

# TOWN OF PALM BEACH

Planning, Zoning & Building Department

## MINUTES

### LANDMARKS PRESERVATION COMMISSION

9:00 a.m., WEDNESDAY, FEBRUARY 18, 1998

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

I. Call to Order: The meeting was called to order at 9:00 a.m. by Chairman Jeffery W. Smith.

II. Roll Call:

PRESENT: Jeffery W. Smith, Chairman  
Eugene Pandula, Vice Chairman  
Lindley M. F. Hoffman, Secretary  
Arthur Silverman, Member  
Elizabeth Shields, Member  
Sari M. Wilkey, Member  
Harrison M. Robertson, Jr., Member  
Leighton Rosenthal, Alternate Member (arrived at 9:02 a.m.)  
Nikita Zukov, Alternate Member  
Ann Lilja, Alternate Member  
John C. Randolph, Town Attorney  
Robert L. Moore, Director of Planning, Zoning & Building  
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: None

RECORDING SECRETARY: Cynthia M. Delp

III. Approval of the Minutes of the January 21, 1998 Meeting

MOTION BY MR. SILVERMAN TO APPROVE THE MINUTES AS MAILED.

MOTION SECONDED BY MR. ROBERTSON.

MOTION CARRIED UNANIMOUSLY.

IV. Administration of the Oath to all persons who wish to testify:

Mrs. Delp administered the oath to all those who were present and wished to testify today.

V. Public Hearings:

A. Application for Certificate of Appropriateness #5-98.

Library addition

Owner/applicant: Mr. and Mrs. Lowell Paxson

Address: 780 South Ocean Boulevard

Architect: The Lawrence Group Architects, Inc.

Project Description: Request approval of library addition off the existing solarium, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mr. Pandula stated he had met with Mr. Lawrence at the site. Mr. Smith stated that the client's attorney had attempted to contact him, but Mr. Smith noted that he, by practice, does not meet with applicants prior to the meeting.

Ms. Susan Delegal, attorney for the Paxsons, introduced the project and its architects, Mr. Eugene Lawrence and Mr. David Lawrence. Mr. Lawrence described the site as "sort of a village," i.e., an assortment of buildings. Photographs of the site and its structures were projected onto the screen to illustrate the existing architectural elements in the buildings. Mr. Lawrence reviewed the site plan and the elevations. An addition is proposed for the west side of the solarium, about 26' x 31'. In order to accomplish this the tennis court will be moved approximately 30' to the west to gain the additional space. The addition will serve as a library with a floral arranging area underneath the library. The new addition will re-use architectural elements found elsewhere on the site.

Mr. Smith was concerned with how close the addition arched windows were to fascia, but his larger concern was with moving the tennis court off center with the pool house. Mr. Lawrence responded that the clients are agreed to this change. Ms. Shields agreed with Mr. Smith saying that this is a site design issue which deserves consideration.

Mr. Smith added that although the chosen spot is the best spot for the addition, the rest of the site may be diminished because of the tennis court movement off center. Mrs. Wilkey suggested that they move the tennis court further to the west to minimize the off-center effect, and then separate the addition from the tennis court with landscape screening. Mr. Pandula alternately suggested that the pool house be changed in such a way as to center on the moved tennis court. Mr. Lawrence stated he would be happy to discuss these alternatives with his clients and return next month.

It was noted that interiorly, one will step down from the existing solarium into the new library addition. Other suggestions for improvement were to leave space between the window arches and the fascia, and to eliminate the tiered dropping of the balcony outside the library, as suggested by Mr. Pandula. Mr. Smith also proposed that cabochons be added at the windows of the addition as a possible solution.

MOTION BY MR. SILVERMAN TO DEFER THE PROJECT TO THE MARCH MEETING.

MOTION SECONDED BY MRS. WILKEY.

MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness #6-98.

