

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, JANUARY 19, 2000

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

I Call to Order: The meeting was called to order at 9:02 a.m.

II Roll Call:

PRESENT: Jeffery W. Smith, Chairman
Eugene Pandula, Vice Chairman
Sari M. Wilkey, Member
Jacqueline Albarran de Mendoza, Member
Ann Vanneck, Member
Ann Blades, Member
Nikita Zukov, Alternate Member
Judy Hoffman, Alternate Member
Jack Pyms, Alternate Member
John C. Randolph, Town Attorney (Present for part of meeting)
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Elizabeth Dowdle, Secretary (Unexcused)
Robert L. Moore, Director of Planning, Zoning & Building

RECORDING SECRETARY: Cynthia M. Delp

Let the record show that a court reporter, Kim Boomhower, was present on behalf of the Mar-a-Lago Club.

III Approval of the Minutes of the December 15, 1999 Meeting:

MOTION BY MRS. WILKEY FOR APPROVAL OF THE MINUTES AS MAILED.
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 present who wished to testify today.

V Public Hearings:

- A. Application for Certificate of Appropriateness #30-99, (deferred from Dec. '99)
Roof change and add door
Owner/Applicant: Royal Poinciana Chapel Trustees, Inc.
Address: 58 Cocoanut Row
Architect: Michael Johnson
Project Description: Request approval of removal of shed roof and replacement with a hip roof, and to provide emergency egress adjacent to center stair at north side of building, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION.

Please note that the applicant has requested deferral to the February, 2000 meeting.

MOTION BY MR. PANDULA FOR DEFERRAL TO THE FEBRUARY MEETING.
MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

- B. Application for Certificate of Appropriateness #32-99, (deferred from Dec. '99)
Redevelopment of parcel east of South Ocean Boulevard
Owner/Applicant: Mar-a-Lago Club, L.C.
Address: 1100 South Ocean Boulevard
Architect: REG Architects, Inc.
Project Description: Redevelopment of parcel east of S. Ocean Blvd, as follows:
1. Two, two story buildings
 2. Pool
 3. Smaller spa pool
 4. Fountains
 5. Pool deck
 6. Stairs and ramp to lower beach.
 7. Landscaping
 8. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

Mr. Pandula: Met with Mr. Blackman and Mr. Gonzalez
Mr. Smith: Received phone call relative to setting up a meeting, but no meeting occurred
Mrs. Albarran de Mendoza: Met with Mr. Blackman and Mr.. Gonzalez

Please note that there was a motion at the December meeting for deferral to the January meeting based on an LPC request for re-design.

Mr. Wes Blackman stated that the architect had not yet arrived, and asked to be heard later.

MOTION BY MR. PANDULA FOR DEFERRAL TO THE END OF THE AGENDA.
MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

*This item was re-called after Item F was completed."

Mr. Smith called for any persons who were not present earlier to be sworn, and Mrs. Delp administered the oath to those individuals.

Mr. Wes Blackman, Director of Projects for the Mar-a-Lago Club, Mr. Rick Gonzalez, Project Architect, and Mr. Steve Kvarnberg, Landscape Architect, were present. Mr. Blackman commenced with the presentation re-iterating the scope of the project for the Mar-a-Lago beach parcel. He offered appreciation to the LPC for the comments made last month, and listed the changes made to the plans to respond to those comments.

December comments:

West elevation of north building looks too commercial with its repetition of doors

Response:

The cabanas will now be accessed only from the east elevation, resulting in changed openings on the west elevation with a more residential look; pathways re-configured for front access to cabanas; access change allowed for change to interior of cabanas which produced larger bathrooms

Mahogany doors and windows will not weather well and adds another color to the design

Will use aluminum clad windows & doors instead

Look at window design

Adjusted the window design with comments from Mr. Pandula and Mrs. Albarran de Mendoza

