

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, MARCH 16, 2005 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 9:05 a.m.

II **Roll Call:**

PRESENT: Eugene Pandula, Chairman
Ann Blades, Vice Chairman
Wendy Victor, Secretary
Judy Hoffman, Member
Patrick Segraves, Member
William Lee Hanley Jr., Member
Robert T. Eigelberger, Alternate Member
Eileen L. Morris, Alternate Member
Gail L. Coniglio, Alternate Member
Sterling Clarke, Town Attorney representative
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Jane Day, Staff Preservation Consultant

ABSENT: Jack Pyms, Member (Excused)

RECORDING SECRETARY: Cynthia M. Delp

Let the record show that a court reporter, Ms. Stacy DeRuiter, was present for the Certificate of Appropriateness application for the Mar-a-Lago Club.

Mr. Pandula welcomed Mrs. Coniglio to service on the Landmarks Preservation Commission.

III **Election of Officers:**

Mr. Segraves nominated Mr. Pandula as Chairman. Mrs. Blades seconded the nomination. There were no other nominations for Chairman. Mr. Pandula was re-elected as Chairman.

Mrs. Hoffman nominated Mrs. Victor as Secretary. Mrs. Blades seconded the nomination. There were no other nominations for Secretary. Mrs. Victor was re-elected

as Secretary.

Mrs. Blades nominated Mrs. Hoffman as Vice Chairman. Mrs. Victor seconded the nomination. There were no other nominations for Vice Chairman. Mrs. Hoffman was elected as Vice Chairman.

- IV **Approval of the Minutes of the February 16, 2005 Meeting:**
MOTION BY MRS. BLADES FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. HANLEY.
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 #3-2005.**

Reconstruction and addition

Owner/Applicant: Robert Echele and Robert Gease

Address: 143 Clarendon Avenue

Architect: Lee Kvamberg AIA Inc.

Project Description:

1. Request approval for reconstruction as follows: Reconstruction of deteriorated accessory building (garage with guest quarters over) with modifications per owner's direction.
2. Request approval for addition to historic structure as follows: 2nd floor addition to previously approved one-story addition to the two-story main house.
3. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mrs. Blades visited the site with Mr. Frank. Mr. Hanley met with the architect. Mrs. Victor has been by the site and has spoken with Mrs. Day about it.

Mr. Moore explained that this project has been before the LPC a number of times. He noted that the main house is still under construction, but no agreement had yet been made relative to the garage accessory structure. The property owner had written the town expressing frustration with the review process. The Town, then, invited the owner and his architect back to the LPC for another opportunity to discuss these issues. It should be noted that the architect was not present today, as the owner wanted to make the presentation himself.

Mr. Robert Echele distributed a copy of a proposed agenda which he drafted for purposes of this meeting, along with a series of handouts, primarily reduced versions of the proposed plans. He elected to begin with discussion relative to the proposed addition to the main house. The addition, 449 square feet, would add a second floor on top of the existing loggia, which was a recently approved addition to the east side of the main house. Mr. Echele declared that this is not a tax abatement project. Mr. Echele referred to the distributed reduced site plan and elevations noting the area of the proposed addition. The addition will be used as an exercise room, or

perhaps an office or studio, in the future.

Mr. Moore explained that since this property is zoned R-A, the CCR (cubic content ratio) is not applicable as an issue. Lot coverage and green space would be considered. Mr. Moore stated that the project meets the code as to lot coverage and setbacks.

Mrs. Day explained that on June 18, 2003, the owner received approval for the addition to the master bedroom on the western side of the property, with an exterior stair leading down into a garden area, the loggia visible on the rear middle of the property, and a one story wing on the east side. Today, he is asking to add 449 square feet above the one story wing to get more square footage on the second floor of the house. Mr. Echele explained that because they plan to reconstruct the garage building without the 200 sq. ft. addition, to match the Fatio plans, the extra space in the main house becomes necessary.

Mr. Pandula asked if other square footage was available on the property for the exercise room. Mr. Echele replied that he eventually wants to build a pool house. Mr. Pandula stated it would be helpful if the LPC saw a comprehensive plan. He recalled that when the changes were approved in 2003, there was much discussion and deliberation relative to the massing and roof forms of the building. To now approve an addition upon an addition would in effect, undo the LPC's intent relative to the previous approval. He felt that moving forward with only incremental approvals may lead to an end product which is inconsistent with the LPC's original concept of the project. Mrs. Blades asked Mr. Echele if he could retain the extra 200 sq. ft. on the garage building, would that mean that he did not need the addition on the main house. Mr. Echele replied that in that case, he would not need the main house addition.

Moving on to the garage building, Mr. Echele referred to a copy of Certificate of Appropriateness #18-2003, which was distributed to the members along with reduced plans for the proposed reconstruction of the garage building. He called attention to the fact that it was a condition of approval, under CoA#18-2003, that the garage/guest house windows be replaced to match the windows of the main house. Those new windows were purchased, but were never installed due to the deterioration found in the structure of the accessory building.

Mrs. Day stated that she has reviewed all of the old minutes, and Mr. Echele is correct. The LPC, at the time, had requested that if he was going to renovate the garage, the windows should match the main house. Since then, the building has been deemed uninhabitable making other issues more important than the window style. Staff is less concerned about using the windows which have already been purchased, than having the fenestration pattern match Fatio's original. She also pointed out that the garage building, as it exists, has a 200 sq. ft. addition, which is less than one-half of the additional square footage being requested at the main house.

At this point, Mr. Pandula chose to divert from Mr. Echele's prepared agenda to bring the discussion back to focus. He asked Mr. Echele how he wanted to reconstruct the building, and if he intended to bring it back to the Fatio design, or alter it. Mr. Echele responded that if he could save the structure, he would do so, rather than tear it down. However, since the building is structurally unsound, it must be taken down. Attempts for re-design have, thus far, been unsuccessful, but a new set of plans has been submitted for this meeting which takes the building

back to the Fatio design, with some modifications.