Changes to storefront

Owner: Via Mizner Associates Ltd. Partnership

Applicant: Verdura

Address: 89 Via Mizner

Project Description: Request approval to renovate second floor of existing clothing boutique to accommodate new jewelry store (existing first floor of boutique to remain); replace existing sidewalk display window with new entry door, replace existing windows with new, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mr. Silverman stated he went to the site but could not find the location of the project. Mr. Robertson stated that he visited the site.

① Mr. Ian Kean, Property Owner, presented this project within Via Mizner. On the north elevation, existing jalousie windows will be changed to the standard Via Mizner paned window. New fishscale screening will be placed in the existing openings above the second floor level. On the west elevation, existing second floor windows will be replaced with the typical Via Mizner paned windows (thereby raising the window height from the existing condition), new fishscale screen will fill existing openings above the second floor level, and an existing display window will be changed to a new wrought iron and glass entry door.

MOTION TO APPROVE THE PROJECT AS SUBMITTED, WITH THE REQUEST THAT THE WROUGHT IRON AND GLASS DOOR RETURNS TO THE LPC FOR REVIEW. (Return date uncertain)

MOTION SECONDED BY MS. SHIELDS.  
MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness No. 7-98.  
Changes to storefront

Owner: Worth Avenue Associates, Ltd. c/o The Goodman Company  
Applicant: POLO Florida, LLC c/o Watershed Partners, Inc.  
Address: 306 Worth Avenue

Project Description: Request approval for changes to storefront as follows:

- ①
1. Replace existing wood window frames on ground floor with new stained mahogany wood window frames, and re-glaze
  2. Replace existing entry doors at the northwest side of the storefront with new stained mahogany wood and beveled glass entry.
  3. Add louvered wood doors (in stained mahogany) to the south, east and west facades
  4. Replace existing curved awnings with new navy fabric awnings.
  5. Construct new portico at the northeast side of the storefront to provide a courtyard-like entrance; includes opening three window bays, and adding decorative stone niches at the sides of the entry.
  6. Add exit door on east elevation.
  7. Signage in oil-rubbed bronze lettering on the building, and small brass plaques on either side of the doors at the northwest side of the facade.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

① Mr. John Heist, New York Architect with Polo Ralph Lauren, represented this project to renovate the Brooks Brothers building to accommodate the new tenant, Polo Ralph Lauren. The building's cast stone facades will be cleaned. Existing awnings will be replaced with new round navy awnings on the first floor, and shed and round awnings will be placed on the second floor. (#4) Glazing will be the same size and clear. Window frames, originally planned in stained mahogany, will be painted to match the building facade. (#1) The west Worth Avenue entrance door will be done in beveled glass and painted mahogany. (#2) The east Worth Avenue entrance will be set back from the street and under a new portico. This entrance door will be done in stained mahogany. Some new window openings will also occur at this new east entrance along with two niches, one having a fountain. (#5) New louvered doors are planned for the south, west and east facades to fill the existing glazed arches. Mr. Heist explained that the glazing within these arches is not required interiorly for the Polo store. (#3) A new plain service door will be added to the east facade in the service alley. It will be painted to match the building exterior. (#6) Signage will occur in

the same location on the building as the existing Brooks Brothers sign, but the applicant will reduce the signage by 10%. Plaques will be used at the door as listed above.

Mr. Smith stated that he liked the idea of the portico, but the doors and windows inside the portico do not relate to the architecture of the building. He asked the applicant to study the proportion of these openings. Also, on the south elevation, Mr. Smith had a problem with the planned louvered doors filling the existing arched openings. He preferred to have the openings remain open to the rear courtyard. Mr. Heist explained that it was their original intent to retain the glazing on this south elevation, and perhaps hold fashion shows in the courtyard, but the client does not like the appearance of the courtyard with its broken paving, the dumpster, and general lack of attention. As for the east and west louvered doors, Mr. Smith suggested that the arches could be filled in rather than going to the expense of installing large louvered doors. Mr. Hoffman felt that all of the doors needed further study as there were too many different types.

