

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

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

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

I. Call to Order: The meeting was called to order at 9:04 a.m. by Chairman Jeffery W. Smith.

II. Roll Call:

PRESENT: Jeffery W. Smith, Chairman
Joanna Frost-Golino, Vice Chairman
Eugene Pandula, Secretary
Jacqueline Albarran de Mendoza, Member
Arthur Silverman, Member
Harrison M. Robertson Jr., Member
Lindley M.F. Hoffman, Member
Jane R. Grace, Alternate Member
Elizabeth Shields, Alternate Member
Sari M. Wilkey, Alternate Member
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator
John C. Randolph, Town Attorney

ABSENT: None

RECORDING SECRETARY: Cynthia M. Delp

III. Approval of the Minutes of the January 15, 1997 Meeting:

MOTION BY MR. ROBERTSON FOR APPROVAL OF THE MINUTES AS MAILED.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

A. Application for Certificate of Appropriateness # 3-97.

Staff quarters and breakfast room

Owner:/Applicant: Mr. Leonard Lauder

Address: 126 South Ocean Boulevard

Architect: Smith Architectural Group

Project Description: Request approval of the following...

1. Demolition of existing staff quarters
2. Construction of new staff quarters
3. Addition of breakfast room
4. Any other associated changes as presented

Please note that the architect has requested deferral of this matter to the May, 1997 meeting.

MOTION BY MR. PANDULA TO DEFER THIS PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MRS. FROST-GOLINO.
MOTION CARRIED 6-1-0, WITH MR. SMITH ABSTAINING. ✓

B. Application for Certificate of Appropriateness #4-97,
Addition, loggia, and modifications

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

Address: 702 North County Road

Architect: Mark Hampton, FAIA

Project Description: Request approval of the following...

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

DECLARATION OF EXPARTE COMMUNICATION, AS FOLLOWS:

Mr. Pandula: Met with Mr. Hampton and his associate at his office, and reviewed conceptual drawings

Mrs. Wilkey: Drove by the property

Ms. Shields: Drove by the property

Mrs. Grace: None

Mr. Hoffman: Met with the architect at the property, and reviewed conceptual designs

Mr. Smith: Took a call from the associate architect, and told him he would review the project at the meeting

Mrs. Frost-Golino: Met with the architect at the site, and reviewed the drawings

Mrs. Albarran de Mendoza: Was approached by the architects, went to the site, and reviewed the conceptual design

Mr. Silverman: Met with the architects and walked the site.

Mr. Robertson: Met with Mr. Hampton and Mr. Gonzales, and toured the house inside and out.

Mr. Stuart Subotnick, the owner, addressed the commission. He stated that in researching the house, he noticed the house was originally much more tropical with more open spaces. Many of the open spaces were closed and air-conditioned in 1989, when the house was re-built. He and his wife have chosen design modifications with roofed open spaces which permit the enjoyment of the outdoors, and which adapt to the family's needs and desire to live informally. He mentioned that they were seeking approval today so construction can begin in the spring and be completed by the fall.

The architects, Mr. Mark Hampton and Mr. Rene Gonzalez, presented a model of the house as well as plans. The new informal living space to the south of the main structure will be connected by a corridor to the main house. Onyx stone is a material to be used on the addition due to its translucent qualities. The new roofed area at the pool mimics a covered terrace that was found on Fatio's original plans. The use of the grills in various locations is to provide a secure and private interior space while still permitting the entrance of light. A set of stairs, with grass areas between the steps, will lead from the pool court to the lower gardens. Mr. Gonzales stated that their main goal was to understand Fatio's work at this house, and restore the soul of the house, while accommodating contemporary living situations. Thus, open spaces were added with lush tropical qualities.

Mr. Pandula suggested that a lighter tint be used on the glazing of the new addition than is found on the rest of the house. Mr. Gonzalez commented that they will use lighter tinting or use clear laminated glass. Mr. Hoffman was interested in the details for the grills. They will be like louvers and will be fixed in a more open position. Mr. Smith stated that he likes the steps from the pool to the garden; that the house needs the loggia at the pool; that the south addition is necessary, but is too close to the ocean, thereby competing with the mass of the main house; that the addition is like the Barcelona Pavilion and is not in character with the house; that the introduction of the onyx material is questionable; that glass block is used elsewhere at the site, and could be used in the addition again; that the grills are questionable without details; and that the height of the loggia changes the proportion of the facade. Mrs. Frost-Golino commented that she likes the addition because it recalls more of the informality of the original house. She acknowledged that the addition is as forward as it is due to the placement of the bedrooms. She liked the openness of the new design, but also suggested that they look at some glass block for the addition. Mrs. Albarran de Mendoza called it an excellent addition to the house. Mr. Pandula liked the onyx material, and stated he would hate to see the addition done in all glass block as it would be "too cold."