Mr. Eigelberger and Mr. Segraves, like Mr. Pandula, asked for a comprehensive plan for the project including the anticipated pool house, exercise room, etc.

Mr. Pandula remarked that if Mr. Echele would reconstruct the building in wood frame with the Fatio design, it would most likely be readily approved. If, since the building was landmarked with the 200 sq. ft. addition, the 200 sq. ft. addition was retained, it might still be approved. If, however, the building was to be reconstructed in concrete block, it would probably not be approved.

Mr. Echele commented that he had just had a very enlightening conversation with Mr. Frank relative to the merits of wood frame construction. While Mr. Echele had always believed that CBS construction was superior to wood frame, if the wood frame is as durable, he had no problem with reconstructing in wood. Mr. Echele stated that the plans presented show the Fatio footprint, and the same exterior materials and roof as the Fatio design. He proceeded to review each of the elevations, comparing each of the proposed elevations to the original Fatio design. On the north elevation, the only difference is in the shuttered windows, and that difference was approved per CoA#18-2003, i.e., to match the main house windows. On the west elevation, the windows are not shuttered on the Fatio plan or the proposed plan. As such they will require either shutters or removable panels. The original steel casement windows will be replaced with windows matching the main house windows. On the east elevation, the windows will be similarly changed, and on the ground level, a window will become a door for access to the spa garden and a walkway leading to the main house. The largest change occurs on the south elevation which is proposed as a blank facade, rather than the four openings shown on the Fatio plans. The owner does not wish to have any doors or windows on that facade due to proposed interior and exterior uses.

When asked for staff comments, Mrs. Day stated that the LPC must decide if they want to take the owner's wishes for the use of the property into consideration, which cause a blank south facade, for example, or whether the Fatio fenestration pattern must be duplicated. She felt the proposal was precedent setting for materials and reconstruction. As for reconstructing with wood, Mrs. Day stated that she was hired by Homestead to survey their buildings. In Hurricane Andrew, Homestead lost 90% of its homes, but still seventy-five (75) buildings over 50 years in age survived. Surprisingly, 90% of the remaining structures are wood frame vernacular structures. Key West also has over 2,200 buildings in a historic district, and over 95% of those are frame vernacular. If destroyed by fire or other circumstances, these structures must be reconstructed in frame vernacular. As such, the wood frame construction is not a detriment.

Mr. Frank commented about the 200 sq. ft. inappropriate addition which exists on the garage structure. The LPC never said that the owner could not retain the square footage, but none of the architect's design schemes presented for that addition have been acceptable to date.

Mrs. Victor commented that while preservation is always the LPC's goal, the commission tries to work with the property owners. She questioned how future owners might look upon a decision to approve a blank south facade. Mrs. Day reminded that the LPC's primary responsibility is to the

building, because owners change over time. While Mr. Pandula agreed with this point, he reminded that this building is the service end of a service building. He stated he would support the proposal if the owner would commit to reconstructing with wood frame. He felt the proposed building more closely resembles the original with the 200 sq. ft. non-contributing addition removed, and with a commitment to use the Fatio details in the reconstruction. Mr. Pandula noted that these details still do not show on the computer generated drawing, i.e., molding profiles, rafter details, etc. He wanted to make sure that the resulting reconstructed building looks like the Fatio drawing, as far as the details, rather than the Kvarnberg drawing. Mr. Echele promised that he would "reproduce it as exactly as possible".

At this point, there was discussion regarding the proposed blank south facade. It was suggested that the windows be retained, but be made opaque. Mr. Eigelberger stated that he did not mind the blank wall if it is properly landscaped, since the goal is to create a lovely spa garden, and Mrs. Blades agreed. Mr. Echele promised to bring in a landscape plan to show the wall treatment.

Mrs. Maia Farish of the Preservation Foundation was sworn. She urged the LPC to adhere to the previous motions (from other meetings) which asked the applicant to return to the LPC with drawings which replicate the original Fatio structure. Mr. Pandula responded that he has done that, but has requested some modifications, and this owner should be treated no differently than others who have brought garage structures forward for review.

Mr. Moore felt that a good compromise has been reached here. He asked the LPC to focus on whether they will require wood frame construction or allow CBS. For the record, he stated that wood frame meets all of Florida's building codes subsequent to Hurricane Andrew and whatever new codes will be put into effect prior to permitting.

MOTION BY MR. EIGELBERGER TO APPROVE THE DEMOLITION OF THE EXISTING GARAGE STRUCTURE, AND THE RECONSTRUCTION OF THE NEW GARAGE STRUCTURE USING WOOD FRAME CONSTRUCTION, AS PROPOSED ON THE FOUR SUBMITTED DRAWINGS, WITHOUT THE 200 SQ. FT. ADDITION, AND WITH THE ALLOWANCE TO PLACE SHUTTERS ON THE BUILDING TO MEET HURRICANE CODE; WITH REGARD TO THE SOUTH ELEVATION, APPROVAL TO REMOVE THE TWO DOORS, BUT LEAVE THE TWO WINDOW RECESSES, WHICH WILL BE SUBJECT TO FURTHER REVIEW UPON SUBMISSION OF A LANDSCAPE PLAN SHOWING LANDSCAPE TREATMENT OF THAT SOUTH ELEVATION, AT WHICH TIME A FINAL DECISION BE MADE AS TO WHETHER TO KEEP THE WINDOWS OR DELETE THEM.

MOTION SECONDED BY MRS. BLADES.

MOTION CARRIED 5-2 WITH MRS. VICTOR AND MRS. HOFFMAN OPPOSED.

AND

MOTION BY MR. EIGELBERGER TO DENY THE PROPOSED SECOND FLOOR ADDITION TO THE MAIN HOUSE, AS IT WOULD BE AN ADDITION TO A

PREVIOUSLY APPROVED ADDITION, AND WITH THE THOUGHT THAT THE EXTERIOR SPACES BE RE-EVALUATED TO FIND ROOM FOR AN EXERCISE ROOM ELSEWHERE.

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

Mr. Echele was reminded to return to the LPC with the requested landscape drawing.

