

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., WEDNESDAY, FEBRUARY 15, 1995

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

- I. Call to Order: The meeting was called to order at 9:08 a.m. by Chairman Lillian Jane Volk.

II. Roll Call:

PRESENT: Lillian Jane Volk, Chairman
Elise P. Mackintosh, Vice Chairman
Sally Gingras, Secretary
William S. Gubelmann, Member
Anne G. Metzger, Member
Jacqueline Albarran de Mendoza, Member
Arthur Silverman, Member
Jane R. Grace, Alternate Member
Anne Sory Keresey, Alternate Member
John C. Randolph, Town Attorney (arrived 9:35 a.m.)
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Elizabeth Shields, Alternate Member (Excused)

RECORDING SECRETARY: Cynthia M. Delp

Let the record show that Ms. Shields' absence today was excused by Mrs. Volk. Ms. Shields is out of Town due to an unavoidable personal matter.

III. Approval of the Minutes of the January 18, 1995 Meeting:

MOTION BY MR. SILVERMAN TO APPROVE THE MINUTES AS MAILED.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

- A. Application for Certificate of Appropriateness No. 61-94, Miscellaneous Changes
Owner/Applicant: Mr. and Mrs. Lawrence Cummings
Address: 217 Clarke Avenue
Architect: Smith Architectural Group
Project Description: Request approval for renovation of existing residence to include new windows, new french doors, new driveway and courtyard, new landscaping, new frontispiece, and other associated changes as presented.

(Please note that the front facade with frontispiece and the second story addition were approved at the December meeting, with a deferral of the remaining items. At the January meeting, the remaining items were again deferred, to the February meeting.)

Mr. Frank stated that the architect has requested another deferral of the remaining items.

MOTION BY MR. SILVERMAN TO DEFER THIS ITEM TO THE MARCH MEETING.

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness No. 66-94, Awnings

Owner/Applicant: Flagler Museum

Address: 1 Whitehall Way

Contractor: Awnings by Jay

Project Description: Request approval of seven vertical curtains and valances, and other associated changes as presented

(Deferred from the December 1994 and January 1995 meetings.)

Ms. Denise Darby of Awnings by Jay and Mr. Tom Prestagard of the Flagler Museum addressed the Commission, subsequent to the deferrals listed above. Since the December meeting, they have searched for a suitable alternative curtain for the Flagler Museum. The original submission had been curtains in green and white stripes, but the stripes were not uniform in width. The LPC felt this design was too contemporary for the Flagler Museum. Ms. Darby stated that the selection is very limited as the material must be fire resistant. In fact, there were only two fire resistant styles, and one was not appropriate for the Flagler at all. The selected sample is an alternating stripe of green and white, with the stripes having uniform widths. Though there was some discussion relative to the shade of the white stripe, the following motion was made.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. GUBELMANN.

MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness No. 67-94,
Site Lighting & Gate Extension

Owner/Applicant: Mr. Donald J. Trump

Address: 1100 South Ocean Boulevard

Project Description: Request approval of site lighting plan and arched extension of gate at end of northern driveway, and other associated changes as presented; Site lighting is for the following areas:

1. Northern driveway
2. Courtyard
3. Lake Wall
4. New Southern Boulevard entrance
5. Tower - lights eliminated per LPC request
6. Northern boundary wall - approved 1/18/95
7. Cartpath - approved 1/18/95
8. Walkway to beach - approved 1/18/95
9. Parking area - approved 1/18/95

(Please note that at the December 1994 meeting, there was an approval of the Alternate "A" lighting of the Southern Boulevard gate, with respect to location of fixtures only; approval to place temporary lighting to alleviate security and safety concerns; and a deferral of all remaining lighting and the gate change.)

(Please note that at the January 1995 meeting, there was an approval for lighting styles "A", "B" and "C" with certain conditions. There was a deferral of all lighting locations where the Style "D" lighting fixture is to be installed, and a deferral of the gate change as well.)

Mr. Wes Blackman, Project Manager at Mar-a-Lago, Mr. Paul Rampell, Mr. Trump's attorney, and Ms. Tamara Peacock, Preservation Architect, addressed the commission.