Mr. Hampton admitted they were confused as to how closely the addition should mimic the main landmarked house. Mrs. Frost-Golino commented that the addition should be sympathetic, but not necessarily exactly mimic the existing contemporary structure.

MOTION BY MR. PANDULA FOR APPROVAL OF THE PROJECT AS PRESENTED, WITH THE CONDITION THAT THE GRILLS, LANDSCAPING, MATERIALS AND WINDOW GLAZING BE BROUGHT BACK TO THE LPC FOR REVIEW. (These remaining items will be deferred to the March meeting.)

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY

? JEFF WAS AGAINST

V. Designation Hearings:

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

ITEM 1: 201 EL BRAVO WAY
Owner: Ms. Janet Rasmussen

Mr. Frank stated that proof of publication and proper legal service had been achieved with regard to this matter. Mrs. Delp administered the oath to Mr. Moore, Mr. Frank, and Mrs. Jane Day, Staff Preservation Consultant. Mr. Frank testified that this property meets the following criteria for landmark designation:

- (a) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.
- (c) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, Method of construction or use of indigenous materials or craftsmanship.
- (d) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

MRS. JANE DAY: Mr. Chairman, Members of the commission, good morning. The house I bring before you this morning is at 201 El Bravo. It was designed by John Volk for Volk and Maass in 1931, and it was built by Arnold Construction Company. The owner asked us to look at this house and see if it qualified as a landmark, so the owner brought this one forward to us. Volk did other houses on El Bravo. During the 1930's as he was just starting his partnership with Gustav Maass, they worked on three houses on this street, one for Frank Craig, his former partner, the house that is now owned by Curt Gowdy on the lakeside, and this house at the end of the street on the corner of El Bravo and South County Road. As you can see, it's a Mediterranean Revival style house. It's constructed of hollow clay tile. One of the main features of the house is the tower that you see on the south facade. The entranceway is much as it was when John Volk designed the property...a recessed door with curvilinear molding around it, a cantilevered balcony above, and you can also see in this slide the barrel tiles and the cypress detailing at the roof line. Again, the feature of the tower...and the house from another angle. This property is highly landscaped. There were additions to the property in 1936, again by Volk. A front sleeping porch was enclosed. In 1956, there was a rear addition, and in 1961, a fallout shelter was added. Other than that, the house maintains its integrity and meets the criteria, as Mr. Frank read to you...(a) it shows that even after the stock market crash in 1929, there was still Mediterranean Revival style building going on in Palm Beach. This is the very beginning of the Depression. Criteria (c), it's a good representation of the Mediterranean Revival style, and (d), it's a good representation of the work of John L. Volk, a master architect in the Town of Palm Beach. Are there any questions from the Commission?

MR. ROBERTSON: You say the owner wants us to landmark it?

MRS. DAY: Yes, she does.

MOTION BY MRS. FROST-GOLINO THAT THE DESIGNATION REPORT FOR 201 EL BRAVO BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MR. ROBERTSON.
MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. ROBERTSON THAT THE PROPERTY AT 201 EL BRAVO BE RECOMMENDED TO THE TOWN COUNCIL FOR DESIGNATION AS A LANDMARK OF THE TOWN OF PALM BEACH, AND THAT THE CRITERIA, AS PRESENTED, BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MR. SILVERMAN.
MOTION CARRIED UNANIMOUSLY.

VI. Other Business:

- A. Discussion relative to upcoming Landmarks Preservation Commission Workshop sponsored by the Preservation Foundation of Palm Beach, Inc. - scheduled for March 19, 1997 at 2:00 p.m.

Mrs. Day stated that this workshop will occur on the same date as the regular March LPC meeting. The regular meeting will occur at 9:00 a.m., with an adjournment for lunch, and a 2:00 p.m. workshop. After the workshop, the Preservation Foundation will hold a reception. The workshop will be informative, with question and answer periods. Preservationists from Coral Gables and the State of Florida will speak..

- B. Consideration for removal from "under consideration" status of 1 Golf Road and 3 Golf Road

Mrs. Day stated that both 1 Golf Road and 3 Golf Road have not yet reached the age of consideration for landmark designation. This was determined during the study of the individual properties along Golf Road. Therefore, staff requested that these two properties be removed from "under consideration" status, without prejudice, as the only reason for their removal was due to the age of the structure.

Mr. Randolph, in response to a question from Mr. Smith, stated that such removal from the list could be done "without prejudice" at this time as the only reason for the removal was due to age of the structure. He stated that someone might argue against any future attempt to designate this property, after it was of an appropriate age, basing their argument on the principle of administrative res judicata. He felt, however, that the change in age of the structure would present a substantial change in circumstances, and thus res judicata would not apply.

MOTION BY MRS. FROST-GOLINO TO REMOVE 1 GOLF ROAD AND 3 GOLF ROAD FROM THE LIST OF PROPERTIES WHICH ARE "UNDER CONSIDERATION" FOR LANDMARK DESIGNATION.