- B. Application for Certificate of Appropriateness # 26-2004,
 Internal Driveway (deferred from October and November 2004, and Feb. 2005)
 Owner/Applicant: The Mar-a-Lago Club
 Address: 1100 South Ocean Boulevard
 Architect: R.E.G. Architects
 Project Description: Request approval for the following:
1. New internal driveway to serve members going to the ballroom at the Mar-a-Lago Club, as approved by the Town Council. Driveway surface to be coquina like the main entrance driveway
 2. Low level lighting to be installed in the parking lot and drive aisle leading to the new driveway drop off and pick up area
 3. Landscaping to be provided along the new driveway and in the center of the driveway drop off area
 4. Drop off area to connect to a sidewalk that goes from the mansion to the ballroom.
 5. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mrs. Victor visited the site with Mrs. Day and Mr. Frank. Mrs. Morris visited the site with Mrs. Day and Mr. Frank.

At the October meeting, there was a motion to defer this matter to the November meeting with a request that the architect re-study the layout of the driveway making it more in keeping with the landscape and softer, in the two options discussed today, and come back with the landscape and lighting plan. At the November meeting, there was a motion for deferral to the February 2005 meeting. At the February meeting, there was a motion for deferral to the March meeting.

Attorney Ray Royce stated that the presentation would be made by Architect Rick Gonzalez, with Mr. Bob Smith, Landscape Architect, and Mr. Goldman, Lighting Expert, available for comments and questions. Mr. Royce offered some background information relative to this project, and submitted various exhibits for the record (Application for Certificate of Appropriateness for the new internal driveway, Third Amendment of Declaration of Use Agreement for the Mar-a-Lago Club, Site Plan dated January 18, 2005, and curriculum vitae for Rick Gonzalez, Robert Smith and Jerry Goldman.) He explained that early in 2004, at a Town Council meeting regarding the ballroom and kitchen, Mr. Goldblum strongly recommended that a driveway be constructed to accommodate ballroom guests. The applicant embraced this as a very

good idea, since access to the ballroom would then be much easier than having to travel through the house and grounds, up and down any number of stairs. Upon filing a site plan review application, pursuant to the Town Council's request, the Town Council approved a straight-in, formal driveway, and amended the Declaration of Use Agreement for the Mar-a-Lago Club accordingly. Subsequent to that, the driveway was reviewed by the LPC, at which time the LPC requested a less formal, curved driveway running closer to the ballroom. In response, Mr. Gonzalez submitted a revised driveway plan showing a driveway which curved to the north. Since that time, the driveway was further modified to curve to the south, or closer to the building, with less impact to the grounds.

Mr. Gonzalez explained the genesis of the most recent driveway design. The matter has been deferred for the past several months. The National Trust for Historic Preservation (owner of view easement at Mar-a-Lago) made their annual visit to the property on February 18, 2005, and in consideration of the topography of the land at the driveway location, and seeking less effect on the open lawn, asked that the driveway be re-designed to curve south.

As for lighting, Mr. Gonzalez stated that the National Trust for Historic Preservation had requested removal of the lighting fixtures from the main driveway. Three other types of fixtures were approved for use by the National Trust, and they are as follows:

Fixture A: 12 ft. pole with a simple fixture to be used at the existing parking lot and the south service parking lot.

Fixture B: 2.5" tall shielded driveway lights in hunter green to light the turf driveway.

Fixture C: Shielded uplights to be located 4 ft - 5 ft. up in the cocoanut trees for use at the new curvilinear proposed driveway.

As for driveway material for the proposed driveway, Mr. Gonzalez proposed cast stone with a coquina finish and a clean concrete curb to match the front driveway. That driveway has been narrowed from twenty-four (24 ft.) to twenty (20 ft.) feet in width. A new cast stone walkway will lead from the ballroom to the main house. It will be flush, with no curb, to meet ADA requirements.

As for the proposed driveway fountain, the National Trust requested a low fountain. The proposal is for a very low level or flush Moorish shaped fountain with a curb, blue tiles, a bubbling water effect, and recessed lighting inside. Annuals will be potted at the fountain area.

As for landscaping, there will be intermittent palms on the north side of the driveway scattered in the open lawn area. On the south side of the driveway, however, there will be very thickly planted vegetation to hide the chiller, kitchen and breezeway.

MOTION BY MR. EIGELBERGER FOR APPROVAL.
MOTION SECONDED BY MRS. VICTOR.
MOTION CARRIED UNANIMOUSLY.

Mrs. Victor inquired about the canopy which had been in place from the main house to the ballroom. Mr. Gonzalez replied that it is for temporary use only for large events or inclement weather. Mr. Gonzalez stated that the National Trust had no objections to the canopy. Mrs. Victor also noted that there are Roman statues of naked men at the ballroom building. Mr. Gonzalez was unaware of these and will check the ballroom building.

Mr. Pandula asked that the landscape and lighting plans be updated to reflect the new driveway design, and then be submitted to the town.

Let the record show that at this point, there was a short recess. The meeting reconvened at 10:40 a.m.

C. Application for Certificate of Appropriateness #25-2004,
Landscape/Hardscape & Modifications to previous approval (deferred from Oct.
Nov., Dec, 2004 and January and February 2005)

Owner/Applicant: Avram and Jill Glazer

Address: 5 Middle Road

Architect: Thomas M. Kirchhoff, AIA, P.A.

Morgan Wheelock, Landscape Architect

Project Description: Request approval of the following:

1. New Landscape Plan: The landscape design will remove existing, overgrown, out of character plant material, relocate quality material in conflict with new construction or hardscape design, and preserve existing material complementary to the overall design.
2. New Hardscape Plan: Includes a new swimming pool, spa and fountain; new terrace area, service drive and front drive materials
3. The second (existing) curb cut on Middle Road will be reopened to re-establish the loop drive previously closed. Both driveways on Middle Road will have operable metal gates.
4. Changes to the description of improvements which received a Certificate of Appropriateness at the May 19, 2004 LPC Meeting, specifically changes to the four bay garage, changes to the east wing addition, and changes to the existing gambrel roof housing staff bedrooms and bath.
5. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION:

Mr. Eigelberger declared that he has been to the site.

