

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., FRIDAY, JANUARY 18, 1991

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

- I. Call to Order: The meeting was called to order by Chairman Jane Volk at 9:00 a.m.

II. Roll Call:

PRESENT: Jane Volk, Chairman
Donald W. Curl, Ph.D, Vice Chairman
Sally Gingras, Member
Anne G. Metzger, Member
William S. Gubelmann, Member
Jacqueline Albarran de Mendoza, Member
Arthur Silverman, Alternate Member
Wilmer J. Thomas Jr., Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Elise P. Mackintosh, Member

RECORDING SECRETARY: Cynthia M. Delp

Let the record show that Dr. Curl arrived just after the roll was called.

III. Approval of the Minutes of the December 21, 1990 Meeting

THE MINUTES WERE APPROVED AS MAILED WITH A MOTION MADE BY MRS. GINGRAS AND SECONDED BY MR. SILVERMAN. THE MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

A. Application for Certificate of Appropriateness No. 1-91, Identification Signage

Applicant: Select Fine Art

Owner: W.A. Inc., dba W.A. Inc. of Delaware (Toronto Dominion Bank) c/o Merin/Hunter Property Management

Address: 339 Worth Avenue

Project Description: Identification signage on both front windows, one side window, and front door.

Mr. Frank stated that this signage was already in place without benefit of a Certificate of Appropriateness. Mr. Frank contacted the shop owner and informed them that this

① item must come before the Commission. Cara Broderick appeared before the Commission with photos of the signage as it exists. On both front windows and the side windows, "Select Fine Art - London - Palm Beach" will appear in gold leaf lettering shadowed or outlined in black. On the front door the same type of lettering will appear to read the same with the addition of the wording "19th & 20th Century Watercolour and Oil Paintings", and the phone numbers.

MOTION BY DR. CURL TO APPROVE THE SIGNAGE AS IT EXISTS.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

V. Designation Hearings

Please note that lengthy legal descriptions are available within the Designation Reports for the following properties.

Please note that the following is a verbatim transcript of the following Designation Hearings.

Item 1: 255 South County Road
OWNER: First National Bank in Palm Beach

① (Please note that this item has been deferred from the November 16, 1990 Meeting and the December 21, 1990 Meeting.)

Mrs. Volk: We now come to the Designation Hearings. Item 1 is 255 South County Road, First National Bank in Palm Beach, and I will have to excuse myself since there is a conflict of interest. Don.
(Please note: At this point Mrs. Volk passed the gavel to Dr. Curl. Mrs. Volk's Conflict of Interest Form is part of these Minutes.)

Mr. Moore: See. You thought you got rid of that job.

Mr. Frank: The gavel was passed to Dr. Curl.

Dr. Curl: The Designation Hearing for 255 South County Road, Owner, First National Bank of Palm Beach. And here we again follow the procedure, and the first thing is to verify that proof of publication and proper legal service has been received.

Mrs. Delp: Yes

Mr. Frank: Yes, it has.

Dr. Curl: O.K. And now I need to ask for the secretary to swear in all witnesses.

Mr. Gubelmann: Is there anyone from the Bank who needs to be sworn?

① Dr. Curl: Mr. Walker are you going to speak?

Attorney James Brindell: Mr. Walker. I'll tell you, why don't you just do that.

① Mrs. Delp: Do you swear or affirm that the testimony which you are about to give is the truth, the whole truth, and nothing but the truth, so help you God?

(Let the record show that the following persons stood and were sworn: Timothy M. Frank, Robert L. Moore, Jane Volk (as a member of the audience), James E. Sved (Staff Preservation Consultant), and Thomas Walker (First National Bank.)

Dr. Curl: Then, the Staff presentation.

Mr. Frank: Mr. Chairman, there will not be a Staff presentation on this item since it's already been given and entered into the record. I believe that we are now waiting to hear from the Owner.

① Mr. Brindell: Good morning. My name is Jim Brindell. I am here on behalf of the First National Bank. I would like to just recap for a moment, if I could. It's been sort of a long trail to get here. The original notice on this project went out over a year ago, or a little bit more than a year ago perhaps. Almost immediately thereafter, the Bank received some overtures from the prior Chairman to talk about some form of compromise with respect to the entire building to something less than that. After a number of discussions, there was a proposal to landmark the facade which would have included the original bank building and the, and I believe it is correctly called, the Volk Buildings, which are adjacent to that. I think you have a slide of that here. That first slide shows the original bank. These two show the adjacent buildings up to the north side, and then there is a similar component on the south side. The Bank rejected that proposal and said that they would agree to having the 1927 original facade, that is the facade of the original building, landmarked. The Staff accepted that concept. We then came back to a hearing here, at which it sort of went 180 again, at least from the Bank's point of view, back to talking about the entire building again, which sort of threw us back into the process of re-visiting this whole issue again. The Bank still believes that landmarking the entire property or the entire facade is not merited, but the Bank still is interested in trying to find some compromise with respect to key components of the facade, and we would like to do that. We know we've been through this a long time. The Bank has, and you have, and we'd like to all bring this to a conclusion. So, we're here today willing to do that. We are not...I guess we are still a little uncertain as to what your desires are or what your willingness is to do that. And we...if we knew that you might be interested in doing that, then we would certainly like to pursue that and try to resolve this. It is not in the Bank's interest to continue to have this protracted. We'd simply have a conflict over it.

Dr. Curl: Are there any...?

① Mr. Moore: Mr. Chairman. Mr. Brindell, you mentioned the Bank's willingness to modify its position from the last presentation, which was the original structure only, and the facade earlier. What now is the modification the Bank is interested in discussing?

Mr. Brindell: Well, the Bank has re-evaluated the entire matter, and

① they would be willing to go back to what was, I guess, the prior Chairman's proposal, which was to go from what we believe were the Volk components to the north and the Volk components to the south, which essentially...

Mr. Moore: Inclusive?

Mr. Brindell: Yes, it would be between these points, from here to here.

Mr. Moore: Does the Commission understand what Mr. Brindell is referring to? (Let the record show that some Commissioners nodded "no".) O.K. Mr. Sved, can you show the Commission the components of the building? On the north side is the one on the left, Mrs. Metzger. The south is the one on the right. Can you show and discuss the buildings that are in question now?

Mr. Sved: The proposal, as I understand it, would include the Volk buildings in the left slide here. And the Volk Buildings...there are actually two Volk on the left slide...this portion here, and this portion here. Immediately adjacent to that building, moving southward, is the original facade. The original elevation. You see here, here you can see that other building. The next building down is the original Wyeth, King and Johnson offices which is this building, and here's the other side of it here. And finally, another Volk building on the other end.

① Mr. Moore: So, what's being omitted then.

Mrs. Metzger: Yes, that's what I'd like to see...what's being omitted?

Mr. Sved: What would be omitted...

Mr. Moore: The old Merrill Lynch Building.

Mr. Sved: would be that smooth wrap around section ...

Mr. Moore: The old Embassy Travel, Gunster Yoakley

Mr. Sved: as well as...

Mr. Moore: You had it.

Mr. Sved: these buildings right here...

Mrs. Metzger: That's on the corner.

Mr. Sved: on the corner.

① Mr. Moore: Staff's original recommendation was for acceptance of the original Bank, and obviously, Staff is going to change that recommendation to the new proposal that the Bank has put on the table. We certainly believe that that would encompass not only the historical central portion of the original bank, it does pick up two rather well-reknowned architects both at the north end and the south, and effectively, landmarks the block in that particular fashion without

① benefit of the north building and the old Merrill Lynch building, and would be in favor of the proposal the bank put on the table.

Mrs. Gingras: Bob, what kind of development opportunities would that leave the Bank for the piece on the north at the corner of Seaview. If you landmarked everything up to there, is there as possibility that they can do anything with it on that Seaview corner.

Mr. Moore: You're presuming demolition of the existing structure. The Architectural Commission, of course, reviews all demolition applications and would, if indeed found that the application for demolition of the north building, for instance, was not going to be injurious, and what the proposed new structure will be was compatible to the property, and so forth, they would be more or less obligated to give permission for demolition. Then, anything that was placed on the property, in return, would have to be compatible with the existing landmark structures.

Mrs. Albarran de Mendoza: Zoning-wise, would they be allowed, with setbacks, to have a three story building, or something like that?

① Mr. Moore: No. From all practical purposes, the north building, and that was, and thank you for asking the question, because that was the bottom line of why the Staff doesn't feel that the north building is in danger at all, and that is that three story buildings are not permitted in this zoning district, C-TS. The lot coverage is more severe than would be permitted today, and the setback...they could build to the side, no...excuse me, there is a five foot setback that would be required, whether that would be advantageous or not advantageous, that would remain to be seen by what they put back. But the concept of a three story building versus, with more lot coverage than they could get today, versus a two story is sort of a self-insurance policy that that building will be maintained in a fashion to not lose the valuable square footage.

Mr. Gubelmann: Am I correct in understanding that that building, which was the former Embassy Travel Building, meets the criteria for landmarking in its own right. I know that's not the issue today, but.

Mr. Moore: I would defer to our expert as to whether it meets the criteria for landmarking on its own, on its own basis. Because it's Embassy Travel doesn't necessarily, or Gunster Yoakley's old office, doesn't necessarily that it would...those are two famous...

Mr. Gubelmann: Who was the architect who designed them?

Mr. Moore: I do not know. Mr. Sved?

Mr. Sved: Dr. Curl, correct me if I'm wrong, but I believe it's...I was led to believe that this portion was designed by Marion Sims Wyeth.

① Dr. Curl: No, it's Fatio.

Mr. Sved: Fatio? O.K.

Mr. Gubelmann: Then the only interjection I would like to make on

① this, and that is if we go along with the landmark, with the Bank's proposal and the Staff's recommendation, that we landmark the original Bank Building, what I call from cornucopia to cornucopia, those buildings that (indiscernible), would they be willing to dismiss the item of res judicata so that at some later date, if it would become part of a historic district, or somebody, a future Landmark Commission, wanted to landmark those corner buildings, they would be able to do so without...

