

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, JANUARY 21, 2009

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

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com or may obtain an audio recording (tape or CD) of the meeting by contacting Cindy Delp, Secretary to the Landmarks Preservation Commission at (561) 227-6408. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

I **CALL TO ORDER:** Chairman Pandula called the meeting to order at 9:00 a.m.

II **ROLL CALL:**

PRESENT: Eugene Pandula, Chairman
William Lee Hanley, Vice Chairman
Patrick Segraves, Secretary
Robert Eigelberger, Member (arrived at 9:02 a.m.)
Eileen Bresnan, Member
Charles S. Roberts, Member
D. Imogene Willis, Alternate Member
Dudley L. Moore, Jr., Alternate Member
Wallace Rogers, Alternate Member
John C. Randolph, Town Attorney
Veronica Close, Assistant Director of Planning, Zoning & Building
John Lindgren, Planning Administrator
Jane S. Day, Staff Preservation Consultant
Cynthia M. Delp, Recording Secretary

ABSENT: Hazel Rubin, Member (Unexcused)
John S. Page, Director of Planning Zoning & Building

III **APPROVAL OF THE MINUTES OF THE DECEMBER 17, 2008 MEETING:**
MOTION BY MR. HANLEY FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. SEGRAVES.
MOTION CARRIED UNANIMOUSLY.

IV **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:**
By Mrs. Delp

V **APPROVAL OF THE AGENDA:**
MOTION BY MR. HANLEY FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MR. SEGRAVES.
MOTION CARRIED UNANIMOUSLY.

VI **COMMENTS FROM THE PUBLIC:**
None

VII **PUBLIC HEARINGS: (0:01:25.8)**

A. **Application for Certificate of Appropriateness #1-09,**
Exterior Demolition and new pool
Owner/Applicant: Clay Grubman
Address: 403 Seabreeze Avenue
Architect: M Perry Design Inc., Ames Bennett
Project Description: Request approval for demolition (exterior) and new pool
which is further described as: Partial demolition of existing garage accessory
structure (292 sq. ft. removed from existing 517.5 sq. ft.) New 12 ft. x 20 ft. pool
with rear yard setback of 5 ft. Other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION: Mr. Rogers and Ms.
Willis stated that they had visited the site.

This matter had been reviewed informally last month with regard to the requested
variances, which were later approved by the Town Council, as stated by Michael Perry,
who presented this project today. Mr. Perry briefly reviewed the project again, that is,
that the central portion of the existing garage structure will be removed to make way for a
new pool. The building elevations will remain unchanged; the shingle roof will be re-
done; and, the siding will either be re-used or re-done to match the existing. He noted
that at the LPC meeting last month, the LPC had requested that the driveway to Cocanut
Row be done in Chicago brick to match the front driveway.

MOTION BY MR. EIGELBERGER FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. HANLEY AND MS. WILLIS
SIMULTANEOUSLY.
MOTION CARRIED UNANIMOUSLY.

VIII **DESIGNATION HEARINGS:** (0:03:46.0)

Item 1: 450 Royal Palm Way

Owner: Palm Beach Park Centre1 LLC

Mrs. Day stated that proof of publication and proper legal service were achieved with regard to this hearing. She testified that this property meets the following criteria for designation as a landmark of the Town of Palm Beach:

Sec. 54-161 (3) "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 craftsmen;" and,

Sec. 54-161 (4) "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. Day offered testimony as to the architect for the building, John L. Volk, the architecture of the building, Neo-Classical Revival, and the architectural history of this 1962 building, coupling her testimony with a slide presentation showing various photos of this six story commercial building located at one of the Town's major entrances. She noted that the property owner supports the designation and was present today.

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

**MOTION SECONDED BY MR. ROBERTS AND MR. EIGELBERGER
SIMULTANEOUSLY.**

MOTION CARRIED UNANIMOUSLY.

Mrs. Marni Prop testified that her husband's family has owned the building since 2002. They have completed a re-decoration of the building over the past several years, restored the iron gratings, and installed a new roof. The family feels the building is beautiful, and is flattered that it has been selected for landmarking. The members complimented the excellent maintenance of the building.

**MOTION BY MR. EIGELBERGER THAT THE PROPERTY LOCATED AT 450
ROYAL PALM WAY 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. SEGRAVES.
MOTION CARRIED UNANIMOUSLY.**

IX **OTHER BUSINESS: (0:14:13.8)**

Mr. Eigelberger revisited the matter of the Publix parking lot (brought up last month), noting that the condition of the landscaping there is becoming worse. Mr. Lindgren responded that he had met the assistant manager at the site at which time they walked the site. The Publix assistant manager stated that the hedge material installed is very slow growing. Mr. Lindgren encouraged him to take measures to speed the process. Later, the store manager contacted Mr. Lindgren pledging to address the matter. Mr. Moore recommended that Publix, due to this received reprimand, be given a date certain by which to rectify the problem. Mr. Lindgren will follow up relative to this matter.

Mr. Eigelberger also called attention to the conditions at the landmarked West Palm Beach Pump Station at the Coral Cut. He called the building an "eyesore", and asked to have it reviewed for additional planting, painting of the door, and possible removal of the parking space(s). Staff will check into this.

X **COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING ZONING AND BUILDING DEPARTMENT DIRECTOR:**
(0:17:41.3)

Please note that at this point, the members of the Landmarks Preservation Commission walked to the North end of the Town Hall to tour the renovated north end of the Town Hall building. The members and several others, donning hard hats, were taken through the ground floor by Chris Mattingly, Assistant Project Manager. The construction is still in the framing stages.

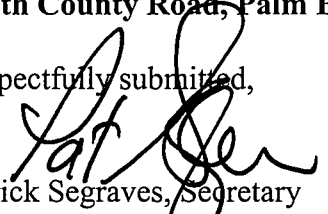
At the conclusion of the tour, members returned to the Town Council Chambers.

XI **ADJOURNMENT:**

MOTION BY MR. EIGELBERGER TO ADJOURN THE MEETING AT 9:40 A.M.
MOTION SECONDED BY MR. SEGRAVES.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, February 18, 2009 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,


Patrick Segraves, Secretary
LANDMARKS PRESERVATION COMMISSION

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**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

ATTENDANCE RECORD 2009

MEMBERS	1/09	2/09	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11//09	12/09
Eugene Pandula	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
William Lee Hanley Jr.	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Patrick Segraves	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Robert Eigelberger	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Eileen Bresnan	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Hazel Rubin	<u>U</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Charles S. Roberts	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

ALTERNATE MEMBERS	1/09	2/09	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11//09	12/09
D. Imogene Willis	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Dudley L. Moore	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Wallace Rogers	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

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

RECORD OF VOTING CONFLICTS 2009

LEGEND:	V	=	One Voting Conflict during a meeting	VPD	=	Voting Conflict Previously Declared
	V2	=	Two Voting Conflicts during a meeting			(This category to be used when a conflict has
	V3	=	Three Voting Conflicts during a meeting			Been declared at a previous meeting, and the
						Changes being reviewed are part of an ongoing
						project. ONLY COUNT ORIGINALDECLARED
						CONFLICT PER JCR, TOWN ATTORNEY)