

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, JANUARY 16, 2008 AT 9:00 A.M.

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

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to **this** meeting, after the fact, may obtain an audio recording (tape or CD) of the meeting by contacting Cindy Delp, Secretary to the Landmarks Preservation Commission at (561) 227-6408. For future meetings, persons interested in hearing the discussion relative to a particular agenda item will be able to access the audio of that item via the Town's website at www.townofpalmbeach.com.



I **CALL TO ORDER:** Chairman Pandula called the meeting to order at 9:02 a.m.

II **ROLL CALL:**

PRESENT: Eugene Pandula, Chairman
William Lee Hanley, Vice Chairman
Patrick Segraves, Secretary
Robert Eigelberger, Member
Eileen Bresnan, Member
Hazel Rubin, Member
Charles S. Roberts, Member
D. Imogene Willis, Alternate Member
Dudley L. Moore, Jr., Alternate Member
Wallace Rogers, Alternate Member
John C. Randolph, Town Attorney
John S. Page, Director of Planning Zoning & Building
Timothy M. Frank, Planning Administrator
Jane S. Day, Staff Preservation Consultant
Cynthia M. Delp, Recording Secretary



ABSENT: None

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480

Telephone: (561) 838-5430 • Facsimile (561) 835-4621

Landmarks Preservation Commission • 16008th Avenue • Website: www.townofpalmbeach.com



Recycled Paper

III **APPROVAL OF THE MINUTES OF THE DECEMBER 19, 2007 MEETING:**
MOTION BY MR. EIGELBERGER FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. HANLEY.
MOTION CARRIED UNANIMOUSLY.

IV **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:**
By Mrs. Delp

V **APPROVAL OF THE AGENDA:**
MOTION BY MR. HANLEY TO APPROVE THE AGENDA.
MOTION SECONDED BY MR. EIGELBERGER.
MOTION CARRIED UNANIMOUSLY.

VI **COMMENTS FROM THE PUBLIC:** None

VII **PUBLIC HEARINGS:**

- A. Application for Certificate of Appropriateness # 33-2007, (deferred from Dec.)
Parking area
Owner/Applicant: Palm Beach Day Academy
Address: 241 Seaview Avenue
Architect: Tercilla Courtemanche Architects, Inc.
Project Description: Request approval for west field parking lot which is further described as: Addition of west field parking lot consisting of 24 parking spaces, and other associated changes as presented

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION: None declared

Please note that at the December meeting, the project was deferred to January at the applicant's request. Please be advised that the attorney for the applicant has requested a second deferral to the February meeting due to holiday delays.

The subject of deferrals was discussed again by the LPC. Staff recommended that this second deferral be granted. No one was present on behalf of the applicant. Mr. Pandula noted that this project is still being reviewed at the Town Council level, and then will come to the LPC for review. Variances were eliminated from the project, but Site Plan Review and Special Exception approval is still required. Although this project concerns a parking area, the matter is subject to LPC review as the entire parcel is landmarked.

MOTION BY MR. ROBERTS TO DEFER THIS PROJECT TO THE FEBRUARY MEETING, WHILE NOTING FOR THE RECORD THAT THE LPC WILL MOST LIKELY GRANT A SECOND DEFERRAL, BUT THE LPC EXPECTS A REPRESENTATIVE OF THE APPLICANT TO BE PRESENT TO REQUEST THE DEFERRAL.

MOTION SECONDED BY ~~MR. MOORE~~.(See note below) BY MRS. BRESNAN.**
MOTION CARRIED UNANIMOUSLY.

****Please note that Mr. Moore was seated as an Alternate Member at this time. As such, at the end of the meeting, this matter was re-addressed and resolved by Mrs. Bresnan seconding this motion.**

B. Application for Certificate of Appropriateness #1-2008

Renovation: Change to previous approval

Owner/Applicant: Town of Palm Beach

Address: 360 South County Road (Town Hall)

Architect: Bridges, Marsh & Associates

Project Description: Request approval for renovation which is further described as: Certificate of Appropriateness #33-2007 for Town Hall was approved at the Landmarks Preservation Commission (LPC) meeting on October 17, 2007. The north elevation of the building included a public access entrance at the northeast corner, to adapt the easternmost apparatus bay door to a pedestrian entrance. Subsequent to that LPC approval, the design for the renovation project has progressed with the architect preparing the specific elevations and details regarding this new pedestrian entrance. An as-built survey was also recently accomplished to determine the exterior site/hardscape elevations adjacent to the north end of the Town Hall building. Based on the requirement to meet ADA standards, as well as matching the new finished floor elevation, an ADA-compliant ramp and associated railing are proposed to be installed at the new north entrance. As previously approved, this north entrance will match the style and materials of the existing south entrance. Other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION: None declared

Architect Digby Bridges presented this request on behalf of the Town. He explained that the changes to the North facade of Town Hall had been previously approved as part of the planned Town Hall renovations, but it has come to light that a ramp and railing are required for ADA compliance. After Mr. Bridges presented today's proposed ADA modifications, the members discussed various ways to modify the ramp/railing proposal. Mr. Eigelberger's suggestion was to eliminate the step; make one long ramp; do a simple railing with little to no pickets; and, run a hedge the whole length of the ramp. The members saw this as the best alternative while still meeting Building and ADA code requirements.