Mr. Moore: I think Mr. Randolph would need to speak to the res judicata issue, but I can't answer the question, although I believe I know the answer to the question...what you do today will be binding in the future, but Mr. Randolph can answer.

Mr. Randolph: I understand the question was directed at the applicant. Would they be willing to give up the concept of res judicata in the event...isn't that correct?

Mr. Gubelmann: If we decided to go along with your recommend..., Staff's recommendation, and the Bank's recommendation that we take the original center part of the block as shown on the slides, between the two John Volk buildings. Would that affect us in the future?

Mr. Randolph: Yes, it would. Res judicata could very well apply in the future if a future Landmark Commission would decide to bring back a portion of this building which was considered in this original application and rejected.

① Mr. Gubelmann: Then I've got to address my question to the applicant, to the Bank, would you be willing to waive res judicata, so we don't tie the hands of any future Landmark Board.

Mr. Brindell: No, we wouldn't. The purpose of trying to reach a solution is to reach a solution. We should do that.

Dr. Curl: I think the way we're supposed to be moving is to ask for other witnesses first. Mrs. Volk.

① Mrs. Volk: (Speaking as a private citizen) I didn't hear you Dr. Curl. I may not be speaking in turn, but I'd like to speak as a private citizen who lives in Phipps Plaza, a landmark district across from the Bank, and it's extremely important to all of you, but most important to me. I feel deeply about landmarking, as you know, and of course, I would like to see the entire facade of everything landmarked, but I believe that if we accept or if you accept the Bank's voluntary offer, you would be, in fact, landmarking the original Bank. The building that he's thinking of as Embassy Travel was actually Henry Bendell's for years and years and years, and other little shops. The old Bank that we all know, and most of us remember from the '20's and '30's is from the finial building to the finial building. The others were extraneous, but if we could keep that much facade without some conflict, I think that we would have succeeded in preserving a very important vista for our landmark district and all of Palm Beach. Thank you.

Dr. Curl: Are there any other comments?

Mrs. Polly Earl: I don't know if I'll need to be sworn.

Mr. Randolph: Yes.

Mrs. Delp swore in Mrs. Earl using the same verbiage as was earlier stated.

Mrs. Earl: I am Polly Earl, Director of the Preservation Foundation, and am speaking for the Foundation. I regret that I was not at some of the earlier discussions of this matter, but I'm glad to be here today. And, I guess I'm a little bit surprised because I know I don't need to recall to this Commission, which has labored so long and diligently for many years on many important designations, information that's in the Ordinance, and perhaps there's just been so much input from the Bank, that it's been distracting in some way. But, I hear a lot of discussion, and I thought the point of the Ordinance was for this Commission to consider architecture and history for the good of the Town, for preserving the Town for our offspring, for what comes after us, to make sure that there is still a beautiful, unique Palm Beach here. And I just haven't heard, perhaps we haven't gotten to that portion of the Hearing, but I just haven't heard testimony today about what lies in front of our eyes every day when we drive down the street. That is that this is an extraordinary complex of buildings created by extraordinary master architects, and worked on by those architects to create threads between the buildings, and harmony between the buildings, so that the whole block stands really as its own statement. The Preservation Foundation is of the opinion that when you establish the criteria of the Ordinance and what the Ordinance says and what the Ordinance asks this Commission to do, that the entire property under consideration is well worthy of landmarking and meets fully the necessary criteria for landmarking. As far as I have heard, the historic roots of all of these different buildings are important for the Town, not just because they were occupied by the Bank's enterprise, but they have relationships with many other important commercial entities. I recall some of the testimony in the Gucci Designation Hearings, was that Gucci had been the original location of Macy's and that was found to be of interest in that situation. We just think that it is something that is really important for the Town for you to preserve the entirety of these buildings, the whole thing. And we would respectfully ask you to designate the entire property as it is presented to you, and to safeguard this very important part of Palm Beach's heritage.

Mr. Thomas: I want to ask a question here. To keep this out of adversarial nature as much we could, I'd like to ask the Bank why they feel so strongly about this building, since as Mr. Moore has pointed out, it is really frozen in its present state. Maybe if you could explain to us, we could understand.

Mr. Moore: That would be the north building that he's referring to.

Mr. Walker: I'm already sworn in. We received notification of this designation and the desire on the part of the public officials to designate, and it wasn't forty-eight hours later when the Chairman of the Landmark Commission contacted me with discussion of some alternative other than the designation of the entire facility. So, I think that the root of compromise here goes back to the original, the

① original Commission and their efforts. We have been eager to work with and seek a compromise, and the spirit of that extended to us by the Chairman of the Commission, as I said, within I believe forty-eight hours of our official receipt of the original notification. So, I think overtures toward compromise and of some change from the official initial notification come indeed from this group, and as I think we have demonstrated, interest in trying to come to a compromise solution since that time.

Mr. Thomas: Well, that's not the answer to the question that I asked. I asked a very simple question, and that is, do you have any plans for that building or any reason why it wouldn't be included, if Mr. Moore's position is correct, and that is that the building basically has an optimum number of square feet that could now be used on that plane, and therefore, you are more or less frozen with it anyway. Is there any reason that you can tell me why you are...I heard everything you said, but why would you not want it. That's all I'm asking.

Mr. Walker: Well, you're asking me a number of questions. The first question is...

Mr. Thomas: I'm asking you one question, why do you not want it included?

① Mr. Walker: The first one is does the Bank have any plans for that building, and the answer to that is, No. No plans today, no 1991 plans, no long term strategic 1991-96 five year plan, and clearly, no plans beyond that. And I think that in terms of the plans that the Bank does have, is to comply with the Ordinances and the requirements in this community and to continue to serve this community in the fashion that the Bank has traditionally done over the past 64 years, and has every intention of doing so in the years ahead. The Bank, I think, is attempting to demonstrate its corporate citizenship by being responsive to overtures that have been made by this group. There are no plans for demolition, change, reconfiguration today.

Mr. Thomas: Well, I accept what you say, but from my point of view, you still haven't answered the question, and I don't want to pursue it any further.

Mrs. Metzger: Mr. Walker, can I ask you a question? When you talk about your Board are you talking about a local Board of what we still think of as First National or are you talking about the Southeast Board in Miami?

Mr. Thomas: We have representatives of our Board that are also on the Board of Southeast, and they have both participated and have provided input.

Mrs. Metzger: So, which of these boards are close to landmarking the whole facade?

① Mr. Thomas: Which of these Boards?

Mrs. Metzger: Yes, I'm confused.

Mr. Walker: What difference does it make. The consensus of the Board

① here, where there are Board members of our Advisory Board of the First National here in Palm Beach who are also on the Board of Southeast in Miami. The two members that are on our Board here that are also Board members of not only the bank in Miami, but also the holding company in Miami are Mr. Fanjul and Mr. Bassett.

Mrs. Metzger: Yea. I didn't necessarily need their names, I was curious to know whether it was a local Board that was opposed or whether it was a Board that was in Miami that was a little less local.

Mr. Walker: The distinction would be...?

Mrs. Metzger: I was curious to know whether it was somebody far away who was opposed, or somebody who lived right here and was part of the community who was opposed. So, you're saying both.

Mr. Thomas: The parent company of a corporation, when the chips are down, controls all of the subsidiaries. You have to look at it that way. That is the facts of life in the corporate world. Those are the facts. If someone were to buy that bank, then the person who bought that bank would be the ultimate authority. It's like the food chain. It keeps going up.

① Mr. Gubelmann: Mr. Walker, before you...I'd like to ask you one question. It's mystifying to me, as a member of this Commission and perhaps some of the other members, what...we don't mind accepting your, I don't mind accepting your voluntary designation of that middle part of the building. In the back of my mind, I say why don't they want to let us control the facades of the other parts of the building, and the only reason any of us can think of why you wouldn't want to let us control parts of the other facade, is that you want to do something with it that you wouldn't agree to. This gives me a negative questioning outlook on the whole thing. I think it's very generous of you to offer the middle part of it voluntarily and we accept the generosity of your offer, but I don't know why you would be willing then, wouldn't be willing, to sort of waive res judicata or something like that on other buildings which in their own right would be eligible for landmarking. All we're trying to do is preserve the way the Bank looks to the world from the street. If you don't like the way the Bank looks to the world from the street, please tell us, but we're quite happy with the way it looks, and I don't think it's unreasonable of us, unreasonable of us to ask why don't you want us to be able to control this facade.

① Mr. Walker: Well, our business is directly...we're in the business of providing service to this community, and it is in our best interests to provide and to continue to provide service to the community through this facility and through our employees and staff. We also want to be a good corporate citizen, and in this community, you have two constituencies which you require people to be governed by, and the constituency that is served by the ordinances that govern a landmark facility as well as the constituency that is served by the ordinances for any other activity that would have any impact on this property. We think that this is a very substantial...we don't think...it is a very substantial piece of property, and we should have the rights and characteristics of any other property owner that has certain features of that property which would be governed by the ordinances and

① franchise, if you will, of the landmark ordinances and I think it's only appropriate to have us represent the bulk of this constituency.

Dr. Curl: Any other questions? Any other public comments? Now, I'd like to accept comments from the Commission.

Mr. Gubelmann: The only comment I'd like to make is that I do not like hearing repeated referrals to the fact that our former Chairman, who in my estimation, did a very good job in Chairing this Commission, of him entering into negotiations with the Bank. Unfortunately, he's not here to defend himself, but I do feel that whatever he did at one point in time may have mislead the Bank into thinking that that would be the consensus of the rest of the Commission. So, I think we ought to think about this entirely independently of anything he may have stated. My concern, as a member of this Commission, is I don't want to get into active discussion, dispute and even legal battles with the Southeast Bank Corporation over this, and I think we can be reasonably satisfied that the facade will remain the way we all know it and love it. We perhaps ought to think very seriously about accepting the banks offer for voluntary designation of the central part of the Bank.

Dr. Curl: Is that a motion?

Mr. Thomas: I think you've expressed it very well, Mr. Gubelmann, and I still am at a loss to understand their position, but pragmatically speaking, I think that is, that is what we should pursue.

① Dr. Curl: Any other comments? Well, I have to say, and again Mr. Moore will accuse me...well, wait a minute.

