TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES
LANDMARKS PRESERVATION COMMISSION
WEDNESDAY, MARCH 15, 2006 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
Wendy Victor, Secretary
William Lee Hanley Jr., Member
Patrick Segraves, Member
Robert T. Eigelberger, Member (arrived at 9:07 a.m.)
Eileen L. Bresnan, Member
Gail L. Coniglio, Alternate Member (Voting Member today)
Hazel Rubin, Alternate Member
D. Imogene Willis, Alternate Member
John C. Randolph, Town Attorney
Veronica Close, Director of Planning Zoning & Building Dept.
Timothy M. Frank, Planning Administrator
Jane Day, Staff Preservation Consultant

ABSENT: Judy Hoffman, Vice Chairman (Excused)

RECORDING SECRETARY: Cynthia M. Delp

Mr. Pandula welcomed Ms. Willis to service on the Landmarks Preservation Commission.

III **Election of Officers:**

Election of Chairman
Mr. Segraves nominated Mr. Pandula as Chairman. Nomination seconded by Mrs. Coniglio.
Mrs. Victor nominated Mr. Hanley as Chairman. (No second was heard).

Mr. Randolph announced the results of a paper ballot revealing that Mr. Pandula was elected as Chairman.

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480 • (561) 838-5430
Recycled Paper

(Please note that Mr. Eigelberger was not present for the election of Chairman, but was present for the election of Vice Chairman.)

Election of Vice Chairman
Mrs. Coniglio nominated Mr. Hanley as Vice Chairman. Nomination seconded by Mr. Segraves. Mrs. Bresnan nominated Mrs. Victor as Vice Chairman. Nomination seconded by Mr. Hanley.

Mr. Randolph announced the results of a paper ballot revealing that Mr. Hanley was elected as Vice Chairman.

Election of Secretary
Mrs. Coniglio nominated Mrs. Victor as Secretary. Nomination seconded by Mr. Hanley. There were no other nominations for Secretary. Mrs. Victor was elected as Secretary.

IV. **Approval of the Minutes of the February 15, 2006 Meeting:**
MOTION BY MR. HANLEY FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MRS. CONIGLIO.
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 #1-2005
Color change
Owner/Applicant: Avram and Jill Glazer
Address: 5 Middle Road
Architect: Thomas M. Kirchhoff
Project Description: Request approval for exterior color change which is further described as: Change color of louvered bahama and colonial shutters, Porter Paint 706012 Dusty Aqua; change color of balcony railing to match shutter color; and, color of new previously approved driveway gates to match railing and shutter color, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION
Mrs. Victor, Mr. Hanley, Mrs. Coniglio, Mrs. Bresnan, Mr. Segraves and Mr. Pandula stated that they had spoken with Mr. Kirchhoff.

Mr. Tom Kirchhoff, Architect, and Mr. Frank Lynch, Attorney, presented this project. Mr. Kirchhoff stated that the first colored renderings (5/04) shown for this property showed a tan exterior with red roof and green shutters. In October of 2004, a pink color was approved for the exterior, to remain in keeping with the historical color on the house. In September, the driveway gates were presented and approved as white. Mr. Kirchhoff stated that time had been spent studying the colors for this house. The owners feel, however, that the shutters and gates would be too washed out if they were white. As such, the owners chose aqua as the color for the

shutters and gates for a more tropical character. Neither the owners, nor the architect, realized that this color change had not been presented to the LPC. Mr. Kirchhoff noted that the copper treatments on the front of the home will mature into a natural patina which will be in sync with the aqua trim color. He felt that the colors are complimentary and in keeping with the Island Colonial character of the house.

Mr. Eigelberger commented that it does not make sense to match the driveway gates (metal) to the shutters (wood). Mr. Kirchhoff responded that this would serve to limit the color palette to just several colors. Mr. Eigelberger stated that typically driveway gates are bronze or black, or even white.

Mr. Pandula commented that originally he did not like the aqua shutters at all, but he has now accepted non-white shutters. He stated that the shutter color appears like primer and suggested that perhaps the color is not strong enough. A deeper color might help the shutters and the gates. He noted that the LPC has historically allowed changes which are reversible over time.

Attorney Frank Lynch read a letter into the record from Dr. Donald Curl, Professor Emeritus at FAU and former member of the Landmarks Preservation Commission. The letter indicates support for all of the Glazers' color choices, and lack of support for white gates. He wrote that both the salmon and the turquoise will both fade to mellow tones. The letter was placed into the record by Mr. Lynch.

