



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., WEDNESDAY, JANUARY 19, 1994

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. by Chairman Lillian Jane Volk.

II. Roll Call:

PRESENT: Lillian Jane Volk, Chairman
Sally Gingras, Secretary
William S. Gubelmann, Member
Anne G. Metzger, Member (arrived 9:08 a.m.)
Jacqueline Albarran de Mendoza, Member
Leslie Divoll, Member
Arthur Silverman, Alternate Member
Jane R. Grace, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator
Jane Day, Research Atlantica, Staff Preservation Consultant

ABSENT: Elise P. Mackintosh, Vice Chairman

RECORDING SECRETARY: Cynthia M. Delp

Please note that Mrs. Elise Mackintosh was absent today due to having a second eye surgery.

Please note that in light of the absence of Mrs. Mackintosh, Mr. Silverman will vote in her place.

Also, please note that prior to the arrival of Mrs. Metzger, Mr. Silverman and Mrs. Grace were able to vote.

III. Approval of the Minutes of the December 15, 1993 Meeting:

MOTION BY MRS. GRACE TO APPROVE THE MINUTES AS MAILED.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

A. Application for Certificate of Appropriateness No. 59-93,
Identification signage

Owner: 1st Realty Group (Mr. Robert Chaffee)
Applicant: Magellan Travel Ltd.
Address: 361 South County Road
Contractor: Phil Rowe Signs
Project Description: Request approval for additional
identification signage

Please note that this item was deferred from the November,
1993 meeting. At this time, Mr. Rowe has asked that this
item be removed from the agenda.

MOTION BY MRS. ALBARRAN DE MENDOZA THAT THIS ITEM BE
REMOVED FROM THE AGENDA.

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness No. 64-93,
Continuing renovation

Owner/Applicant: Paramount Partners Inc.
Address: 139 North County Road
Architect: David Miller & Associates
Project Description: Request approval of the following:
1. Cast stone treatments - main entry
2. Door replacement - main entry
3. Roof deck railing
4. Roof deck pavers
5. Roof deck planter replacement
6. Paramount sign refurbishment
7. Site furnishings
8. Other associated changes as presented

(Please note that this matter was deferred from the
December, 1993 meeting, and the applicant requests deferral
to the February meeting.)

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

MOTION SECONDED BY MS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness No. 1-94,
Site lighting

Owner/Applicant: Bethesda by the Sea Church
Address: 141 South County Road
Architect: Lewis & Associates, Mr. Hap Lewis
Project Description: Request approval for additional
site lighting

(Please note that this matter was reviewed informally at
the December, 1993 meeting, at which time it was proposed

that two additional site lights be installed, one at the south end of the building and one in the middle of the site. The requested lights consist of Chicago Series 12' cast aluminum poles with a 4" diameter shaft, and a T30, T series Luminaire fixture.)

MOTION BY MS. DIVOLL TO APPROVE THE ADDITIONAL LIGHTING AS SPECIFIED.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

V. DESIGNATION HEARINGS:

Please note that the transcription of the designation hearings is part verbatim and part paraphrase. Verbatim portions are indicated by the speaker's name at the left margin.

Item 1: 220 ORANGE GROVE ROAD

Owner: Mr. Nathan G. Patch

(Please note that the owner has requested deferral of this matter to the February hearing.)

MOTION BY MRS. GRACE TO DEFER THIS MATTER TO FEBRUARY.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

*PLEASE NOTE THAT IT IS UNDERSTOOD THAT THIS DEFERRAL IS GRANTED WITH THE PROVISIO THAT THE OWNER RECOGNIZES HE IS WAIVING HIS RIGHT BY ORDINANCE REQUIRING THE COMMISSION TO ACT WITHIN 30 DAYS.

Please note that Mrs. Metzger arrived at this time, replacing Mrs. Grace as a voting member.

Item 2: 221 MONTEREY ROAD

Owner: Mr. S. Phelps Montgomery

Mr. Frank verified that we had proof of publication and proper legal service relative to this item. Mrs. Delp administered the oath to Mr. Timothy Frank and Mrs. Jane Day.

Mr. Frank gave the Staff recommendation that the property at 221 Monterey Road meets the following criteria for designation as a landmark of the Town of Palm Beach:

(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;

(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.

