

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., WEDNESDAY, FEBRUARY 16, 1994

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

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

II. Roll Call:

PRESENT: Lillian Jane Volk, Chairman
Elise P. Mackintosh, Vice Chairman
William S. Gubelmann, Member
Anne G. Metzger, Member
Jacqueline Albarran de Mendoza, Member
Leslie Divoll, Member
Arthur Silverman, Alternate Member
Jane R. Grace, Alternate Member (arrived 9:05 a.m.)
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning &
Building
Timothy M. Frank, Planner/Projects Coordinator
Jane Day, Staff Preservation Consultant

ABSENT: Sally Gingras, Secretary

Let the record show that Mrs. Gingras was absent today due to illness, and as such, this is an excused absence.

RECORDING SECRETARY: Cynthia M. Delp

Let the record show that due to the absence of Mrs. Gingras, Mr. Silverman will vote today.

III. Approval of the Minutes of the January 19, 1994 Meeting:

MOTION BY MR. SILVERMAN TO APPROVE THE MINUTES AS MAILED.
MOTION SECONDED BY MS. DIVOLL.
MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

- A. Application for Certificate of Appropriateness No. 64-93, Continuing renovation
Owner/Applicant: Paramount Partners Inc.
Address: 139 North County Road
Architect: David Miller & Associates
Project Description: Request approval of the following:
1. Cast stone treatments - main entry
2. Door replacement - main entry

3. Roof deck railing
4. Roof deck pavers
5. Roof deck planter replacement
6. Paramount sign refurbishment
7. Site furnishings
8. Other associated changes as presented

(Please note that this matter was deferred from the December, 1993 meeting and the January, 1994 meeting.)

At the request of the applicant...

MOTION BY MR. SILVERMAN FOR DEFERRAL TO THE MARCH MEETING.
MOTION SECONDED BY MRS. MACKINTOSH.
MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness No. 2-94,
Storm Shutters

Owner/Applicant: Mr. William Zacher
Address: 105 Clarendon Avenue
Contractor: Folding Shutter Corp.
Project Description: Request approval to install four (4)
ivory electrically operated rolling shutters

As staff approval had already been given for this matter...

MOTION BY MR. SILVERMAN TO REMOVE THIS ITEM FROM THE AGENDA.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness No. 3-94,
Modification to gates & columns

Owner/Applicant: Mrs. Enid Haupt
Address: 5 Middle Road
Project Description: Request approval for re-design and
painting of gate, and add bowls to columns

Mr. Ray Wall of Newlands Design Group and Boynton Landscape presented this request for modifications to a previous approval. He stated that in addition to the request to paint the gate black, his client would like to augment the previously approved entrance gate with a decorative top which peaks at its center, and includes circular elements.

Mrs. Volk commented that the new gate design was Art Deco and out of place on this simple Georgian house. She suggested, if gate decoration is desired, that the fanlight detail in the existing architecture be used. Mrs. Volk's opinion was supported by other members of the Commission. Ms. Divoll stated that the Commission is not opposed to having decorative elements on the gate, but clearly does not approve of the design presented today.

Regarding the bowls on the columns, Mr. Wall stated that these columns were set back well from the street.

Irrigation will be added to the bowls to facilitate the small palms which will be planted in the bowls.

MOTION BY MS. DIVOLL TO APPROVE THE BOWLS ON THE COLUMNS COMPLETE WITH THE IRRIGATION AND PALMS, AND TO DEFER THE GATE DESIGN IN ANTICIPATION OF A RE-DESIGN OF SAME.

MOTION SECONDED BY MR. GUBELMANN.

MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness No. 4-94, Enclose two first floor patios, and connect two structures with second floor bridge

Owner: Mr. A. Paul Prosperi

Applicant: Telford Properties, Inc., Contract Purchaser

Address: 218-220 Phipps Plaza

Architect: Schwab & Twitty Architects

Project Description: Request approval to enclose two existing and partially roofed first floor patios; and connect the two structures with a second floor "bridge".

Mr. Ray Heger of Schwab & Twitty Architects, Inc. presented this request to modify the two existing structures at 218-220 Phipps Plaza. This proposal would, in fact, connect the two structures with a second floor bridge creating one dwelling. Mr. Heger showed the existing site plan, and then the new site plan with enclosures as requested, and the connecting bridge. These were complemented by detailed elevations and a colored rendering of the front facade. The walkway between the buildings (underneath the bridge) will be done in old brick and will be raised to the level of the floor of the buildings. Interestingly enough, the original design of these structures shows a contemplated bridge connection which, however, was never built. The distance between the buildings is twelve feet (12'), and the bridge will have dimensions of 12'x 15'.

