contractor twice at the site

Mr. Pym: Met with the architect, owner and contractor twice at the site

Mrs. Hoffman: Met twice at the site

Mrs. Blades: Met with the architect on site, the landscape architect; was phoned by the owner;

Pauline Pitt phoned her; spoke to Hope Annan; and John Mashek spoke to her

Mr. Pandula: Met with the architect, the owner and the contractor on site.

Mrs. Vanneck: Met with the architect, the owner and the contractor on site.

Mrs. Victor: Met with the architect, the owner and the contractor on site

Mr. Hanley: Met with the owner and contractor on site

Mr. Eigelberger: Met with the architect, the owner and the contractor on site

At this time, Mrs. Delp administered the oath to all those who had not previously been sworn, but intended to testify.

Architect Mark Ferguson and Mario Nievera, Landscape Architect, presented this request. It should be noted that Mr. and Mrs. Schwarzman were in the audience.

① Mr. Ferguson introduced himself and his firm, expressing his firm as one dedicated to traditional architecture. His firm had been the architectural firm for the significant changes to Casa Apava, another landmarked home, some years ago. He stated that he reviewed the LPC ordinance and the Designation Report for this property, and noted that the ordinance encourages landmark buildings to be used and evolve for modern day living. Additions, compatible with the landmark, are permitted and encouraged. According to the Designation Report, he stated that this building is significant as it represents a new direction in residential architecture, restrained Classical, and is an example of Bermuda architecture by master architect, Maurice Fatio.

He referred to the wood frame Bermuda house as having varying volumes, symmetrical in plan with a strong center mass and four wings, and various setbacks in the facade. Double hung windows with shutters, hipped roofs with shingles, and surrounding porches are evident in the existing home. The owner has requested improvements to the house including straightening out the circulation, revising the extreme change in levels in the back of the house, and adding two more bedrooms to the second floor of the main house. The proposed changes represent a 3,000 sq. ft. increase to the existing 13,000 sq. ft. in footprint, for a total of 16,000 sq. ft. He noted that a 26,000 sq. ft. footprint is allowed on this site, although that is not the request. The proposal would result in a home with 22,000 sq. ft., approximately one-half the size which could be constructed there. The site is 300 ft. wide with a good amount of open space around the house. Mr. Ferguson reviewed the plans, elevations, and design details with the members, discussing the elements of the project as listed in the project description above. He also presented two models, one of the house as it exists, and one reflecting the proposal on the table today, and a photo board showing other Fatio homes, comparing the design elements of those to the proposal.

① Mr. Frank offered staff comments stating that the proposal, collectively, is a ~~serious departure~~ from historic preservation practices. He had serious concerns about the front pop-up because the original building is horizontal in design. The expanded entry, while it may be necessary, should be more sensitive to the architecture. Bay windows, Fatio signature pieces, are being removed. Railings are being expanded vertically, rather than preserving the original horizontality of the design. Likewise, railings are being introduced in areas of the building where they did not exist previously. He was concerned about the introduction of Palladian windows and other geometric shapes in the design. In short, Mr. Frank commented that the new design should be a celebration of the original Fatio design. Staff will recommend that the project be deferred for re-study of these important elements.

was this
the
language?
OK

same OK → ① Mrs. Jane Day, Staff Preservation Consultant, thanked Mr. Ferguson for his cooperation prior to the meeting and for today's presentation. She also thanked the property owners for taking the time to meet with the members to educate them about the project. As for the proposal, she called it "a wonderful piece of architecture" if reviewed by ARCOM, but the LPC must look through eyes of historic preservation. Mrs. Day felt the changes go too far, especially the second floor pop up, which then makes other changes necessary. The proposal is not a restoration, but a rehabilitation. Even according to rehabilitation standards in the Secretary of the Interiors standards, the pop up, while it may be good architecture, is not good historic preservation. A better solution would be to set back the second story to make it as inconspicuous as possible. She felt that the front entrance, while acknowledging that expansion was in order, needs to be studied further. The introduction of arches is not good for the building. She complimented the owners and architect on their use and re-use of materials, and also for going back to a wood shake

shingle roof, as shown on the original drawings. Mrs. Day stated that this is an important house, a 1937 Fatio, built for E.F. Hutton, an important historic figure. As such, the project demands a careful examination to ensure that historic preservation is key in the design. Since the house is so important, she cautioned the LPC, in retrospect of other projects, not to go too far in their effort to accommodate the owner's wishes.