MOTION SECONDED BY MR. PANDULA.
MOTION CARRIED UNANIMOUSLY.

- C. Discussion relative to 1997 Preservation Celebration.

Mr. Smith stated that he added this item to the agenda. The Town's Preservation Celebration has typically been held in conjunction with National Preservation Week in May of each year. Last year it was held in June at the Breakers. Mr. Smith stated that due to the seasonal nature of Palm Beach, it is often difficult to find an open house, during the month of May, for event guests to tour. He suggested that the celebration be moved to a time during "our season" so that most residents are in town for the event. He opened the topic for discussion.

After discussion, it was agreed that the event should be moved to the fall, either late October or early November, at the beginning of the Landmarks Preservation Commission's season and Palm Beach's "season" in general. Mrs. Frost-Golino felt it would be nice to start the landmark season with this event, on an upbeat, which would be beneficial to the year's preservation efforts.

It was noted that the LPC will need to solicit funds for the event, as it is no longer a budgeted item. The solicitation letters will be sent to owners of landmarked property, the members of the LPC and the Town Council, and other friends of preservation.

MOTION BY MRS. FROST-GOLINO TO MOVE THE PRESERVATION CELEBRATION TO THE FALL
MOTION SECONDED BY MR. PANDULA.
MOTION CARRIED UNANIMOUSLY.

- D. Farewell to Mrs. Albarran de Mendoza

Mrs. Albarran de Mendoza stated that this was her last meeting as a member of the LPC, and stated that she has found her service to the Town to be a great experience and very exciting. Staff and members of the LPC congratulated Mrs. Albarran de Mendoza for her many years of excellent service to the LPC and the Town.

- E. Update on Tax Abatements

Mr. Frank stated that three properties seeking tax abatement were submitted to the Town Council, and were approved. The three properties involved are the Brazilian Court Hotel, 250 Jungle Road, and 210 Via Del Mar. These three will be transmitted to the Property Appraiser's Office prior to the March 1, 1997 filing deadline.

VII. Adjournment:

MOTION BY MR. ROBERTSON TO ADJOURN AT 9:57 a.m.

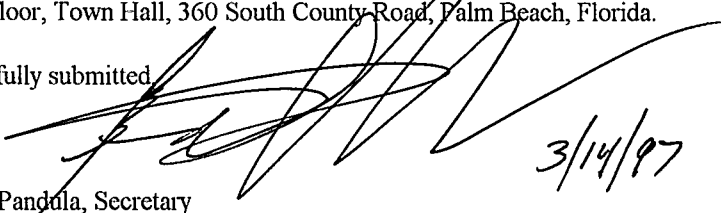
MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, March 19, 1997 at 9:00 a.m. in the Town Council Chambers, second floor, Town Hall, 360 South County Road, Palm Beach, Florida.

The Landmarks Preservation Commission workshop will be held on Wednesday, March 19, 1997 at 2:00 p.m. in the Town Council Chambers, second floor, Town Hall, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,


Eugene Pandula, Secretary
LANDMARKS PRESERVATION COMMISSION

3/14/97

cmd

TOWN OF PALM BEACH

ATTENDANCE RECORD (1997)

MEMBERS	1/97	2/97	3/97	4/ 97	5/97	6/97	7/97	8/97	9/97	10/97	11/97	12/97
Jeffery W. Smith	P	P										
Joanna Frost-Golino	P	P										
Eugene Pandula	P	P										
J. Albarran de Mendoza	P	P										
Arthur Silverman	P	P										
Lindley Hoffman	P	P										
Harrison Robertson	P	P										

ALTERNATES	1/97	2/97	3/97	4/97	5/97	6/97	7/ 97	8/ 97	9/ 97	10/97	11/97	12/97
Jane R. Grace	E	P										
Elizabeth Shields	P	P										
Sari M. Wilkey	P	P										

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

TOWN OF PALM BEACH

RECORD OF VOTING CONFLICTS (1997)

MEMBERS	1/97	2/97	3/97	4/97	5/97	6/97	7/97	8/97	9/97	10/97	11/97	12/97
Jeffery W. Smith	V2											
Joanna Frost-Golino												
Eugene Pandula												
J. Albarran de Mendoza												
Arthur Silverman												
Lindley Hoffman												
Harrison Robertson												
ALTERNATES	1/97	2/97	3/97	4/97	5/97	6/97	7/97	8/97	9/97	10/97	11/97	12/97
Jane R. Grace												
Elizabeth Shields												
Sari M. Wilkey												

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

VPD = Voting Conflict Previously Declared
 (This category to be used when a conflict has been declared at a previous meeting, and the changes being reviewed are part of an ongoing renovation project. ONLY COUNT ORIGINAL DECLARED CONFLICT FOR ONGOING PROJECT PER JOHN C. RANDOLPH, ATTORNEY)