Mrs. Volk commented that this plan is a wonderful solution which preserves the character of the structures, making a new use possible. Other Commissioners echoed this opinion.

MOTION BY MS. DIVOLL TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MRS. MACKINTOSH.

MOTION CARRIED UNANIMOUSLY.

V. DESIGNATION HEARINGS:

(Please note that the following transcription of the designation hearings is done partly verbatim and partly in paraphrase. Verbatim portions are indicated by the speaker's name at the left margin.)

Item 1: 220 ORANGE GROVE ROAD

Owner: Mr. Nathan G. Patch

(Please note that this item was deferred from the January 19, 1994 meeting.)

Mr. Frank verified that proof of publication and proper legal service were achieved relative to this matter. Mrs. Delp administered the oath to Mr. Timothy Frank and Mrs. Jane Day. Mr. Frank gave the Staff recommendation that this property meets the following criteria for designation:

(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.

Correspondence had been received from Mrs. Betsy Burden, Attorney for property owner, which states the owner's wish to voluntarily designate this property.

MRS. JANE DAY: Good morning, Mrs. Volk, Members of the Commission. The house at 220 Orange Grove Road was designed in 1936 by the architectural firm of Treanor and Fatio and built by J.A. Livingston. It's a frame construction house designed in the Monterey style and was placed on Lot 31 of New Siars Tract. It was built for Mrs. Mildred Hurly. As we have noticed throughout this designation season, we're focusing on the properties that were built during the Depression years of the 1930's. Again, we have a Monterey style house, but what I hope you have learned this session is that there are slight variances of these, and these variations of the style are what make them important to the Town. Like the other houses that we looked at, the main characteristic of a Monterey style is the cantilevered front porch over the front of the property. In this case, Fatio has taken the very simple English Colonial design of the house, and made it decorative by adding the diamond pattern on the railings of the porch and the scalloped edges at the base of the structure. Also note that there are french doors, double hung sash windows, and these windows and doors are shuttered as is also typical of this style. Some of the properties that we have looked at this season are clad in different materials on the first and second floor. This one, however, is not. There is lapwood siding on both the first and second floor. The roof is also different than others that we have looked at in that it is wood shake shingles. It is a gable roof with a side-facing gable, and what Fatio has done with this to add interest to the main facade of the house is to make the garage section perpendicular to the main facade of the house and face the street, so that you've got an opposing gable roof here. There is a chimney that is brick, and if you would see the house, in person, you would realize that the front courtyard of the house matches this red brick that is on the chimney, so that he has taken those two pieces that are separated, but maintained them

with the same materials for continuity. The front entranceway is a simple English Colonial six panel door with a transom light above. As Mr. Frank noted, this house fulfills criterion (c) and (d) of the Landmark Ordinance, and as such, fulfills the criteria for designation by this Board. Are there any questions?

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

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

Mr. Gubelmann was pleased to know that this house was being offered voluntarily for designation. Mrs. Volk commented that this is an example of the enthusiasm and interest in landmarking and preservation shown by owners of some of the smaller houses in the Town.

MOTION BY MR. GUBELMANN THAT THE PROPERTY AT 220 ORANGE GROVE ROAD 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 MS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

Item 2: 270 Queens Lane

Owner: Mr. Robert M. Uhlman & Ms. Virginia U. Nader TRS

Mr. Frank verified that proof of publication and proper legal service had been achieved relative to this matter. There were no further witnesses to be sworn, aside from Mr. Frank and Mrs. Day, who had already been sworn.

Mr. Frank stated that this property meets the following criteria for designation:

(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: The house at 270 Queens Lane is another Monterey style design. It was designed in 1937 by Howard Major and built by the Arnold Construction Company. It is situated on Lot 76-80 of the Palm Beach Shore subdivision, and was one of the many spec houses that was designed in Palm Beach during the Depression years of the 1930's. It's interesting to compare this with the house that we just looked at because although the style is the same, there are subtle differences, and those, in particular, are very characteristic of Howard Major's work. In