Mr. Eigelberger registered his difference of opinion with Dr. Curl relative to this matter. Again, he stated that there is no point to gate color matching shutter color. He noted that since the shutters will be painted at the factory (per the applicant), the color is guaranteed not to fade. As such, the LPC must be happy with the color.

Mrs. Bresnan, having driven by the house, agreed with Dr. Curl. She felt the house shows a very nice use of color with a tropical feel.

Mrs. Coniglio asked, if the color will not fade, would the owner be permitted to re-paint the shutters at any time. Mr. Frank responded that color changes must be brought to the LPC for review, or at the very least, must receive staff approval if the color is appropriate for the time period.

Mrs. Day agreed with Dr. Curl relative to the colors. She stated that the owner is trying to emphasize that this is a British Colonial house with an island feel. Mrs. Day had no problem with the colors. She noted that the owners have done a wonderful job to save and restore this house as a tax abatement project. Mrs. Day felt that color is the least of the issues to be concerned with, as it can always be changed.

MOTION BY MR. EIGELBERGER FOR APPROVAL OF THE COLOR OF THE SHUTTERS (DUSTY AQUA) AND THE COLOR OF THE STUCCO ALREADY ON THE HOUSE (PINK), BUT NOT THE COLOR OF THE GATES.

MOTION SECONDED BY MR. HANLEY.
MOTION CARRIED UNANIMOUSLY.

*****

MOTION BY MR. EIGELBERGER TO DARKEN THE GATES OR HIGHLIGHT THEM TO LOOK LIKE ANODIZED BRONZE.

MOTION FAILED FOR LACK OF A SECOND.

Mr. Kirchhoff and Mr. Pandula were in agreement that another trim color should not be added to the property. Mr. Lynch commented that the owners have considered all of the color options and feel that the aqua gates provide the best solution for the house and property. Mr. Eigelberger noted that he has not seen turquoise gates in the town either currently or historically. Mr. Kirchhoff responded that he believes there are turquoise gates on Everglades Island. Further, he remarked that many of those who participated in the Preservation Foundation's walking tour commented that they loved the colors. Mr. Pandula remarked that the gates are a new element on the house, with a new design motif.

Mr. Hanley's opinion was that the gate color stands out to the point that it draws your eye away from the house. He felt it would be better to have the gates in a neutral color so they disappear. Mr. Segraves agreed with Mr. Pandula that the gates, themselves, are a new style with the palm tree and the Chippendale bottom. He stated that he was leaning toward keeping the gates in the same color, aqua, but suggested that the color be more dusty than so bright.

MOTION BY MR. EIGELBERGER TO DEFER THE COLOR OF THE GATES TO THE APRIL MEETING TO ENABLE THE APPLICANT TO RETURN WITH SOME ALTERNATIVES.

MOTION SECONDED BY MR. HANLEY.

Mr. Lynch, during discussion, indicated that the Glazers would be interested in resolving this matter as soon as possible. He also asked the LPC to give consideration to the letter from Dr. Donald Curl, a recognized expert in the field. Mr. Lynch stated that, if necessary, he would ask Dr. Curl to testify at the next LPC meeting.

MOTION CARRIED UNANIMOUSLY.

B. <u>Application for Certificate of Appropriateness #2-2006</u>
<u>Landscape/hardscape</u>
Owner/Applicant: Society of the Four Arts, Inc.
Address: 1-2 Four Arts Plaza
Architect: Morgan Wheelock, Landscape Architect
Project Description: Request approval for landscape/hardscape which is further

described as: This is a follow-up from our previous presentations at Landmarks Preservation Commission (Certificate of Appropriateness #10-2004 and #2-2005) for the preliminary landscape. We are requesting a meeting to present the final landscape plan to the LPC. We will be presenting the final landscape for the Society of the Four Arts in 2 separate meetings. This presentation will be for the final tree, screening and palm plan. This plan will show the tree and palm placement and species, as well as screening material to be used. We will return to the LPC once again to present the final understory planting plan once we receive confirmation of availability of the plant material. Other associated changes as presented.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mr. Don Skowron of Morgan Wheelock Inc. presented this request. He noted that this project pre-dates the hurricanes of 2005. As a result of the hurricanes, there has been some difficulty in locating plant materials appropriate for the site. As such, some of the plant choices have been changed due to problems with availability. Also, after experiencing the hurricanes, more information has been learned regarding which plants survived the storms and those which did not survive. The ultimate goal of the project is to produce this sculpture/botanical garden with a diversity of plant materials which will be in place for the next 50 to 100 years. Mr. Skowron presented a plant book to the Chairman. He noted that 75% of the plants have already been located and tagged, and are ready to be installed. The project requires hand selection of the plant material for the site. Mr. Skowron reviewed the landscape plan, in detail, noting the plant material chosen for the site. He stated that the biggest change to the plans was caused by the impact of the school building across the street. The landscape chosen will serve to screen the school as much as possible.