Study another material other than stone

Modified the use of stone adding whimsy & randomness

Next Mr. Blackman presented a series of exhibits, large photographs of various views of the beach property, views of the neighboring properties (The Bath & Tennis Club and the residence to the north), especially views from the ocean, views of other beachfront properties where stone is the material of choice, a photo of the Breakers Beach Club, and the Beach Club. One exhibit showed an example of how wooden structures might look placed on the beach parcel with Mar-a-Lago as a backdrop. Mr. Blackman stated that wooden beach cabanas are inappropriate for Mar-a-Lago and would not meet windload requirements. He distributed copies of "The Secretary of the Interior's Standards for Rehabilitation" and read Numbers 3, 4, 9 & 10 from that listing. (Copy attached) Mr. Blackman stressed the point that cabanas for the Mar-a-Lago Club must be in keeping with the formality of the club, (much more formal than other beach clubs in the town), and the formality supports the use of stone for the cabanas. Mr. Blackman also stated that he had contacted Dr. Donald Curl (former LPC Member and noted authority in historical preservation) at Florida Atlantic University to gather his opinion relative to this matter. Dr. Curl, according to Mr. Blackman, commented that he teaches his students to "make a departure" with new construction when dealing with historic properties.

Mr. Blackman addressed the balustrade included in the design. There was a previous commissioner comment that the balustrade is not found elsewhere at Mar-a-Lago. He stated that they had found a stone balustrade design on a portion of the main building, and changed the balustrade at the cabanas to match. Photo exhibits were shown of other neighboring properties having a similar type of balustrade.

Mr. Gonzalez continued with the presentation. He stated that last month's presentation was a complete departure from Mar-a-Lago. Many comments were given by the LPC members at that last meeting, and many of those suggestions have been incorporated in the new design. Likewise, subsequent meetings with Mr. Pandula and Mrs. Albarran de Mendoza provided good feedback. The new design shows a 90% skin of randomly designed stone, with the remaining skin done in stucco, rounded details on the corners, Cuban barrel tiles on the roof, white windows and doors, new stone balustrade, adding slight roof pitch to one story roofs previously shown as flat, and the addition of some colored tiles for accent, in addition to those changes previously mentioned by Mr. Blackman. He reviewed the new elevations of both cabana buildings.

Mr. Blackman, relative to landscaping, stated that they have still not had an opportunity to meet with the neighbors, so no formal approval is requested today. Comments were welcomed, however. Mr. Steve Kvarnberg, Landscape Architect, discussed the landscape plan, stating its focus is on South Ocean Boulevard and how the property will look from the road. The plan is to softly frame and complement the buildings with landscaping.

Questions and Comments: (Please note comments are not verbatim, but are in paraphrase)

Mrs. Hoffman: This is a wonderful improvement, but the buildings are still very large. It is not fair to show the LPC photos of other stone buildings on the beach as being similar because those are larger properties.

Mr. Blackman: The buildable area at this site is very small due to setback requirements, and national, state and local regulations. Thus, the buildings cannot be large.

Mrs. Wilkey: The design is greatly improved from the previous presentation.

Mr. Smith: It is not appropriate to compare the use of stone on these cabana buildings to using stone on a 40,000 or 70,000 square feet residence. He stated he has no objection to The Mar-a-Lago Club building cabanas on the beach, but they should look like cabanas. The buildings are still very heavy and massive. Why is the downstairs the same height as the upstairs, when a second floor is typically smaller? It looks like the second floor is crushing the first floor. The cabanas look heavier than the main house. The random stone pattern is better than the previous presentation. Recommended pushing the first floor height up by 6" -12".

Mr. Gonzalez: Agrees with Mr. Smith and will raise the first floor height by 6"-12".

Mr. Smith: Aluminum cladding on pine windows and doors produces a maintenance and rotting problem. He suggested all aluminum as long as the windows have a profile.

Mrs. Albarran de Mendoza: Try to design more vertically, than horizontally. A change in the first floor height will help this problem.