New design for Northern gate: Mr. Blackman presented a colored rendering of Mar-a-Lago, in scale, clearly showing the two gates. The distance between the gates is 95 feet. Mr. Blackman stated that the two gates do not compete with each other architecturally. He passed photos showing the gate in question as seen by vehicular traffic traveling both north and south. He maintained that the service gate, or northern gate, is only noticeable when one is upon it, and it does not detract from or compete with the main gate.

At this point, several commissioners voiced their individual opinions that the gate should remain as it is.

Ms. Tamara Peacock stated that the existing gate in this location is beyond repair and needs to be replaced. This presents an opportunity to improve upon the existing gate, which improves the property, while not detracting from the historic elements of the site. She maintained that the proposed design of the gate is a minor modification only, adding only 4' in height. The design, itself, mimics the

design of the main gate.

Mrs. Volk stated that Ms. Peacock's statements represent her "opinion" only. The LPC, on the other hand, is charged with maintaining the historical appearance of the site, and feels that the change in gate function does not necessarily mandate this design change.

MOTION BY MRS. MACKINTOSH TO RETAIN THE EXISTING NORTHERN GATE DESIGN.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

Comments by Mr. Paul Rampell, Esquire Mr. Rampell reiterated that during the January 18, 1995 meeting, several different light fixtures received approval from the commission, with the exception of light style "D", which was deferred. He stated that after exhaustive research, no one has been able to produce historic documentation of the previous light fixtures at Mar-a-lago, for the locations which are yet to be approved. He admitted that unfortunately, the previous fixtures, when removed, were discarded rather than saved.

He then introduced three supporting documents which would substantiate an approval of light style "D". The first is a letter from Ms. Marjorie Post Dye, the first grandchild and namesake of Marjorie Merriweather Post, wherein she highly commends the Trump restoration of Mar-a-Lago. The second is an affidavit from Mr. Jim Griffin, former caretaker at Mar-a-Lago, wherein he supports the Trump renovation, and states "It is my opinion that Mrs. Post would have selected these very fixtures for Mar-a-Lago if she were alive today". The third is a brief statement from Capital Lighting which indicates that the cost of each fixture was \$ 449.99. Mr. Rampell read each into the record. (See attached.)

Let the record show that Mr. Randolph arrived during the reading of Mr. Griffin's affidavit.

Mr. Rampell stated that it is unclear, from the July 11, 1979 Town Council minutes, (when the property was designated) as to exactly what significance the Mar-a-Lago light fixtures held to the designation of the property. He continued that no one style dominates at Mar-a-Lago, and Mr. Trump did choose high quality, rather expensive lighting fixtures, Style "D". He commented that owners of landmarked properties will be "comforted" by an approval of these fixtures, as it will serve to alleviate their fears of over-regulation. He showed a photo of the "D" fixture, as it is installed on another landmarked property.

Ms. Peacock stated that none of the light fixtures on the

site really go together. In fact, she commented, Mrs. Post had been criticized for using a "mish-mash" of styles. She felt the size and Spanish style of the fixtures was appropriate for Mar-a-Lago.

Mrs. Volk commented that it is the number of these fixtures, rather than the style, that is more in question. Mrs. Albarran de Mendoza, however, took objection to the fixture style itself. The quantities of the Style "D" requested are as follows:

4 at northern drive off South Ocean Boulevard
2 on statues found at main entrance
12 in courtyard/parking area
19 on lake wall
3 at Southern Boulevard entrance

Mrs. Volk asked that in situations where the lights occur in pairs, (at the northern drive and in the courtyard) that one fixture of each pair be eliminated. Then, the wattage of the courtyard fixtures could be increased to compensate for the elimination of fixture in the pair. Mrs. Volk also requested that when the Style "D" fixtures need to be replaced, that the owner seek the guidance of the Commission in perhaps selecting an alternative fixture.

MOTION BY MR. GUBELMANN TO APPROVE LIGHT STYLE FIXTURE "D" IN ALL OF THE LOCATIONS AS LISTED ABOVE, WITH THE PROVISIO THAT ONE OF THE FIXTURES IN EACH OF THE DOUBLE LIGHT SITUATIONS BE REMOVED.

MOTION SECONDED BY MR. SILVERMAN.

ROLL CALL VOTE: MR. GUBELMANN: YES
MR. SILVERMAN: YES
MRS. MACKINTOSH: YES
MRS. GINGRAS: NO
MRS. METZGER: NO
MRS. ALBARRAN DE MENDOZA: NO
MRS. VOLK: YES

MOTION CARRIES 4-3-0.