Mrs. Victor commented that African Tulip trees, while beautiful, did not hold up well in the hurricanes. Mr. Eigelberger suggested Royal Poinciana trees instead, since they also produce orange flowers and are more hearty. Mr. Skowron was agreeable to that suggestion.

Mr. Pandula asked if the paving has changed since the original presentation. Mr. Skowron responded that there have been no changes to the paving.

Mr. Eigelberger commented that the plant material is so diverse that it will surely require ongoing maintenance. Mr. Skowron stated that his firm is developing a maintenance manual which will highlight each of the plants, noting potential problems and care required. Plant maintenance will initially be handled by a contracted service. Of course, an in-house horticulturalist would be the best option for the site. Mr. Skowron stated that the project would be finished in June of this year.

MOTION BY MR. EIGELBERGER FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. VICTOR.
MOTION CARRIED UNANIMOUSLY. (See note below)

(It should be noted that this is Part 1 of this Certificate of Appropriateness. Part 2 will be heard at the April meeting.)

VII **Designation Hearing(s):**
Item 1: 435 Seaspray Avenue
Owner: Robinson K. Nottingham

Mr. Frank stated that the property meets the following criteria for designation as a landmark of the Town of Palm Beach:

Section 54-161 (1) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.

Section 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, method of construction or use of indigenous materials or craftsmanship.

MRS. JANE DAY (Staff Preservation Consultant) VERBATIM TESTIMONY: Chairman Pandula, members of the commission, good morning. I'm here to present the Designation Report at 435 Seaspray Avenue, and I'm happy to say that Mrs. Nottingham is in the audience. The property owners have volunteered this property for designation. They are very enthusiastic about the program, and I'm happy to have them participate in it. As you know by the designation report, this house was built in 1925. We don't have an architect on any of the records in town or in the historical society. We do have a builder who was W. B. Eikle of Eikle Girard Real Estate who built this house in 1925. It's a wood frame covered with a rusticated stucco. And probably the most important part of the design is the way that the front entrance to the house is pushed back from the property line and situated caddy-corner between the two wings that extend to the south and to the east. And this kind of mission style parapet at the top of it is also a nice blend, goes well with the street, and is really part of the fabric of what makes the Sea Streets the houses that we like, or the streets that we enjoy so much. One of the things that is important about the Sea Streets is this was really the development of Poinciana Park. When Oscar Josie started this development in the 1920s, residential areas moved to the south. The middle bridge was built. The school was built, and families came to live in these neighborhoods all year round. So, it's important to the developmental history of the town, and this house is a good example of that. The little pool is in the front yard. It's kind of an oasis. Right in front of the hedge is the sidewalk, so you've got the houses situated somewhat differently than other houses, and I think that that's a very good example of what you can do with urban, in-town residences. Also, one of the features of the house is... there are very slender columns here, but the engaged columns between the arched windows are typical of the 1920s. The house really is a lovely example of this. It is important because it helps maintain the fabric of Seaspray Avenue, the Sea Streets, and the development of the Town during the 1920s. And if you have any questions about the designation report either for myself or for the property owner, I would be happy to answer them for you.

Mr. Eigelberger called it a great house which is typical of the neighborhood. He felt that it should be noted that the awnings and railings are not original to the house.

Staff verified that proof of publication and proper legal service were obtained relative to this designation hearing.

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

MOTION SECONDED BY MRS. CONIGLIO.
MOTION CARRIED UNANIMOUSLY.

Mr. Pandula called for any other comments from the commission or the public. There were none.

MOTION BY MR. EIGELBERGER THAT 435 SEASPRAY AVENUE 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 SIMULTANEOUSLY BY MRS. VICTOR AND MR. SEGRAVES.