Mr. Moore: I'm not accusing you of anything.

Dr. Curl: I have to say that I just feel that we are not doing our duty as a Commission. The decision was made by the Commission to try to landmark the entire facade, in fact, not the facade, but the buildings. Just saying the facade would be, in any case, a compromise. The reason for that is that it is a whole, no matter what anyone says. What you see there is really finally work of John Volk. John Volk understood that facade. John Volk preserved the body of the building. He preserved all but one of the Wyeth buildings that was there, and if you've seen the original Wyeth building, it was a one story in a sort of arabic style. (Indiscernible). But the building is there and it makes for an absolutely lovely street facade. It's one of the things that our ordinance actually talks to, the rhythm of the street, and my feeling is that Mr. Walker didn't answer the question, and I feel that what the question really amounts to is that the Bank feels that they may want to sell that property, and if it is landmarked, it will be harder to sell. I don't know if this has anything to do with us, but it seems to me that you can't landmark part of it, and say the rest of it isn't part of it. It's all the same thing.

① Mr. Thomas: I think you won't find any quarrel with what you said from either Billy or myself, but in the real world, we have to face what the alternatives are, and it's clear they are not going to change.

① Mr. Gubelmann: I don't think this thing should be dragging on for another year. I think we owe it to them to deal with it today in a manner which is hopefully satisfactory to as many parties as possible.

Mr. Thomas: I agree.

Dr. Curl: Well, actually, we need a more formal motion.

MR. GUBELMANN: I WILL MAKE A MOTION THAT WE ACCEPT THE VOLUNTARY DESIGNATION ON BEHALF OF THE FIRST NATIONAL BANK OF PALM BEACH OF THE ORIGINAL FACADE BETWEEN THE TWO JOHN VOLK BUILDINGS, JOHN VOLK BUILDINGS AS PRESENTED TO THIS COMMISSION, FROM FINIAL ELEMENT TO FINIAL ELEMENT.

MOTION SECONDED BY MR. SILVERMAN.

Polly Earl: Are you open for any public discussion?

Mr. Randolph: No.

Dr. Curl: It's back to the Commission. Shall we have a roll call?

① Mrs. Delp: MR. GUBELMANN: YES
MR. SILVERMAN: YES
MRS. GINGRAS: NO
MRS. METZGER: NO
MRS. ALBARRAN DE MENDOZA: NO
DR. CURL: NO
MR. THOMAS: YES

Mr. Frank: MR. CHAIRMAN, THE MOTION FAILS, 3 TO 4, 4 AGAINST.

Dr. Curl: I would say then that we can either go on to move for landmark consideration or move...

Mr. Randolph: You will need some further action.

Dr. Curl: I say, if someone wants to ...

Mr. Silverman: What is the situation now?

Mr. Gubelmann: My motion was defeated.

Mr. Silverman: I know that.

Mr. Randolph: So, the matter of the designation of the Bank Building is still before the Board. Some action has to be taken. The fact that that motion was voted down does not finalize the matter.

① MR. GUBELMANN: THEN, ON THE SPIRIT OF I WILL TRY AND TRY AGAIN, I WOULD LIKE TO MAKE A MOTION THAT WE DESIGNATE THE ENTIRE FACADE FROM SEAVIEW AVENUE TO ROYAL PALM WAY AS A LANDMARK OF THE TOWN OF PALM BEACH....ALRIGHT, I'D LIKE TO MODIFY THAT MOTION. WE'D LIKE TO RECOMMEND THAT WE INCLUDE THE ENTIRE FACADE FROM THE SOUTHERNMOST JOHN VOLK BUILDING THAT HAS FINIALS ON TOP OF IT, TO THE CORNER OF SEAVIEW AVENUE...IT'S THE MAURICE FATIO BUILDING.

Mr. Sved: That's everything.

COMMISSION: NO.

MR. GUBELMANN: NOT THE WRAP AROUND BUILDING. I WAS TRYING TO QUALIFY THAT...THE BUILDING THAT ACTUALLY HAS THE FINIALS ON IT.

Mrs. Metzger: What we said before including the building on the corner of Seaview and County Road.

Mr. Moore: In other words, the Bank's offer for voluntary designation including, but instead of that, in furtherance of that is the inclusion of the three story Fatio building on the corner of Seaview and South County Road.

Mrs. Albarran de Mendoza: And I think I see from discussions here that we would all be very much in favor of it.

Mr. Moore: That was a motion, is there a ...

Mr. Gubelmann: Do you want me to re-clarify that?

Mr. Moore: I don't think so. You need a second.

MOTION SECONDED BY MRS. GINGRAS.

Dr. Curl: O.K. It's been moved and seconded. Is there any further discussion? I think we need a roll call vote.

Mrs. Delp:	MR. GUBELMANN:	YES
	MRS. GINGRAS:	YES
	MRS. METZGER:	YES
MRS. ALBARRAN DE MENDOZA:		YES
	MR. THOMAS:	YES
	MR. SILVERMAN:	YES
	DR. CURL:	YES

Dr. Curl: It passes unanimously. And we hope the Bank will find this satisfactory. I certainly have to say, and I think this goes for everyone, that the Bank has been very cooperative. I've talked to Mr. Walker. I know that other people have, and I really don't feel that the Bank has fought the Commission because it's against preservation or anything like that. I wouldn't want to leave this impression with anyone. And Mrs. Volk is back.

Mr. Moore: Mr. Brindell, this matter will be for final consideration by the Council in March, the second Tuesday of March, Town Council Meeting, 9:30 in the morning, Public Hearing. We will be giving you a written follow-up on all of this.

Mr. Brindell: Thank you.

Mr. Gubelmann: Madame Chairman, welcome back.

Item 2: 452 Worth Avenue

OWNER: Tauni De Lesseps

(Please note that this item has been deferred from the December 21, 1990 Meeting.)

Mrs. Volk: The next item on the agenda is 452 Worth Avenue. There is...we've had previous proof of publication?

Mr. Frank: Yes, Madame Chairman.

Mrs. Volk: And proper legal service?

Mr. Frank: Yes.

Mrs. Volk: Would you swear in any witnesses who wish to speak on this matter please.

(Let the record show that Tom Adeimy came forward and was sworn, however, he was not present to give testimony regarding the designation. He was present to discuss one of the "Other Business" items, and left the platform when he discovered his error.)

Mrs. Volk: Let the record note that this witness has been duly sworn. Staff has recommendations or a letter from Mrs. De Lesseps.

Mr. Frank: Yes, Madame Chairman.

Mrs. Volk: Will you please read it into the record?

Mr. Frank: I will. This is from Poseidon, 452 Worth Avenue, Palm Beach, Florida, to the Landmark Commission. "Dear Sirs, I am flattered that my lovely house has been chosen to be a landmark after all the work and effort that I've expended. However, as a recent widow, I cherish my privacy and right to do what I wish with my rightful property. There are urgently needed, for my well being, certain changes I wish to achieve. Needless to say, anything I do will be done with careful research and strict observance of good taste. I cannot stress strongly enough how I feel what seems to me to be an invasion of my inalienable right to privacy. Please think this over and reconsider. Thanking you for your cooperation. I remain very truly yours, Tauni De Lesseps, Mrs. Dudley Schoales."

Mr. Randolph: For the record, Staff has been previously sworn, and I just wanted to indicate that they were sworn for the remainder of the hearings.

Mr. Frank: Thank you, Madame Chairman. I'll read into the record. First of all, I'll read the criteria for designation that Staff has found on this particular property. Staff has found that it meets criterion...

(a) That it exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county or town.

(b) Is identified with historic personages or with important events in national, state or local history.

① (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 works of one or more master builders, designers or architects whose individual ability has been recognized to have influenced their age.

In this case, it's Volk, Addison Mizner, and Marion Sims Wyeth, and their biographies have been attached. Again, I'll mention for the record...this is 452 Worth Avenue. The style is Mediterranean Revival and I'd like to pass it on to Mr. Sved for further presentation.

Mr. Sved: Thank you very much. The entire estate of 452-460 Worth Avenue was designed in 1922 by Addison Mizner's architectural firm. As Mr. Frank mentioned, a subsequent architect was Marion Sims Wyeth. In addition, Lester Geisler, formerly of Addison Mizner's office, who did some work at this property also. The property at 452-460 Worth Avenue is known as the Warburton Estate, and you can see Mayor Barclay Warburton's picture over there under the clock. The section in question this morning, 452 Worth Avenue, is bordered to the east by Casa Leoni, which is already a landmark of the Town of Palm Beach, and is bordered to the west by 456 Worth Avenue, the second quarter of the Warburton Estate, which will be heard by the Town Council next month for landmarking. The entire building from 452 to 460 was originally designed and continued by Mizner and his staff. However, we've chosen to, since it was subdivided in 1957, to consider these as separate properties. 452 Worth Avenue, by virtue of its association with the Warburtons, Addison Mizner, Marion Sims Wyeth, and its proximity to other landmarks, is very worthy of your consideration today. Thank you.

Dr. Curl: MOTION THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

Mrs. Volk: Are there any other witnesses? Does any member of the public wish to speak? Comments from the Commission. That is not a very clear picture of the property.

Mr. Frank: I guess that I can just add that the entire estate, I think we all well know, but I'll just reiterate, was one development, and now it's divided into separate fee simple parcels, and that's why we've had separate votes on these elements.

Mr. Silverman: How old is the property that we're considering?

① Mr. Frank: 1922.

Mr. Sved: The estate was designed and built in 1922.

Mr. Gubelmann: And this was an integral part of that estate as built

in 1922.

Mr. Sved: This portion was the easternmost end of the Warburton Estate towards Worth Avenue.

Mrs. Volk: Barclay Warburton was an early mayor of the Town, and the family was very involved in the history of Palm Beach, and was well known, from the point of view of history. It's an important part of that entire corner.

Mr. Silverman: Are there any closer pictures of it?

(Tape Change)

MOTION BY DR. CURL THAT THE PROPERTY LOCATED AT 452 WORTH AVENUE 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 BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

Item 3: 15 South Lake Trail

OWNER: H. Loy Anderson Jr.

