



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., WEDNESDAY, MARCH 17, 1993

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

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

II. Roll Call:

PRESENT: Lillian Jane Volk, Chairman
Elise P. Mackintosh, Vice Chairman
Sally Gingras, Secretary
Anne G. Metzger, Member
Jacqueline Albarran de Mendoza, Member
Leslie Divoll, Member
Wilmer J. Thomas Jr., Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning &
Building
Timothy M. Frank, Planner/Projects Coordinator
Jane Day, Preservation Consultant

ABSENT: Arthur Silverman, Alternate Member
Jane R. Grace, Alternate Member
William S. Gubelmann, Member

RECORDING SECRETARY: Cynthia M. Delp

III. Approval of the Minutes of the February 17, 1993 Meeting:

Mrs. Volk submitted the following correction and read same into the record:

PAGE 23, DR. CURL'S COMMENTS: "I have seen, I think, every John Volk building." This should read "I have seen, I think, every John Volk drawing."

MOTION BY MRS. DIVOLL TO APPROVE THE MINUTES AS AMENDED.

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

A. Application for Certificate of Appropriateness No. 5-93,
Window & door change

Owner: Everglades Club

Applicant: Ms. Leta Austin Foster

Address: 7 Via Parigi

Project Description: Request approval for window and door modifications.

(Please note that partial approval was given February 17, 1993 for Via Parigi interior facade. No action was taken toward the Peruvian Avenue facade involved.)

Although Mr. Ken Brower, Architect, was not present, he had submitted a revised drawing of the Peruvian Avenue facade showing a lowered base course than that shown on the original presentation, and the fenestration which was decreased in size from an eight pane pair of windows to a pair of six pane windows. This presentation satisfied the concerns of the Commission, as expressed last month, to have the fenestration be recognized as a pair of windows, instead of a pair of doors.

MOTION BY MRS. MACKINTOSH TO APPROVE THE REVISED FACADE CHANGES FOR THE PERUVIAN AVENUE FACADE OF VIA PARIGI.

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness No. 6-93,
Roof replacement

Owner/Applicant: Mr. J. Russell Duncan

Address: 9 Via Parigi

Contractor: Carpenter's Roofing & Sheet Metal Inc.

Project Description: Remove the existing asphalt shingle roof and install a new shingle roof.

Mr. Joseph Hart, Qualifier of Carpenter's Roofing and Sheet Metal, presented photos of the existing roof material and a sample of the replacement material, "Sunset Brick", a red asphalt shingle. He stated that the roof, itself, is hardly visible, as the building is six stories high and the roof has a very low slope. Although Staff had discovered an old picture showing a tiled roof on this structure, the asphalt shingle roof has been in place for approximately forty years.

MOTION BY MR. THOMAS TO APPROVE THE ROOF REPLACEMENT WITH THE ASPHALT SHINGLE, AS PRESENTED.

MOTION SECONDED BY MRS. MACKINTOSH.

MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness No. 7-93,
Lighting poles/fixtures

Owner: Town of Palm Beach

Applicant: Phipps Plaza Property Owner's Association

Address: Phipps Plaza (Common Area)

Project Description: Request approval of replacement of existing lamp post fixtures and addition of at least one new fixture, incandescent lighting illumination, L220 15 x 29 with 10' square pole

Mrs. Volk passed the gavel for discussion of this item. She filed a Voting Conflict form, which will be on file with these minutes, on which she states that she is the President of the Phipps Plaza Association and a resident of Phipps Plaza.

Staff distributed a xerox of some available fixtures and poles showing the fixture and pole which had been suggested by the Town's Electrical Department. Mrs. Volk, speaking as a citizen, stated that she had spoken with some of the Phipps Plaza residents regarding this matter, and her personal feeling is that new or replacement fixtures should duplicate the existing ones as closely as possible. The existing fixtures are four sided metal fixtures on pecky cypress poles.

Mr. Steve Kartrude, Town Electrician Supervisor, stated that the existing poles are rotting away, and the existing light fixtures are deteriorated as well. The Town is looking for a substantial replacement, and has proposed a fiberglass pole with a globe type fixture (L220). The Town's proposed choice, according to Mr. Kartrude, can be easily obtained and stocked, and is very durable as well.

The Commission, on the other hand, felt that the Town's choice was too far a departure from the existing fixtures in the Plaza. They suggested that a more durable four sided fixture, similar in appearance to the L610 (found on the distributed fixture selection guide), be obtained. They were likewise not in favor of a fiberglass pole. Mrs. Volk remarked that the existing wooden poles and four sided fixtures have been in place for approximately 46 years, which spoke well for their durability, in her opinion.

Mr. Kartrude stated that the L610 fixture has a thin steel structure, and will easily corrode. He anticipated that it would have a fixture life of only a few years, but stated that the Town could search for a sturdier fixture which looks similar to the L610. He added, however, that any pole and fixture chosen must have UL approvals and must meet requirements of the National Electrical Code.

Mr. Willem Wirtz, a Phipps Plaza Resident, stated that in his discussions with Town employees, Mr. Kartrude and Mr. McCoy, he was told that the Town will not supply anything other than the type of pole/fixture found on the Town's bike path, and that the Town would not supply a fragile four-sided light fixture. Mr. Isaiah Russein, Phipps Plaza

Resident, commented that the residents are not interested in having a lot of illumination. They just want "sprinkles of light" in the Plaza, using the existing four fixtures and adding one additional one. Mr. Kartrude stated he would work with the residents regarding the level of illumination.