Mr. Smith: Great re-design using gable end, per Mr. Pandula's suggestion. Try to incorporate that in other areas. Very concerned about the design and height of the balustrade.

Attorney Ron Kolins: (Present in audience) Represents Mrs. Alyne Massey, the neighbor to the north of the Mar-a-Lago beach parcel. All through the process of changing the residence at Mar-a-Lago to a private club, the Town Council has been very sensitive to Mrs. Massey's privacy needs. He asked whether changing the first floor height would still assure the privacy of Mrs. Massey. (The Commission responded that privacy would be maintained.) He stated that Mrs. Massey's first

reaction, when seeing the original plans for the cabanas, was that they were very heavy, which agrees with the LPC's views on the design. He stated his client would be in favor of "lightening" the buildings. (Mr. Gonzalez offered a set of the new plans to Mr. Kolins for his client.)

Mr. Smith: Asked Mr. Blackman and Mr. Gonzalez to re-state, for the record, as was previously stated by Mr. Blackman, that wooden structures would not be permitted on the beach.

Mr. Gonzalez: Clarified that statement by saying that a wooden structure could be built, but the long term durability of the structure is of great concern.

Mrs. Albarran de Mendoza: Asked the applicant to please make the east elevation as lovely as the revised south elevation.

Mr. Smith: Definitely agrees that the architecture of the cabanas should be a departure from the architecture of the main club building, but disagrees with the architect as to how this should be achieved.

Mrs. Vanneck: The stone is very heavy and massive. She likes the attempt to alleviate the box feeling, but wants the applicant to go further in this pursuit. The buildings still don't say "cabanas."

Mr. Zukov: The design is too serious. Make it more fun.

Mr. Blackman: The applicant is very strong in his desire for the use of stone.

Mrs. Wilkey: Has no objection to the use of stone. Agrees that the first floor should be raised. Agrees with Mrs. Albarran de Mendoza relative to the east elevation. Feels more comfortable with having the stone and a formal look, but perhaps the design presented could be made less formal.

Mr. Pandula: Has no problem with the formality of the design or the use of stone. This design has taken a great stride forward. Asked the applicant to work on detailing and to try to make the whole building look like the south elevation, and the result will be great.

Mr. Smith: Stone buildings are typically not punctured constantly. It appears that the huge stone second floor is setting, crushing, on teeny stone columns. Asked the applicant to anchor the mass of the building. The scissor stairs shown make it look like an old condo building.

Mrs. Albarran de Mendoza: Likes the scissor stairs. The south elevation is so charming largely due to its asymmetry.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR DEFERRAL TO THE FEBRUARY MEETING, KEEPING THE LPC'S COMMENTS IN MIND WHEN RE-DESIGNING.

MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

- C. Application for Certificate of Appropriateness #1-2000.
Revision to marquee
Owner: Mero Susnar
Applicant: Café L'Europe
Address: 331 South County Road
Architect: The Lawrence Group
Project Description: Request approval for replacement of existing marquee with one extended to the curblin, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Architect Eugene Lawrence presented this request to extend the awning out to the curblin. The awning will remain in the same style as currently exists.

MOTION BY MR. PANDULA FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

- D. Application for Certificate of Appropriateness #2-2000.
Relocation driveway opening
Owner/Applicant: Casa Rosada Joint Venture
Address: 323 Brazilian Avenue
Architect: Slattery & Root Architects
Project Description: Request approval of relocation of driveway opening in entry wall, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

Mr. Pandula: Met with Tony Solo
Mrs. Albarran de Mendoza: Met with Tony Solo

MOTION BY MRS. ALBARRAN DE MENDOZA TO MOVE THIS ITEM TO THE END OF THE AGENDA AS NO ONE WAS IN ATTENDANCE TO PRESENT THE REQUEST.

MOTION SECONDED BY MR. PANDULA.
MOTION CARRIED UNANIMOUSLY.

This item was ultimately re-called after the return to Item B.