Maia Gaillard, Program Director for the Preservation Foundation, read a prepared statement into the record which basically echoed staff's concerns, and asks poignant questions about the proposal and its effects on the landmark. (Her statement is attached to these minutes.)

It should be noted that during testimony, it was stated, by Mrs. Day, that the house had been built for a father and daughter, rather than a couple. Mrs. Hope Annan, 150 Barton Avenue, testified that Mr. Hutton was, indeed, married when the house was built, and the house was built for Mr. Hutton, his wife and daughter. As Mrs. Annan was familiar with the house, she stated that it is a beautiful house and she would hate to see the ocean facade changed.

LPC Comments:

Mr. Pandula: Disagreed with staff, and supported the proposal. He did not feel that a one story addition, as opposed to the pop up, is necessarily better for the site. He approved of the concept, commenting that the project is moving forward in the right direction, provided that the details are improved. He did not care for the arch top windows, and prefers the gable ends on the pavilions that existed.

Mr. Segraves: Agreed with Mr. Pandula, stating that the guest wing and front entry are much improved. Likewise, he would prefer to see flat head doors in the rear rather than arched ones. He felt that the house needs a two story look, and setting back the second floor would "de-emphasize" the house.

Mr. Eigelberger: Likewise agreed stating that this is a major oceanfront house with really no ocean views from the house. He thought the mass is done properly, as a smaller second floor addition would definitely look like a pop up. He did have some reservations about the details, as did Mr. Pandula and Mr. Segraves, noting reservations about the double front entrance, and the Bermuda shutters on the guest wing. He noted that a family will be living here and a rambling design (adding one story elements, as staff suggested) does not lend itself to modern day security concerns. He called it a "fantastically done well project."

Mrs. Victor: Commented that adding a one story link somewhere on the site would be undesirable, and could place the house in jeopardy for a future tear down request. She felt the design proposal is in the spirit of Fatio and one that future generations would landmark on its own. Citing several examples, she stated that the house relates better to the land with the Ferguson design than it did under the Fatio design.

Mrs. Vanneck: Questioned whether, with the proposed design, Fatio would recognize his own house, if he could come back. She wanted the architect to study setting back the second floor addition, and give the details more attention. "I just think that it is no longer Mr. Fatio's house." She later clarified her position stating that she would be appalled to see another one story addition added to the property as that could ruin it, but details of the proposal need attention.

Mrs. Blades: Questioned "how much change is too much with regard to landmarks?" She acknowledged, however, that the proposed design is beautiful and practical.

Mr. Pandula: Admitted that if the LPC approves the proposal, the house will be changed forever. He noted that the work which has been done over the years on the guest wing is uninspired, implying that changing it is an improvement. The grounds at the site are beautiful and the new design proposal maintains the relationship between the house and the lake and the rest of the property that have always existed.

Mrs. Hoffman: Thought the proposal was beautiful, and would certainly be approved as an ARCOM project, but she disagreed with adding details to this house which are evident on other Fatio homes. She commented that if this is approved, the house will become a Mark Ferguson house, not a Fatio house, and the landmarking will have been lost. "I think, in effect, if you take this whole plan, as presented, it, in effect, de-landmarks the house." She suggested that it be deferred for more study.

Mr. Pym: Thought Mr. Ferguson may have surpassed the master in this restoration, as it modernizes it, makes it more compatible and liveable, and still retains the overall lines of the Fatio home.

Mr. Hanley: Called it an extraordinary property, and this design substantially improves the siting, site lines, and bringing the guest cottage back. He would hate to see more of the grounds taken up by construction of yet another one story element, as that would destroy the natural beauty of the property. As an owner of another Fatio home, Mr. Hanley thought Mr. Fatio would be pleased with the changes proposed to this house. "The key to this town is to make landmark houses liveable for today's family, and I think this has gone a long way to doing it."

Summary by Mr. Pandula - areas for re-study:

- Arched windows are a problem
- Re-create the gable ends on the pavilions which have been lost
- Create some recesses between the new infills and the existing footprint
- Articulate the west facade of the guest wing with some smaller scale elements or less repetitious elements
- Consider somehow altering the second floor addition to pull the east facade back, perhaps with a balcony or some other subtle method so that it does not co-plane with the first floor
- Re-study the 2nd floor west facade as it is a massive element
- Consider how to differentiate the old from the new

Mr. Moore stated that staff's job is to point out deficiencies in the plan, and that has been done. He applauded the LPC for voicing their debate relative to this issue. He did note, however, that there is some obligation to the property owner who pays the taxes, and who has been clearly told he may not demolish the house and build a new home.