Mrs. Volk: Item 3. 15 South Lake Trail. Owner - Henry Loy Anderson. Do you have proof of publication and proper legal service?

Mr. Frank: Yes.

Mrs. Volk: Would you swear in all witnesses?

(Let the record show that no one stood to be sworn.)

Mrs. Volk: What is the Staff's recommendation?

Mr. Frank: Madame Chairman, you have in front of you the Designation Report dated December 21, 1990, and in that Designation Report, the Staff recommended that it met its criteria for designation, specifically criteria (a), (b), and (c). However, since this matter has been notified, we have done additional research based on feedback that we received that there was a major fire catastrophe on this property and that the original house was destroyed, and that the component building that returned the property to a usable form was not in the original configuration. Therefore, the original architectural criteria that we had suggested that this property met, no longer is true. I believe that it still technically meets one of the minor criteria with regard to who resided at the property, however, Staff does not feel that that standing on itself is enough to recommend for designation. So, therefore, we recommend that this property not be designated as a landmark, and a supplemental report with this information that I'm discussing has been distributed to you, and I'd like Jim Sved to get into that in a little more detail.

Mr. Sved: Thank you. The original building, the original wooden structure, at 15 South Lake Trail was designed circa 1921, and was

conceived in the Colonial Revival style by an unknown architect. During the original research process last summer by the student interns, they did their research at the Historical Society of Palm Beach, and in the Building records downstairs, neither of which revealed any evidence or any mention of the fire, considerable or not. In the ensuing months, we received information from the property owner and his attorney that there was a fire at this property sometime in the mid-1960's. We then proceeded to go speak with the Fire Marshal and research the fire records of the Town of Palm Beach, and that revealed that it was, I believe it was December of 1967, just at the beginning of the 1967-1968 winter season here in Palm Beach, a fire and a, and I'd like to read this from this section of the report..."The fire began on the first floor of 15 South Lake Trail, proceeded up the main staircase, and exited the structure on the lake side of the second floor. The damage effectively gutted the structure at the beginning of the 1967-68 season. Subsequent building records reveal that virtually everything from the first floor joists to the roof, with the exception of some facade materials, was replaced or redesigned during subsequent maintenance of the structure." Based on that latest material, as provided by the Fire Department, we do not believe that this building is eligible or worthy of your landmarks consideration any more today. Thank you.

Mrs. Volk: Are there any other comments from the Commissioners or the public? I remember the fire very well. If only you'd have called me. It was a very devastating fire, and the house was completely rebuilt by a woman of wonderful taste, Lilly Pulitzer, but I agree with you that as far as historical significance of the house, it really is not there. May I have a motion for the...

Dr. Curl: MOTION THAT WE ACCEPT THE STAFF'S RECOMMENDATION, AND NOT RECOMMEND THIS TO TOWN COUNCIL FOR DESIGNATION.

Mr. Frank: I think first before we do that, we should accept into the record the Designation Report with the addenda, and we will merge these two reports together, and make one final recommendation, which will be consolidation of these two reports. I think that is most important before we move forward.

Mrs. Volk: We'd like a motion to that effect, that the Designation Report be made a part of the record, and also the comments of Staff.

MR. GUBELMANN: SO MOVED. (THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD, AND ALSO THE COMMENTS OF STAFF.)

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

Dr. Curl: Now, I'll make that motion. (THAT WE ACCEPT THE STAFF'S RECOMMENDATION, AND NOT RECOMMEND THIS TO TOWN COUNCIL FOR DESIGNATION.)

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

Item 4: 25 Middle Road

OWNER: Patricia M. Mason

Mrs. Volk: The next item is 25 Middle Road. Owner, Patricia M. Mason. This item is to be deferred by the request of the owner. I understand that she is extremely ill.

Mr. Frank: Yes, there is a letter I can read. Actually, you have a copy of the letter in front of you, but I'll read it into the record for those others who are here. This is from 25 Middle Road, and it's addressed to the Town of Palm Beach Planning and Zoning Department, Attn: Timothy M. Frank; Subject: Landmark Designation of 25 Middle Road. "Dear Mr. Frank, My wife, Patricia, who is the owner of record of the subject property is critically ill in Pennsylvania and is not expected to survive. Ownership of the property will pass to me on her death. I will be leaving to be with her as soon as possible and respectfully request that the Hearing scheduled for 18 January be postponed until the next scheduled hearing date of March 15. Thank you for your indulgence." Signed, Paul A. Mason.

Mrs. Volk: May I have a motion for the deferral of this designation please?

MOTION BY MRS. GINGRAS THAT WE DEFER THE LANDMARK CONSIDERATION OF 25 MIDDLE ROAD (to the March meeting) WITH THE PROVISIO THAT THE OWNER RECOGNIZES THAT HE, IN THIS CASE, IS WAIVING HIS RIGHT BY ORDINANCE REQUIRING THE COMMISSION TO ACT WITHIN 30 DAYS.

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

Mr. Gubelmann: As a clarification, we are deferring this to the March meeting.

Item 5: 224 South Ocean Boulevard

OWNER: Eddie & Adele Kahn

Mrs. Volk: Item 5. 224 South Ocean Boulevard. Owner, Eddie & Adele Kahn. Do we have proof of publication and proper legal service, Mr. Frank?

Mr. Frank: Yes, Madame Chairman.

Mrs. Volk: Will the secretary swear in all witnesses.

(Let the record show that no one stood to be sworn.)

Mrs. Volk: May we have the Staff recommendation.

Mr. Frank: Thank you. You have, in your packets, the Designation Report for 224 South Ocean Boulevard, and in Item 5 on Page 6 is the Statement of Significance and Criteria for Designation. Under that, reading from the last paragraph, I'd like to mention that "the Landmarks Staff believes that this building does not merit designation. The east facade was greatly altered in 1962 and is out of character with the rest of the building. Also, this building is

① not the best representative of the Shingle style in Palm Beach and is not the work of a master builder or architect. Finally, this building does not have an extensive historical background. This residence does not meet any of the criteria for designation," and we recommend that it not be considered. Mr. Sved, I'd like you to show that to us in detail.

Mr. Sved: Thank you. The structure at 224 South Ocean Boulevard is probably the most visible example of the gambrel, a.k.a. barn style roof. The structure is in Palm Beach, as it sits at the corner of South Ocean Boulevard. As you can see on the slide at left, the alterations that Mr. Frank mentioned that are really out of character with this structure are the porch on the second floor, the decorative iron railing on that porch, as well as the battered piers which were added at the same time down there on the (indiscernible) structure. Let me point this out to you...the limestone piers, or whatever type of stone they are. As you can see here on this slide on the right, a much purer example, which you may want to consider at some time in the future is the gambrel roof portion at right, which is originally, as I understand it, the carriage and guesthouse for the main structure.

Mr. Frank: But that's on a different property.

① Mr. Sved: That's on a different property, and it's been subdivided, however, it is a much purer example of the style. Based on the alterations which were made to the main structure along Ocean Boulevard, we no longer believe that this building is worthy of your consideration. Thank you.

Mrs. Volk: A motion that the Designation report that the Designation Report be made a part of the record.

Dr. Curl: SO MOVED. (THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.)

MOTION SECONDED BY MR. GUBELMANN.

MOTION CARRIED UNANIMOUSLY.

Mrs. Volk: Are there any other witnesses to speak on 224 South Ocean Boulevard? Do any of the Commissioners have any comments?

Dr. Curl: Just for the record, I'll mention this is Bruce Kitchell design, and I don't understand why the interns didn't find it. It's in the Historical Society's records.

Mr. Sved: Excuse me. I didn't hear him.

Mr. Frank: He mentioned that it is a Bruce Kitchell design, and he doesn't understand, he believes that the information is in the records of the Historical Society.

① Dr. Curl: And it was a lovely Colonial house, instead of a shingle style.

Mr. Frank: Dutch Colonial.

Dr. Curl: WELL, I'LL MOVE THAT WE ACT ON...I CAN'T THINK OF WHAT I WANT TO SAY...THE RECOMMENDATION OF STAFF AND DENY LANDMARK STATUS AND NOT RECOMMEND IT TO TOWN COUNCIL FOR LANDMARK STATUS.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

(Let the record show that Mr. Gubelmann excused himself at this point, and was not present for the remainder of the meeting.)

Item 6: 12 Golf Road
OWNER: John C. & Mahnaz Whelton

Mrs. Volk: 12 Golfview, Golf Road. Is that supposed to be Golfview Road, not Golf Road.

Mr. Frank: It's actually listed as...we'll update that.

Mrs. Volk: You will verify that we have proof of publication and proper legal service.

Mr. Frank: Yes, Madame Chairman, we do.

Mrs. Volk: Will the secretary please swear in any witnesses.

Mrs. Delp swore in Mr. Jeffrey Smith using the same verbiage as was earlier stated.

Mrs. Volk: Let the record note that this witness has been duly sworn.

Mr. Frank: Thank you, Madame Chairman, and I think I will clarify for everyone, we will be presenting Item 6 & 7 together because the two properties were one entity at one time, so we will give some continuity that way, but there is separate ownership and fee simple separations of property. So, therefore, we will require a vote on Items 6 & 7, that's both 12 and 15 Golfview Road. The first item, 12 Golf Road, or Golfview, under Criteria for Designation, the Staff believes that it meets criterion...

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

(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 works of one or more master builders, designers or architects whose individual ability has been recognized to have influenced their age.

And, in this case, it's Marion Sims Wyeth, with the biography attached.

(Continued below under Item 7)

Item 7: 15 Golf Road

OWNER: Henry W. Breyer III

Mr. Frank: And 15 Golf Road, or Golfview...we believe that it meets the same criteria, that being criterion

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

(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 works of one or more master builders, designers or architects whose individual ability has been recognized to have influenced their age.

Again, Marion Sims Wyeth. Mr. Sved, could you give us the detailed presentation?

Mr. Sved: Yes, thank you. The house as 12-15 Golf Road, and just for a second, I'd like to clarify, according to Town records, the street is officially listed as Golf Road, and the subdivision is listed as Golfview subdivision.