Attorney Ron Kolins addressed the commission relative to the driveway access problem at this site. He described it as a "serious functional problem" for access of the two unit owners at this site. Since the informal presentation last month, the applicant has met with Mr. Pandula and Mrs. Albarran de Mendoza. Each of them has offered a suggestion to the problem and those will be discussed today.

Mr. Tony Solo stated that his main concern is that prospective buyers of these units are content with the design of the buildings and the site. A central entrance, at least seven feet (7') from the landmarked wall, is what is being proposed today. Mr Pandula suggested a wrought iron gate. Mrs. Albarran de Mendoza suggested a central cypress gate with a driveway that curves to the west. Upon seeing the wrought iron option, Mrs. Albarran de Mendoza stated she preferred it over the cypress.

Mr. Smith asked to see a true elevation of where the opening will be on the actual wall, and a

drawing showing the wall and house together in elevation. Today's presentation drawings were not professionally done. Other commissioners commented that the drawings presented are very deceptive. Mr. Smith noted that Smith and Moore were the original architects for this project, but the drawings presented today are those of another architect. Mr. Solo responded that Smith and Moore were too busy, so there was a change in architects.

Mr. Smith commented further that this access problem was brought to the attention of the applicant when the project was heard originally, and the applicant assured the commission that there would be no problem. Now, the foreseen problem has been revealed, and the LPC is being asked to approve a change to the plan.

Mr. Kolins commented that a central entrance places the entrance seven feet (7') from the landmarked wall with views to the house, not the garage. He asked what problems are created by a central entrance. Mr. Smith responded that this problem was disclosed by the commission at the construction phase, and now it is back with the LPC to solve the problem. Mr. Smith stated that the LPC needs an architect present with architectural drawings and survey, and true elevations. Mr. Kolins stated it is the applicant's desire to return with a satisfactory design to resolve the problem. Mr. Smith advised the applicant to use spray paint or tape or something to outline where the drive would be so the LPC members can go by to see it.

Mrs. Albarran de Mendoza stated that the accesses (driveway and landmarked wall) are parallel and this is a difficult problem. She suggested that they make one of the two a very grassy access to differentiate them. A landscape architect would be helpful.

MOTION BY MRS. VANNECK TO DEFER THE PROJECT TO THE FEBRUARY MEETING, ASKING THE APPLICANT TO RETURN WITH PROPER ELEVATIONS SHOWING THE PUNCTURE IN THE WALL, TO HAVE THE ARCHITECT PRESENT, TO HAVE THE CORRECT LANDSCAPING SHOWN, AND TO TAPE OFF OR SPRAY PAINT THE DRIVEWAY ACCESS AREA FOR THE COMMISSION TO VIEW PRIOR TO THE NEXT MEETING.

MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

E. Application for Certificate of Appropriateness #3-2000.
Additions

Owner/Applicant: Edward Kelly

Address: 241 El Vedado Road

Architect: The Pandula Architects (*Voting Conflict for Mr. Pandula*)

Project Description: Request approval of the following:

1. Addition of new one story cabana
2. New one story addition for Dining room
3. Changes to windows and doors
4. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mr. Gene Pandula is the architect for this project and as such, filed a Voting Conflict form. He stated that this home was built in 1936 in the Neo-Classical style, and was designed by Architect John Volk. The front door of the home is actually on the side of the house. Currently, there is no

protective cover over the front door. Thus, part of the project would satisfy that need by constructing a portico with columns at the front door. Secondly, a 250 square feet addition on the back of the house will re-position the dining room. Lastly, a 270 square foot cabana will be constructed as an addition to the main house in the rear. Previously, there was a free standing cabana on the property which will be removed. All of the additions are one story elements. All doors and windows will be replaced with hurricane impact glass. The house is currently white on white, and the project will include changing the color to linen with white trim and dark shutters. Mr. Pandula reviewed the new elevations. It was noted that landscape and hardscape issues will be handled on a separate application for Certificate of Appropriateness. Mr. Pandula stated, however, that the existing pool will remain. (See following.*)

Mr. Frank noted, for the record, that when this application was filed, a set of plans was submitted which was sealed by an Engineer. Per Mr. Pandula, that set of plans is not applicable to this presentation. As such, they will be discarded.