Mr. Robertson stressed the importance of this building on Worth Avenue and in the Town of Palm Beach. He did not feel comfortable making a decision on these issues based purely on the presentation today. He advocated visiting the site with the architects to review the proposed changes.

MOTION BY MR. HOFFMAN TO DEFER THE PROJECT TO THE MARCH MEETING.  
MOTION DIED FOR LACK OF A SECOND. (Discussion resumed)

2 MOTION BY MR. ROBERTSON TO DEFER THIS PROJECT TO THE MARCH MEETING.  
MOTION DIED FOR LACK OF A SECOND. (Discussion resumed)

At this point a discussion began relative to the possibility of making a site visit as a group, and the requirements for such a visit. A site visit was contemplated for later during the meeting. The client was in favor of the visit today as they want to move forward as soon as possible with the construction.

MOTION BY MR. HOFFMAN TO DEFER THIS MATTER TO THE END OF THE AGENDA.  
MOTION SECONDED BY MS. SHIELDS.  
MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness No. 8-98

Restoration of street lighting system

Owner/Applicant: Town of Palm Beach

Address: Town of Palm Beach right of way - certain portions of Royal Palm Way, South  
County Road and Worth Avenue

Project Description: Historic restoration of street light system on the listed roadways as follows:

Royal Palm Way: Relocate existing base and install new small historic replica with lantern (23)

Install additional small ornamental replicas with lantern (3)

Relocate base and existing small ornamental with lantern (7)

South County Road: Rehabilitate existing large ornamental and install lantern (23)

Install additional large historic replicas with lantern (3)

Replace existing pole with large historic replica (4)

Worth Avenue: Replace existing poles with historic replicas with lantern (20)

Install additional historic replica with lantern (2)

Relocate base and install new historic replicas with lantern (2)

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mr. Al Dusey, Director of Public Works, stated that 6-8 months ago, the Town Council asked for a study of the Town's street lights. Mr. Dusey explained that the lanterns will be painted aluminum with 70 watt high pressure sodium bulbs. The poles will look identical to the existing poles, but will change in height. He reported that the Preservation Foundation has offered to pay for this lighting work..

MOTION BY MR. PANDULA TO APPROVE THE PROJECT AS PRESENTED.  
MOTION SECONDED BY MR. SILVERMAN.  
MOTION CARRIED UNANIMOUSLY.

VI. Designation Hearings:

Please be advised that the following designation hearings are recorded partially verbatim and partially in paraphrase. Verbatim portions are noted by the speaker's name at the left margin.

Item 1: 710 South Ocean Boulevard

Owner: Brookshore Ltd.

(Deferred from the December, 1997 and January, 1998 meetings.)

Mr. Frank stated that proof of publication and proper legal service were achieved with respect to this hearing. Mr. Smith asked for any unsworn persons to rise for the oath. There were none. Mr. Frank testified that staff has studied the property and has found that it 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.

MR. TIMOTHY FRANK: I'd also like to mention at this time before Mrs. Day continues with her presentation, I believe we had a deferral here, and Mr. Frank had told us that he was going to bring in additional information on the architects and on the ownership and we have not seen or heard from Mr. Frank since that statement was made, and we have found nothing in our studies to change our findings in the report. Mrs. Day, I'd like you to continue please.

MRS. JANE DAY: Mr. Smith, Members of the Commission, Good Morning. The first house I bring before you is at 710 South Ocean Boulevard. The house, itself, is a good example of the Mediterranean Revival style that was built during the boomtimes of the 1920s in the Town of Palm Beach. It is a three story structure. It's asymmetrical in its fenestration. It's constructed of hollow clay tile and covered with stucco, as is typical of the style. This is the facade you can see from South Ocean Boulevard, with a three story section, the elaborated chimney, and the archway that goes over the driveway. The entrance is on the south facade of the main block of the house. It is, again, typical of the style with cast stone details around it. The bridge that has the 710 address on it is a four bay bridge, similar to things that you would find in the Mediterranean and in Venice, in particular. And this particular walkway joins the main living block of the house with guest quarters and garage to the south. There is also some outdoor area.