MOTION BY MR. EIGELBERGER TO APPROVE A SINGLE BLACK RAILING, (COPYING THE TOP RAIL AT THE SOUTH ENTRANCE) HAVING JUST SUPPORT POSTS AND NO PICKETS; APPROVAL OF A 5 FT. WIDE RAMP COMING FROM WEST TO EAST; APPROVAL FOR THE ELIMINATION OF THE STEP; AND APPROVAL TO PLANT A HEDGE ACROSS THE NORTH EDGE OF THE RAMP/RAILING TO SCREEN THEM; AND WITH THE PROVISO THAT THERE IS NO CONCRETE BETWEEN THE EDGE OF THE RAMP AND THE HISTORIC FIRE DOOR., EXCEPT AS IT EXISTS NOW.

MOTION SECONDED BY MR. ROBERTS.

Mrs. Day remarked that this solution serves to meet applicable Building and ADA codes as well as meeting the Dept. of the Interior's Standards for this grant recipient historic building.

MOTION CARRIED UNANIMOUSLY, WITH THE UNDERSTANDING THAT STAFF WILL REVIEW THE DRAWINGS AFTER THE CHANGES INCLUDED IN THE MOTION HAVE BEEN ADDED TO THE DRAWINGS.

VIII **OTHER BUSINESS:**

A. Distribution of Designation Report for Palm Beach Hotel, 235 Sunrise Avenue

Mrs. Day distributed this Designation Report asking the members to read the report in preparation for next month's meeting. It was noted that the request to designate this property was initiated by the Preservation Foundation together with members of the condominium association.

IX **COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING ZONING AND BUILDING DEPARTMENT DIRECTOR:**

Mr. Page stated that he needed to confer with Mr. Pandula regarding Mr. Pandula presenting an annual report regarding the LPC to the Mayor and Town Council at the February or March Town Council meeting.

X **ADJOURNMENT:**

MOTION BY MR. HANLEY TO ADJOURN AT 9:38 A.M.

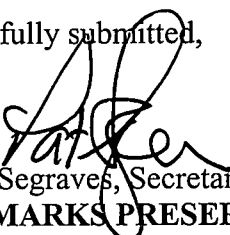
MOTION SECONDED BY MR. EIGELBERGER.

MOTION CARRIED UNANIMOUSLY.

** It was at this point that Mr. Moore stated that he had seconded the motion for Item A, but was not a voting member at the time. Mrs. Bresnan offered a second to Mr. Roberts' motion, which carried unanimously. Mr. Moore asked for clarification regarding the role of an Alternate Member which was provided by Mr. Randolph.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, February 20, 2008 at 9:00 a.m. in the Town Council Chambers, second floor, Town Hall, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,


Patrick Segraves, Secretary
LANDMARKS PRESERVATION COMMISSION

cmd

**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

ATTENDANCE RECORD 2008

MEMBERS	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11//08	12/08
Eugene Pandula	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
William Lee Hanley Jr.	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Patrick Segraves	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Robert Eigelberger	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Eileen Bresnan	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Hazel Rubin	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Charles S. Roberts	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

ALTERNATE MEMBERS	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11//08	12/08
D. Imogene Willis	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Dudley L. Moore	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Wallace Rogers	<u>P</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

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

**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

RECORD OF VOTING CONFLICTS 2008

MEMBERS	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11/08	12/08
---------	------	------	------	------	------	------	------	------	------	-------	-------	-------

Eugene Pandula	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
----------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

William Lee Hanley Jr.	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
------------------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

Patrick Segraves	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
------------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

Robert Eigelberger	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
--------------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

Eileen Bresnan	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
----------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

Hazel Rubin	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
-------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

Charles S. Roberts	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
--------------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

<u>ALTERNATE MEMBERS</u>	<u>1/08</u>	<u>2/08</u>	<u>3/08</u>	<u>4/08</u>	<u>5/08</u>	<u>6/08</u>	<u>7/08</u>	<u>8/08</u>	<u>9/08</u>	<u>10/08</u>	<u>11/08</u>	<u>12/08</u>
--------------------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	--------------	--------------	--------------

D. Imogene Willis	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
-------------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

Dudley L. Moore	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
-----------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

Wallace Rogers	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
----------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

LEGEND:	V	=	One Voting Conflict during a meeting	VPD	=	Voting Conflict Previously Declared
	V2	=	Two Voting Conflicts during a meeting		(This category to be used when a conflict has	
	V3	=	Three Voting Conflicts during a meeting		Been declared at a previous meeting, and the	
						Changes being reviewed are part of an ongoing
						project. ONLY COUNT ORIGINALDECLARED
						CONFLICT PER JCR, TOWN ATTORNEY)