Mr. Frank recommended a deferral to next month for re-study of the aforementioned details. Mr. Randolph, however, stated that the applicant deserves to know how the LPC feels about the second story, and that should be incorporated into a motion. Mr. Moore responded that he believes a motion for approval of the project may be in order, with a deferral of the details to

next month's meeting.

Mrs. Christine Schwarzman addressed the LPC. She thanked Mr. Ferguson for working over a year to make this home more liveable for their family, while maintaining classic Fatio lines. She expressed their desire to have all family members, parents and children, housed under one roof in the main house, and reserve the guest wing for guests. She also thanked the LPC for their input and interest.

MOTION BY MR. SEGRAVES FOR APPROVAL OF THE PROJECT AS PRESENTED WITH A DEFERRAL TO NEXT MONTH FOR RE-STUDY OF CERTAIN DETAILS , I.E., THE ARCHED DOORS AT THE REAR LOGGIA, LOOK AT THE ADDITION OF THE ROUND WINDOWS, LOOK AT THE WINDOWS OF THE FRONT ENTRY, LOOK AT THE NUMBER OF WINDOWS AND SHUTTERS AT THE NEW GUEST WING, AND LOOK AT THE ENDS OF THE PORCHES IN THE REAR WHICH USED TO BE GABLES, AND ARE NOW FLAT.

MOTION SECONDED BY MRS. VICTOR.

(MR. SEGRAVES CLARIFIED THAT HIS MOTION DOES NOT INCLUDE RE-STUDY OF THE SECOND STORY.)

ROLL CALL VOTE:	MR. SEGRAVES:	YES
	MRS. VICTOR:	YES
	MR. PYMS:	YES
	MRS. VANNECK:	NO
	MRS. BLADES:	NO
	MRS. HOFFMAN:	NO
	MR. PANDULA:	YES

MOTION CARRIES 4-3.

Landscape Architect, Mario Nievera, briefly reviewed the landscape/hardscape. There will now be a single entrance off the road for safety reasons. A stone driveway with grass joints is being considered. The service drive will be more utilitarian in its treatment. Terraces will be retained in natural stone, whether the coquina is restored or simply turned over, or grouted together. Lower decks will be restored to coquina. The pool is being enlarged by lengthening it, and palms will be added at each corner. Lake views from the house are enhanced, and the expanse of the rear lawn is maintained. The tennis court will shift west by about 10 ft. Plants which need to be moved due to construction will either be relocated to the south side of the site, or maintained at a nursery off site. Major parts of the open space on site have been maintained. Mr. Nievera will return next month with a full presentation.

(Short recess from 11:12 a.m. to 11:20 a.m.)

VI **Other Business: (March 17, 2004 Landmarks Preservation Commission Meeting)**

- A. Informal Review requested prior to Town Council review
1100 South Ocean Boulevard
Owner/Applicant: The Mar-a-Lago Club, LLC

Request review of the relocation of the proposed kitchen facilities from the pavilion building to the slat house. Construction of a kitchen and kosher kitchen at the enlarged slat house. Relocation of a chiller. Addition of 15 feet to the entry loggia of pavilion building. Construction of a canopy from the slat house to the pavilion building and along the south side of the pavilion building. (All changes are associated with the pavilion building which is under construction. The pavilion building is internal at Mar-a-Lago and the proposed changes will not be seen from any public street.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mr. Wes Blackman, Director of Planning with Kilday and Associates, presented this request in concert with Mr. Lance Courtemanche and Mr. Mike Tubiella of Tercilla Courtemanche Architects. Attorney Ray Royce was present in the audience and available for comment. Likewise, Mr. Shawn McCabe, Director of Operations/Special Projects at the Mar-a-Lago Club was also present.

It should be noted that there is a request before the Town Council to amend the existing Special Exception approval for the ballroom. The LPC was being asked, today, to review the matter informally, prior to Town Council review, to provide the Town Council with LPC feedback relative to LPC/architectural issues. The matter will return to the LPC at the April meeting for formal action.