Mrs. Volk: I've been calling it Golfview Road for I hate to tell you how many years.

Mr. Sved: Well, in any case, the entire structure was designed in the Mediterranean Revival style by Marion Sims Wyeth in 1922, and the only major date of alterations is 1949, at which time this time was effectively chopped in half and made into two separate properties. The slides that are up on the screen right now are of the 12 Golf Road portion. As you can see, there are very many of the typical Mediterranean Revival features on this building, including the cast stone, barrel clay tile, and the rough stucco on the side. I might add, a very particularly interesting feature of this 12 Golf Road portion of the composition, and maybe you can see it just barely on this slide, going up the stairs on the side of the building, there is a very beautiful and ornate use of glazed tiles which also adorn the underside of the staircase. Unfortunately, earlier in the week, when I went to take these pictures, I didn't have my hip waders, and I couldn't take any better picture of this from where I could get to. The section of 12-15 Golf Road, now considered only as 15, is painted a slightly different color than the 12 portion, and includes the original entryway which is cast stone with a decorative shield at center. On this slide you can see that the 15 portion encompasses the main entrance as well as the original loggia which they used as a living room, which is on the slide at right. And, in front of that is the original courtyard. Unlike many of the houses that we have been discussing this season, that have been cut in half or turned into two or more properties, in this one they did not remove any portion of the property to subdivide it into two different sections. What they did at the right end, at the right side of the loggia, at the easternmost portion of the loggia, they simply bricked it up. And, as you can see very faintly in the corner here, you can see where the building

changes color from peach to white, and it is at that point, that the building is divided in half. Both Items 6 & 7, which is the entire composition originally designed by Marion Sims Wyeth is worthy of your consideration today.

Mr. Frank: Madame Chairman, I'd also like to read into the record, we've received a letter on 15 Golfview, and this is from Smith Architectural Group Inc., dated November 9th, to the Landmark Preservation Commission, Attn: Donald W. Curl, Acting Chairman. "Dear Dr. Curl, we are the architects for Mr. & Mrs. Henry W. Breyer, III and we have advised the Breyer's to voluntarily designate their home as a landmarked structure in the Town of Palm Beach. We ask the Commission not to designate the north facade facing the alley because the Breyer's may want to make some modifications to the elevation in the future which had already been granted approval by the Town Council. Please copy this office with any correspondence regarding this project in the future. If you have any questions please call me. Sincerely, Smith Architectural Group, Inc., Jeffrey W. Smith, AIA, President.

Mrs. Volk: May I have a motion that the Designation Report be made a part of the record?

MOTION BY DR. CURL THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD. (For Items 6 & 7, as verified below)

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

Mr. Moore: Excuse me, was that Items 6 & 7.

Dr. Curl and Mrs. Metzger: Yes

Mrs. Volk: Are there any witnesses to speak from the public?

Mr. Jeffrey Smith: Good morning, Commission members. My name is Jeffrey Smith, and I do represent Mr. and Mrs. Henry Breyer. There are a few things that are in the Designation Report that are not correct, that I'd like to clarify for the record. Number 15 Golfview Road was modified extensively in 1987, when Mr. Herbert Pheeney owned it and added two bedrooms, a two car garage and a couple bathrooms. So, it has been modified greatly. Another area where the Report states that there is a coquina fountain in the center of the courtyard, and on one of the slides it indicates that the coquina fountain was actually moved...I think you can see from the structure right now, it was moved to be not in the center of the courtyard any longer. So, we wouldn't want to have to put that back because of what you have in the Designation Report. Other than that, the Breyer's...we have recommended the Breyers to voluntarily designate and because we did get approval from the Town Council to add a bathroom on the north facade facing the alley. They chose not to do it at this time, but would not like to have to come back to Landmarks for that thirty-five square foot area on the second floor.

Mrs. Gingras: Has that already been through ARCOM, Jeff?

Mr. Smith: It didn't have to go to ARCOM because it faces the alley.

Mr. Frank: It's not visible from the street. (In response to an inaudible question or comment)...Not really. If it...unless it was landmarked.

Mr. Thomas: Excuse me, you said thirty five square feet?

Mr. Smith: 5'x7', very small. It's just a little void in an area that we were filling in. It's a teeny little bathroom.

Dr. Curl: Did you do the update?

Mr. Smith: Pardon?

Dr. Curl: Did you do the work?

Mr. Smith: For the Breyers...yes.

Mrs. Metzger: But, for Mr. Pheeney?

Mr. Smith: No, we did not know Mr. Pheeney when he was doing that work. John Gosman was the architect for Mr. Pheeney.

Dr. Curl: Oh, O.K. That's what I was asking.

Mrs. Volk: Any other comments?

Mrs. Metzger: Can I ask a question about 12 Golf Road? Has anybody heard from the owners?

Mr. Frank: We have received no comment...no correspondence on that property.

Mrs. Volk: Can I have a motion that this property be considered for landmark designation?

Dr. Curl: How do we do it...one for 12 and one for 15?

Mrs. Volk: Separately?

Mr. Frank: Yes, please.

MOTION BY DR. CURL THAT THE PROPERTY AT 12 GOLF 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 MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

Mrs. Volk: 15 Golf Road

MOTION BY DR. CURL THAT 15 GOLF 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.

① MOTION SECONDED BY MRS. METZGER.

Mr. Moore: Madame Chairman, including the information Mr. Smith had brought forward...?

Mrs. Volk: Allowing the change as approved by the Town Council as Mr. Smith suggested?

DR. CURL: I'LL ADD, "AND ALLOWING THE CHANGE".

MRS. METZGER: SECOND.

MOTION CARRIED UNANIMOUSLY.

Item 8: 301 Australian Avenue
OWNER: Brazilian Court Hotel c/o Board of Directors

Mrs. Volk: Item 8. 301 Australian Avenue. Owner: Brazilian Court Hotel c/o Board of Directors. We have had proof of publication and proper legal service, Mr. Frank?

Mr. Frank: Yes, proof of publication and legal service.

Mrs. Volk: Would you swear in all witnesses Cindy?

(Let the record show that no one stood to be sworn.)

Mrs. Volk: There are no witnesses to swear in. Staff will make their recommendations please.

Mr. Frank: Thank you, Madame Chairman. Staff believes that the subject property, 301 Australian Avenue, is in the Mediterranean Revival architectural style and it meets the following criteria for designation...

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

(b) Is identified with historic personages or with important events in national, state, or local history.

(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.

① In this case, the building was designed by Treanor and Fatio. We have a biography attached, and also, I'd like to go back to criterion (b). The criteria identified with historic personages. We should say that many celebrities and guests of the Brazilian Court Hotel, Mrs. Merriweather-Post, Charles Munn, Gary Cooper, Cary Grant, Richard Nixon, and the real James Bond were a few of the famous people who

visited the hotel. I'd like Mr. Sved to give you the presentation.

Mr. Sved: Thank you. The original structure on the property now known as the Brazilian Court Hotel, when this building here, the slide at left, a 1924 builder's speculation residence designed in the Mediterranean style. It still stands on the property at the hotel adjacent to the pool and is used as a storage facility. In 1925, the Brazilian Court Hotel was designed and constructed by Rosario Candela, an architect from New York City. As you can see at left, the original Brazilian Court Hotel entrance on Brazilian Avenue. However, in 1936, additions were made by the architectural firm of Treanor and Fatio, which actually doubled the size of the structure on the property. At right is the present main entrance of the hotel, which is on the other side on Australian Avenue. At left, you can see again the original composition on the Brazilian Avenue side by Rosario Candela. It is a two and with the tower, a three story structure, in the Mediterranean Revival style, and you can see that the corner three square portions are accentuated with not only the third story tower, but the arched window at the second floor. At right you can see some parts of the Treanor and Fatio addition, and I believe in the next slide, you might be able to see a little clearer...the major difference between these sections is the cast of the stucco. The original, at right, was a much rougher cast stucco than the Treanor and Fatio addition at left. However, as you can see, the additions were very sensitively made to the structure, and blended very well with the original design. At left in this slide, you can see, at the extreme left of this slide, I should say, is the Treanor and Fatio portion, and where the trees are at center, separate it from the original 1925 portion of the structure. And, not only because of the monochromatic color, but you can see that the design blends very well with the neighborhood, and with each other. In these two slides, we see the original courtyard, the original Brazilian Court. And here is the second courtyard designed by Treanor and Fatio with the fountain in the center. This is a very important piece of Palm Beach history by virtue of its design, by virtue of who has worked there, lived there, played there, and socialized there. It is a very integral piece of the history of the Town, and it is very worthy of consideration. Thank you.

Mrs. Volk: May I have a motion that the Designation Report be made a part of the record.

DR. CURL: SO MOVED. (THAT THE DESIGNATION REPORT BE MADE A PART OF THE RECORD.)

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

Mrs. Volk: Are there any other witnesses?

Mr. Frank: One other comment. I met with the manager, who represents the ownership of the Brazilian Court, and he has verbally instructed me that he wishes this to be a voluntary designation.

Mrs. Volk: That's good to hear.

① Dr. Curl: Could I just say one thing, and that is that Candela was a very important New York architect, not just a New York architect, and most of the luxury co-op buildings on 5th Avenue in New York facing the park in the 1920's were done by his firm. Today, there is a very important Miami architect, part of a firm, who is a Rosario Candela, too, and I don't know the relationship, but there must be some.

Mrs. Volk: And a motion for the recommendation of landmark consideration of this property, 301 Australian Avenue.

MOTION BY MRS. GINGRAS THAT 301 AUSTRALIAN AVENUE 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. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

VI. Other Business

A. Informal review - 452 Worth Avenue - driveway replacement

① Mr. Tom Adeimy, contractor, came forward representing the project. Mr. Frank explained that earlier, this property was recommended for consideration of designation, and there is a proposed construction project at the site, for which a variance for a carport has already been approved by the Town Council. The carport will come before the LPC in February for approval. Another part of the project is the replacement of the existing driveway, materials only. The size and shape of the driveway will remain the same. Mr. Adeimy explained that the existing driveway is in a state of disrepair as it has been uprooted by trees. The new driveway material is to attempt to use an original type finish with a European type design on it. It will be done in a fishscale pattern in a grey-beige color with no gloss.