Mr. Hanley went to the site and met with the architect.

Mrs. Victor went to the site and met with the architect and landscape architect.

Mrs. Blades went to the site and met with the architect and landscape architect.

Mr. Pandula went to the site and met with the architect and landscape architect.

Mr. Segraves went to the site and met with the landscape architect.

Mrs. Morris met on site with the architect and landscape architect and the Town of Palm Beach police.

Architect Tom Kirchhoff and Don Skowron, Landscape Architect, presented this request.

The application indicates that this is a tax abatement project.

At the October meeting, there was a motion for approval of the landscape and hardscape, as presented, without raising the walls, and with bringing the west Ficus hedge down (in height), and with keeping the driveway gates on the same plane, and having the applicant return with lighting, gates, and fountain details. The architectural changes presented were approved. At the November meeting, there was a motion for deferral to the December meeting. At the December meeting, and at the architect's request, there was a motion for deferral to the January meeting. At the January meeting, there was a motion to defer the landscaping to the February meeting; for approval of the proposed Ludowici roof tiles; for approval of the fountain as presented, with an updated to come at the February meeting relative to the engineering and for approval to remove the two black olive trees; and, to defer the balance of the project to the February meeting, to include the gates, walls, the palms, the front entrance, the front door, i.e., the whole front of the residence. At the February meeting, there was a motion for deferral to the March meeting.

Let the record show that the architects for this project have further defined the items for review, as follows:

Thomas M. Kirchhoff, AIA, P.A.

- 1) Design for vehicular circulation, proposed site walls, and steps at front door.
- 2) Design for driveway and pedestrian gate on front (west) side.
- 3) Exterior lighting on structure
- 4) Other associated changes as presented

Morgan Wheelock Inc.

- 1) All outstanding landscape issues not previously approved (specifically the front motorcourt area.) Namely, the replacement of the Seagrape Tree with a grove of palm trees along with proposed hedges for screening proposed security and safety fencing inside of the existing and proposed walls.
- 2) Update on fountain equipment and other associated changes.
- 3) Landscape lighting
- 4) Minor hardscape revisions (modification of previously approved walkway) and associated landscape necessary for screening around the generator

Mr. Kirchhoff explained that for vehicular circulation, the front motorcourt is being returned to the Wyeth design with two driveway cuts and gateposts on each side, the south cut being used for ingress and the north cut for egress. Originally, the LPC had requested that the sliding driveway gates be on the same plane. Mr. Kirchhoff explained that since the south gate would slide into a landscape bed, and the north gate slide directly into an existing Seagrape tree, the gates need to be on different planes, and that is the request today. The gates will be solid white aluminum with a Chinese Chippendale pattern on the bottom. At the January meeting, Mr. Kirchhoff had requested raising the height of the front site walls, but that would have required a variance and will no longer be done. The front door, once proposed for design change, will remain the same

design. The existing brick piers at the front door will be removed in conjunction with re-designed cast stone front steps with a curved railing.

Don Skowron of Morgan Wheelock discussed the landscape portion of the project. He stated that existing landscape in the front consists of ficus hedge, a row of cocoanut palms along the streetscape, and several Seagrapes. A flowering hedge will be continued across the front of the house. In addition to the existing landscape material, a grove of palm trees is planned to replace the existing declining Seagrape. A low hedge is planned between the driveway piers and on either side of the pedestrian front gate. At the last meeting, the architect was instructed to return with an update relative to the fountain plumbing systems. Mr. Skowron had consulted with the engineer and the pool contractor, both of whom strongly believe that two separate systems are required for the fountain. Returning to the gates issue, Mr. Skowron noted that a solid aluminum gate will serve as a service gate.

Mr. Eigelberger asked whether the owner would consider adding some additional cocoanut palms between the curb and the sidewalk on each side of the drive. Mr. Skowron stated that the client agrees to add these cocoanuts.

Mr. Paul Morgan discussed the landscape lighting. The proposal is to develop a subtle plan using three or four 50 watt low voltage uplights in the cocoanut trees at the turnaround of the driveway, lights in the tall hedge to shine down on the coquina at the ingress driveway opening and at the keypad area, and four small downlights at the Seagrape. Existing unsightly security lighting will be replaced with small 75 watt quartz halogen security lights with motion sensors.

Mr. Kirchhoff presented an additional change to the second floor balcony on the east elevation. At this location, the solid wall which was anticipated will be replaced with a section of railing.

Mrs. Blades commented that the driveway gates are unnecessary at this location, and she objects to gates, in general. She noted that only two houses on the street have gates.

MOTION BY MRS. VICTOR FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. EIGELBERGER.
MOTION CARRIED UNANIMOUSLY.

At this point, Mr. Pandula moved to Item A, under Other Business, an informal review relative to this address, 5 Middle Road.

VIII Other Business:

A. Informal Review in conjunction with Town Council review of Variance #17-2005
5 Middle Road

The applicant is seeking a variance to the street side yard setback requirement to install an emergency power generator. Variance requested is 26 feet. Required setback is 35 feet. Proposed setback is 9 feet. Proposed generator will be completely enclosed behind a block wall.

Attorney Frank Lynch stated that he will be making the variance presentation to the Town Council. In light of last year's hurricanes, the owners want a generator on their property. The Gulfstream Road side of the property was viewed as the least intrusive location for the generator in consideration of the neighbors. Air conditioning equipment is also located in this area. The generator will need to run approximately twice per month to satisfy maintenance requirements.

MOTION BY MR. EIGELBERGER TO REFER THIS MATTER TO MR. FRANK TO RECOMMEND TO THE TOWN COUNCIL THAT THE LPC HEARD THIS INFORMAL REQUEST, AND BELIEVES THAT THIS IS THE BEST LOCATION FOR THE GENERATOR.