LET THE RECORD SHOW THAT IT WAS SUGGESTED, SUBSEQUENT TO THE MOTION, THAT THE WATTAGE OF THE STYLE "D" FIXTURES BE REDUCED AS MUCH AS POSSIBLE, WITH THE EXCEPTION OF THE COURTYARD, WHERE THE WATTAGE CAN BE INCREASED (DUE TO THE ELIMINATION OF ONE FIXTURE PER PAIR); AND THAT IN THE DOUBLE LIGHT SITUATIONS, THE LOWER ONE OF THE LIGHTS BE REMOVED.

D. Application for Certificate of Appropriateness No. 5-95,
Roof change

Owner/Applicant: Mr. Daniel Abraham

Address: 150 Bradley Place, #806

Architect: The Pandula Architects

Project Description: Request approval to lower the height of portions of the mansard roof at the east 8th floor terraces to match the height of the existing adjacent mansard roof, and other associated changes as presented

(This matter was deferred from the January meeting.)

No one was in attendance to present this request. Mr. Frank stated that the matter was deferred last month, at the architect's request, due to pending discussions with the condo association there. Mr. Frank suspected that these discussions may be yet ongoing, and recommended deferral of the matter.

MOTION BY MR. SILVERMAN TO DEFER THIS MATTER TO THE MARCH MEETING.

MOTION SECONDED BY MR. GUBELMANN.

MOTION CARRIED UNANIMOUSLY.

E. Application for Certificate of Appropriateness No. 6-95,
Miscellaneous changes

Owner/Applicant: Mr. and Mrs. Lowell Paxson

Address: 780 South Ocean Boulevard

Architect: Smith Architectural Group

Project Description: Request approval of the following:

1. Relocate main gate entry
2. New gate to pool deck
3. New wall on existing stair from fountain deck
4. Continuation of new wall west to property wall
5. New fireplace in master bedroom
6. Other associated changes as presented

Mr. Jeffery W. Smith and Mr. Angelo Davila presented these changes. There is an existing unsafe condition for vehicular traffic entering and exiting the property, so they propose to push back the existing gate by approximately 10', making the gate 20' from the street. The gate will be repositioned to be centered on the existing fountain. This will require the relocation of an electric power pole. There will be four gate piers, rather than two. New semi-circular wall sections, scooped in the middle, will stem between the piers. Mr. Smith stated that the existing gates do not meet the Town Code for setback, however, the new gate configuration will be in excess of setback compliance.

The LPC commented that this was a very beautiful, safety-conscious, and code-satisfying change.

In order to deter the Paxson's dog, an existing stair wall from the fountain deck will be raised to a height of three feet. From this point, a new three foot high wall will continue west to the property wall.

A new wrought iron gate to the pool deck will close off the area, which in effect, closes in the pool, adding a safety measure.

A new fireplace with decorative chimney cap will serve the master bedroom and will be placed on the south facade at the location of any existing niche. Mr. Smith noted that each chimney cap on the house is different.

One additional change was presented to create a 6' patio area along the north side of the pool, with paving to match existing paving. This will provide an alternative to the grass as a location for the chaises.

Mr. Smith reviewed the changes he has made to this property: 1991-courtyard room addition, won the Florida Trust Award and the AIA award; 1993-master suite addition plus other renovations; 1995-garages with staff quarters and beach cabana. Mrs. Volk commented that this property manifests the many changes that are permitted by the LPC.

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

F. Application for Certificate of Appropriateness No. 7-95,
Fountain and wall mural

Owner/Applicant: Power-Love Associates

Address: 256 Worth Avenue, Courtyard

Project Description: Request approval of prefab fountain and ceramic tile wall mural to be hung on wall adjacent to fountain, and other associated changes as presented

Mr. Robert Bell explained that a prefab fountain and ceramic tile wall mural had been placed just outside the shop known as Galeria De Arte, Casa Corbo. The Building Department had red-tagged these installations, as the fountain was improperly installed, and there was no CoA for either the mural or the fountain. Both were removed upon issuance of the red tag. Today's request is for approval of these installations.