MOTION CARRIED UNANIMOUSLY.

The commission offered congratulations to the property owner.

VIII **Other Business:**

A. Informal Review: 700 North Lake Way
(In conjunction with request for Variance #14-2006)
Request for approval of rehabilitation, addition to historic structure, new accessory structure, interior demolition, and awning which is further described as:

Description of work at 700 North Lake Way

Removals:
Remove (5) 2nd story windows and (5) existing decorative railings on east facade (provide new casement windows and shutters).

Remove existing pool and associated pool paving.

Remove existing entry portico at east facade. Remove door/sidelights and (2) oval windows and replace with (2) new casement windows and shutter.

Remove existing second story balcony w/brackets & railing on west facade (to allow for proposed new awning).

Remove all existing motorized roll-up hurricane shutters from all windows.

Renovation:
Convert (3) existing 8'-0" wide garage doors into (2) new 10'-0" wide garage doors and required brick infill.

Modify interior floor plan, both floors.

Convert windows at new loggia/roof terraces to french doors.

Remove all windows and doors and replace with hurricane impact rated windows and doors.

Additions:
Expand existing 2-story south bedroom wing to match wing on north side. Total sq. ft increase = 300 sq. ft. for both floors.

Provide new "L" shaped wing at south side of house to match existing "L" shaped wing at north side of house. Total sq. ft. increase = 3,100 sq. ft.

Provide (2) new 1st floor loggia/2nd floor roof terrace on northwest and southwest ends of house. Total sq. ft. of each loggia is 320 sq. ft. (Total 640 sq. ft. for both loggias).

Provide new 1 story, 550 sq. ft. pool house and associated paving.

Provide new 35' x 70' in ground swimming pool.

Provide new retractable awning on west facade (at balcony removal).

Future work not included in this request:

Remove existing driveway and entrance gates, provide new.

Modify and expand existing staff quarters and maintenance building.

Jeffery Smith, Architect, and Frank Chopin, Attorney, presented this informal request in hopes to receive favorable endorsement of the variance request which will be presented to the Town Council in April. Mr. Chopin stated that the Kravis property, 700 North Lake Way, is approximately five (5) acres. The finished floor of the existing house is 26.5 feet above NGVD. As such, Mr. Chopin maintained that whatever is approved for the site will need a point of measurement variance. He deferred to Mr. Smith for the architectural presentation.

Mr. Smith reviewed a colored site plan and gave a brief overview of the project. Future plans include changing the existing driveway to a single lane. Driveway gates are anticipated, but are not being presented at this time. The existing courtyard swimming pool will be removed and a new pool will be constructed on the south part of the property with a simple pool house. A new south wing is planned to create a symmetrical house with matching wings. Two loggias will be added to the west side of the house. A retractable awning is planned for the rear of the house. The front door will be relocated to the main mass of the house adjacent to the new motorcourt and garden. Three garage doors will be changed to two. All hurricane shutter boxes will be removed and windows will be replaced with impact windows.

Mr. Smith asked Mr. Pandula to read the items individually, as listed in the project description. After each item was read, Mr. Smith located the area on the plans and explained the changes to that area.

Mr. Smith explained that while the entire site is not landmarked, the applicant wishes to submit to the LPC's jurisdiction for all of the changes proposed. Only the main house is landmarked currently. Mr. Smith stated that the house had been landmarked against the owner's wishes, and the partial designation of just the house reserved the land (non-landmarked) for future subdivision. Mr. Smith stated that his client has no intention of subdividing the property, and rather, enjoys the amount of property surrounding the house.

Mr. Pandula asked that the commission first give an opinion relative to the variance. Mr. Eigelberger noted that the hardship in this case goes with the land.

MOTION BY MR. EIGELBERGER THAT THE LANDMARKS PRESERVATION COMMISSION RECOMMENDS IN FAVOR OF THE TOWN COUNCIL GRANTING THE REQUESTED POINT OF MEASUREMENT VARIANCE FOR THIS PROPERTY.

MOTION SECONDED BY MRS. BRESNAN.
MOTION CARRIED UNANIMOUSLY.

Comments relative to the architectural design:

Mrs. Victor expressed concern that the second floor balconies that will be built on the north and south ends of the west facades will block light from downstairs rooms. Mr. Smith responded that the rooms affected are the butler's pantry and Mr. Kravis's office, but he thought that there would still be sufficient light coming into these rooms.

