



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., WEDNESDAY, JANUARY 20, 1993

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 9:04 a.m.

II. Roll Call:

PRESENT: Lillian Jane Volk, Chairman
Elise P. Mackintosh, Vice Chairman, (9:06 a.m.)
Sally Gingras, Secretary
William S. Gubelmann, Member
Jacqueline Albarran de Mendoza, Member (9:09 a.m.)
Anne G. Metzger, Member (9:25 a.m.)
Leslie Divoll, Member
Arthur Silverman, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning &
Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Wilmer J. Thomas Jr., Alternate Member
Jane R. Grace, Alternate Member

RECORDING SECRETARY: Cynthia M. Delp

III. Approval of the Minutes of the December 16, 1992 Meeting:

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

IV. Public Hearings:

A. Application for Certificate of Appropriateness No. 1-93, Signage

Applicant: Ramona Ridge - Ridge Fine Art
Owner: Burton Handelsman c/o Love Realty
Address: 256 Worth Avenue

Project Description: Request approval of identification signage to read - Ridge Fine Art. Signage to occur above the entrance door on the building facade. Letters to be 9" and 6", covering a total of 8 square feet. (Please note that conceptual approval was given at the December meeting, pending proper legal advertisement.)

Mr. Frank stated that Item A had been approved conceptually last month pending proper legal advertisement. No
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objections had been made to this signage since the last meeting.

MOTION BY MRS. GINGRAS TO APPROVE THE SIGNAGE REQUEST.
MOTION SECONDED BY MR. SILVERMAN.
MOTION CARRIED UNANIMOUSLY.

Let the record show that no one was in attendance to present either Item B or the Informal Review item at this time. These items were moved to later in the agenda.

VI. Designation Hearings:

(Please note that the following transcriptions of the Designation Hearings are recorded partially verbatim and partially in paraphrase. Those portions which are verbatim are identified by the speaker's name at the left margin.)

ITEM 1: 1560 SOUTH OCEAN BOULEVARD

OWNER: Primavera Ltd. c/o Mr. and Mrs. Peter Tigges

(Please note that this item was deferred from the December 16, 1992 meeting.)

Mr. Frank verified that proof of publication had been secured and proper legal service had been made. Mrs. Delp administered the oath to Mr. Timothy Frank and Mrs. Jane Day.

MR. FRANK: The subject property is 1560 South Ocean Boulevard and the Staff, in the Designation Report, recommend that it meets the following criteria for designation.

(a) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town

(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.

In this case, it is Addison Mizner, and the biography for Mr. Mizner is attached in the Designation Report. I'd also like to mention at this time that the request for consideration by the Landmarks Commission was advanced by the owner. Mrs. Day, will you continue with the presentation please?

MRS. JANE DAY: Good morning. 1560 South Ocean Boulevard, known as Lagomar, was designed by Addison Mizner in 1924 for John Magee. It was originally built on a ten acre plot, and contained not only the main house, but a guest house, a boat house, and servants' quarters. It is a two story structure with a partial basement. The floor plan is irregular, and the exterior is symmetrical. It is constructed of hollow clay tiles with a stucco exterior. It has a hip roof, also with barrel clay tiles. Most of the windows in this structure are casement windows, although I'll point out to you where there are some differences. The entrance to the house is in a rather unusual position. It's on the north facade. The reason for this is...when the house was originally constructed, there was a walkway that extended from this first entrance across a parking courtyard and into

