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MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, DECEMBER 19, 2001 AT 9:00 A.M.

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.

II **Roll Call**:

PRESENT: Eugene Pandula, Chairman

Elizabeth Dowdle, Vice Chairman

Ann Blades, Secretary

Sari M. Wilkey, Member

Jacqueline Albarran de Mendoza, Member

Ann Vanneck, Member

Jack Pyms, Member

Laurel Baker, Alternate Member

Wendy Victor, Alternate Member

John C. Randolph, Town Attorney

Robert L. Moore, Director of Planning, Zoning & Building

Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Judy Hoffman, Alternate Member (Excused)

RECORDING SECRETARY: Cynthia M. Delp

III **Approval of the Minutes of the November 14, 2001 meeting**:

MOTION BY MRS. VANNECK FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MRS. BLADES.

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 #32-2001

Miscellaneous changes

Owner/Applicant: Brazilian Court, Inc.

Address: 301 Australian Avenue

Architect: The Lawrence Group

Project Description: Request approval of the following...

1. Re-pave surfaces of the north and south courtyards with a combination of keystone and brick

2. Replace glazing of bay windows with fixed french doors in the center panel and full height single hung windows in the two sides

3. Cover the ceiling of the connecting walk between the two courtyards with

pecky cypress

4. Remove all handrails not required by code

5. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION : Mrs. Victor stated that she had gone to the site.

Jane Day, Staff Preservation Consultant, reminded the members that the Brazilian Court is a tax abatement project, and any changes within the ten year window of the abatement must be reviewed using the Secretary of the Interior ' s Standards, or there is a risk of losing the existing abatement.

Architect Gene Lawrence presented this request on behalf of the Brazilian Court. He showed photographs of the existing courtyard. The paving surfaces had been covered with a " cool deck " material which is now cracked and discolored. The proposal would recover the existing paving using keystone and radial (red) brick in the circles.

There are bay windows with solid center panels all around the courtyard. The proposal would change these center panels to french doors, with single hung windows on each side. The bay window shape would remain, but there would be a change in the number of lites.

Mrs. Day commented that the suggested new French doors would not meet the Secretary of the Interior ' s Standards because the fenestration and number of lites would be changed. The Secretary of the Interior' s Standards would not approve an entrance/exit where windows once were. Mrs. Day reminded the members that the Brazilian Court is receiving a significant tax advantage as a result of the tax abatement and must abide by the Secretary of the Interior' s Standards to avoid jeopardizing the abatement. .

The Commission was not in favor of the use of the red brick as presented, but had no objection to the cypress ceiling or the removal of unnecessary handrails.

MOTION BY MRS. VANNECK TO DEFER THE RE-GLAZING OF THE BAY WINDOWS TO THE JANUARY MEETING TO ALLOW FOR MORE RESEARCH.

MOTION SECONDED BY MRS. BLADES.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. WILKEY FOR APPROVAL TO REMOVE THE UNNECESSARY

HANDRAILS, AND APPROVE THE PECKY CYPRESS CEILING AND THE RE- PAVING OF THE COURTYARD IN CAST STONE ONLY.

MOTION SECONDED BY MRS. ALBARRAN.

MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness #33-2001,

Awning

Owner: Susnar Investments

Applicant: The Trunk Show, Ms. Nicolette Mayer

Address: 335 South County Road

Contractor: Southern Awning Inc.

Project Description: Request approval to install a steel frame awning with a

burgundy canvas cover, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION : Mrs. Victor visited the site.

Ms. Nicolette Mayer, proprietor of The Trunk Show, and Tony from Southern Awning returned to the LPC this month following an informal review last month. The proposed awning will be a marquis style set back 18" inside the curb. They presented a streetscape of the existing condition on this block showing the other awnings at other businesses.