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

VI Public Hearings: (Continued)

D. Application for Certificate of Appropriateness #2-2005,
Modifications to previous approval and landscape plan

Owner/Applicant: Society of the Four Arts, Inc.

Address: 1-2 Four Arts Plaza

Architect: Morgan Wheelock Inc.

Project Description: Request approval for additions and improvements to the sculpture garden as follows:

1. The landmarked Banyan tree on the east edge of the sculpture garden is terminally ill with Hypoxylon Canker. While all steps are being taken to prolong its life, a contingency design is being presented for approval to be implemented when the tree dies. The design is a cluster of palm trees on graduated grass platforms.
2. Substitute roofing material for the Garden House-copper roof preferred by the Commission in earlier hearings.
3. Landscape lighting plan for the sculpture garden.
4. Other associated changes as presented.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mr. Hanley spoke with the architect. Mr. Eigelberger met with the architect. Mrs. Blades spoke with the landscape architect and Mr. Dugan relative to the roofing.

Morgan Wheelock and Don Skowron presented this request. Mr. Wheelock explained that the Banyan tree has two fungal diseases which are common and treatable. The Canker infection, however, is incurable, airborne and contagious. It has the potential to infect Ficus and Banyan trees island wide if it continues to spread. The disease causes the limbs to hollow and drop, which is a very hazardous situation for garden visitors and contractors. Mr. Wheelock noted that the Town's horticulturalist had diagnosed the tree initially, a diagnosis that was later verified at the University of Florida. Typically, a tree will die 3-8 years after diagnosis. Approximately one-half of this tree is currently infected. Mr. Wheelock recognized that there is much emotion attached to this tree, yet the tree is undeniably terminally ill.

As the Banyan tree was an integral part of the re-design of the Four Arts Sculpture Garden, Mr. Wheelock worked to develop a contingency plan for replacement trees in the same location as the Banyan is located. The intent of the new trees is to memorialize the Banyan which stood so long. The contingency proposal is for 3 Medjool Palms (with 25 ft. of clear trunk) surrounded by 5 Canary Island Palms (with 16 ft. of clear trunk) raised on three low platforms. The total height of the proposed trees, with soil build up, will be 42-44 ft. Each of the levels will have ground cover and uplighting.

Mrs. Hoffman expressed concern that something should be done about the tree soon, before further damage is done to other Palm Beach trees. Mr. Frank explained that the tree is a specimen tree, and is under the jurisdiction of the Town Council. Mr. Joe Ugi, of Public Works, has horticultural experts working to evaluate the tree, and Mr. Frank believed that a decision relative to this Banyan may be imminent.

MOTION BY MR. EIGELBERGER FOR APPROVAL OF THE ALTERNATIVE PLANT MATERIAL, AS PRESENTED.

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

Roof of the Garden House

Mr. Wheelock explained that the project was originally presented with a standing seam aluminum roof, but the LPC suggested and approved a copper roof. This presents an added cost of \$ 75,000.00. Mr. Wheelock presented a possible alternative material which is a standing seam aluminum roof, one which is more appropriate than the standing seam aluminum roof originally presented. This material will not age or develop a patina. Mr. Wheelock stated that the design of the roof will be the same whether it is made of copper or the newly proposed material.

Mrs. Victor noted that the roof will be very visible to those entering the garden from the north. Mr. Eigelberger commented that the roof of this main pavilion is not the place to cut costs in the project. He felt the copper roof was an important design element of the pavilion, and it will develop a wonderful patina over time. Copper is also an element in nature. Mr. Hanley agreed that the roof costs represent only a small part of the total cost, and suggested that either the additional funds be raised for the copper roof, or that costs be cut in some other aspect of the project.

**MOTION BY MR. EIGELBERGER TO DENY THE ALUMINUM ROOF PRESENTED.
MOTION SECONDED BY MRS. VICTOR.
MOTION CARRIED UNANIMOUSLY.**

Landscape Lighting

Mr. Wheelock stated that there are actually two types of lighting needed for the site, that is, evening security lighting and special event lighting. He introduced Don Collier of Luminary Effects to discuss the landscape lighting. Mr. Collier was sworn by Mrs. Delp. Mr. Collier

provided a visual presentation, and described the lighting plan as one which is subtle, elegant, and understated. The goal is to create a moonlight effect using high intensity gas discharge lighting. Fixtures will be hidden in the landscape, and will have shields and guards. Currently, there are 14 fixtures on the site providing a total of 1,500 watts, whereas, the proposal suggests 81 fixtures providing a total of 1,992 watts. Lighting fixtures, similar to the Town's street lights and those used at the Breakers Hotel, will top the entrance columns at two of the main entrances. The bulbs within those fixtures will only be 13 watt bulbs. Mr. Collier stated that the lighting will be operated on three different circuits, i.e, an aesthetic circuit, a party circuit, and a security circuit. In addition, conduit and junction boxes will be run to the 30-36 selected sculpture sites, and the pavilion and fountains will be illuminated.

MOTION BY MR. EIGELBERGER FOR APPROVAL OF THE LANDSCAPE LIGHTING AS PRESENTED.

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

Mr. Wheelock stated that the project is anticipated for completion in approximately fourteen (14) months.

VII Designation Hearing:

(Please note that the designation hearing is transcribed partially verbatim and partially in paraphrase. Verbatim portions are noted with the speaker's name at the left margin.)

A. Everglades Island Gates

Owners: Town of Palm Beach and Everglades Club

(Deferred from April 21, 2004, November 17, 2004, December 15, 2004, January 19, 2005, and February 16, 2005)

Mr. Frank stated that the Town's contractor has finished the work in the area in question allowing this designation to move forward. Mr. Frank stated that the gates meet the following criteria for designation as a landmark of the town:

Criterion (4): "Representative of the notable work of one or more master builders, designers, or architects, whose individual ability has been recognized or who influenced his age."

Criterion (5): "That it constitutes a unique area of architecture, landscaping and planning."

Mr. Frank identified the architect as John L. Volk.