This is one that is visible from public access that is visible from the south. On the other side on the northern side of the property is a pool, tennis court, on the northern wing of the property. The house, itself, was designed in 1924, and by all the records that we have found, it was designed by Elizabeth Donnell Kay. Mrs. Alfred Kay had owned

a home earlier that was designed by Addison Mizner, and in 1924 when she decided to fill a larger living accommodation in Palm Beach, she contracted with Cooper Lightbown, who was a contractor for Mizner and contracted him to build this house at 710 South Ocean Boulevard. The Kays were very prominent in Town. We did find out that Mrs. Kay had not only belonged to many of the clubs and had been prominent in the building of the airport, for which she raised funds, but she also did other speculative properties in the Town where she would design a property, they would build it and then she would sell it. I think it's interesting that a woman who had originally owned an Addison Mizner house, and then we find a building permit in 1924 for \$50,000, where she is listed as the owner/architect on the property. We do not know at this time exactly what her training is, but certainly it is feasible by using Mizner's contractor and materials that were available from Mizner Industries, that the house was very similar to others that were done during this time period. Because of this, because of its association with Mrs. Kay, and later on in 1941, Marion Sims Wyeth designed additions to the property. In 1951, Maurice Holley did some things to it. In the 1960s, Gustav Maass designed more changes for Mr. and Mrs. Spencer Love to the property. The house is a good example of the Mediterranean Revival style that was built during the 1920s. It is representative of the work of some of the major architects in town, and it's a good example of the Mediterranean Revival style. It's a presence on South Ocean Boulevard, and it is worthy of landmark designation. Are there any questions about the report or the any of the things that have previously come up about this property?

Mrs. Day noted, for the record, that the legal description, as noted in the Designation Report, is correct. The location map has been revised to accurately reflect the property as it exists today.

MRS. JANE DAY: The architect is what we have in the building department in our plans and our building permits in the Town, and as Mr. Frank noted, we had a meeting with Mr. Frank who told us that he believed the house was designed by Addison Mizner.....(later) We met with Mr. Frank before the last meeting. He told us he believed the house was by Addison Mizner and he was going to produce information that showed that. We have not heard from him since that meeting that staff had with Mr. Frank.

MOTION BY MS. SHIELDS THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.  
MOTION SECONDED BY MR. ROBERTSON.  
MOTION CARRIED UNANIMOUSLY.

MOTION BY MS. SHIELDS THAT THE PROPERTY AT 710 SOUTH OCEAN BOULEVARD 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. ROBERTSON.  
MOTION CARRIED UNANIMOUSLY.

Item 2: 137 Root Trail

Owner: Mr. and Mrs. Raymond Peterson

Let the record show that Mr. Robertson visited the site.

Mr. Frank stated that proof of publication and proper legal service had been achieved with respect to this hearing. Staff has studied the property and found that it 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

MRS. JANE DAY: The house at 137 Root Trail is a good example of a frame vernacular style. Unlike the Mediterranean Revival style, frame vernacular was built with available skills and materials and is a style that is prominent all over South Florida. We don't have much of it left in the Town of Palm Beach because of the development of the island, but it has been an important style throughout the state and really throughout the nation. It's what original pioneers in this area would have built. This is a good example of this style because it shows how the style adapted to changing building needs and the development of the structure. Enoch Root came to Palm Beach from Chicago with his wife, Victoria. We believe that that date is 1897. He built a number of properties along what today is Root Trail. And what we didn't know before we started the research on this report is that Captain Root had studied art in Europe. He was very supportive of the arts and he rented these cottages to visiting artists who liked our South Florida climate for the light and the foliage and the natural environment down here to do the work. So, we've got an artist's colony that's going on at the turn of the century in Palm Beach at the same time that the Breakers and the Royal Poinciana are attracting another type of visitor to the Town. Captain Root was also named as one of the first Postmasters and he was elected in 1911 to the Town Council of the Town of Palm Beach. The style, itself, is wood frame. There are shingles on the outside...shutters. The windows are different because different portions of the property were built at different times. We do not have an original building permit. The first permit that we have is in 1920. It was pulled by Lucius Stevens, and it was just said to add additions. We believe that the dormer on the third floor is probably one of those additions to the original building. It's got a wrap around porch. It's really quite a nice example of the style, and it fulfills criteria (a) as part of the developmental history of the Town and criteria (c) that it's a good example of the frame vernacular style. And I might add because we don't have many of these left that I think it's important to designate this house and have it protected. Are there any questions about the report.