There was some concern over the color of the awning, burgundy, as presented. Mr. Frank commented that although the proposed awning does meet the code, it may still not be appropriate aesthetically. Mrs. Victor felt that this awning could negatively impact the Town Hall Square. The applicant had been asked, last month, to bring in an option showing the proposed awning and three small awnings over the windows at The Trunk Show, but did not supply same today. There was a good deal of discussion relative to color and number of awnings, which resulted in the following motion.

MOTION BY MRS. WILKEY FOR APPROVAL OF THE BURGUNDY AWNING AS PRESENTED.

MOTION SECONDED BY MR. PYMS.

UPON A ROLL CALL VOTE: MOTION CARRIED 5-2-0, WITH MRS. VANNECK AND

MRS. BLADES VOTING AGAINST.

C. Application for Certificate of Appropriateness #34-2001

Maintenance replacement of crossbox

Owner: Town of Palm Beach

Applicant: Town of Palm Beach/Bell South

Address: Wells Road Scenic Vista

Project Description: Bell South must replace the old crossbox on the northeast

corner of Bradley Place & Wells Road due to maintenance failure. This box provides access to phone lines to the surrounding area. The old box will be removed and replaced with a new, larger one. This is necessary to provide more phone lines and to repair damage from the old, dilapidated crossbox. The old box can no longer be used. Project includes burying conduit and cable. The new box is 4'x4'x2'. The new box will be screened with hedges.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION : Mrs. Victor visited the site.

Mr. Frank stated that staff recommends deferral to the January meeting. The Town Manager' s Office is deciding how to proceed in this matter.

MOTION BY MRS. WILKEY FOR DEFERRAL TO THE JANUARY MEETING.

MOTION SECONDED BY MRS. BLADES.

MOTION CARRIED UNANIMOUSLY.

There was a short break from 9:40 a.m. to 9:43 a.m.

VI **Designation Hearings:**

Please note that the Designation Hearings are transcribed partially verbatim and partially in paraphrase. Verbatim portions are noted with the speakers name at the left margin.

Item 1: 322 Clarke Avenue

Owner: Marilyn E. Tracy

(Deferred from November 14, 2001)

JANE DAY: First of all, I ' ll read the criteria into the minutes. Staff believes that 322 Clarke Avenue fulfills criteria **(a): Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town; and criteria (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.** For the first time in nine years, my slides weren ' t ready when I went to pick them up on Monday because their equipment broke. So Tim Frank has saved the day with his digital camera and that is what we ' re doing here. So, we have at least a few visuals for you. The house at 322 Clarke Avenue was an interesting house to study. First of all, I ' d like to mention that the owner, Ms. Tracy, brought this forward because she wanted a tax abatement project on it for some work that she is going to do. So, this is voluntary. We have a letter of support from the owner for this designation, and when I started doing the research on this house at 322 Clarke Avenue, what you find in the town record is that none of the original building permits are there. It' s those very early years. We believe it was built around 1920, and we know that from the Sanborn Fire Insurance Maps that give footprints of the property, but we didn' t have an original architect. I started following clues on who the architect was, and unfortunately ran into one dead end after another. The first building permit that the Town has is in 1928. As you know, there was a major hurricane in Palm Beach in 1928, and this was a permit for repairs to the house from that hurricane damage. The thing that is interesting is that it was signed by Mizner Industries, who came and did the repairs to the property in 1928. It is, however, a good example of the Mediterranean Revival style. Tim, if you ' ll give me the next slide. This is the entryway, by the way, that was not added until 1990. All you can see from the street is hedges and this lovely little wall. Next one, Tim. But when you get back into the property, you see that it has the characteristics of the Mediterranean Revival style...the multi-level roof line, the barrel tile roof, rusticated stucco, windows are shuttered, casement windows, elaborated chimney. And then there are some details with tile work and exposed rafters and things on the rest of the property. So, it is a good example of the style. The record does show, however, that very little was done to the house up until 1990, except for maintenance and repairs. In 1990, Jeffery Smith, who is in the audience and is our former Chairperson, did a major renovation to the property. We have designated properties before using Mr. Smith and some of the other architects who are currently practicing in town as auxiliary architects, and I think it is important to go forward with these houses and say when there is more than one. Smith Architectural Group was helpful in getting us photographs, the floor plan, the U-shaped floor plan of the house, and we ' re glad that he ' s here and is recognized within this Designation Report. The other thing that I' d like to say to you, and I know this is a little different than the other reports that I' ve done, is that we have a new resource in town, although it ' s always been in West Palm Beach before...the Palm Beach County Historical Society is now at the Paramount. It ' s a wonderful resource. I spent a number of hours there with one of their librarians trying to find the architect, and although I didn ' t find that, I did find who the owner was. It was a Count and Countess Filipponi. They called the house Villa Filipponi in the 1930s. They are listed as " in residence " in that time period. And it just goes to show that when you have the resources, and that you can go back and piece together some of these details and hopefully, someday we' ll find out who the original architect of this house is. I believe it fulfills criteria (a), that it represents what was going on in the Boom Times of the Town of Palm Beach, and criteria (c), that it ' s a good example of the Mediterranean Revival style of architecture. Would you like to say anything, Jeff? No?

