



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, JANUARY 17, 2001 at 9:00 a.m.

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

I Call to Order: The meeting was called to order at 9:00 a.m by Chairman Eugene Pandula.

II Roll Call:

PRESENT: Eugene Pandula, Chairman
Elizabeth Dowdle, Vice Chairman
Ann Blades, Secretary
Sari M. Wilkey, Member
Ann Vanneck, Member
Jack Pyms, Member
Nikita Zukov, Alternate Member
Laurel Baker, Alternate Member (arrived @ 9:03 a.m.)
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Jacqueline Albarran de Mendoza, Member (Excused)
Judy Hoffman, Alternate Member (Unexcused)

RECORDING SECRETARY: Cynthia M. Delp

III Approval of the Minutes of the December 20, 2000 Meeting:
Correction under Certificate of Appropriateness #31-2000 for 150 South Ocean
Boulevard: Change "Certificate of **Competency**" to "Certificate of **Occupancy**".

MOTION BY MRS. BLADES FOR APPROVAL OF THE MINUTES WITH THE
CORRECTION.

MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

IV Administration of the Oath to all persons who wish to testify:

Mrs. Delp administered the oath to all those who were present and wished to testify today.

V Public Hearings:

A. Application for Certificate of Appropriateness # 1-2001,

Landscape/hardscape

Owner/Applicant: Mr. Lee Hanley

Address: 250 Jungle Road

Architect: Life Force Nurseries, Steven Dauber

Project Description: Request approval of landscape/hardscape and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATIONS: None declared

Mr. Steven Dauber, Landscape Architect, of Life Force Nurseries presented this project. Mr. Dauber stated that the plans include maintaining much of the existing plant material, i.e., the perimeter hedge, a large banyan, palms in the front, and a large seagrape. Within the new driveway configuration, cocoanut palms will be used to create some privacy, yet still allow the architecture to be seen. The driveway will be framed with ficus trees on both sides. Other front plantings will be kept low to accentuate the architecture. Fruit trees are found along the driveway. In the back yard, the relationship between the new loggia, pool, terrace and reflecting pond and fountain will be accentuated with cocoanut palms to maintain an open feeling. Mr. Dauber presented a sample of the travertine to be used on the upper terrace and around the pool. Brown loose chatahoochee stone will be the driveway material of choice. Mr. Pandula noted that there had been a parking space on this property, along the street. That has been eliminated with the installation of the circular driveway.

MOTION BY MRS. DOWDLE FOR APPROVAL OF THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

VI Landmark Designation Hearing(s):

Please note that the Designation hearings are transcribed partially verbatim and partially in paraphrase. Verbatim portions are noted by the speaker's name at the left margin.

Item 1: 230 Pendleton Avenue

Owner: Highland Unlimited Inc.

Mr. Frank confirmed that proof of publication and proper legal service were achieved relative to this hearing. Mr. Frank testified that staff has studied the subject property and has found that this property meets the following criteria for landmark designation:

- (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.

JANE DAY, STAFF PRESERVATION CONSULTANT: If you all remember, a year or so ago, we tried to designate Pendleton Avenue as a district, and although that was not confirmed by the Town Council, we were instructed that as different individual houses on the street wanted to go forward with landmarking, that they would welcome those requests. This is one of those. The house is at 230 Pendleton Avenue. It was designed in 1938 by Gustav Maass in the Neo-Classical style. Neo-Classical architecture was a dominant style for domestic architecture during the first half of the twentieth century, and in its later phase, from 1925 through the 1950s, it emphasized side gable roofs, simple slender columns. This is the variation that Maass used in 1938 in this example. Also, if you remember, after the Boom times of the 1920s in the Town of Palm Beach, architecture and building slowed down during the 1930s. Pendleton Avenue is a good example of what happened during that time period in the town...smaller houses that were designed by some of the finest architects who practiced on the island, Maurice Fatio, John Volk, Gustav Maass, Treanor and Fatio, and this is an example of that. If there are any questions about the report, as Tim said, the house meets criteria (c) for its architecture as an example of Neo-Classical style. It also meets the criteria for the work of Gustav Maass who is represented on the National Register of Historic Places.