MOTION BY MRS. GINGRAS TO APPROVE THE MATERIAL CHANGE FOR THE DRIVEWAY, AS PRESENTED.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

B. Status Report - Landmark Plaque Committee - Mr. Silverman

Mr. Silverman reported that he had a preliminary meeting with Tim Frank. He plans to assemble the committee to meet on this matter before the next meeting. Mr. Silverman will give us an update on this matter at the February meeting.

C. Status Report - Mizner Memorial Fountain

① Mrs. Beth Summers addressed the Commission regarding a re-landscaping of the Memorial Fountain and surrounding plaza. She discussed the removal of various existing foliage: the

hibiscus and two palms at the south end of the fountain plaza; the bougainvillea on the wall, so that the beautiful wall can be easily seen; and hedges and podocarpus along the reflecting pool. They will strive for low maintenance plantings. At the reflecting pool, they will create a slight mound and plant it with Korean Boxwood, and plant annuals in a criss-cross design. Existing pink hibiscus will be replaced with peach hibiscus. Mrs. Summers indicated that the re-planting of the fountain and plaza will be funded by the Garden Club. Mr. Moore, as well as the Commissioners, expressed their gratitude of this very generous offer. Mrs. Volk stated that the landscaping, as presented, will be quite a change from the existing, and suggested that the Commissioners, at a following meeting, adjourn to the fountain and plaza with Mrs. Summers to better visualize the proposed changes. Mr. Moore advised that Mr. Frank and Mrs. Summers can prepare a more detailed drawing, and perhaps some elevations, showing the changes. He further advised that as this is Town property, Mr. Dusey, Director of Public Works, should be consulted for his input. The Commission designated Mrs. Metzger to work with Mrs. Summers on this project.

Mr. Sved then came forward to discuss the distributed materials regarding the Fountain Restoration. He reiterated the fact that the Town has been given a grant through the Florida Department of State, Bureau of Historic Preservation toward the completion of this project. Mr. Sved presented three different plans for restoration, as distributed, a copy of which is attached to these Minutes. They are as follows:

- Scenario #1: Restoration to Circa 1930
- Scenario #2: Restoration to 1976
- Scenario #3: Renovation, 1991

Mr. Sved stated that it is their belief that Scenario #1 would be rather prohibitive because it would require restoring the ecological fishpond, a very costly element, removing all plaques and lighting, and would make the fountain unsafe in the modern world. Scenario #2 would restore the fountain to its condition as of its last major renovation, 1976, which would make the fountain look no different than it does today. Scenario #3 works hand in hand with the restoration of Town Hall. It calls for the inclusion of some uninstalled original design elements of the fountain.

Mr. Sved also discussed the style of tile which will be used to replace the existing tile. He showed a sample of a decorative tile made in Spain with a fifty year life. Dr. Curl commented that Mizner, characteristically used monochromatic tiles.

Mr. Frank and Mr. Randolph advised that the Town, as property owner, should approve any of these changes first, prior to the Commission acting on this matter.

D. Appoint Nominating Committee for election of officers

Mrs. Volk appointed a Nominating Committee consisting of Sally Gingras, Chairman, Dr. Donald Curl, and Mr. William Gubelmann.

VII. Adjournment

MOTION TO ADJOURN BY DR. CURL AT 10:42 A.M., WITHOUT A SECOND.

The next meeting of the Landmarks Preservation Commission will be held on Friday, February 15, 1991 at 9:00 a.m. in the TOWN COUNCIL CHAMBERS, TOWN HALL, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,



Donald W. Curl
Vice Chairman

cmd



John Volk designed the Neo-Classical style addition on the north side of the bank building in 1937. Volk continued the scale of the existing buildings by creating the appearance of two separate structures in his single addition. The transition from Fatio's heavily rusticated Italian design to Volk's restrained facade with pilasters rising to a pediment, is eased by the two-story facade with subdued Mediterranean Revival detailing which bridges the two structures.

As the bank expanded and absorbed adjacent buildings, Volk returned to remodel the interiors and exteriors of the buildings. In 1955, Volk replaced Wyeth's playful Moorish facade with another Neo-Classical temple front. This gave the bank composition a symmetry it previously lacked, but destroyed one of the more interesting commercial elevations in Palm Beach.

The one-story Neo-Classical building which now houses the Trust Department was added by Volk in 1971. The design vocabulary mixes Volk's Regency style with the quoining and rusticated entrance seen in Fatio's original 1927 design.

V. Statement of Significance

The First National Bank, located on the east side of South County Road between Royal Palm Way and Seaview is an important component in this commercial district. Designed by three of Palm Beach's most important architects, the First National Bank complex offers a unique environment to see the interaction of the commercial architecture of Marion Sims Wyeth, Maurice Fatio and John Volk.

VI. Criteria for Designation

Section 16-38 (a) of the Town of Palm Beach Landmarks Preservation Ordinance #2-84 outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation.

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

The First National Bank has been a notable piece of Palm Beach architecture since it first opened at 255 South County Road in 1927. Since then, the bank has expanded a great deal, absorbing and preserving the fabric of this area. By maintaining and expanding its offices in historic buildings, the First National Bank offers its customers a sense of history and continuity rarely found in 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."

The First National Bank complex is a specimen of commercial architecture suitable for study because of its wonderful mixture of designs by three of Palm Beach's most prominent architectural firms into an eclectically cohesive, harmonious design which is representative of Worth Avenue's Via Mizner and Via Parigi, by Addison Mizner. The First National Bank complex sets the architectural tone for South County Road as well as the Phipps Plaza Historic District.

(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."

Please see the Fatio, Wyeth, and Volk biographies, as attached.

V. Statement of Significance

This building reveals a great deal about the history of Palm Beach. It was built in the 1920's during the height of the Palm Beach building boom, and is located on a place of local historical significance. It is an excellent example of the Mediterranean Revival style, and is situated prominently on the Lake end of Worth Ave. This residence was the work of Addison Mizner, and was also partially designed by Wyeth, King and Johnson. Though this building has been altered greatly, it has historical value and deserves designation.

VI. Criteria for Designation

Section 16-38A of the Town of Palm Beach Landmark Preservation Ordinance #2-84 outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

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

This house was built during a period of economic affluence in Palm Beach. Its size and ornamentation of the structure indicates the economic strength of Barclay Warburton, the original owner. It has weathered times of economic hardship in Palm Beach, as well, with few periods of vacancy.

This property is important in that it is the site of the alligator wrestling matches of Alligator Joe early in Palm Beach's history. Also, this is a very distinctive property, in that it extends out over the lake and is an entity unto itself. It is an important terminus to Worth Ave.

Like many other Palm Beach houses, this building was first a vacation house, which the owners later made permanent. Warburton added many sections onto this building, and was very concerned about the development of the building and the property.

(b) "Is identified with historic personages or with important events in national, state or local history."

This building is closely identified with Palm Beach Mayor, Barclay Warburton. Warburton was very active in Palm Beach society, and did a great deal to improve the community.

As mentioned earlier, this building is also situated on the site of Alligator Joe's famous wrestling matches at his alligator farm.

(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."

Mediterranean Revival style buildings were ubiquitous in Palm Beach during and after the 1920's. However, this building is one of the best, and most well preserved examples of Addison Mizner's interpretation of a Mediterranean Revival style "villa." It is characterized by its irregularity in shape and in window and door treatment. This house is designed in a way that balances these irregularities. The use of hollow clay tile in the structural system also distinguishes this building. Stucco walls and tile roofs are used very often in Palm Beach architecture, but this building is also covered with many mosaic tiles, plaques and cast stone arches.

Each of the separate buildings has distinguishing characteristics, but the essence of the entire building is very evident, making designation of this as one property appropriate.

(d) "Is representative of the notable works of one or more master builders, designers or architects whose individual ability has been recognized to have influenced their age."

See Attached Addison Mizner and Marion Sims Wyeth Biographies.

This building is also associated with well known Palm Beach builder, Cooper Lightbown, who built many Palm Beach residences and also served as Mayor.

V. Statement of Significance

This building reveals a great deal about the history of Palm Beach. It was built in the 1920's during the height of the Palm Beach building boom. It is an excellent example of the Mediterranean Revival style, and is also an important element in the Golf View division. This residence was the work of Marion Sims Wyeth, and has been altered little over time. It is a good example of his work.

VI. Criteria for Designation

Section 16-38A of the Town of Palm Beach Landmark Preservation Ordinance #2-84 outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

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

This house was built during a period of economic affluence in Palm Beach. Its size and ornamentation of the structure indicates the economic strength of H. R. Carlisle, the original owner. It has weathered times of economic hardship in Palm Beach, as well, with few periods of vacancy.

Additionally, this is one of the original buildings designed by Marion Sims Wyeth for his Golf View Development. The Golf View properties were the most desirable on the island because of their proximity to the Everglades Club and Worth Ave. The style of the buildings was controlled by Wyeth, who intended to create one of the most beautiful and prestigious neighborhoods in Palm Beach. As this building is one of the original embodiments of Wyeth's ideals, and as it has not been altered greatly, it is important to the history of this development.

12/15 Golf Road

(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."

Mediterranean Revival style buildings were ubiquitous in Palm Beach during and after the 1920's. However, this building is one of the best, and most well preserved examples of Marion Sims Wyeth's interpretation of a Mediterranean Revival style "villa." It is characterized by its irregularity in shape and in window and door treatment. This house is designed in a way that balances these irregularities. The use of hollow clay tile in the structural system also distinguishes this building. Stucco walls and tile roofs are used very often in Palm Beach architecture, but this building is also covered with many mosaic tiles, plaques and cast stone arches. The leaded glass windows and the brick decorative cornice are other distinguishing elements.

(d) "Is representative of the notable works of one or more master builders, designers or architects whose individual ability has been recognized to have influenced their age."