Mr. Eigelberger commented about the "maze of mirrors" and abundance of dark paneling in the home. He called Mr. Smith's design "brilliant" in converting what appears to be a northern house to a Florida house. He found the house to be rather small as it currently exists. As for the railings on the house, Mr. Eigelberger did not believe that they were original to the house anyway. Neither was he partial to retaining the half circle eyelash porch at the original front door.

Mrs. Day described this as a lesson in Fatio architecture which typically shows long hallways and small portico entries. She applauded Mr. Smith for his efforts to upgrade this magnificent property. Mrs. Day noted that Mr. Smith's design is one way to add square footage to the property. The architect could have opted to construct a small accessory building on the site to provide guest rooms, for example. Mrs. Day felt it was extremely important to retain the original entry portico in its current location, regardless of whether it continues to function as an entry portico or not. She stated that this architectural element is so typical of Fatio that it could be easily recognized as his work now or in the future. Perhaps if it were kept in its current location, a garden might be located there serving the guest room inside. Mrs. Day had no objection to the loggias, but thought it might be better to keep the rear balcony. She recognized that the balcony may pose a problem to the mechanics of the retractable awning.

Mr. Hanley felt very strongly that the west balcony is a major significant architectural element on the house (along with the openings behind it), and it should be retained. Mr. Smith responded that if the balcony were retained, the west facade may have too many balconies. Regarding the original front entry portico, Mr. Smith was opposed to leaving it in its current location as he thought that persons would be confused into thinking this was the front door. He did not think that this element was unique. As such, he felt that it could be documented and moved to the staff quarters or one of the other buildings on the site. Mr. Pandula asked Mr. Smith to devise a way to keep the portico in its current location. He felt the rear balcony might be "quasi-expendable." He also recommended detailing of the infill windows which are now balconies. Other than these few items, Mr. Pandula stated that the plans are nicely done.

Mrs. Victor felt that it was very fortunate that the new owners were willing to retain so much of the original house, especially when the interior of the house presents such a challenge.

Mr. Eigelberger was concerned that the proposal would enlarge the existing house on a large piece of property, but some future owner may want to subdivide the property leaving the then enlarged house on a smaller parcel. He thought that requiring a Unity of Title in this case would be best for the Town and could prevent a future subdivision. Mr. Chopin responded that the land was left out of the landmarking as a tradeoff with the former owners so that the house could be landmarked. This left subdivision of the land as an available option. He could not commit to a Unity of Title without consulting with his client. He advised, however, that a Unity of Title can be undone. Mr. Chopin noted that the new owners are looking forward to enjoying the expanse of property surrounding the house and plan to develop spectacular gardens.

Mrs. Coniglio complimented Mr. Smith on a beautiful design, but felt that the entry portico and the rear balcony should be retained for proper preservation, which is the charge of the commission.

It was clear that the commission took issue with the existing front door portico and the rear balcony. Mr. Smith asked for suggestions. Mr. Eigelberger suggested that the portico be moved from the former main entrance to the new main entrance. He did not care about the balcony. Mr. Pandula commented that the parts are not interchangeable, and preferred the new front

entrance as designed. Mrs. Bresnan questioned whether the guest bedroom at the original entry portico could be lowered to the level of the garage. Mr. Smith was not in favor of that option. Mr. Segraves felt it would be best to document the entry portico and remove it. He suggested that the retractable awning be abandoned in favor of a loggia. Mr. Smith explained that the owner specifically requested a retractable awning in this location.

Mr. Smith asked whether the commission would be agreeable to moving the balcony up further on the facade, noting that the function of the French doors would then be lost. This option would retain the balcony and still provide the space needed for the retractable awning. Mr. Eigelberger commented that this curvy French balcony with brackets is not appropriate for the house. Mr. Pandula noted that while the balcony may not be functionally useful for tables and chairs, it allows for two doors, down to the floor, which permit more light and views down to the water.

Mrs. Day agreed that the front entry porch is not unique, but is typical of Fatio. She liked that the new entrance created by Mr. Smith is simple enough for Fatio details to still be visible on the facade.

Mr. Smith reported that he took Alex Taylor (Fatio's daughter) and her son to the house. He asked them for any additional information and/or photos they might be able to provide relative to this house.

Mr. Smith asked whether there were any objections to the door and window configuration so he could place an order for the impact windows/doors, which must be ordered a year in advance. No objections were heard.