MR. HOFFMAN: I will move that the...

MR. ROBERTSON: I've been to the site, and it looks like its under reconstruction.

MRS. DAY: It's being restored. I've been to the site. My staff has met with the owners. They are very enthusiastic about the property, and I think that what we're going to have here is a good result. One of the things that happens with frame vernacular is that they deteriorate, particularly in this climate.

MR. ROBERTSON: And they want the building landmarked...the property landmarked?

MRS. DAY: Yes, they do.

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

MOTION SECONDED BY MRS. WILKEY.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. SILVERMAN THAT THE PROPERTY AT 137 ROOT TRAIL 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. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

Item 3: 324 Brazilian Avenue (listed earlier as 320 Brazilian Avenue)

Owner: Ms. Katherine P. De Matteo

① Mr. Robertson indicated he had visited the property.

Mr. Frank stated that proof of publication and proper legal service were achieved with respect to this hearing. Staff has studied the property and has found that it 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

MR. FRANK: Before Mrs. Day continues, I'd also like to mention that this property was previously studied as part of the Brazilian Court complex, and through the request of the RTC Corporation, when the property was in receivership, was let out of the original landmarking designation of the total Brazilian Court site. Now, we're being petitioned by the owners and the contract purchasers of the property to reconsider it.

MRS. JANE DAY: 324 Brazilian Avenue is another example of the Mediterranean Revival style, but this is one of the more modest examples that we have in the Town that were done here in the 1920s. It was built by a local builder, Theodore Eissfeldt, who was hired by the D'Esterre family to construct the property. Unlike the previous Mediterranean Revival that we saw that was hollow clay tile construction, this is wood frame with stucco on the exterior, but it has many of the same design details with the barrel tile roof, the casement windows, the porte cochere, which in this particular case is on the east side of the property. This house has been renovated in the last year. As ① Mr. Frank noted to you, it was originally built in 1924, but during the 1930s, when the Brazilian Court Hotel had some down times and hard times, new owners bought the property and hired Maurice Fatio to do renovations to the hotel in the 1930s. At that time the house was purchased by the hotel. It was first used for executive quarters for the people who were running the hotel. It served as a laundry over time. It's been a support building to the Brazilian Court Hotel. So other than just being a good example of the style as a single family home, it shows how these structures adapt or are re-used for other things and then can be brought back to single family use again. It's a good example of the style of these smaller homes that were built in the 1920s and although we don't know who the original architect is, I think that it's a good example of the style, and is worthy of protection under criteria (a) and criteria (c). Are there any questions about the report?

MR. ROBERTSON: You say the owner wants it landmarked?

MRS. DAY: Yes, sir. She does.

MOTION BY MR. PANDULA THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.  
MOTION SECONDED BY MRS. WILKEY.  
MOTION CARRIED UNANIMOUSLY.

① It was noted, for the record, that the property is undergoing renovations right now. Mrs. Day stated that as the site is right now, it retains its architectural integrity, and its association with the Brazilian Court Hotel is unaffected by any renovations. Mr. Robertson advocated waiting until the renovations are completed to decide whether to landmark the property. Mr. Smith asked staff to keep a careful eye on the project. Mr. Smith also stated that the owner is in favor of the landmarking, and this property needs to be protected, as sites on Brazilian are being purchased by developers resulting in duplexes rather than single family dwellings.