North Entrance Loggia Extension: Mr. Blackman stated that Club guests typically have about a 150 ft. walk from the main building to the ballroom. The proposal would extend the entrance loggia of the ballroom, on the north elevation, further to the north by an additional 15 ft., adding 720 sq. ft. of space to the original 1,152 sq. ft. Mr. Courtemanche stated that the ballroom typically would hold 300-700 guests at any given time. The extended entrance loggia, buffered on the sides by landscaping, would provide a larger space for those guests to congregate prior to, or after functions, while being protected from the elements. The addition will also serve to shorten the distance from the ballroom to the main house. Mr. Courtemanche stated that the loggia extension does not interfere with the National Trust's view easement.

LPC Comments:

Mrs. Victor: "I don't like it. I think it's too important in relationship to the rest of the building. It looks a little bit like a French train station."

Mr. Eigelberger: "It is boring." Too many monotonous columns. Also compared it to a railway station. Create a proper entrance to a ballroom.

Mrs. Vanneck: Questioned whether the LPC would next be asked to approve a tent or covering from the main house to the ballroom, and felt this proposal was "going overboard." She felt the project is growing and growing, and wondered when the growth will end.

Mr. Pandula: "It's just a huge outdoor room with no articulation. It's just columns." He asked the design team to re-think the architecture instead of just having this "big box."

Mr. Blackman summarized that the LPC would like to see a different design of the entrance loggia extension, and also noted their concerns about the growing size of the building. He added, however,

that the increased loggia is necessary for the practical operation of the Club.

Addition to Existing Slat House: Mr. Blackman explained that the slat house is immediately west of the ballroom building. The reason for the requested expansion of the slat house is to create a Kosher kitchen next to the ballroom and to move the other kitchen facilities which serve the ballroom, now in the main house, to the slat house. It was originally thought that food which was to be served in the ballroom could be prepared in the main house and then transported to the ballroom. Food consultants, however, have determined that this is a problem, especially when temperature of food needs to be maintained. In short, the ballroom needs its own stand alone kitchen facility, and the Club would like to take this opportunity to create a Kosher kitchen as well. As such, the existing slat house (2,800 square feet) is scheduled for adaptive re-use and enlargement by 2,600 square feet. Other facets of this project involve relocating the existing chiller to the back or west side of the enlarged slat house, and erecting a long canopy running from the kitchens and along the south edge of the ballroom. The enlarged slat house will be buffered by landscape. As for the architectural features of the slat house, it will have a green metal or corrugated roof, false window openings with slats, and gable ends.

LPC COMMENTS:

Mr. Segraves: Referred to it as a utilitarian building that has been tripled in size. "Architecturally, it is not very nice...awful" Enlarging the slat house in that spot is not architecturally positive for the site.

Mrs. Hoffman: "I think it is hideous looking." It does not look like a slat house. "Can't you just start over and design a nice kitchen?"

Mrs. Vanneck: Stated that she was appalled at this proposal, and questioned when enough is enough development of the site. The proposal shown bears no resemblance to a slat house, and ruins the good work done on the ballroom.

Mrs. Victor: "In terms of historic preservation, we are not happy about what you're doing." "I think we are concerned with the relationship of various buildings, the smaller ones to the main building, and if we endorsed what we're being shown, we're taking a very small ancillary building and making it a major statement, and also interfering with the green space."

Mr. Eigelberger: "There is enough green space taken." "It is very poor planning on Mar-a-Lago's case to design a ballroom that can't have a kitchen facility within it."

Mr. Pym: Stated he would oppose the extension of buildings out into the landscaped areas

Mr. Pandula: Agreed with Mr. Segraves, questioning why we would want to make that building 3-4 times its size. "If the slat house doesn't work, it doesn't work. You might as well just build yourself a new kitchen." "You've got a building that we worked really, really, really hard on for a long time with a lot of different designers. So, now you've got a beautiful building that's not done yet, and we're nibbling away at three out of the four facades today. So, by the time it's finished, you'll have a brand new, sparkling building that's compromised on three sides. So, my suggestion would be that you completely re-think what you're doing here, I mean, with this amount of work and really come back with a proposal that dovetails nicely into that brand new piece of architecture."

Mrs. Day urged the members to look at this as an overall historic preservation project. She felt that the slat house, a non-contributing building, could reasonably be adapted to a new use, but the problem here is that the building is being doubled in size. She felt the LPC may have to help the applicant design an alternative to the slat house option, similar to the LPC assistance offered with the tennis pavilion on site. Preservation of green space is also a priority.