Presentation of Landmark Plaque

The owner of 435 Seaspray Avenue, Mrs. Nottingham, was presented with a landmark plaque for her home which received the LPC's endorsement today for designation. Anticipating the Town Council's ratification of this decision, the plaque was presented to this homeowner who supports the landmark designation.

At this point, 10:47 a.m., there was a short recess. The meeting reconvened at 10:57 a.m.

B. Informal Review: 1102 North Ocean Boulevard
Consideration of request to change roof material, and window changes

Architect Jeffery W. Smith presented this informal request to change the existing red clay roof tiles to slate. Mr. Smith showed a sample of the red, raked clay roof tiles, and an example of the dark slate. He passed a photo of a comparable house, the Estee Lauder house, to show the roof there. Likewise, he passed an old postcard of the Lauder house which showed a green roof. Mr. Smith noted that the lead time for slate is 4-8 weeks, while the lead time for any Ludowici tiles is 24-28 weeks. The owners would like the house "buttoned up" prior to hurricane season.

Mrs. Day noted that the original Volk plans for the house show "clay" tiles for the roof, without

specifying color. Mr. Frank remarked that slate is not an indigenous material to Florida. Mr. Smith showed a few examples of local slate roofs, but none of these was landmarked.

Mr. Hanley suggested that thicker slate might be better to provide more shadow details. Mr. Smith stated that thicker slate is available, and noted that the owner wants a darker roof. So, even if clay is the material of choice, the owner wants darker clay. Mr. Eigelberger referred to the postcard, but Mrs. Day quickly advised that the postcard shows the Lauder house, not the Harpel house. The Lauder house also had a red roof for as long as Mrs. Day can recall. She suggested that the postcard may have been hand-colored. Mrs. Day explained that this is purely an aesthetic change, but the rule of thumb all over the country is to replace in kind. Mr. Frank urged the commission to approve indigenous materials which are historically appropriate to the house. Mr. Smith noted that the slate represents an upgrade of materials.

Mr. Eigelberger commented that his image of this particular house is a white house with a terracotta roof. He recommended denial of the request to change the roof material. The house was landmarked with a terracotta roof and it should stay that way.

Mrs. Victor read from the Secretary of the Interior's Standards relative to roofs. The standards recommend against radically changing roofs which are important in defining the historic character of the building.

Mr. Segraves said he would be in favor of toning down the orange color of the roof.

Mr. Smith, concerned with time delays relative to securing roof tiles, asked whether the commission could appoint a committee to review/approve a roof sample. Mr. Pandula asked Mr. Smith to bring a roof sample to staff for staff approval, or to place a section of the tiles on the roof for inspection by the commission.

C. Staff Report: William Manley King Building (West side of Cocoanut row across from Palm Beach Public School

Mr. Frank stated that he had received complaints relative to the unkempt condition of this building. He noted that as of March 1, 2006, the Society of the Four Arts leased the building. Mr. Frank spoke with Mr. Minnichs, Property Manager at the Four Arts. Mr. Minnichs assured Mr. Frank that he would immediately address these concerns.

VIII COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING ZONING AND BUILDING DEPARTMENT DIRECTOR

Anticipated Work on the Flagler Memorial Bridge and the Southern Boulevard Bridge
Ms. Close responded to questions asked about the Flagler Memorial Bridge at a previous meeting. She stated that the DOT evaluates the bridges every two years for their operation. The Flagler Memorial Bridge is considered functionally deficient, not operationally. Replacement of the bridge is on the DOT schedule for design concepts in winter of 2008. Construction would

not begin until 2011, and will take about two years. The Southern Boulevard Bridge will follow the same process, but approximately one year later. The town must inform the DOT very soon if a temporary bridge is required during construction.

Ms. Close noted that meetings will be held relative to the bridges, and notices of those meetings will be found on the Town's website.

Mrs. Victor stated that the Mayor has indicated that the Southern Boulevard Bridge should be worked on before the Flagler Memorial Bridge since it has a structural problem. Mrs. Victor confirmed this with Mr. Elwell. She hoped that consideration would be given to the old railroad bridge when the new design for the Flagler Memorial Bridge is contemplated.