Mr. Smith and Mrs. Albarran de Mendoza observed that the cabana addition is off-center with the pool. Mr. Pandula noted that the cabana is placed as such due to setback requirements. They asked Mr. Pandula if he could manipulate the cabana facade and interior so that the openings of the cabana are better aligned with the pool. Mr. Pandula agreed that this could be done.

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE THE PROJECT AS PRESENTED, WITH AN ATTEMPT TO RE-CENTER THE MASSING OF THE CABANA ON THE POOL, AND TO RETURN WITH THAT RE-DESIGN NEXT MONTH.

MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

Please note that at the end of the meeting, there was a request from the applicant's attorney to re-open discussion relative to this matter.

MOTION BY MRS. ALBARRAN DE MENDOZA TO RE-OPEN COA #3-2000.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

Mr. Pandula recused himself again. He stated that he mis-spoke himself during the presentation. When Mr. Smith had asked whether the new bay window at the dining room would be three dimensional, Mr. Pandula had responded no. It will, however, be three dimensional. This was noticed by the applicant's attorney, Mr. Peter Broberg, who was present in the audience. Also, after the vote, the client asked if it would be acceptable to the LPC to re-design the pool*, rather than re-align the cabana addition. The LPC agreed that would be acceptable.

- F. Application for Certificate of Appropriateness #4-2000.
Revised Gymnatorium Design
Owner/Applicant: Palm Beach Day School
Address: 241 Seaview Avenue
Architect: Fanning/Howey Associates Inc.
Project Description: Request approval of revised design of gymnatorium elevations, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION:

Mrs. Wilkey visited the school on January 8, 2000 and saw the plans and spoke with Mr. Thompson. Mrs. Albarran de Mendoza met with all the people related on this project. Mr. Pandula had a meeting with the Head Master at Mr. Pandula's office. Mr. Smith visited the school on January 8, 2000 and met with Mr. Thompson and another Board member

Mr. Rene Tercilla of Fanning/Howey Associates Inc. presented this request for changes to the previously approved gymnasium facades. He stated that the previous approval allowed a fairly modern look for the building. The Board of Trustees of the school, however, decided that they would like a more traditional design. Mr. Tercilla showed a colored rendering of the new proposal. The new design adds medallions, repeating those shown on the east end addition to the school, above the four first floor windows of the gymnasium front facade and at four locations on the stepped back second level. There will now be a wider front entrance with four doors rather than the three previously presented. The four first floor windows will no longer be fake windows, and will provide light into the locker room areas. The building will have a slate roof with white stucco and blue accents, as appears at the school. Lettering over the entrance will be handled at a future meeting.

Mr. Smith commented that this is a very symmetrical facade, and asked Mr. Tercilla to re-study the landscaping to coordinate with the symmetry. Mrs. Blades asked about the large banyan tree in front of the school, and inquired as to whether it was landmarked, and would it be saved in this proposal. Mr. Frank determined that the tree was not landmarked. Mrs. Blades asked the applicant to consider saving the tree.

MOTION BY MRS. WILKEY FOR APPROVAL OF THE REVISED DESIGN OF THE GYMNASIUM.

MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

(Please note that it was understood that the landscaping would return to the LPC on a separate application for Certificate of Appropriateness.)

At this point, the Commission returned to Item B relative to the Mar-a-Lago Club

VI Landmark Designations

Item 1: 80 Middle Road

Owner: Joseph F. & Nancy Dryer

Please note that the owners have requested deferral to the April, 2000 meeting.