Mr. Frank also stated that the Town had not received any negative feedback from the owner relative to this designation.

MRS. JANE DAY: Good morning. As Tim said, the property at 221 Monterey Road fulfills criterion (c) and criterion (d) of your Landmarks Preservation Ordinance. This house was designed in 1935 by the architectural firm of Treanor and Fatio. It is the fourth in that group of thirteen homes that Fatio designed for the E.B. Walton Company, and was part of that development. I think that this house fits in to what else we've been doing this preservation season because it shows that not only was Fatio designing in the Monterey style, but also in the Neo-Classical style, and this house is on the same street, Monterey Road, that another property that we designated a month ago is on, and it shows another adaptation of what Fatio did with the less elaborate homes that were designed during the Depression era. The Neo-Classical style was the most popular style of architecture in the United States in the first half of the century. And in particular, this style represents a feature of the Neo-Classical style that was popular from 1925 to 1950. That is a Neo-Classical structure that has a full width front porch supported by narrow columns and relatively plain capitals. As you can see, that is the most prominent design feature on this building. The Neo-Classical style also has regular fenestration and is symmetrical in detailing. This particular structure is two stories in height with a one story wing to the west. The windows are eight over eight double sash, double hung sash, which is also typical of the style, and there is a white painted brick chimney to the east. The windows are shuttered, which is also typical, and the door surrounds reflect colonial embellishments and there are pilasters on either side of the front door. Here again is the whole facade of the house. This is the south facade. It was the only view that was available to staff. When we reviewed the building permits, we found that very few changes and repairs had been made over the course of the life of this property. As I said before, it was constructed in 1935. Roof repairs were made in '76, '77, and '85. The bathrooms were remodeled and the air conditioning was replaced. The most extensive renovation was done in 1962 when a porch on the rear facade was enclosed, but as I noted earlier, staff was not privy to that facade of the house. As you can see, it is a good design by Maurice Fatio. It represents what we're trying to do this designation season, highlighting the structures that were built during the 1930's, and it is also a good example of the Neo-Classical style.

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

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

MRS. JANE DAY: We have had no correspondence from the owner at all after they received this. I think it's important to

designate things other than the Monterey style. I think it's important, if we're going to focus on the time period, to take examples of different styles and highlight them. This is one of the best of the smaller Neo-Classical structures within that section and that time frame. And I would also like to report that the first reports came up to Town Council last week and they were both unanimously confirmed in the Town Council, so I think we're getting, from the Town Council level, support in what the Landmark Commission is doing as well.

Mr. Gubelmann expressed his concern that the owner, Mr. S. Phelps Montgomery, has not contacted the Town regarding his position toward the designation.

PROPERTY OWNER: (Identified himself as the property owner, though did not state his name) I am the owner. It doesn't make any difference to me one way or the other.

Mrs. Volk expressed the gratitude of the Commission to the owner for his cooperation in this designation.

MOTION BY MR. SILVERMAN TO RECOMMEND THAT THE PROPERTY AT 221 MONTEREY ROAD 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 MS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

VI. Other Business:

INFORMAL REVIEW: MAR-A-LAGO STATUE RESTORATION

Mr. Wes Blackman, Project Coordinator at Mar-a-Lago, appeared before the Commission with Mr. Richard Haines, artist, to discuss the owner's proposal for restoration of the two statues at the main entrance of Mar-a-Lago. It should be noted that this item was not advertised for this meeting, and as a result, will only be discussed informally today.

Mr. Blackman passed photos of the existing condition of the statues, and a colored rendering of the proposal. He stated that the statues are presently quite deteriorated, and require restoration as soon as possible. The owner of the property desires a strong and aesthetically pleasing entrance to Mar-a-Lago, which he feels will ultimately benefit the Town as well.

The proposed restoration will include removing the statues, and taking them to Mr. Haines' studio. There they will be bathed in a tri-sodium phosphate wash with a fresh water rinse; they will be hand-cleaned and gently wire brushed to remove any remaining scales, dirt or foreign matter. Any epoxy will be removed and replaced with lead. Strengthening and reinforcing will be done as is necessary, and repaired areas will be smoothed to match existing surfaces. A final wash with xylene will be applied. Then they will be primed with two coats of #1120 metal primer,

steel wool, and 1 coat of enamel dry for 48 hours. The surface will be coated with oil based gold sizing, and then laden with 24 carat gold leaf. Clear acrylic will be applied over the gold leaf and certain portions will be antiqued to bring out the details and the relief portions of the statues. Mr. Blackman felt the gilding would have a life of approximately ten years.