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

MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

There were no other persons present who wished to speak relative to this matter.

MOTION BY MRS. WILKEY THAT THE PROPERTY AT 230 PENDLETON 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 MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

VII Other Business:

- (a) Project Update: 455 North County Road
Structural problem encountered during construction

Mr. Frank reported that the applicant, Mr. Bill Elias, and his representatives had a structural engineer evaluate the structure at 455 North County Road. This engineer advocated an almost total demolition with reconstruction using different materials. However, a second engineer was consulted, and this professional has recommended that a new structural system be erected interiorly of the existing walls. The existing structure, then, would not be affected, but approximately 6" to 1" will be lost in each of the rooms. The applicant has adopted the recommendation of the second engineer and will pursue that option. This option, of course, will retain the existing historic materials of the structure.

(b) Discussion relative to Preservation Celebration

Mr. Frank commented that owners of two John Volk houses have indicated interest in participating in the Preservation Celebration by offering their homes for tours. Mr. Frank will contact the Society of the Four Arts to use their facilities as a staging area. Tentative plans schedule the event for the month of May. More details will follow at next month's meeting.

(c) Update: La Ronda Proposed Designation 444 North Lake Way

Mrs. Wilkey inquired as to the status of the La Ronda property relative to the ratification hearing. Mr. Frank stated that the Designation Ratification hearing will be conducted at the Town Council meeting on February 13, 2001. The owner's attorney had requested a March date, but the Town's experts were unavailable at that time. The matter had originally been scheduled for the January, 2001 Town Council meeting, but subsequent to the owner's deferral request, the February 13, 2001 date was agreed upon. Mr. Frank noted that the owner's representative had previously put forth a request to have a special meeting of the Town Council to hear this matter separately, but that request was not granted by the Town Council President, Mr. Jack McDonald. All LPC members were encouraged to attend the Town Council meeting to speak for the designation of La Ronda.

Mr. Frank stated that the Town's experts will appear at no cost to the town as they are very enthusiastic about this property. The Town's experts will be the following:

Dean of the School of Architecture FAU: Dr. Peter Magyar
Chairman of the History Dept. FAU: Dr. Sandy Norman
Former Mayor, and Engineer for La Ronda: Mr. Mack Ritchie

Mrs. Day commented that La Ronda is a spectacular house..."one of a kind in the Town of Palm Beach," which does deserve to be a Palm Beach landmark. She encouraged all members to support the designation at the Town Council hearing, and stated she would "hate to lose this as a designated landmark of the town." Mrs. Dowdle asked whether Mr. Delbee' could be added to the Designation Report as "anecdotal evidence" provided by the owner. Mrs. Day responded that it could be added if there was a valid source for this information.

(d) Mrs. Vanneck inquired about the Meyer house, 334 El Vedado Road.

Mrs. Day commented that the Meyers had hired an expert who met with Mr. Frank and herself several months ago. The expert had no way to refute the Town's claim that the integrity of the house was lost because the original materials were gone. Mr. Frank added that staff has heard, very unofficially, that this expert has resigned. Construction of the house is continuing, but it is the tax abatement issue which is at question. Mr. Frank stated that the house is moving toward a Certificate of Occupancy, a document which he will have to sign. He anticipated that there would be a problem at that time as the house was not constructed as approved by the LPC, and the Secretary of the Interior's Standards have not been followed.

(e) Mrs. Blades inquiry regarding 1500 South Ocean Boulevard

Mrs. Blades commented that it appears that more work is being done to 1500 South Ocean Boulevard than was approved by the LPC. Mr. Moore stated that the LPC approved a great deal of work at that site. Staff commented that they will check on the progress there, but they applauded the owner, once more, for going above and beyond the call of duty relative to documentation of the original structure(s).