MOTION BY MR. PANDULA TO DEFER LANDMARK CONSIDERATION OF 80 MIDDLE ROAD UNTIL THE APRIL, 2000 MEETING, UNDERSTANDING THAT THE OWNER HAS WAIVED HIS RIGHT BY ORDINANCE REQUIRING THE COMMISSION TO ACT WITHIN 30 DAYS.

MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

VII Other Business:

A. Properties to be considered for "Under consideration" status

424 Brazilian Avenue: Mrs. Jane Day, Staff Preservation Consultant, stated that the owner, Mr. Robert Echele, is here today. He had contacted Mr. Frank stating that he was interested in landmarking and its tax abatement program. This is a Fatio home and is being sponsored by Mrs. Albarran de Mendoza. Mr. Echele stated that the home has beautiful front and west elevations, but the other two are very simple. He spoke briefly about changes he would like to make to the property. Mr. Smith stated although it appears that the changes are favorable and are likely to be approved, true architectural plans are required before any determinations are made.

Mrs. Day stated that there is a well known architect in this case, and the building is representative of its time period.

MOTION BY MRS. ALBARRAN DE MENDOZA TO PLACE 424 BRAZILIAN AVENUE "UNDER CONSIDERATION" FOR LANDMARK DESIGNATION.

MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

1085 North Lake Way: Mr. James Collins, the property owner, was present on behalf of his Howard Major home. Mrs. Day stated that this house is unusual in that the owner has already obtained complete approval for changes to the property from ARCOM. Now the owner is asking that the home be placed "Under Consideration" for landmarking, that the original ARCOM approval be substituted with an LPC approval, and that the project be a tax abatement project. Mr. Pandula is sponsoring this property for landmarking.

Mr. Collins stated that the home faces North Lake Way. He would like to add a dining room addition in the rear, and on the south side of the lot, add a second addition to provide a master bedroom, bath and garage. The changes will be in keeping with the architecture and materials used on the existing home. Mrs. Day stated that she has briefly reviewed the plans and believes the house should be studied for landmarking.

MOTION BY MRS. ALBARRAN DE MENDOZA TO PLACE 1085 NORTH LAKE WAY "UNDER CONSIDERATION" FOR LANDMARK DESIGNATION.

MOTION SECONDED BY MR. PANDULA.
MOTION CARRIED UNANIMOUSLY.

335 El Vedado Road: Mrs. Day stated that this home was proposed by the owner last year, but it has not yet been formally placed "under consideration." Mr. Pandula is the sponsor for this home. This is a Clarence Mack house designed in 1940.

MOTION BY MRS. VANNECK THAT 335 EL VEDADO ROAD BE PLACED "UNDER CONSIDERATION" FOR LANDMARK DESIGNATION.

MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

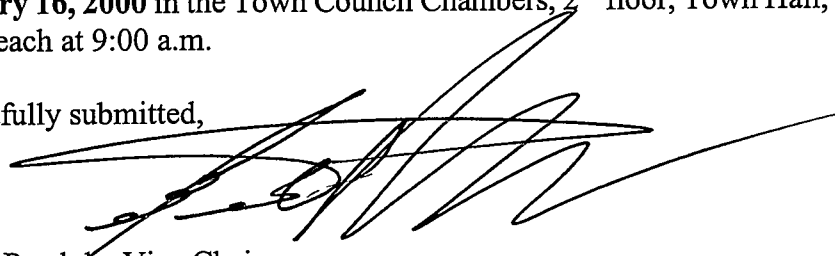
B.. Informal Review of proposed changes: 424 Brazilian Avenue
Handled above.

VIII Adjournment:

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

The next meeting of the Landmarks Preservation Commission will be held on WEDNESDAY,
February 16, 2000 in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road,
Palm Beach at 9:00 a.m.