another of the outbuildings of the structure. It is typical of Mediterranean style with its curved door. The door is original, and the wrought iron rail. It is also typical of Mediterranean to have an exterior stairway. You can also see the Classical column that is to the left. Mrs. Tigges was quite kind to allow us access to the house, so I point out to you some of the details that she did in her restoration with Primavera Ltd. Although we don't landmark the interior of a house, these details are quite good examples of the work that Mizner did. As you all know, Mizner did complete packages for people, not just the architectural drawings in many cases. This is the entrance hall with the original stained glass. Again, they've carried the wrought iron railing inside. The ceilings are all imported from Europe. The loggia, after you leave the main entrance hall and as you're heading into the ballroom. I show this because it shows the fixed glass windows on that loggia, and they are both on the east side facing the ocean, and the west side facing Lake Worth. Again, the imported ceilings, original lighting fixtures, and Classical columns. One of the most remarkable rooms in the house is the master bedroom suite on the second floor. Structurally, this fireplace is indeed remarkable because it is not...the weight of the floor does not carry this fireplace. It's suspended from the beams in the ceiling, and it's really hanging there with the room and the second story built around it. You can also notice the original mirrors, and this is seventeenth century Chinese wallpaper. The dressing room next to this room is more in an Egyptian motif. And even the bathrooms are fairly intact, the way they were in the 1920's. Here again, is one of those ceilings. This one was imported from the University of Alcala de Henares in Spain, about 20 miles from Madrid. Mizner created the octagon shaped loggia for this ceiling, specifically, to have a place to put this. This was added after the house was constructed in 1924. This was added in 1930. When Mr. Magee died, Mrs. Henry Rea of Pittsburgh purchased the house in 1927. Her husband was an industrialist, and manufactured mill machinery, and he was also one of the Directors of the Mellon Bank in Pittsburgh. Mr. Rea had a good ongoing relationship with Mizner. She contracted with him to do alterations and other construction that was needed on the property, and in fact, she remained friendly with him to the end of his life. Another exterior shot, that octagon shaped room I just showed you...this is the exterior of it from the east facade facing west. Again, you can see the multi-roof lines that are typical of Mediterranean, and on top of that octagon shaped loggia is a flat tiled patio. And towering above that is one of the three elaborated chimneys. Here you can see the ocean view that you get from the master bedroom directly behind. You can also see that not only did Mizner use casement windows on this project, but here are some wooden double hung sash windows. One of the prettiest areas of the home is the patio that is to the west side of the property. This door goes to the living area, and it has the cast iron stone detailing that is also quite reminiscent of Mediterranean style. It's a two level patio, and it goes down into a lower patio level. Again, the wrought iron railing, and lots of very nice Mediterranean design details, the original Spanish tiles, and this bench, and the fountain area. The pool was originally a reflecting pool, but it has been widened for swimming so that it is more useful. And, again, we're back to the east facade of the house. Here again, you can see the cantilevered balcony, some of them with wrought iron railing, some of them with wooden balustrades. This house is important, not only for its association with Mizner, because it also represents what Boom Time

architecture was in the 1920's in Palm Beach, so it has its historical value as well. Are there any questions from the Board?

MR. SILVERMAN: Who is the present occupant of the house?

MRS. DAY: It is vacant right now and up for sale.

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

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

Mrs. Mackintosh commented that it is very nice when a person buys an old house and restores it as it should be.

MOTION BY MRS. MACKINTOSH THAT THE PROPERTY AT 1560 SOUTH OCEAN BOULEVARD 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. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

The Commission recognized the owners, Mr. and Mrs. Peter Tigges, in the audience, and asked them to come forward. Mrs. Tigges stated that she and her husband are very pleased to have this property landmarked. Furthermore, she stated that the home in which they currently reside is also landmarked, and in their experience, landmarking has produced no negative effects.

Mr. Moore commented that it is interesting, in this instance, that 1560 South Ocean Boulevard is currently up for sale, and the owners are actively seeking landmark status. The Commission congratulated the Tigges on their cooperative participation in the landmarks preservation efforts of the Town, and their excellent restoration of this particular property.

ITEM 2: 210 VIA DEL MAR

OWNER: Mr. Stephen Phillips

(Please note that this item was deferred from the April 15, 1992 meeting, the November 18, 1992 meeting, and the January 20, 1993 meeting.)