(f) Mr. Moore - Comments regarding "Application for Service on Town Boards and Commissions"

Mr. Moore stated that, at the request of the Town Council, existing members applying for re-appointment and new persons applying for appointment to any Town Board or Commission will need to complete the new form, "Application for Service on Town Boards and Commissions." This form must be completed and submitted to the Town along with the customary letter of interest in serving. The form will be used as backup information when the Town Council makes appointments to the various boards and commissions of the town.

VIII Adjournment:

MOTION BY MRS. DOWDLE TO ADJOURN AT 9:25 A.M.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on **WEDNESDAY, February 21, 2001** in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach at 9:00 a.m.

Respectfully submitted,



Ann Blades, Secretary
LANDMARKS PRESERVATION COMMISSION

cmd

TOWN OF PALM BEACH

ATTENDANCE RECORD 2001

MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11/01	12/01
Eugene Pandula	<u>P</u>	___	___	___	___	___	___	___	___	___	___	___
Elizabeth Dowdle	<u>P</u>	___	___	___	___	___	___	___	___	___	___	___
Sari M. Wilkey	<u>P</u>	___	___	___	___	___	___	___	___	___	___	___
Jacqueline Albarran de Mendoza	<u>E</u>	___	___	___	___	___	___	___	___	___	___	___
Ann Vanneck	<u>P</u>	___	___	___	___	___	___	___	___	___	___	___
Ann Blades	<u>P</u>	___	___	___	___	___	___	___	___	___	___	___
Jack Pyms	<u>P</u>	___	___	___	___	___	___	___	___	___	___	___

ALTERNATE MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11/01	12/01
Nikita Zukov	<u>P</u>	___	___	___	___	___	___	___	___	___	___	___
Judy Hoffman	<u>U</u>	___	___	___	___	___	___	___	___	___	___	___
Laurel Baker	<u>P</u>	___	___	___	___	___	___	___	___	___	___	___

LEGEND: P = Present
 E = Excused
 U = Unexcused
 A = Absence Pending Classification as "excused" or "unexcused"



TOWN OF PALM BEACH

RECORD OF VOTING CONFLICTS 2001

MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11/01	12/01
Eugene Pandula	—	—	—	—	—	—	—	—	—	—	—	—
Elizabeth Dowdle	—	—	—	—	—	—	—	—	—	—	—	—
Sari M. Wilkey	—	—	—	—	—	—	—	—	—	—	—	—
Jacqueline Albarran de Mendoza	—	—	—	—	—	—	—	—	—	—	—	—
Ann Vanneck	—	—	—	—	—	—	—	—	—	—	—	—
Ann Blades	—	—	—	—	—	—	—	—	—	—	—	—
Jack Pyms	—	—	—	—	—	—	—	—	—	—	—	—

ALTERNATE MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11/01	12/01
Nikita Zukov	—	—	—	—	—	—	—	—	—	—	—	—
Judy Hoffman	—	—	—	—	—	—	—	—	—	—	—	—
Laurel Baker	—	—	—	—	—	—	—	—	—	—	—	—

LEGEND: V = One Voting Conflict during a meeting
 V2 = Two Voting Conflicts during a meeting
 V3 = Three Voting Conflicts during a meeting

VPD = Voting Conflict Previously Declared
 (This category to be used when a conflict has
 Been declared at a previous meeting, and the
 Changes being reviewed are part of an ongoing
 project. ONLY COUNT ORIGINAL DECLARED
 CONFLICT PER JCR, TOWN ATTORNEY)

Judy Wells Hoffman
211 Bermuda Lane
Palm Beach, FL 33480

via Fax

January 10, 2001

Landmarks Preservation Commission
c/o Cindy Delp
Town of Palm Beach

To whom it may concern:

I will be out of town next
Wednesday, January 17, 2001
and therefore will have to be
absent from the scheduled
meeting that day.

Very truly yours,

Judy Wells Hoffman

RECEIVED

JAN 10 2001

TOWN OF PALM BEACH
PZB DEPT.