They did commission Ms. Rose Levitt, a specialist in polychromatic sculptures, to do a color study on the statues. Her study revealed the predominant colors of dirty beige, and light rust brown to dark chocolate brown. She is 80% certain that these are not the original colors, but instead are left over from previous paintings. Her study did not rule out that the statues were at one time finished with a metallic coating, such as gold or bronze. Her study was, in summary, inconclusive as she felt the statues could have been gilded or painted.

Mr. Blackman stated that the statues were originally put in place by the architect, Joseph Urban, who used gilded elements quite a bit at other interior and exterior locations at the house. The "Blackamoor" statues are Venetian in origin, and are signed by the Austrian sculptor Franz Bartowic. These Blackamoor statues typically represented servants of Moorish or European origin. They were typically placed at the entrance to properties, either holding lights, waiting for horses, or opening gates, etc.

Mr. Blackman stated that there is precedent for gilding at other locations in the Town, and he cited two gilded eagles at 860 South Ocean Boulevard, and the Bicentennial Eagle at Royal Poinciana Way.

In summary, Mr. Blackman stated that the statues need repair, and re-finishing, and the owner proposes an antiqued gold finish as it is appropriate with the location, the type of statues, and it is in keeping with the spirit and context of Mar-a-Lago.

The Commission's comments to this proposal were unfavorable in nature. They felt that "all gold", even with the antiquing, was "inappropriate", "bizarre", and "too much". Mrs. Volk and Mrs. Grace both remembered these statues as multicolored, not solely gold. Ms. Divoll called the proposal inappropriate. She stated that an all gold finish is not supported by site specific documentation that it was gold leaf; that it was recollected by some present, and indicated by the owner's color expert that the statues may very well have been polychromatic; that most Blackamoors have been polychromatic; and that if the attempt here is to "restore" Mar-a-Lago, then it must be an accurate restoration.

Mrs. Day stated that in her evaluation of the statues, there was some evidence that the statues were, at one time, polychromatic, and that this type of sculpture, worldwide, was polychromatic. She stated, however, that she will consult with Dr. Donald W. Curl, previous landmark commissioner, who is currently doing extensive research on Joseph Urban, for further information on the Blackamoors.

Mr. Blackman will, of course, report the Commission's opinion on this matter to the owner in preparation for next month's meeting. He asked that they be permitted to remove the statues and take them to Mr. Haines' studio to prevent further deterioration while the refinishing issue is being decided. The Commission responded favorably to removing the statues now as a preventative measure.

A. February Designation Hearings

In February, the Commission will hear 220 Orange Grove Road, which was deferred today, the Brazilian Court Hotel, and 270 Queens Lane.

B. Vacant Storefront Proposal

The Preservation Foundation had sent a letter to Mr. Frank requesting to address the Commission regarding offering their Windows on the Past program as a solution to vacant storefronts in the Town. The Town's Code of Ordinance requires covering or an attractive display in the windows of commercial buildings whose interiors are under construction. Through the Windows of the Past program, the Preservation Foundation will furnish poster size reproductions of historical scenes for display in construction windows.

Dr. Walter Gleason, Researcher/Librarian for the Preservation Foundation, was present in the audience. He stated that seven posters are presently available, four that are 30"x 40", and three that are 24"x 30".

The Commission was in favor of this idea as it promotes interest in the Town and its history. Mr. Randolph suggested that the posters merely be offered to construction locations in commercial districts and that acceptance be purely voluntary. He felt that no specific action was required by the LPC, and if action was required, it would be a matter for the Town Council's review. The Landmarks Preservation Commission, though, was delighted with the idea.

VII. Adjournment

MOTION BY MRS. METZGER TO ADJOURN THE MEETING AT 9:45 A.M.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be heard on WEDNESDAY, FEBRUARY 16, 1994 at 9:00 a.m., in the TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,



Sally Gingras
Secretary

cmd