MR. FRANK: The property at 210 Via Del Mar, the Staff Report has been re-drafted by Mrs. Day and it has just become available within the last week to both the Landmark Commission and the property owners and so forth. Because of such a short notification of such an important piece of writing, we feel that, Staff feels that this should be deferred for a month to give both the Landmark Commission and the owner and the owner's representatives time to study the information that has been advanced. So, Staff recommends deferral till next month.

Mr. Randolph asked whether the owner has waived his right requiring

the Commission to act within 30 days?

ATTORNEY BETSY BURDEN: Good morning. Thank you Madame Chairman, Members of the Commission. My name is Betsy Burden. I'm an attorney with Caldwell and Pacetti, representing the Phillips. We concur with Mr. Frank who has accurately represented the request for deferral based on the new information. And Mr. Randolph, referring to the 30 days, there is no problem. We understand that. We are waiving it. We request deferral to next month, and we feel at that time, we will be prepared to respond.

MOTION BY MRS. DIVOLL THAT THE LANDMARKING CONSIDERATION OF 210 VIA DEL MAR BE DEFERRED TO THE FEBRUARY 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. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

VII. Other Business

A. Preservation Celebration 1993

Mr. Frank distributed a memorandum relative to this topic to the Commissioners and read same into the record. Within the memo, Staff suggested that the Commission authorize the Chairman to appoint a committee to plan and coordinate the Preservation Celebration this year. The committee will "assist Staff with fund raising, planning, coordination with Town Council and implementation of the event."

MOTION BY MR. GUBELMANN TO AUTHORIZE THE CHAIRMAN OF THE LPC TO APPOINT A COMMITTEE FOR THE PRESERVATION CELEBRATION FOR THE YEAR 1993.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

Mr. Randolph cautioned the Commission that if they appoint a committee, that committee will have to meet "in the Sunshine" requiring public notice, taking of minutes, etc., pursuant to the Sunshine Law. If the committee was just one person, however, the Sunshine Law requirements could be avoided.

Mr. Frank suggested that if a one person committee was to be selected, that person might be Mrs. Volk.

MOTION BY MR. GUBELMANN CREATING A COMMITTEE OF ONE, MRS. JANE VOLK, RELATIVE TO THE PRESERVATION CELEBRATION.

MOTION SECONDED BY MRS. MACKINTOSH.

Mr. Randolph stated that no motion was necessary. Mrs. Volk agreed to undertake this project, and solicited the input of the other Commissioners in this regard.

B. Architectural Exhibit

Mrs. Volk distributed a flyer to the Commission regarding following exhibit:

"A Romance in Stone": An Exhibit on Mediterranean Revival Architecture. January 15 to February 27, Tuesday through Friday 11-4, Saturday 1-4, at Old Town Hall, 71 North Federal Highway, Boca Raton.

C. Photos: 210 Via Del Mar

Mrs. Day provided xeroxed copies of an historical photo of 210 Via Del Mar, which was not included in the Designation Report. The owner and owner's representatives will also receive a copy of same.

The Commission congratulated Mrs. Jane Day, Staff Preservation Consultant, on her excellent Designation Reports and her presentations before the Landmarks Preservation Commission and the Town Council.

D. Hardship Ordinance Status

Mr. Randolph stated that the Ordinance, having already been reviewed by the Zoning Commission, was discussed at the Town Council at their regular January, 1993 meeting. The first reading of the ordinance will occur on January 26, 1993 at the 5:01 p.m. meeting. Mr. Randolph did say that the Town Council, in its preliminary discussions, expressed reservations about whether or not to require an owner to present plans for new construction, before being granted a permit for demolition of a structure. Therefore, at the January 26th meeting, the Town Council has requested that both alternatives be put before them for discussion.