X Statement by Tim Frank that changes  
were housekeeping changes.

MOTION BY MS. SHIELDS TO RECOMMEND THAT 324 BRAZILIAN AVENUE, ALSO KNOWN AS 320 BRAZILIAN AVENUE, BE RECOMMENDED TO THE TOWN COUNCIL 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. WILKEY.

|                 |                |     |
|-----------------|----------------|-----|
| ROLL CALL VOTE: | MS. SHIELDS:   | YES |
|                 | MRS. WILKEY:   | YES |
|                 | MR. SILVERMAN: | NO  |
|                 | MR. PANDULA:   | YES |
|                 | MR. HOFFMAN:   | YES |
|                 | MR. ROBERTSON: | NO  |
|                 | MR. SMITH:     | YES |

THE MOTION CARRIED 5-2-0.

VII. Other Business:

- A. Discussion relative to 1410 South Ocean Boulevard, currently "under consideration" for landmark designation.

Mr. Smith stated that he had recommended this property for consideration as a landmark. Since that time, he has toured the property inside and out. At this time, he recommended removal of this property from "under consideration" status without prejudice.

MOTION BY MR. ROBERTSON TO REMOVE 1410 SOUTH OCEAN BOULEVARD FROM "UNDER CONSIDERATION" STATUS WITHOUT PREJUDICE.

MOTION SECONDED BY MS. SHIELDS.  
MOTION CARRIED UNANIMOUSLY.

- B. Discussion regarding La Ronda, 444 North Lake Way

In light of the fact that the family has asked to postpone the designation due to the recent death in the family, a motion was requested to allow that postponement for one year.

MOTION BY MRS. WILKEY TO POSTPONE THE DESIGNATION OF LA RONDA, 444 NORTH LAKE WAY, FOR A PERIOD OF ONE YEAR.  
MOTION SECONDED BY MS. SHIELDS.  
MOTION CARRIED UNANIMOUSLY.

- C. Action to re-open CoA#7-98

MOTION BY MR. SILVERMAN TO RE-OPEN COA#7-98.  
MOTION SECONDED BY MR. ROBERTSON.  
MOTION CARRIED UNANIMOUSLY,

At this point the meeting adjourned to 306 Worth Avenue, where it re-convened at 10:55 a.m.

SITE VISIT AT 306 WORTH AVENUE, CONTINUANCE OF REVIEW OF CERTIFICATE OF APPROPRIATENESS #7-98.

① Let the record show that those present were as follows: All commission members excepting Mr. Rosenthal, Timothy M. Frank, Robert L. Moore, John C. Randolph, the applicant's representatives, members of the press, and Recording Secretary, Cynthia M. Delp. Please note that the site visit was recorded on a small portable hand-held tape recorder.

Mr. Smith called the meeting back to order at 10:55 a.m. The commission members reviewed each of the existing facades. The applicant was advised to do the following as a result of the site visit:

1. Re-study and develop various alternatives for changes proposed for the main entrance under the portico and the Worth Avenue entrance to the east.
2. On the rear elevation, there was a strong suggestion to retain the glazed openings in their present configuration rather than close them off with louvered doors. The commission was quite firm in its opinion that the view from the interior to the rear courtyard must be preserved. Night lighting and re-landscaping the courtyard was likewise suggested.
3. Rather than install large louvered doors in the arches on the east and west facades, it was suggested that the glazing be removed and the arches stuccoed in, with the stipulation that the painted stone of the arch be stripped to reveal the natural stone. There is one arch on the west facade and two arches on the east facade in the service alley.
4. The awnings were acceptable as presented.

MOTION BY MRS. WILKEY TO DEFER COA #7-98 FOR FURTHER STUDY TO THE NEXT MEETING.  
MOTION SECONDED BY MR. ROBERTSON.