Mr. Pandula: Suggested that it may be preferable to extend the footprint of the ballroom to include the new kitchen facilities rather than create separate buildings which really do not relate to each other architecturally. (It should be noted that many other members supported this suggestion.)

- B. Informal Review requested prior to Town Council review
340 South County Road
Owner/Applicant: Gray's Sunoco, Inc.

Owner proposes to modify the operation of his gasoline service station/auto repair business by relocating the auto repair operation to a remote, off-island, location and replace the vacated spaces with a convenience store, consolidated with his current retail auto fuel business operation. In order to appropriately affect this change, all of the garage doors would be removed and the fenestration walled-up except for a new store entrance and adjacent plate glass show-windows. The architecture would be modified to render a more authentic Mediterranean Revival character to the roof and entrance by using proper "pan and cover" red clay barrel tiles and eaves throughout, at a 6:12 pitch, eliminating the pseudo-Mediterranean plastic tile mansard system that exists. The new design is an effort for the property to fit into the potpourri of Mediterranean, Art Deco, English Half-Timber and Regency styles of the Town Hall Square Historic District without competing with the architecture of the Town Hall and new Fire Station. Please be advised that the structure currently on this site is listed as a non-contributing structure in the Historic District.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Architect Ames Bennett presented this request informally for LPC feedback. He stated that the repair business, formerly occurring at 340 South County Road, will be moved off-island. The Town location will still provide road service, gasoline/diesel sales, and will now provide expanded convenience store facilities. The building will then have approximately 1,800 square feet of gross leasable space. Architecturally, a new front facade is proposed including a Mediterranean element above the main door into the convenience store area. A true barrel tile roof is planned, replacing the existing plastic tiles.

Mr. Frank offered staff comments stating this building has actually improved over the years; that perhaps the columns in the gas pump area could be thickened a bit to better reflect Mediterranean design; and, the roof replacement with true barrel tiles is far superior to the existing plastic tiles. The building cannot increase in size due to zoning restrictions. It should be noted that this is a non-contributing building within the Town Hall Square Historic District, and as such, it was as compatible as could be expected. Mrs. Day asked the LPC to review the architecture to see how it relates to the Town Hall and the rest of the district, but to look at it as a non-contributing structure.

LPC COMMENTS:

Mr. Eigelberger: Commented that he would rather not see a Mediterranean entrance attempted on this building. He advocated making it simple in design, akin to the entrance to the south on the same facade, and strongly suggested adding landscaping at the front facade. He applauded the change in roof materials.

Mr. Segraves: Agreed that the design should be simplified; advocated making the columns heavier, and perhaps adding rafter tails or some other details which would be in keeping and consistent with a true barrel tile roof; and, echoed the comment about adding landscaping.

Mrs. Vanneck: Noted that windows of a different style would be preferable to storefront windows.
Mr. Pandula: Simplify the architecture deleting the proposed parapet or pediment. Make sure the traffic pattern works on site. Interior lighting may be of a concern if bright fluorescent lighting is used.

Comments by Mrs. Day:

Mrs. Day will be traveling to Tallahassee on March 23, 2004 for Historic Preservation Day. She will be presenting the Palm Beach Town Hall for placement on the National Register of Historic Places. On Tuesday evening and Wednesday, there will be an opportunity to lobby for Special Category Grants approval, i.e., the Palm Beach Public School Grant, a \$ 250,000 grant. The Preservation Foundation has sent letters of support to the legislators. The Town Council has forwarded a resolution supporting full funding for historic preservation.

Distribution of Designation Report

Mrs. Day distributed copies of the Designation Report for the Everglades Island Gates, a hearing scheduled for the April 21, 2004 meeting.

Comments by Veronica Close, Asst. Director of Planning, Zoning & Building

Ms. Close noted that the Town Council will meet on Friday, March 26, 2004 at 9:30 a.m. to receive reports from staff relative to various elements of the Strategic Plan. At this time, "Governance," as it relates to Town boards and commissions, will be discussed. The LPC held a workshop several months ago to provide feedback to the Strategic Planning Board on the subject of governance.