Mr. Victor, present in the audience, commented regarding the north bridge (the Flagler Memorial Bridge) questioning whether or not it is structurally deficient or functionally deficient (dealing with such matters as width of lanes and height of drawspan). A variety of sources have given a variety of answers on this subject to date. Mr. Victor strongly recommended that the town determine what is actually deficient about this bridge as that will have bearing on any LPC decision relative to the bridge.

Mr. Pandula commented that the middle bridge project was ultimately very successful. He suggested that a representative(s) be sent to all of the bridge meetings on behalf of either the Town or the LPC to keep everyone informed and to make the LPC's viewpoints known. He also thought it would be beneficial to have resident involvement, especially considering that several prominent town landmarks are located very near the Southern Boulevard Bridge. He recommended that the LPC, the Town and the residents take a pro-active approach to the bridge work so that much information is known prior to hearing a presentation. Ms. Close stated that she has learned from the DOT that the Coast Guard requires the bridge to have a minimum height of 21 feet. That is the only standard which has been specified to date.

Announcement of two upcoming meetings

Ms. Close announced that a special Town Council meeting will be held on April 10, 2006 relative to landmarking issues. She suggested that this would be a good time to raise the LPC's concerns about the bridges. The second Town Council meeting has been tentatively scheduled (either May 8th or May 10th) in response to the recent Civic Association's report on the four commissions served by the Planning Zoning and Building Department. The Town Council will solicit input from each of the boards at that meeting. The Civic Association's report will be distributed to the LPC members and it will be placed on the LPC's April agenda as an agenda item.

Royal Poinciana Theatre

The Theatre Guild indicated to Ms. Close that they might have wanted to address the LPC today under Public Comments. The guild has apparently gained access to the theatre and is in the process of preparing a report on the physical aspects of the theatre. Since they have not come to this meeting, she anticipated that they may attend the April meeting.

Report on 1200 South Ocean Boulevard

Ms. Close reported that the property owner has worked very diligently with staff to correct the problems identified by staff, and at this time, they are about 95% complete in making the house "tight" so it will not deteriorate any further. Staff had asked that the following work be done: Roof work to protect the structure from the weather; seal and/or replace doors and windows; paint the structure; and, repair the back porch. Staff also asked that the owner submit a time line of their intention for redevelopment. According to what has been submitted, the owner plans to come before the LPC at the May 17, 2006 meeting informally with a proposal for redevelopment of the property, in conjunction with variance review at the Town Council's June meeting. Work is anticipated to begin in January of 2007. Completion is anticipated for October of 2008.

Since the property owner did not complete the work specified by Code Enforcement in time, this case will be heard by the Code Enforcement Board on March 16, 2006. Mrs. Victor asked if the LPC members should attend the Code Enforcement Board meeting. Ms. Close responded that the members can certainly attend, but the staff has laid the groundwork to invoke the demolition by neglect provision of the ordinance should it become necessary. Staff does not believe it is necessary at this point.

Reg Stambaugh, on behalf of the Preservation Foundation, recommended against any more leniency toward the property owner. He urged the LPC members to attend the Code Enforcement Board meeting. He stated that the demolition by neglect option should not be shelved, and that determinations must be made as to the genuineness of the upcoming proposal to redevelop the property. He stated that boarding up the property is simply a band aid, and the building is still very unsightly.

Mr. Eigelberger asked whether the building is air conditioned, since without air conditioning the cypress, the floors, and other materials inside will rot. Ms. Close did not think that the building was air-conditioned, but she noted that staff will be making frequent inspections of the property and will hold the owner to the time line.

Mrs. Victor's comment regarding purchasing green space

Mrs. Victor stated that at yesterday's Town Council meeting, Ms. Markin expressed her desire that the town acquire more green space whenever possible. Mrs. Victor stated that Tree Tops, next to the Old Bethesda Church, is scheduled to be demolished in the next few days. Mrs. Victor proposed, at yesterday's Town Council meeting, that the town, together with the Preservation Foundation and perhaps, the Florida Trust, might look into purchasing the green space to the north of the Old Bethesda Church. She noted that other communities have programs which allow monies to be set aside for such purchases.

Mr. Eigelberger commented that if the town contemplates acquiring more green space, a master plan needs to be developed to deal with the existing green space, like Bradley Park, for example. He maintained that while private property in the town is landscaped beautifully, the public landscaping is "pathetic". He suggested that developing such a master plan would be a great project for the Preservation Foundation to oversee. Mr. Stambaugh stated that the Preservation

Foundation is meeting with the Garden Club to develop a plan for Bradley Park. Mr. Eigelberger restated his opinion that a town beautification program should be developed for all of the public land.