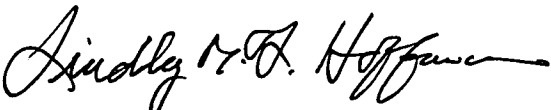
① MOTION CARRIED UNANIMOUSLY.

VIII. Adjournment:

MOTION BY MR. ROBERTSON TO ADJOURN THE MEETING AT 11:15 A.M.  
MOTION SECONDED BY MRS. WILKEY.  
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, March 18, 1998, in the Town Council Chambers, 2<sup>nd</sup> Floor, Town Hall, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,



Lindley M.F. Hoffman, Secretary  
LANDMARKS PRESERVATION COMMISSION

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**TOWN OF PALM BEACH**

**ATTENDANCE RECORD (1998)**

| <b>MEMBERS</b>     | 1/ 98 | 2/ 98 | 3/ 98 | 4/ 98 | 5/ 98 | 6/ 98 | 7/ 98 | 8/ 98 | 9/ 98 | 10/ 98 | 11/ 98 | 12/ 98 |
|--------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|
| Jeffery W. Smith   | P     | P     |       |       |       |       |       |       |       |        |        |        |
| Eugene Pandula     | P     | P     |       |       |       |       |       |       |       |        |        |        |
| Arthur Silverman   | P     | P     |       |       |       |       |       |       |       |        |        |        |
| Lindley Hoffman    | P     | P     |       |       |       |       |       |       |       |        |        |        |
| Harrison Robertson | P     | P     |       |       |       |       |       |       |       |        |        |        |
| Elizabeth Shields  | P     | P     |       |       |       |       |       |       |       |        |        |        |
| Sari M. Wilkey     | P     | P     |       |       |       |       |       |       |       |        |        |        |

| <b>ALTERNATES</b>  | 1/ 98 | 2/ 98 | 3/ 98 | 4/ 98 | 5/ 98 | 6/ 98 | 7/ 98 | 8/ 98 | 9/ 98 | 10/ 98 | 11/ 98 | 12/ 98 |
|--------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|
| Leighton Rosenthal | P     | P     |       |       |       |       |       |       |       |        |        |        |
| Nikita Zukov       | P     | P     |       |       |       |       |       |       |       |        |        |        |
| Ann Lilja          | 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 (1998 )

| MEMBERS            | 1/ 98 | 2/ 98 | 3/ 98 | 4/ 98 | 5/ 98 | 6/ 98 | 7/ 98 | 8/ 98 | 9/ 98 | 10/ 98 | 11/ 98 | 12/ 98 |
|--------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|
| Jeffery W. Smith   |       |       |       |       |       |       |       |       |       |        |        |        |
| Eugene Pandula     |       |       |       |       |       |       |       |       |       |        |        |        |
| Arthur Silverman   |       |       |       |       |       |       |       |       |       |        |        |        |
| Lindley Hoffman    |       |       |       |       |       |       |       |       |       |        |        |        |
| Harrison Robertson |       |       |       |       |       |       |       |       |       |        |        |        |
| Elizabeth Shields  |       |       |       |       |       |       |       |       |       |        |        |        |
| Sari M. Wilkey     |       |       |       |       |       |       |       |       |       |        |        |        |

| ALTERNATES         | 1/ 98 | 2/ 98 | 3/ 98 | 4/ 98 | 5/ 98 | 6/ 98 | 7/ 98 | 8/ 98 | 9/ 98 | 10/ 98 | 11/ 98 | 12/ 98 |
|--------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|
| Leighton Rosenthal |       |       |       |       |       |       |       |       |       |        |        |        |
| Nikita Zukov       |       |       |       |       |       |       |       |       |       |        |        |        |
| Ann Lilja          |       |       |       |       |       |       |       |       |       |        |        |        |

**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

MASTER

category to be used when a  
 has been declared at a  
 meeting, and the changes  
 viewed are part of an ongoing  
 on project. ONLY COUNT ORIGINAL  
 CONFLICT FOR ONGOING PROJECTS  
 C. RANDOLPH, TOWN ATTORNEY)