The bullfighter mural is 72" wide x 60" tall, and it is proposed to be mounted on a wall which is 14' wide x 6.5' tall. The fountain is 3.5' tall. There was some discussion as to whether the mural constituted a sign. Ms. Marjorie Corbo stated that the mural is not a sign, just a mural positioned there to illustrate the custom work done by the shop. Mrs. Handelsman, owner of the property, maintained that the fountain and mural are not there for advertising

purposes, but instead, serve to make the courtyard more charming.

The Commission commented that the mural, an outside display of merchandise, can be considered as advertising, and is not normally permitted. Mr. Randolph stated that the LPC has jurisdiction over the mural as it occurs on a landmarked facade. He stated further that if the mural is a type of merchandise being sold in the shop, someone might then say that this is an outside display of merchandise. Mrs. Volk and Mrs. Albarran de Mendoza felt the mural was not aesthetically appropriate for this landmarked courtyard.

MOTION BY MR. SILVERMAN TO APPROVE THE FOUNTAIN ONLY, WITH THE PROVISIO THAT IT IS PROPERLY INSTALLED.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

Mrs. Handelsman asked whether a different picture, other than the bullfighter, would be acceptable. Mrs. Volk responded that ornamentation should be done via landscaping, or alternatively, that the wall should be left alone.

G. Application for Certificate of Appropriateness No. 8-95,
Police Station Steps

Owner/Applicant: Town of Palm Beach

Address: 345 S. County Road

Project Description: Request approval to reconstruct/reconfigure front steps, and other associated changes as presented

Mr. James Bowser, Town Engineer, returned to the Commission subsequent to last month's informal presentation. Since that time, the matter has been properly advertised. At last month's meeting, the Commission informally approved Scheme B for the redesign of the Police Station steps with an accompanying aluminum frame and cypress bench. Mrs. Albarran de Mendoza commented that a wooden bench would not be appropriate as a part of this design, and advocated a cast stone or stucco bench which is designed as part of the stair structure. Mr. Bowser asked whether a center railing would be a requirement of the Building Department. Mr. Moore responded that he would need to research the code before an answer could be given.

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE THE "SCHEME B" DESIGN OF THE STEPS, WITH A DEFERRAL OF THE BENCH DESIGN AND RAILING REQUIREMENTS TO BE DETERMINED.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

H. Application for Certificate of Appropriateness No. 9-95,
Miscellaneous Changes

Owner/Applicant: Mr. Robert C. Kanuth

Address: 1 Via Mizner

Architect: Mr. Ellis L. Schmidlapp

Project Description: Request approval of the following:

1. Add glass panels to interior of iron gates at east and west archways leading to Mizner Apartment. (Iron gates approved by LPC 10/19/94.)

This is desired because the owners would like to air condition this entry space.

2. Replicate original iron railing at second floor west courtyard opening. Add fixed glass panel on interior of railing and iron casement window above.
3. Install leaded glass window and iron grill at second floor north powder room window.
4. Construct storage area above existing elevator equipment room in northeast courtyard.

This will be of a stuccoed storage area with barrel tile roof, and a pecky cypress door on the side elevation.

5. Replicate doors and windows to terrace at foyer and dining room using bronze frames and clear leaded glass pattern to match that at living room.

This is a change from the previously approved wooden frames. Bronze frames will help to prevent both air and water infiltration into the residence.

6. Add grill in exterior northwall of entry foyer to vent hot water heater.

The request was revised to be two seven-inch square hoods, painted white, rather than the grill. They will occur on the north wall at the second story level.

Mrs. Gay Kanuth, property owner, and Mr. Ellis Schmidlapp, architect, presented this request for the aforementioned modifications to 1 Via Mizner, the residential unit formerly known as Mizner's apartment. Mr. Schmidlapp presented an additional request to add a free-standing, 12'L x 12'W x 12'H, wrought iron pavilion or gazebo with a neutral colored cloth top on the Worth Avenue terrace. Much greenery will surround the pavilion and some plants will grown upon it. Mr. Frank stated that this structure will need to be tied down properly in case of storms. The LPC commented that they would like to see a more detailed sketch of the pavilion as it is situated on the terrace.

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE THIS PROJECT, WITHOUT THE GAZEBO, WHICH IS DEFERRED TO NEXT MONTH.

MOTION SECONDED BY MRS. MACKINTOSH.