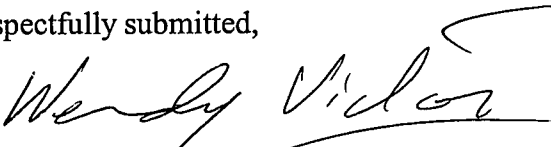
**REMINDER: PRESERVATION FOUNDATION WORKSHOP
FRIDAY, APRIL 23, 2004
9:30 A.M. TO 11:30 A.M.**

VII Adjournment:

**MOTION BY MRS. BLADES TO ADJOURN AT 12:45 P.M.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

The next meeting of the Landmarks Preservation Commission will be held at 9:00 a.m. on Wednesday, April 21, 2004 in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,



Wendy Victor, Secretary
LANDMARKS PRESERVATION COMMISSION

cmd

Remarks for Landmarks, 17 March 2004

First of all, I wish to applaud the Schwarzmans on behalf of the foundation for choosing to adapt a landmarked house for use by a modern family and for recognizing the intrinsic, aesthetic value of the original materials—specifically, the wood siding and roof shingles—of this Maurice Fatio house.

There are relatively few original Fatics left in Palm Beach and it is our hope that this one retains the qualities that earned it its landmark designation in the first place.

Having visited the property and seen firsthand the way the house relates to its surroundings, there are questions I wish to ask the commissioners as they deliberate on this application for a certificate of appropriateness.

- Have the commissioners considered what the impact of the increase in vertical mass will be with the addition of an entire second story in the context of the surrounding low-lying vegetation? How might the four new chimneys look like on top of the significant increase in vertical mass? Are there other ways the owners might add the additional rooms they require without the dramatic overall increase in height?
- Have the commissioners considered the squared-off effect that might prevail with the removal of the bay window and straightening of the south elevation, as well as with the pushing out of the north elevation where the new entrance portico will be “attached” as opposed to “recessed,” as it is in its original design?

I have several other questions as to how the proposed changes may stray from the original design and character of the house.

- Have the commissioners considered that the palladian tops to the French doors on the west elevation are not in keeping with Fatio’s rectangular transoms on the other exterior doors?
- Have the commissioners considered that the character of the two pavilions on the west side would be altered by flattening the roofline and adding the second-floor railing, or that in the plans the character of the guest wing has changed significantly from its present design?

In closing, I wish to cite passages from the commission’s own designation report: “The Bermuda-style house rises one story above the road, its understated design an excellent example of the post-Depression restraint in Palm Beach architecture. . . . 1768 South Ocean Boulevard is an indispensable example of Maurice Fatio’s 1930s Bermuda-style architecture . . . worthy of the protection and special consideration it would be afforded if designated a Town Landmark.” The report also states that this house is a “rambling one-story design.”

We are confident that the Landmarks Preservation Commission, in rendering its opinion and its vote, will give due consideration to its own evaluation of this property that led to its being landmarked, thereby honoring the important contributions of one of Palm Beach’s most prominent early architects.

Respectfully submitted,
Maia Gaillard
Acting Director
Preservation Foundation of Palm Beach

**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

ATTENDANCE RECORD 2004

MEMBERS	1/04	2/04	3/04	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11//04	12/04
Eugene Pandula	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Sari M. Wilkey	<u> E </u>	<u> P </u>	(Term expired)									
Ann Vanneck	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Ann Blades	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Jack Pyms	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Judy Hoffman	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Patrick Segraves	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Wendy Victor	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
ALTERNATE MEMBERS	1/04	2/04	3/04	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11/04	12/04
William Lee Hanley Jr.	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Robert T. Eigelberger	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Eileen L. Morris	<u> n/a </u>	<u> n/a </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </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 2004

MEMBERS	1/04	2/04	3/04	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11/04	12/04
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Eugene Pandula	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Sari M. Wilkey	_____	_____	(Term expired									
Ann Vanneck	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Ann Blades	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Jack Pyms	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Judy Hoffman	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Patrick Segraves	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Wendy Victor	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

ALTERNATE MEMBERS	1/04	2/04	3/04	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11/04	12/04
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William Lee Hanley Jr.	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Robert T. Eigelberger	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Eileen L. Morris	n/a	n/a	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

LEGEND:

V	=	One Voting Conflict during a meeting	VPD	=	Voting Conflict Previously Declared
V2	=	Two Voting Conflicts during a meeting			(This category to be used when a conflict has
V3	=	Three Voting Conflicts during a meeting			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)