JANE DAY: Mr. Chairman, Members of the commission, good morning. The Everglades Island Gates were designed by John L. Volk in 1937 for the Island Road Development Company that was owned by Bessemer Properties Inc. These gates face South County Road, just north...just south of the Everglades Club Golf Course, and flank both the north and south side of Island Road. They are Classical in design. They are L-shaped. This is how they look from...well, you can't get out too close to them...but they are mirror images of each other. They are not identical

on both sides of the street. The development of Lone Cabbage Palm Island was done in '37, as I said, by Bessemer properties. The island got its name from an early photograph that I found in the Historical Society, that the caption on the back said, Caretaker of Flagler's launch on Lone Cabbage Island probably because there was one frame house on that island, and one lone cabbage palm tree on the southernmost tip. When Bessemer took over the property in 1937, they did some dredge and fill. All of the development stopped for WWII, and then was picked up again in 1946. And one quote that I found in a 1956 *Palm Beach Daily News* said, and I'll quote, "Tall posts topped with eagles guard the entrance to one of the most intriguing, off the beaten track drives in Palm Beach enticing motorists from the usual north/south itinerary of the long slender peninsula. Down this driveway lies the way to Everglades Island, a subdivision fashioned by bulkheading and filling a small, natural island once known as Lone Cabbage." So, throughout the history of this development, these have been landmarks in their own right. People have been able to say, yes, you turn at the gates onto Island Road. And now I'm happy to report that we have had the owners come forward, who live along Island Road and on Everglades Island, ask that this be done. The Everglades Club is in favor of it as well, and the Town, as another owner, is also in favor of this. So, I recommend that you accept the report, and staff recommends that you approve the designation.

MR. FRANK: Just a tiny piggy-back on Mrs. Day's presentation...the Everglades Club, although they are partially owned by the Town, not very much, six inches on one side and eighteen inches on the other side...the Everglades Club, as part of their voluntary designation has agreed to maintain these in perpetuity.

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

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

ATTORNEY DAVID SHAW: Thank you very much. My name is David Shaw. I am an attorney in the Town of Palm Beach, and I'm here to represent the Everglades Club. Everything you've heard today is true and correct as far as the Club supporting the project. The concern which we had expressed originally was the maintenance of the Town's sewage plant which has been more than adequately addressed, as stated. We thought that the Town, at some point, should consider giving the Everglades Club the remaining six inches of the gates so there's no problem in maintenance and ownership, and we also wanted the Town to discuss...if you look down along Island Drive to South County, the green space is split also, in ownership, between the Town and the Club, and it wasn't clear, from the club's perspective, who was going to maintain that green space which is part of the entranceway area. I don't know if you're the proper body to consider that, but we just wanted to put that on the record.

MRS. VICTOR: I certainly have noticed that brown space that is on the edge, and I have assumed that the Everglades Club was not taking care of it nicely. It's one of the very, very few eyesores in the Town of Palm Beach, and if..

ATTORNEY DAVID SHAW: I think you'll find that area is not owned by the Club.

MR. FRANK: Right.

MRS. VICTOR: But somebody needs to water it.

MR. FRANK: That was one of the areas that was contentious, and we've cleaned it up since.

MRS. VICTOR: It's still brown. It's dead grass. It's really ugly.

MR. HANLEY: Along County.

MRS. VICTOR: Yes.

MR. SEGRAVES: Along Island Road.

MRS. VICTOR: I see the one on County.

ATTORNEY SHAW: I guess we'd like to see how that can be worked out long term.

MR. FRANK: I could be wrong, but the County Road is probably State right-of-way.

ATTORNEY SHAW: Yes, but there's green area in between. Island Road was originally conveyed to the Town as a right of way, and on both sides of the right of way on Island Road there is...I don't know...a foot and a half of green space that's included in the right of way even though it isn't paved, and the question is who is going to keep it so we have uniform maintenance perpetually.

MR. EIGELBERGER: Well, what are you recommending?

ATTORNEY SHAW: I think the Town...the Club would love to maintain it if it gets title to it.

MR. EIGELBERGER: I mean...but you want title to it. But it's a public easement.

MRS. BLADES: Is that possible?

MR. FRANK: Actually, what our recommendation was ...was that, and I believe....Mr. Randolph isn't here to answer for this, but there have been discussions that have gone back and forth. We have recommended that the Town, you know, release, you know, the appropriate amount on each side so that there could be some continuity. This happens all the time, however. There are a lot of situations where, you know, the lawn doesn't end at the property line. The lawn continues into the right of way. I don't really know what Public Works' feeling is on it. I don't believe any of the area that...is it Mr. Shaw?...yes, I don't believe that any of the area that Mr. Shaw is referring to has any utilities in it or anything like that. So, I don't see where it would be a problem other than just a legal matter of describing the property and turning it over and so forth. However, and Mr. Shaw can, you know, confirm this if he'd like, or disagree with it. I don't think there's any really major bones of contention here. It has been our recommendation to abandon that.

MRS. VICTOR: All the rest....all the rest seems privately owned. That's why it is kept nice and green, that whole strip down South County. And if the Everglades Club were willing to put their sprinkler system and take care of it, it would be a huge benefit to the Town.

MRS. HOFFMAN: It would be a big plus.

MR. FRANK: Right. Yes, I can't imagine that it's anything other than, let's say, a Public Works Manual saying that your right of way should be thirty feet wide or whatever it is that seems to be hanging people up. I'm not aware of any improvements being in the area that you're talking about other than the gateposts themselves, and I think the survey indicates that on one side six inches of the gate, you know, encroach into the right of way, and on the other side it's eighteen inches. We were terrified when we looked at this project because we thought some private property might have been involved too on the back side, and thank heavens, that's not the case. It's just the Everglades Club and the Town, so there's no...there's none of the problems that we were thinking of originally.

MR. EIGELBERGER: So, is this a Public Works problem or a legal problem? It's not our problem, so let's recommend that we ask Skip to find out whose problem it is.