MOTION CARRIED UNANIMOUSLY.

Let the record show that the gazebo was not specifically advertised for this meeting, and was ultimately deferred to the next meeting. Staff will request that the gazebo be advertised under a separate application for Certificate of Appropriateness to be heard at next month's meeting.

Let the record show that Mrs. Metzger and Mrs. Keresey left the meeting at 10:55 a.m.

I. Application for Certificate of Appropriateness No. 10-95, Identification signage

Owner: Maragon Partners

Applicant: Valerie Louthan Designer Cashmeres

Address: 139 North County Road, #13

Project Description: Request approval of identification signage, and other associated changes as presented

Ms. Robin Intoppa with Signcraft presented the tenant's request for identification signage consisting of white vinyl letters applied to three windows, one courtyard window and two windows facing the road. The sign will read "VALERIE LOUTHAN" on the first line and "DESIGNER CASHMERES" on the second line. Some of the commissioners commented that the 10" letters for "VALERIE LOUTHAN" were too large, and suggested that 6" letters be used instead. Mrs. Mackintosh was in favor of the larger letters for the advantage of passersby who are reading the sign. Mr. Frank stated that the contractor should have presented a plan showing how the store was configured with the affected windows noted.

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE THE SIGN DESIGN FOR THE THREE WINDOWS, WITH THE PROVISIO THAT THE LARGEST LETTER SIZE BE 6".

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED 6-1-0, WITH MRS. MACKINTOSH CASTING THE NEGATIVE VOTE.

J. Application for Certificate of Appropriateness No. 11-95, Identification signage

Owner: Maragon Partners

Applicant: Joan Gabert Hair

Address: 139 North County Road #10

Project Description: Request approval of identification signage, and other associated changes as presented

Ms. Robin Intoppa of Signcraft presented this request for

identification signage for two windows, one facing the courtyard and one facing the parking lot. The sign will read "Joan Gabert Hair," in script, in gold vinyl on the first line and show the telephone number on the second line.

MOTION BY MRS. MACKINTOSH FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

K. Application for Certificate of Appropriateness No. 12-95,
Paver blocks at main entrance

Owner/Applicant: Mr. Donald J. Trump

Address: 1100 South Ocean Boulevard

Project Description: Request approval to install paver blocks at the main entrance to the house, and other associated changes as presented

Mr. Wes Blackman stated that the interlocking paver blocks which had been approved in August of 1994 were installed as approved. The owner, however, does not like the end result, and as such, is proposing precast coquina stone or faux coquina in a natural color in 14" x 40" blocks. The LPC was very pleased with this change.

MOTION BY MR. GUBELMANN TO APPROVE THE PAVERS AS PRESENTED.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a short recess from 11:08 a.m. to 11:15 a.m.

V. Designation Hearings:

Item 1: 1095 North Ocean Boulevard

OWNERS: Estate of Mrs. Rose F. Kennedy
Joseph P. Kennedy Jr. Foundation

*Please note that this matter was deferred from the December and January LPC meetings.

Mr. Frank stated that the Town is in receipt of a letter from Mr. James R. Brindell, Esquire, attorney for the property owner, requesting a deferral of this matter to the March meeting, in accordance with the provisions of the Landmarks Preservation Ordinance. Mr. Randolph recommended that the deferral be granted. He stated that there is a lawsuit pending. The Court has issued a Show Cause Order, which provides an opportunity for the Town and the Kennedys to respond. Mr. Randolph advised the Commission to have the matter considered first by the court, and in keeping with this, advised the commission to grant the deferral today.

MOTION BY MR. SILVERMAN THAT THE LANDMARKING CONSIDERATION OF 1095 NORTH OCEAN BOULEVARD BE DEFERRED TO THE MARCH MEETING, WITH THE PROVISIO THAT THE OWNER RECOGNIZES HE IS WAIVING HIS RIGHT BY ORDINANCE REQUIRING THE COMMISSION TO ACT WITHIN 30 DAYS.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

Item 2: 240 Cocoanut Row

OWNER: Board of Public Instruction

Please note that this matter was deferred from the January meeting.