Mr. Pandula verified with Mrs. Day that there was proof of publication relative to this hearing, and that all have been sworn.

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

MOTION SECONDED BY MRS. DOWDLE.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. VANNECK THAT 322 CLARKE AVENUE BE RECOMMENDED FOR DESIGNATION AS A LANDMARK, AND THAT THE CRITERIA, AS PRESENTED, BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MRS. WILKEY.

MOTION CARRIED UNANIMOUSLY.

VII **Other Business** :

A. Discussion relative to Town Hall Square Historic District

Mr. Moore passed out a copy of the Digby Bridges Marsh report submitted to the Town. As a condition of approval of remodeling the Police Facility, the LPC recommended that this study be done. There will be a meeting on January 15, 2001 at which time the Town Council will discuss this. **The Town Council and the Town Manager' s Office have asked that the LPC members review the document and attend the meeting on January 15, 2001.**

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ROYAL POINCIANA THEATRE

MOTION BY MRS. DOWDLE RECOMMENDING THAT THE TOWN STUDY THE ROYAL POINCIANA THEATRE TO DETERMINE WHETHER OR NOT IT IS WORTHY AS A LANDMARK OF THE TOWN AND PLACE IT UNDER CONSIDERATION.

MOTION SECONDED BY MRS. BLADES.

MOTION CARRIED UNANIMOUSLY.

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FED EX BOXES

Mrs. Victor asked about the progress relative to relocating them from the front of a landmarked building. Mr. Randolph responded that staff is still looking into this.

RELOCATED TREE ON WELLS ROAD

Mrs. Victor reported that the relocated Australian Pine on Wells Road is now officially dead. She stated that it was moved, propped, and then not watered. No additional second tree has been planted to date. Mr. Jeffery W. Smith, still present in the audience, stated that he was not aware

that the tree had died. The owner is ready to plant a second tree and replace the expired one with podocarpus, as Australian Pines are prohibited. The State ' s position on this matter was that the tree could be moved, but if it did not survive, it has to be replaced with an alternate species.

FLAGLER MEMORIAL BRIDGE

Mrs. Victor expressed concern over the future status of the Flagler Memorial Bridge. She thought it was scheduled to be re-built and was concerned it might become another fly over bridge. It was pointed out that the bridge is already landmarked. Mr. Moore knew of no plan to replace it. There may indeed be repairs to the bridge. Mr. Randolph advised staff to copy the LPC on all backup relative to the bridges.

VIII **Adjournment**:

The meeting was adjourned at 10 a.m. based upon a motion sponsored by Mrs. Wilkey.

The next meeting of the Landmarks Preservation Commission will be held on **WEDNESDAY,**

January 16, 2002 in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach at 9:00 a.m.

Respectfully submitted,

Ann Blades, Secretary

LANDMARKS PRESERVATION COMMISSION

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