Mr. Kartrude stated that finding a source for the wood is a problem. He had contacted some companies in an attempt to locate a supplier of cypress poles. Unfortunately, these companies were uninterested and unwilling to take on the project for just 4-5 poles. Mr. Kartrude passed a catalog showing an alternative pole, a classical revival pole. Mrs. Divoll responded that this type of pole would be inappropriate as it is nothing like the existing poles. She stated that a simple round tapered pole would be best, one having a "rustic, spontaneous quality".

Mr. Frank encouraged the Commission to give direction to Mr. Kartrude as to the type of pole/fixture preferred for the Plaza. In essence, the Commission wanted a less modern pole than shown in the distributed handout, and a less ornamental pole than the classical one shown in the catalog. Mrs. Albarran de Mendoza summarized the Commission's desires as follows: A wooden pole is preferred, or, if it cannot be wood, then a simple round pole on a base should be chosen. A fatter pole would be preferable to the thinner pole shown on the distributed handout. A four sided fixture is essential, and the Commission would prefer it be made of copper.

Mr. Moore stated that the Town, in this matter, is constrained by budget, current electrical code standards, and desired aesthetic considerations. Further, if finding a source of the cypress is a problem, he suggested that a possible source may come from the demolition of older structures. This wood, once obtained, might be taken and milled down to suit this purpose. Mr. Moore inquired whether Mr. Kartrude's department, if the wood was located, could make the adaptation on the pole to accommodate the desired type fixture. Mr. Kartrude felt this was possible.

As the Town and the Commission were at an impasse,...

MOTION BY MRS. GINGRAS TO DEFER THIS MATTER TO NEXT MONTH'S MEETING.

MOTION SECONDED BY MR. THOMAS.

MOTION CARRIED UNANIMOUSLY.

Mr. John Schuler and Mr. Greg Lewis were in the audience at this time. Mr. Schuler stated that in the course of the renovation of the Embassy Apartments at the Society of the Four Arts, approximately twelve (10'-12' long) cypress beams were taken out. Mr. Schuler offered these to the Town as a source of the needed wood. Mr. Moore stated staff will examine the condition of the wood and will work with Public Works regarding the adaptation for the fixture. Staff will

report next month on progress in this matter.

V. Other Business

Informal Review: 439 Royal Palm Way, Embassy Apartments

Mr. John Schuler, Building Chairman for renovations to Embassy Apartments, and Mr. Greg Lewis of Conkling & Lewis Construction, General Contractors, addressed the Commission on an informal basis regarding changes to a previous approval for renovations to the Embassy Apartments. Changes proposed are as follows:

North Facade

Move the cooling tower from the north elevation to a screened location on the side of the building, thus eliminating the need for a screening wall off the north facade.

Change the approved small windows on the west side of the north facade to fixed french doors/windows with twelve panes each. The Commission, however, noted that the rest of the openings on the same level are eight pane openings, and asked why twelve pane openings were being requested. Mr. Lewis stated that the eight pane windows are no longer available, and the twelve pane openings mimic those on the floor above. The Commission had no objection to the overall size of these openings, only to the number of panes. They urged the applicant to contact alternative window companies looking for a source of eight pane windows. The applicant will investigate this further.

Replace 4'x4' door at east end of north facade with a full size door and ramp with railing for handicap access. Other locations were explored for ADA access, but this location offered more room for the necessary ramp. Mrs. Albarran de Mendoza suggested that this door be made a solid door rather than a glass pane door. Mr. Lewis stated that a raised panel mahogany door is actually planned for this location. Mrs. Divoll stated that it is important, in her opinion, to make the ADA entrance as important as other entrances so that users do not feel they are secondary by entering through an entrance which is secondary. In essence, the ADA entrance should not disappear on the facade.

East Facade

Instead of the previously approved simple entrance canopy, the canopy will be pierced with nine skylights. Also, wooden fascia, to match the existing fascia on the building, will act as trim around the canopy. Then, instead of the pair of single pane glass doors originally approved, wooden doors with glass panes, ten lites each, will be used at the main entrance. These changes will produce a more ornate main entrance, as is desired by the applicant.

The Commission had some reservations about making such a drastic change to the front entrance. Mrs. Volk stated that although the canopy is very deteriorated, it, in its simplicity, has always made a gracious entrance. As there was

no immediate need to proceed with the canopy, the applicant will study this matter further and return to the Commission after the matter has been advertised.

South Facade

Replace two small bath windows on two upper levels with larger windows to match adjacent openings.

Mr. Lewis wanted approval today on at least the ADA access door and ramp, and the window changes, affecting two windows, on the south elevation.

MOTION BY MRS. GINGRAS FOR CONCEPTUAL APPROVAL OF THE ADA ACCESS AND THE WINDOWS ON THE SOUTH ELEVATION, SUBJECT TO PROPER LEGAL ADVERTISEMENT FOR NEXT MONTH'S MEETING.

MOTION SECONDED BY MR. THOMAS.

MOTION CARRIED UNANIMOUSLY.

A. 1993 Preservation Celebration

Mrs. Volk announced that the annual Preservation Celebration will be held Friday, May 14, 1993 from five o'clock to seven o'clock at the Society of the Four Arts. It will focus on the Architecture of the 30's. Mrs. Jane Day and Mrs. Sandra Norman will give a lecture and slide presentation on the subject. Hopefully, two homes will be available for tours. As this event is no longer funded by the Town, letters will be sent requesting contributions.

VI. Adjournment

MOTION BY MRS. DIVOLL TO ADJOURN THE MEETING AT 10:10 A.M.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be heard on WEDNESDAY, APRIL 21, 1993 at 9:00 a.m., in the TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,


Sally Gingras, Secretary

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