Mr. Frank stated that two minutes prior to the start of this meeting, a letter was faxed to the Town from Mr. Lawrence Zabik, Assistant Superintendent, Board of Public Instruction, wherein he requested a deferral of this matter to the March meeting, in accordance with the provisions of the Ordinance. Mr. Frank read same letter into the record, and recommended that the deferral be granted. The letter noted that the School Board is of the position that they have exclusive jurisdiction over their property and are not subject to local ordinances. Mr. Randolph stated that the Town does not agree with this viewpoint.

MOTION BY MR. SILVERMAN THAT LANDMARKING CONSIDERATION OF 240 COCOANUT ROW BE DEFERRED TO THE MARCH MEETING WITH THE PROVISIO THAT THE OWNER RECOGNIZES HE IS WAIVING HIS RIGHT BY ORDINANCE REQUIRING THE COMMISSION TO ACT WITHIN 30 DAYS.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

VI. Other Business:

- A. Expiration of terms of Mrs. Volk, Mrs. Mackintosh, and Mrs. Gingras.

The Commission bid farewell to three esteemed commissioners, Chairman Lillian Jane Volk, Vice Chairman Elise P. Mackintosh, and Secretary Sally Gingras. The departing members received an earnest round of applause for their many years of dedicated and excellent service to the Commission and the Town.

Mr. Frank stated that appointment of new members will be a matter on the March Town Council agenda. Any appointed members would then be seated at the LPC meeting on the following day. New officers will need to be elected at the March LPC meeting as well.

VII. Adjournment:

MOTION BY MR. GUBELMANN TO ADJOURN AT 11:25 A.M.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

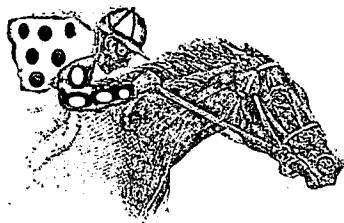
The next meeting of the Landmarks Preservation Commission will be heard on WEDNESDAY, MARCH 15, 1995 at 9:00 a.m., in the TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,



Sally Gingras, Secretary
LANDMARKS PRESERVATION COMMISSION

cmd



MARJORIE POST DYE

February 3, 1995

Mr. Donald Trump
1100 South Ocean Blvd.
Palm Beach, Florida 33480

Dear Donald,

I have just revisited Mar-A-Lago and I was blown away with the restorative and imaginative quality of what you have undertaken. Of all the Post family I love and feel that I am the most intimately identified with this estate. Deenie, priority wise, is more a "Sea Cloud" person. I took my first steps as a baby at Mar-A-Lago almost seventy years ago. I have returned to visit every year thereafter and then I resided permanently in the early seventies to manage the household and staff for my failing grandmother. My grandmother's fate appeared certain, the future of Mar-A-Lago became, for me, a stressful and unsettling question. Little did I suspect that there was a big, blue eyed, guardian angel hovering in a holding pattern just waiting to land and take charge. You have saved Mar-A-Lago, and now, as a club, it will become alive again and her space has not been compromised by subdivision.

In my heart I feel that you have had the integrity and the class to retain the elegance and style of Mar-A-Lago and so now it is a new and exciting chapter for me as well. Mar-A-Lago could be the "mother" of all clubs. The conversion and the updating have shown considerable taste. I was impressed with the ironworks extending up the short second story balcony wall and the additional lighting and fixtures in the patio. It almost looks as if they could have been made by the artisans employed by Mar-A-Lago in the old days. Even the white paint has had a reviving effect as it brightens the interiors. The colorful flowers, the manicured lawns and landscaping, all serve as a magnificent frame for the masterpiece of Mar-A-Lago.

In style, flair and ambiance you are a modern extension of my grandmother's spirit. She told me many times, "Marwee, you are the breath of spring in my life." Now, Donald, Mar-A-Lago can say that to you too.

I am so looking forward to visiting the club upon completion.