See Attached Wyeth Biography

V. Statement of Significance

This building reveals a great deal about the history of Palm Beach as a winter resort. Built during the 1920's Palm Beach building boom, this hotel was a very popular resort for many famous people of the time. The popularity of the style of the hotel and the courtyard show that this building was an ideal in Mediterranean Revival architecture. This building weathered the Depression, and was even expanded in 1936. The large additional section was designed by architects Treanor and Fatio. This section fits in well with the rest of the building and encloses a second courtyard. The hotel is a well preserved example of the Mediterranean Revival style. This building is associated with many 20th century celebrities, is identified with Treanor and Fatio, and thus, merits designation.

VI. Criteria for Designation

Section 16-38A of the Town of Palm Beach Landmarks Preservation Ordinance #2-84 outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

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

This building reflects the economic prosperity of Palm Beach in the 1920's. The Brazilian Court Hotel was a very expensive building, and its unique archways and Spanish-style courtyard made it the center of a great deal of social activity. It was a very popular resort in the 1920's.

In the 1930's, this hotel survived the Depression, and owners were able to expand in 1936. The building then took up approximately 1/2 of its block which was bordered by Australian, Hibiscus, and Brazilian Avenues. Thus, this building became a prominent feature of these streets. However, it fit in well with the context of its neighborhood as its style, height, and

301 Australian Avenue

landscaping blended well with the other buildings.

The Brazilian Court became associated with another feature of Palm Beach: Worth Avenue. Its proximity to this famous street helped to draw customers to the hotel, and this hotel has enjoyed success through the 20th century.

This building is an important element in the social history of Palm Beach, and is essential to the context of its neighborhood as well.

(b) "Is identified with historic personages or with important events in national, state or local history"

Many celebrities have been guests of the Brazilian Court Hotel. Mrs. Merriweather-Post, Charles Munn, Gary Cooper, Cary Grant, Richard Nixon, and the real James Bond were just a few of the famous people who visited the hotel.

(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."

Mediterranean style buildings were ubiquitous in Palm Beach during and after the 1920's. However, this building is one of the best, and most well preserved examples of a Mediterranean Revival style hotel. It is characterized by its irregularity in shape, in window and door treatments, and in roof treatment. This building is designed in a way that balances these irregularities. The use of hollow tile in the structural system also distinguishes this building. Stucco walls and tile roofs are used very often in Palm Beach architecture. This hotel is unique in that it has two courtyards, varying archways, and an arresting building plan. It is in good condition.

The adjoining residence and garage are also Mediterranean Revival buildings, but they have wood frame systems and the residence has unique window and door treatments. These buildings are in fair condition, but if further neglected, they could easily fall into disrepair.

301 Australian Avenue

(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."

The south section of the hotel on Australian Ave., including the second courtyard, was designed by Treanor and Fatio. See attached biography.

RESTORATION OF MEMORIAL FOUNTAIN



Jefferson • Randolph

ARCHITECTURE • RESTORATION • PRESERVATION
CONSULTANTS

CONTENTS

INTRODUCTION: RESTORATION OF
MEMORIAL FOUNTAIN

1

HISTORY OF MEMORIAL FOUNTAIN

2

GENERAL RESTORATION
CONSIDERATIONS

3

SCENARIO #1: RESTORATION
TO CIRCA 1930

4

SCENARIO #2: RESTORATION
TO 1976

5

SCENARIO #3: RENOVATION

6

RESTORATION OF MEMORIAL FOUNTAIN

Memorial Fountain serves as the centerpiece of the Town Hall Square Historic District, in the heart of Palm Beach. The Fountain, presently inoperative, is in need of cleaning, mechanical repair, and decorative attention.

In an effort to beautify the District and preserve the Fountain, the staff of the Landmarks Perservation Commission prepared, and was awarded, a State Grant for Historic Preservation. Coupled with the generous assistance of the Garden Club of Palm Beach, the Town of Palm Beach Planning, Zoning, and Building Department and the Town of Palm Beach Public Works Department, Landmarks Preservation Consultants James Edward Sved and Paul Douglas Martins hereby recommend the following proposals for the restoration of Memorial Fountain.

HISTORY OF MEMORIAL FOUNTAIN

Palm Beach's Memorial Fountain was built in 1929, and adorns the entranceway to the original Town Hall Plaza. The landmark fountain was built as a tribute to those pioneers who made significant contributions to the development of Palm Beach.

Addison Mizner, a nationally known architect and a social bon vivant from Palm Beach, donated the design for the fountain and the plaza. Mizner and his associate, Lester Geisler, designed the fountain to blend with the Mediterranean flavor of the area. The fountainhead, at the south end of the plaza, rests upon the backs of four wild horses, who emerge from the water in the four directions of the compass. The coquina fountain is surrounded by a low balustrade on three sides, with steps leading down to a long narrow reflecting pool extending north. Charles Perrochet, landscape architect, designed the original landscaping for the plaza, and Kelsey City Nurseries supplied the original foliage.

The concept of a Memorial Fountain was developed by Oscar Davies, owner and publisher of the Palm Beach Daily News. Davies solicited donations through his newspaper, raising \$26,080. Mayor Barclay Warburton and the Town Council then appointed a Memorial Fountain Commission which included local residents Harold Sterling Vanderbilt, Col. Robert Glendinning, Mayor Barclay Warburton, Hugh Dillman, Jay F. Carlisle, Edward S. Moore, Oscar G. Davies, Wiley R. Reynolds and Frank A. Shaughnessy, all of whom donated a great deal of their 1929-1930 social season to arrange for construction contracts. The contract for construction was let to Watt & Sinclair of New York and Palm Beach, and the fountain plaza was completed three days before Christmas of 1929.

The fountain was formally presented to the Town on January 26, 1930, as a gift from the winter residents. In his presentation comments, Chairman Harold Vanderbilt commented, "And now Mr. Mayor and gentlemen of the Council, the fountain is finished, and the work of the Fountain Commission is done. We hereby donate it to the Town of Palm Beach. From now on, its care and safekeeping devolve upon you and the Town Council, and with it goes an even greater responsibility. You must decide from time to time what names are worthy of being placed on this memorial."

Constructed to be a lasting tribute to the founding fathers of Palm Beach, only two names have been inscribed on the plaza: Henry M. Flagler, pioneer in the development of the east coast of Florida, and Elisha N. Dimick, pioneer resident and first Mayor of Palm Beach. Subsequent plaques memorialize local war heroes from every period since World War II, except the Vietnam War.

GENERAL RESTORATION CONSIDERATIONS

There are three different scenario's for the restoration of Memorial Fountain in this proposal, however, for any of these scenario's to be successfully completed, the following general considerations must be included:

- Water pressure clean all cast stone ("Keyite") surfaces
- Repair, replace or recast all spalled or damaged Keyite where necessary
- Repair and/or replace mortar joints where necessary
- Re-align basin at south end of reflecting pool
- Replace 12 ball valves and housing in pump room under main fountain
- Clean and treat original plaques at base of main fountain

SCENARIO #1 -- RESTORATION TO CIRCA 1930

The methodology of this scenario is to restore the fountain to its original, circa 1930 appearance, by removing all traces of future improvements to the fountain.

-General Restoration Considerations

-Re-open waterway leading from main fountain to reflecting pool

-Replace existing white tile with decorative glazed tile

-Clean and repaint reflecting pool and main fountain with non-chemical based waterproofing

-Restore ecological fish pond

-Remove all plaques placed since 1930

-Remove all signage placed since 1930

-Restore original foliage plan, based on early photographs, as per the assistance of the Garden Club of Palm Beach

-Remove all contemporary lighting added since 1930

SCENARIO #2 -- RESTORATION TO 1976

The methodology of this scenario is to restore the fountain to its appearance in 1976, the date of the last major renovation.

-General Restoration Considerations

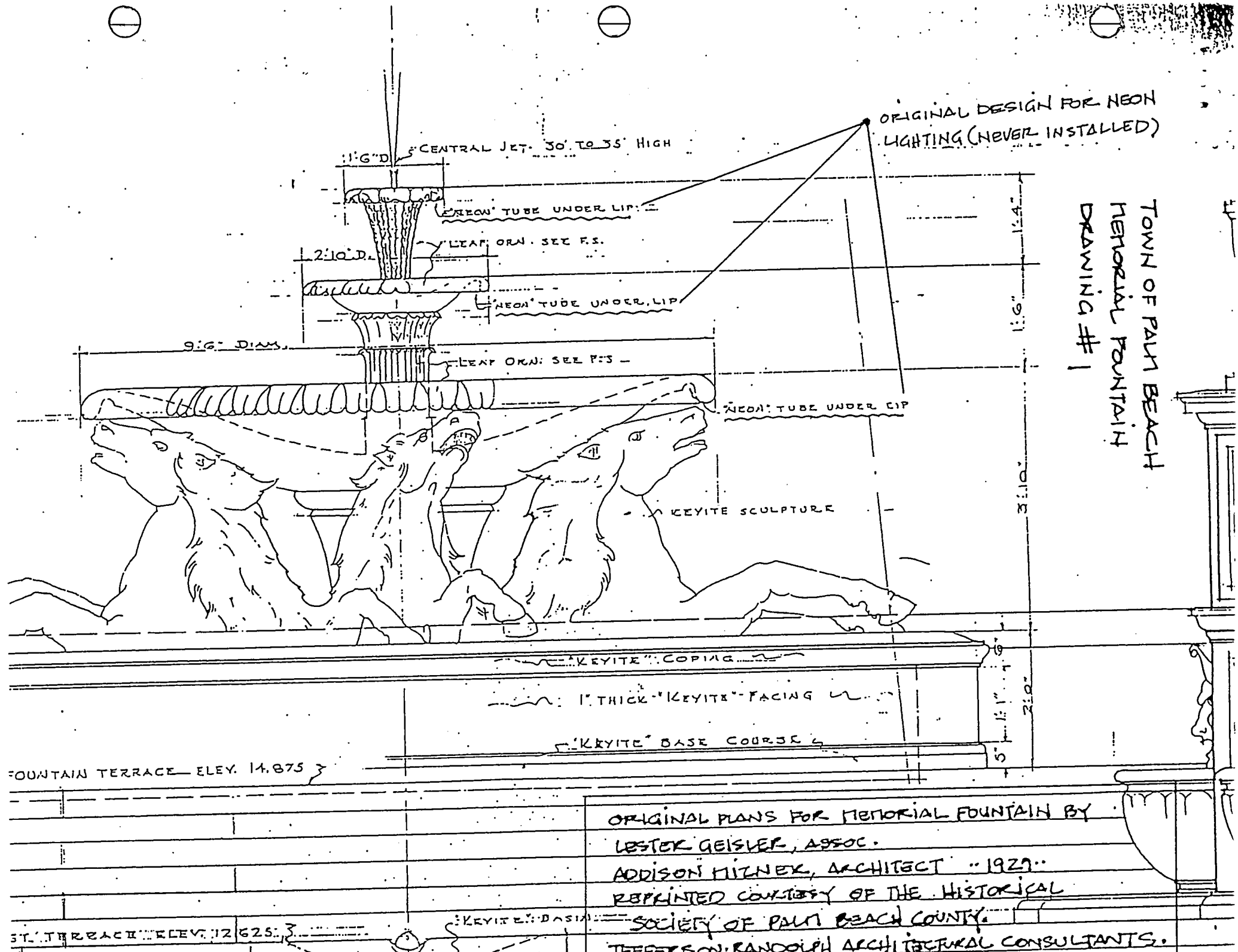
- Clean and protect existing white tile
- Clean and repaint reflecting pool and main fountain, white
- Clean and protect all existing plaques
- Clean and protect all existing signage
- Retain current foliage plan
- Clean and protect current lighting fixtures