Respectfully submitted,


Eugene Pandula, Vice Chairman
LANDMARKS PRESERVATION COMMISSION

cmd

2/3/00

The Secretary of the Interior's Standards for Rehabilitation

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

TOWN OF PALM BEACH

ATTENDANCE RECORD (2000)

MEMBERS	1/00	2/00	3/00	4/00	5/00	6/00	7/00	8/00	9/00	10/00	11/00	12/00
Jeffery W. Smith	P											
Eugene Pandula	P											
Elizabeth Dowdle	U											
Sari M. Wilkey	P											
Jacqueline Albarran de Mendoza	P											
Ann Vanneck	P											
Ann Blades	P											

ALTERNATES	1/00	2/00	3/00	4/00	5/00	6/00	7/00	8/00	9/00	10/00	11/00	12/00
Nikita Zukov	P											
Judy Hoffman	P											
Jack Pym	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 (2000)

MEMBERS	1/ 00	2/ 00	3/ 00	4/ 00	5/ 00	6/ 00	7/ 00	8/ 00	9/ 00	10/ 00	11/ 00	12/ 00
Jeffery W. Smith												
Eugene Pandula	V1											
Elizabeth Dowdle												
Sari M. Wilkey												
Jacqueline Albarran												
de Mendoza												
Ann Vanneck												
Ann Blades												

ALTERNATES	1/ 00	2/ 00	3/ 00	4/ 00	5/ 00	6/ 00	7/ 00	8/ 00	9/ 00	10/ 00	11/ 00	12/ 00
Nikita Zukov												
Judy Hoffman												
Jack Pyms												

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)

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME PANDULA, GENE		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE LANDMARKS PRESERVATION COMMISSION	
MAILING ADDRESS 201 SEAVIEW AVENUE		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
CITY PALM BEACH	COUNTY PALM BEACH	NAME OF POLITICAL SUBDIVISION: TOWN OF PALM BEACH	
DATE ON WHICH VOTE OCCURRED 19 JANUARY 2000		MY POSITION IS: ☒ ELECTIVE ☐ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are present with a voting conflict of interest under Section 112.3143, Florida Statutes. The requirements of this law are mandatory; although the use of this particular form is not required by law, you are encouraged to use it in making the disclosure required by law.

Your responsibilities under the law when faced with a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

You should complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.

- A copy of the form should be provided immediately to the other members of the agency.
- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION OR VOTE AT THE MEETING

- You should disclose orally the nature of your conflict in the measure before participating.
- You should complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

DISCLOSURE OF STATE OFFICER'S INTEREST

I, GENE PANDOLA, hereby disclose that on 19 JANUARY, 2000

(a) A measure came or will come before my agency which (check one)

☐ inured to my special private gain; or

☒ inured to the special gain of MR EDWARD KELLY, by whom I am retained

(b) The measure before my agency and the nature of my interest in the measure is as follows:

ARCHITECT FOR RENOVATIONS & ADDITIONS TO SINGLE FAMILY RESIDENCE FOR MR KELLY, REQUIRING APPROVAL OF THIS COMMISSION

CoA # 3-2000

1/19/2000

Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §12.317 (1985), A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$5,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME PANDULA, GENE		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE LANDMARKS PRESERVATION COMMISSION	
MAILING ADDRESS 201 SEAVIEW AVENUE		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
CITY PALM BEACH	COUNTY PALM BEACH	NAME OF POLITICAL SUBDIVISION: TOWN OF PALM BEACH	
DATE ON WHICH VOTE OCCURRED 19 JANUARY 2000		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

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In either case, you should disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

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- A copy of the form should be provided immediately to the other members of the agency.
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- You should disclose orally the nature of your interest in the measure before participating.
- You should complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

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☐ inured to my special private gain; or

☒ inured to the special gain of MR EDWARD KELLY, by whom I am retained

(b) The measure before my agency and the nature of my interest in the measure is as follows:

ARCHITECT FOR RENOVATIONS & ADDITIONS TO SINGLE
FAMILY RESIDENCE FOR MR KELLY, REQUIRING
APPROVAL OF THIS COMMISSION

COA # 3-2000

1/19/2000

Date Filed

Signature

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