Again, the question of which Commission has jurisdiction over a property, if the structure is demolished, was raised. Mr. Frank stated that if an entire property (house plus land) is landmarked, and the house is approved for demolition, the remaining land is still under the jurisdiction of the LPC. ARCOM would only gain jurisdiction over the land if the land was undesignated.

Mrs. Volk stated that protection of streetscapes is very important, especially where landmarked properties are concerned. She advocated creating historic districts as a measure to accomplish this, and cited Middle Road as a perfect example of such a streetscape which should be protected.

E. Tax Deferment for Landmarked Structures: Status Report

The Town Council discussed this matter to some degree at their December meeting. Their position was that they did not want to take any action as yet. Instead, they would like to wait and see how other governmental entities will handle this matter, and evaluate the advantages and disadvantages of same. Mr. Moore stated that a major problem with this is the general misconception that this is a tax break or exemption for landmark property owners,

instead of what it rightfully is, a tax deferment.

IV. Public Hearings:

B. Application for Certificate of Appropriateness No. 2-93, Privacy trellis

Owner/Applicant: Mr. E. Burke Ross Jr.

Address: 172 South Ocean Boulevard

Contractor: Beems Construction

Project Description: Request approval of a 32' long privacy trellis on top of west alley wall of play room.

Earlier, during discussion of Other Business items, as neither the owner nor his representatives had arrived, the following motion occurred:

MOTION BY MR. SILVERMAN TO DEFER COA #2-93 TO THE FEBRUARY MEETING.

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

Sometime later, Mr. Beems did arrive, and the Commission made the following motion:

MOTION BY MRS. GINGRAS TO PLACE THIS ITEM BACK ON TODAY'S AGENDA.

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

The proposal, as stated above, is for a 32' long trellis, 6' high, (total height of wall plus trellis - 18') to be placed on top of the west alley wall of the playroom. The trellis, which will be covered with vines, is being requested to block the view of the pool and courtyard from the neighbor to the west. As it stands now, that neighbor has full view of the pool and courtyard from his second floor windows.

The Commission asked Mr. Beems if other alternatives had been entertained, i.e., adding landscaping to the west of the existing wall. Mr. Beems responded that they did look at landscaping, but he did not think there was sufficient room for planting. Mrs. Volk advocated using ficus hedge, as it grows so rapidly, and provides substantial protection and security. Mr. Silverman commented that the next door neighbor should be given another opportunity to review this project. Mrs. Divoll stated that there are landscape solutions to this problem that have no impact on the architecture. The Commission recommended that Mr. Beems consult with Jorge Sanchez, who was the landscape architect for this site, and then return to the Commission next month.

MOTION BY MR. GUBELMANN TO DEFER THIS ITEM TO THE FEBRUARY MEETING AT WHICH TIME THE APPLICANT CAN RETURN WITH A

LANDSCAPE PLAN AS AN ALTERNATIVE TO THE TRELLIS.

MOTION SECONDED BY MRS. GINGRAS.

During discussion, it was decided that Staff could review any proposed landscape change for a possible staff approval or return same to the LPC for review.

MOTION BY MR. GUBELMANN AMENDED TO ALLOW FOR A POSSIBLE STAFF APPROVAL OF ACCEPTABLE LANDSCAPE CHANGES, AND ALTERNATIVELY, TO DEFER THE ITEM TO NEXT MONTH IF A STAFF APPROVAL IS NOT IN ORDER.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

V. Informal Review:

365 South County Road - Palm Beach Historic Inn
Phil Rowe Signs

Request approval of identification signage to read "PALM BEACH HISTORIC INN". Signage will be 15' long, 10" letters painted dark bronze.

No one was in attendance to present this matter. It will be placed on the February agenda after appropriate advertisement.

VIII. Adjournment

MOTION BY MRS. DIVOLL TO ADJOURN THE MEETING AT 9:56 A.M.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be heard on WEDNESDAY, FEBRUARY 17, 1993 AT 9:00 a.m., in the TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,


Sally Gingras, Secretary

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