Ms. Close stated that staff has included, in the Evaluation and Appraisal Report, an item relative to town beautification. This could encompass such things as street signage, art in public places, and landscaping. Staff intends to incorporate this into the Town's Comprehensive Plan which will lay the groundwork for such changes. Secondly, in the budget hearings this year, Ms. Close will make this request known to the Town Manager.

Comments by the Chairman

Mr. Pandula mentioned that with the upcoming meeting relative to landmarking in the town, the LPC has the opportunity to discuss issues like owner consent for landmark designation, the 50 year rule, and setting priorities for designation. He suggested that the LPC and the Preservation Foundation begin to think "out of the box" for the good of preservation efforts within the town.

IX **Adjournment:**

MOTION BY MRS. VICTOR TO ADJOURN AT 11:45 A.M.
MOTION SECONDED BY MR. HANLEY.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, April 19, 2006 in the Town Council Chambers, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,

Wendy Victor, Secretary

Wendy Victor, Secretary
LANDMARKS PRESERVATION COMMISSION

cmd

TOWN OF PALM BEACH **ATTENDANCE RECORD 2006**
LANDMARKS PRESERVATION COMMISSION

MEMBERS	1/06	2/06	3/06	4/06	5/06	6/06	7/06	8/06	9/06	10/06	11//06	12/06
Eugene Pandula	_P__	_P__	_P___	____	____	____	____	____	____	____	____	_____
Ann Blades	_P__	_P__	(Term maximum reached)									
Judy Hoffman	_P__	_P__	_E___	____	____	____	____	____	____	____	____	_____
Patrick Segraves	_P__	_P__	_P__	____	____	____	____	____	____	____	____	_____
Wendy Victor	_P__	_P__	_P__	____	____	____	____	____	____	____	____	_____
William Lee Hanley Jr.	_P__	_P__	_P__	____	____	____	____	____	____	____	____	_____
Robert Eigelberger	_P__	_P__	_P__	____	____	____	____	____	____	____	____	_____
Eileen Bresnan			_P_	____	____	____	____	____	____	____	____	_____

ALTERNATE MEMBERS	1/06	2/06	3/06	4/06	5/06	6/06	7/06	8/06	9/06	10/06	11//06	12/06
Eileen L. (Morris) Bresnan	__P_	__P_	(Promoted to regular member)									
Gail L. Coniglio	__P_	__P_	_P__	____	____	____	____	____	____	____	____	_____
Hazel Rubin	__P_	__P_	_P__	____	____	____	____	____	____	____	____	_____
D. Imogene Willis			_P__	____	____	____	____	____	____	____	____	_____

LEGEND: **P=Present. E=Excused, U=Unexcused,A=Absence Pending Classification as "excused" or "unexcused"**

TOWN OF PALM BEACH **RECORD OF VOTING CONFLICTS 2006**
LANDMARKS PRESERVATION COMMISSION

MEMBERS	1/06	2/06	3/06	4/06	5/06	6/06	7/06	8/06	9/06	10/06	11/06	12/06
Eugene Pandula	_V_	___	___	___	___	___	___	___	___	___	___	___
Ann Blades	___	___	(Term maximum reached)									
Judy Hoffman	___	___	___	___	___	___	___	___	___	___	___	___
Patrick Segraves	_V_	VPD1	___	___	___	___	___	___	___	___	___	___
Wendy Victor	___	___	___	___	___	___	___	___	___	___	___	___
William Lee Hanley Jr.	___	___	___	___	___	___	___	___	___	___	___	___
Robert T. Eigelberger				___	___	___	___	___	___	___	___	___
Eileen Bresnan			___	___	___	___	___	___	___	___	___	___

ALTERNATE MEMBERS	1/06	2/06	3/06	4/06	5/06	6/06	7/06	8/06	9/06	10/06	11/06	12/06
Robert T. Eigelberger	___	___	___	(promoted to regular member)								
Eileen L. (Morris) Bresnan	___	___	(Promoted to regular member)									
Gail L. Coniglio	___	___	___	___	___	___	___	___	___	___	___	___
Hazel Rubin	___	___	___	___	___	___	___	___	___	___	___	___
D. Imogene Willis			___	___	___	___	___	___	___	___	___	___

LEGEND:

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