MR. FRANK: Yes, I think we, you know, perhaps...you know, if you go along with the...perhaps the recommendation to do the landmarking itself would be separate, and then maybe a separate motion to direct staff to basically recommend that our legal staff look into this. I wouldn't want to go any further than that because who knows what Skip...

MR. EIGELBERGER: O.K. SO MOVED. (SEE MR. FRANK'S COMMENT ABOVE, I.E., THAT STAFF BE DIRECTED TO BASICALLY RECOMMEND THAT OUR LEGAL STAFF LOOK INTO THIS.)

MRS. BLADES: SECOND.

(MRS. DELP NOTES THAT THERE WAS NO VOTE ON THIS MOTION, BUT THERE WAS NO OBJECTION RAISED FROM ANY OF THE MEMBERS.. SEE BELOW FOR REPEAT MOTION.)

MRS. VICTOR: Thank you for coming.

ATTORNEY SHAW: Thank you very much.

MRS. BLADES: And thank the Everglades.

MR. FRANK: Thanks so much for coming. I didn't notice you there.

MOTION BY MRS. BLADES THAT THE EVERGLADES ISLAND GATES 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 MRS. VICTOR.
MOTION CARRIED UNANIMOUSLY.**

AND

**MOTION BY MR. EIGELBERGER THAT TOWN STAFF BE DIRECTED TO LOOK
INTO THE OWNERSHIP AND MAINTENANCE ISSUES.**

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

VIII Other Business:

- A. Informal Review in conjunction with Town Council review of Variance #17-2005
5 Middle Road
The applicant is seeking a variance to the street side yard setback requirement to install an emergency power generator. Variance requested is 26 feet. Required setback is 35 feet. Proposed setback is 9 feet. Proposed generator will be completely enclosed behind a block wall.

Details found earlier in this record.

- B. 435 Seaspray Avenue: Discussion relative to placement of property "Under Consideration" for possible landmark designation

Mrs. Day stated that she was approached about two weeks ago by the owners of this property who want to participate in the LPC program to have their home landmarked and to protect their streetscape. They have a home in Washington D.C. which is being placed on the National Register of Historic Places. Upon researching the house, she found that this is a 1925 design with no well known architect. A contractor designed the house. It is a good example of the Mediterranean Revival style which fits in very well with Seabreeze and Seaspray Avenue. Mrs. Day showed slides of the building, and asked for a member to sponsor the building for possible landmark designation.

**MOTION BY MRS. VICTOR TO PLACE 435 SEASPRAY AVENUE
"UNDER CONSIDERATION" FOR LANDMARK DESIGNATION.**

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

Mr. Eigelberger commented relative to the March 10, 2005 workshop meeting with the Town Council relative to landmarking in the Town and LPC procedures, benefits, etc. It was suggested that a pamphlet be created to answer the question as to why a person might want his home to be

landmarked. He offered various possible reasons; that is, community pride; because of any one or all of the designation criteria; because it is financially better to have the house landmarked; and because expert advice is available through the commission and staff. He recommended that a simple brochure be developed, as had been in the past, to address these issues.

Mrs. Day responded that she could apply for a State grant to fund the pamphlet, or perhaps, there is budget money available now, or perhaps, the Preservation Foundation would like to fund the printing. Mr. Frank noted that a Landmark Manual is available which is quite informative, much more so than a brochure, but Mr. Eigelberger promoted the brevity and handiness of a pamphlet. Mrs. Day stated she will start production of the pamphlet and bring a draft to the LPC for review, prior to printing.

Mrs. Blades also suggested that the Preservation Foundation's previous study relative to the economic benefits of landmarking be updated. Mrs. Farish of the Preservation Foundation stated that the Preservation Foundation is willing and eager to support a public information campaign on the benefits of landmarking. She pledged that the Preservation Foundation will assume the cost of the printing the pamphlet. Mrs. Farish also stated that the Preservation Foundation would like to do a report to analyze the relative appreciation on landmarked properties which have been sold, using the data Mrs. Day has already collected.

Mrs. Day stated that she plans to work on reports relative to the following:

1. A report on the comparison of assessed value of similar historically designated and undesignated properties in Palm Beach, focusing on perhaps 20 designated and 20 undesignated properties. Past studies would be reviewed and updated. Homeowners and real estate professionals would be interviewed. Tax abatements would be factored into the report as well.
2. A report on approved changes to landmarked properties which Mrs. Day refers to as "Additions, Livability, and Contemporary Standards."

Mrs. Farish noted that there is a National Trust Conference on Historic Tax Credit to be held in Washington which she will attend. She encouraged LPC members to attend, as well as Town Council members.

Mrs. Victor asked that a copy of the publication, "Economic Impacts to Historic Preservation in Florida" be distributed to the Mayor and Town Council members. Mrs. Day stated that she had distributed this publication last year, and Mrs. Farish stated that the Mayor and Town Council had received a copy of this at the March 10, 2005 workshop.

Mr. Pandula suggested that the real estate community be invited to the next LPC educational seminar. In that spirit, Mrs. Farish asked the LPC to let her know when they would like another seminar scheduled with expert speakers.

Mrs. Day stated that staff has discussed that perhaps an LPC workshop is needed to enable the LPC members to have a discussion "in the sunshine" about the recommendations made to the Town Council about the landmark program, and how the LPC would like the program to move forward. Written recommendations could then be forwarded to the Town Council. She

suggested that this be scheduled in the afternoon after the regular LPC meeting in April.

Mrs. Victor stated that she has been made aware that the three Breakers Cottages are not currently landmarked. She felt that these buildings should be landmarked. Both Mrs. Blades and Mr. Eigelberger responded that this is not possible. The cottages were not landmarked when the Breakers west facade was landmarked, nor as part of the PUD agreement between the Breakers and the Town. Mrs. Day added that these cottages are three of the most important early buildings left standing in the town. Mr. Frank stated that the situation with the Seagull Cottage, already landmarked, is even more critical.

Mrs. Victor stated she was contacted by a unit owner in the Biltmore who wants to change the facade and remove 150 ft. of the barrel tile roof. Staff explained that this would require approval from the LPC and the condo manager of the Biltmore. Mrs. Day will contact the condo manager about this situation.