With love and many thanks for your
hospitality,

Marjorie (Marwee)

Marjorie Post Dye
First Grandchild and Namesake of Marjorie
Merriweather Post

AFFIDAVIT

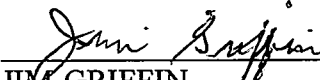
STATE OF FLORIDA

COUNTY OF PALM BEACH

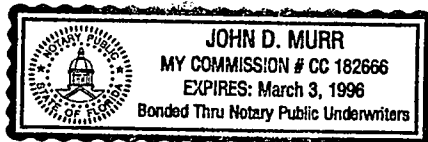
BEFORE ME, the undersigned authority, personally appeared the undersigned JIM GRIFFIN, who being first duly sworn upon oath, deposes and says that:

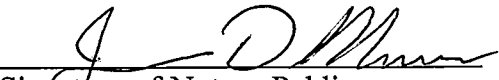
1. My name is Jim Griffin.
2. My father was superintendent at Mar-a-Lago from the Estate's completion in 1927 to his retirement in 1953. I was raised on the property. Upon my father's retirement, I assumed the duties of superintendent where I reported directly to Marjorie Merriweather Post for over 20 years. After her death, I served as superintendent for the Federal Government, the Post Foundation and Donald J. Trump. Since August of 1993, I have served as a consultant in the management of the estate.
3. I am very familiar with the preferences and desires of Marjorie Merriweather Post during her ownership of Mar-a-Lago.
4. All selections of light fixtures, wall coverings, paint and every other component of Mar-a-Lago were made by Mrs. Post in her total, unreviewed and absolute discretion. Many choices seem capricious and whimsical to other people. As a consequence, Mar-a-Lago is a highly eclectic conglomeration of disparate styles. Italian, Dutch, Austrian, Spanish, Moorish, English and other styles appear at the Estate. The variety of architecture was selected by the owner alone and she changed it as she pleased. Mrs. Post maintained a consistent series of details in some parts of the Estate and an inconsistent series in other areas.
5. The current owner of Mar-a-Lago, Donald J. Trump, selected expensive, high-quality, aluminum light fixtures of a Mediterranean revival style. The same style of fixture is found throughout Palm Beach on similar landmark properties. A total of 35 fixtures

(4 at the service entrance, 12 in the courtyard, and 19 at the lake wall) were placed in December of 1993. The globular shape of this fixture mimics the large round fixtures that were in place in the courtyard and at the service entrance. It is my opinion that Mrs. Post would have selected these very fixtures for Mar-a-Lago if she were alive today. The profile of the lights resembles the roof of the tower, the building's most prominent feature. It is my opinion that Mrs. Post, like Mr. Trump, would have installed these fixtures on the tower.


JIM GRIFFIN

The foregoing instrument was acknowledged before me this 6 day of February, 1995 by Jim Griffin, who is personally known to me.




Signature of Notary Public



FLORIDA'S LARGEST LIGHTING SHOWROOM

6800 SOUTH DIXIE HIGHWAY • WEST PALM BEACH, FL 33405 • PHONE (407) 585-0057

February 13, 1995

To Whom It May Concern:

Mr. Donald Trump has purchased from Capitol Lighting
American Lantern Lighting fixtures #1641-15 at \$449.99
each and #1641-50 at \$449.99 each.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Ron Jaffe".

Ronald Jaffe
President

TOWN OF PALM BEACH

ATTENDANCE RECORD (1995)

MEMBERS	1/95	2/95	3/95	4/95	5/95	6/95	7/95	8/95	9/95	10/95	11/95	12/95
Lillian Jane Volk	P	P										
Elise P. Mackintosh	P	P										
Sally Gingras	P	P										
Wm. S. Gubelmann	P	P										
Anne G. Metzger	P	P										
J. Albarran de Mendoza	P	P										
Arthur Silverman	P	P										

ALTERNATES	1/95	2/ 95	3/95	4/95	5/95	6/95	7/95	8/95	9/95	10/95	11/95	12/95
Jane R. Grace	P	P										
Elizabeth Shields	A	E										
Anne Keresey	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 (19 95)

MEMBERS	1/95	2/95	3/ 95	4/ 95	5/ 95	6/95	7/95	8/95	9/95	10/95	11/95	12/95
Lillian Jane Volk												
Elise P. Mackintosh												
Sally Gingras												
Wm. S. Gubelmann	V											
Anne G. Metzger												
J. Albarran de Mendoza VPD1												
Arthur Silverman												
ALTERNATES	1/95	2/ 95	3/95	4/ 95	5/ 95	6/ 95	7/ 95	8/95	9/ 95	10/95	11/95	12/ 95
Jane R. Grace												
Elizabeth Shields												
Anne Keresey												

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 PROJECTS PER JOHN C. RANDOLPH, TOWN ATTORNEY)