this case, the house is wood frame construction, but it's covered with white painted brick. Again, you have that cantilevered patio or porch on the second floor balcony, if you want to call it, and in this case, it is faced with the very lacy Creole type cast iron designs that we have seen in other Monterey styles. However, Howard Major does something totally different with this. He takes the Creole designs, including the floor length shutters at the front door and at the windows, and added a very Adams style detail, which is one of the main design features of the house. This window is not really typical of the style, but as you can see, it's echoed in the elaborated chimney that has a round curved top on it that's to the west of the property. Major uses this window as the focal point of the design, but he does something else that's very different in this house. He has taken the roof line, which is gable and is typical of the style, and instead of putting the garage element or the service wing diametrically opposed to the main roof line, he instead has stepped them down at a slight variation so that the main block of the house is two story, then the wing to the east is one-and-a-half, and down to a garage wing that is one, and the gables are all facing the same direction instead of being opposed diametrically like they were in the last element that we looked at. We haven't seen many works by Howard Major this season, and he is an important architect for the Town of Palm Beach. He died in 1974, at the age of 92, and is probably best known in Palm Beach for his work on Major Alley. He also designed for properties in the Bahamas, the Charles Merrill Estate, and although he started his career working with Addison Mizner after he came from New York during the 1920's, he soon decided that Spanish style architecture was not the way to go in Palm Beach. He wrote a number of books and articles and I'll quote from the biography in your package, from any article called "A Theory Relating to Spanish and Italian Houses in Florida." "He suggested that other styles of architecture were more appropriate to the Florida climate and to the national character." This house certainly is one of those, and as such, I think that this is a good property for designation both with its design and as a work of Howard Major. Are there any questions?

MOTION BY MRS. METZGER THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Gubelmann inquired as to whether we have had any communication from the owner regarding this matter. Mr. Frank stated that we had not, but we were in possession of the return receipts for the certified letters which were sent to the property owner. Each of them was signed by Virginia Nader, who is listed in the Palm Beach County Tax Roll as Trustee for this property. Though Mr. Gubelmann was reluctant to act relative to this property without having heard from the owner, he seemed satisfied that the Town had successfully given notice to the owner.

MOTION BY MR. SILVERMAN THAT THE PROPERTY AT 270 QUEENS LANE 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. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

During the course of this designation hearing, some of the Commissioners asked Mrs. Day to attempt to contact the property owners personally when she is going to make her site visit. This will provide a forum for Staff to learn how the owner feels about the upcoming designation, and likewise provides the owner an opportunity to ask any questions he might have relative to the designation process.

Item 3: 301 Australian Avenue

Owners: Sunbelt Federal Savings

Sunbelt Savings c/o Real Estate Tax Services Inc.
Resolution TR Corp as Recv'r of Sunbelt Federal Savings
Summit Savings Association c/o Real Estate Tax Services
Inc.

Sun Bank NA & Mr. Michael S. Borchek TRS

Mr. Bernard & Mildred Kessler

Mr. Louis J. Elmore

Joe Marchesotti Co. Inc.

Mr. Frank stated that he has been contacted by at least two of the above owners, and both of them have requested deferral of this item to the March meeting. Since this was the first request for deferral of this item, Staff recommended that it be granted.

MOTION BY MR. GUBELMANN THAT LANDMARKING CONSIDERATION OF 301 AUSTRALIAN AVENUE BE DEFERRED TO THE MARCH MEETING, WITH THE PROVISIO THAT THE OWNERS RECOGNIZE THEY ARE WAIVING THEIR RIGHT BY ORDINANCE REQUIRING THE COMMISSION TO ACT WITHIN 30 DAYS.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

VI. Other Business:

A. March Designation Hearings

Mrs. Day reported that at next month's meeting, the Commission will hear 1127 North Lake Way (Gustav Maass/John Volk) and 1695 North Ocean Way (John Volk), both of which are being offered voluntarily for designation. The Brazilian Court Hotel will also be heard at that time.

B. Informal Review: 252 El Bravo Way
Landscape Plan

Though Mr. Frank had been in contact with the landscape architect for this project, no one was in attendance today

to present the matter.

C. Commission Appointments

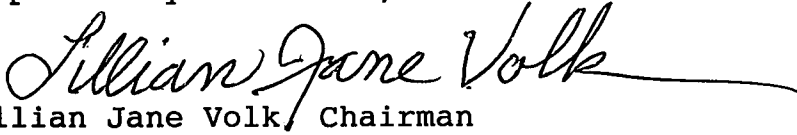
This was the last meeting at which Ms. Divoll was seated as a member of the Commission. Commission members thanked Ms. Divoll for her fine work on the Commission over the last several years. Mr. Silverman has changed status from an Alternate Member to a Member. Ms. Elizabeth Shields and Ms. Anne Sory Keresey were appointed as Alternate Members.

VII. Adjournment

MOTION BY MRS. MACKINTOSH TO ADJOURN THE MEETING AT 9:44 A.M.
MOTION SECONDED BY MS. DIVOLL.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be heard on WEDNESDAY, MARCH 16, 1994 at 9:00 a.m., in the TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,



Lillian Jane Volk, Chairman
Landmarks Preservation Commission

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