SCENARIO #3 -- RENOVATION, 1991

The methodology of this scenario is different from the first two. As a renovation, and not a true restoration, this Memorial Fountain project would be best handled without a particular target date. Several elements originally designed for the fountain were never completed, and the best of modern safety products should be retained or installed.

-General Restoration Considerations

- Score and, repaint existing white stucco between set of north gateposts to simulate keyite cast stone
- Clean and repaint reflecting pool and main fountain with flat, dark blue/black waterproofing to heighten reflective qualities
- Replace white tile with decorative glazed, Spanish tile in the spirit of Mizner's glazed tiles in reflecting pool and in main fountain
- Remove existing main fountain lighting
- Install underwater lighting in reflecting pool and in main fountain
- Install (non-visible) light bands to the underside lips of the main fountain bowls to light cascades as per Mizner's original design (please see Appendix, drawing #1)
- Add chemical feeder in pump house
- Replace existing chain link pump house gate door with decorative cast iron or aluminum
- Planting areas with historic foliage, as per the assistance of the Garden Club of Palm Beach (Donation)
- Replace existing crosswalk signage with visible, yet more compatible signage
- Remove keyite over trough and replace with grate



TOWN OF PALM BEACH
MEMORIAL FOUNTAIN
DRAWING # 1

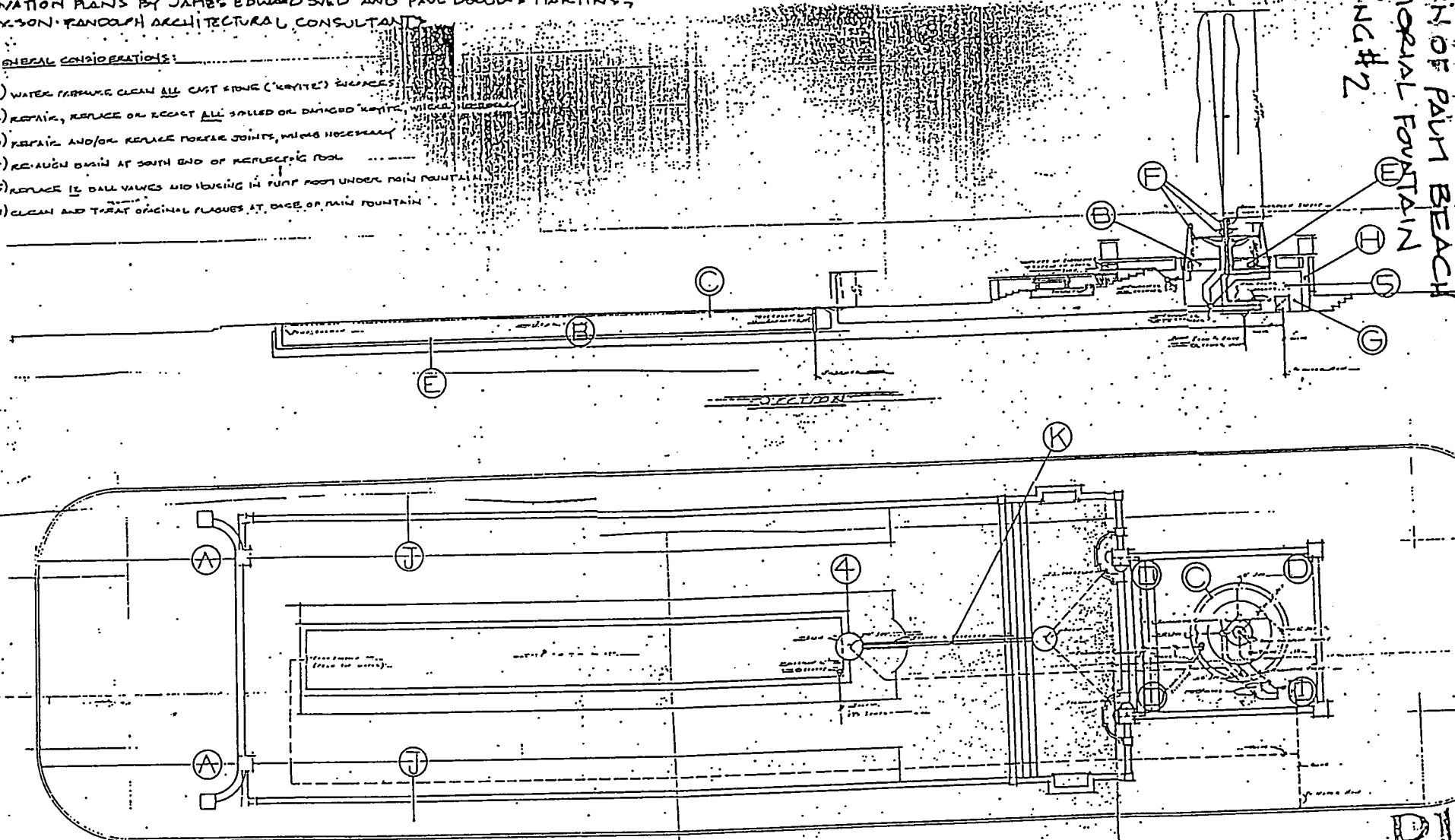
ORIGINAL PLANS FOR MEMORIAL FOUNTAIN BY
LESTER GEISLER, ASSOC.
ADDISON HILNER, ARCHITECT "1929"
REPRINTED COURTESY OF THE HISTORICAL
SOCIETY OF PALM BEACH COUNTY.
JEFFERSON RANDOLPH ARCHITECTURAL CONSULTANTS.

A PROJECT OF THE TOWN OF PALM BEACH AND THE DEPARTMENT OF STATE, BUREAU OF HISTORIC PRESERVATION
 RENOVATION PLANS BY JAMES EDWARD SIED AND PAUL DOUGLAS MARTINS,
 JEFFERSON RANDOLPH ARCHITECTURAL CONSULTANTS

TOWN OF PALM BEACH
 MEMORIAL FOUNTAIN
 AVENUE #2

GENERAL CONSIDERATIONS:

- 1) WATER TIGHTNESS CLEAN ALL CAST STONE ("KRYTOL") SURFACES
- 2) REPAIR, REPLACE OR RECAST ALL SPOILED OR DAMAGED "KRYTOL" WHICH IS NECESSARY
- 3) REPAIR AND/OR REPLACE PORTER JOINTS, WIRING HOSEWAYS
- 4) RE-ALIGN BASIN AT SOUTH END OF REFLECTING POOL
- 5) REPLACE 12 BALL VALVES AND HOUSING IN PUMP ROOM UNDER MAIN FOUNTAIN
- 6) CLEAN AND TREAT ORIGINAL FLAQUES AT BASE OF MAIN FOUNTAIN



RENOVATION PROPOSALS:

- 1) GENERAL CONSIDERATIONS
- A) SCRAPE AND REPAIR EXISTING WHITE STUCCO IN NORTH GARDEN BEDS TO SIMULATE "KRYTOL"
- B) CLEAN & REPAIR EXISTING POOL AND MAIN FOUNTAIN WITH PLAT, DUNE BLUE-GLASS WATERPROOFING
- C) REPLACE EXISTING TILE WITH DECORATIVE GLESED CERAMIC TILE IN REFLECTING POOL AND FOUNTAIN
- D) REPAIR EXISTING MAIN FOUNTAIN LIGHTING
- E) INSTALL UNDERGROUND LIGHTING IN REFLECTING POOL AND MAIN FOUNTAIN
- F) INSTALL 120V LIGHT RINGS (AS PER ORIGINAL DESIGN) IN MAIN FOUNTAIN BASIN
- G) ADD CHEMICAL FEEDER TO MAIN FOUNTAIN

DETAILED DIAGRAM

- 1) REPLACE EXISTING NORTH SIDE DOOR WITH DECORATIVE IRON OR ALUMINUM DOOR
- 2) REPAIR FOUNTAIN AT PER. THE GARDEN CURB OF PALM BEACH DESIGN PLAN
- 3) REPLACE EXISTING SIGNAGE WITH VERTICAL TYPE PLATE SIGNAGE
- 4) REMOVE EXISTING "KRYTOL" OVER WATERWAY TROUGH AND REPLACE WITH CRATING

NOTES:
 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF PALM BEACH DESIGN PLAN.
 2. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE TOWN OF PALM BEACH.
 3. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE TOWN OF PALM BEACH.

MEMORIAL FOUNTAIN
 PALM BEACH
 ADDISON: MIZNE
 LESTER: W. GEISLE
 PALM BEACH
 JUNE 1964
 OCT. 1964

PROJECT COORDINATOR: TIMOTHY M. FRANK

ORIGINAL PLANS COURTESY OF:

OFFICE OF PALM BEACH COUNTY