Mrs. Victor addressed the budget for the LPC, stating that for the current year, the LPC is 5% of the total budget of the Planning, Zoning & Building Department, or \$141,000. The LPC budget, she stated, has decreased since 2002 by over 9%. She felt this was a reflection of how the Town is seeing historic preservation, and suggested that this be discussed in the proposed April workshop.

In the earlier discussion relative to the Breakers Cottages not being landmarked, Mr. Frank stated that the situation with the Seagull Cottage is even more critical. In response, Maia Farish of the Preservation Foundation stated that she has been having conversations with the Royal Poinciana Chapel leadership since July relative to serious concerns about the lack of maintenance of the building. Mrs. Farish stated that the Seagull Cottage is a top priority of the Preservation Foundation, with an ultimate goal of having it landmarked. As such, she urged the Town of Palm Beach to landmark the property, either with or without owner consent. It should be noted that the current landmarking will expire in 2010. Mrs. Farish stated that even though the Royal Poinciana Chapel owns the building, the Preservation Foundation is "on top of the Seagull situation the best we can."

Mr. Frank stated that from his review of the record, the Seagull Cottage was landmarked for a twenty-five year period of time. Mr. Frank maintained that during that time, it was the responsibility of the Preservation Foundation to maintain the building as part of a negotiated agreement. He noted that the Town was part of that original agreement, but not of any subsequent agreements. The original agreement was abandoned several years ago.

Ms. Farish stated that she has a document in her possession which states that the Chapel is responsible for the maintenance of the building. As such, she asked Mr. Frank for copies of any other agreements to the contrary. She added that the Preservation Foundation's lease of the Seagull Cottage was terminated in 1999, after which the maintenance was to be assumed by the Chapel.

Mrs. Day noted, especially in Mr. Randolph's absence, that the LPC is not permitted to re-designate a property due to the principles of administrative res judicata, unless there is new information to be considered which was not considered in the first set of hearings for designation. Mrs. Day suggested that staff confer with Mr. Randolph about the Seagull Cottage, and then work in concert with the Preservation Foundation for the good of the building.

Mrs. Hoffman asked whether demolition by neglect would apply to the Seagull Cottage. Mr. Eigelberger thought that he had read that the building was uninhabitable due to mold conditions. Mrs. Farish stated that the building is being used, but she did not want to make any presumptions as the owner of the building was not present. Mrs. Day asked that any discussion regarding the Seagull Cottage be curtailed until proper notice is given.

Mrs. Delp announced that the members will be receiving their monthly agendas substantially earlier than in the past. Rather than one week prior to the meeting, the agendas will now be mailed approximately 15 - 20 days prior to the meeting. This was a recommendation from the March 10, 2005 workshop with the Town Council which will be immediately implemented by staff.

Councilman Wyett addressed the LPC assuring the members that the Town Council has the utmost regard for the work of the LPC. He stated that the 9% budget reduction mentioned by Mrs. Victor earlier was the result of efficiency. He pledged the willingness of the Town Council to provide the funding that the LPC needs.

With regard to the Seagull Cottage, Mr. Wyett stated that it was quoted in the Shiny Sheet that the cottage is becoming too expensive to maintain, not that it was not being maintained.

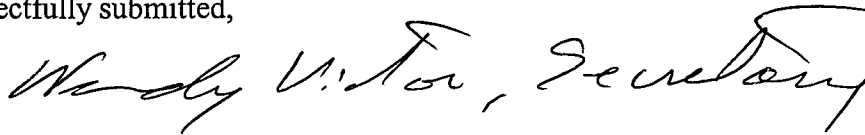
Finally, Mr. Wyett stated that when the LPC allowed a second story to be placed on Four Winds (1768 South Ocean Boulevard), the whole look of the building was changed. He explained it was his personal opinion that the part of landmarks which the public sees should be maintained in perpetuity. Mr. Wyett concluded with, "If it's a landmark and you change it so that you can't recognize it, is it a landmark anymore? And that's for you to decide."

IX Adjournment:

MOTION BY MR. EIGELBERGER TO ADJOURN THE MEETING AT 12:22 P.M.
MOTION SECONDED BY MRS. VICTOR.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission is scheduled for **Wednesday, April 20, 2005** at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach, Florida

Respectfully submitted,

A handwritten signature in cursive script that reads "Wendy Victor, Secretary".

Wendy Victor, Secretary
LANDMARKS PRESERVATION COMMISSION

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**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

ATTENDANCE RECORD 2005

MEMBERS	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05
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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>
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Ann Vanneck	<u> P </u>	<u> P </u>	(n/a-terms expired)									
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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>
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Jack Pyms	<u> P </u>	<u> P </u>	<u> E </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
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Judy Hoffman	<u> P </u>	<u> U </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
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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>
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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>
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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>
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ALTERNATE MEMBERS	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05
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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>
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Eileen L. Morris	<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>
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Gail L. Coniglio	<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>
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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 2005

MEMBERS	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05
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Eugene Pandula	_____	<u>VPD1</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Ann Vanneck	_____	_____	(n/a- terms expired)									
Ann Blades	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Jack Pyms	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Judy Hoffman	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Patrick Segraves	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Wendy Victor	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
William Lee Hanley Jr.	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

ALTERNATE MEMBERS	1/05	2/05	3/05	4/05	5/54	6/05	7/05	8/05	9/05	10/05	11/05	12/05
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Robert T. Eigelberger	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Eileen L. Morris	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Gail L. Coniglio	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

LEGEND:

V	=	One Voting Conflict during a meeting
V2	=	Two Voting Conflicts during a meeting
V3	=	Three Voting Conflicts during a meeting

VPD	=	Voting Conflict Previously Declared (This category to be used when a conflict has Been declared at a previous meeting, and the Changes being reviewed are part of an ongoing project. ONLY COUNT ORIGINALDECLARED CONFLICT PER JCR, TOWN ATTORNEY)
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