



TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION MEETING
TUESDAY, DECEMBER 17, 1996 AT 9:00 A.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

The meeting was called to order at 9:00 a.m.

II. ROLL CALL

PRESENT: Leighton A. Rosenthal, Chairman
Laurel Baker, Vice Chairman
Ethel Kinsella, Member
Sally Gingras, Member
John H. Schuler, Member
Lowry M. Bell Jr., Member
Robert E. Deziel, Member
Floyd Wideman, Alternate Member
Marvin Rosenberg, Alternate Member
Eric Adams, Alternate Member
Timothy M. Frank, Planner/Projects Coordinator
Robert L. Moore, Director of Planning, Zoning & Building
Scott Hawkins, Town Attorney

III. PRESENTATIONS OF MEDITERRANEAN STYLE ROOFING MATERIAL

Town Planner Timothy Frank stated the commission, at last month's meeting, asked to have three architects discuss Mediterranean style roofing materials. He said many debates on roofing material have been the concept of the "S" tile versus the barrel tile. He then presented samples of the barrel tile, the "S" tile and concrete tile. The tiles were laid side by side to show the

difference in the height or profile. Mr. Frank said that barrel tile installation is more labor intensive than other roofing material.

Architect Eugene Lawrence stated he recommends clay barrel tile with at least a three-color mixture for Mediterranean style buildings. He said he did not care for the concrete tiles as they have water soluble colors. He felt the clay barrel tile has a much better texture than the "S" tile. Regarding the issue of wind load requirements, Mr. Lawrence stated the codes require tie downs for the tiles.

Architect Jeff Smith presented slides of homes in town with different types of roofing materials. Mr. Smith said there are proper styles, roof pitch, colors and eave details when using the clay barrel tile. He said it should not be a financial burden for someone building a new home to use clay barrel tile. Mr. Smith said that if the home is one or two stories and the style is Mediterranean Revival, the proper roof to use is a clay barrel tile.

Architect Eugene Pandula stated the roofing material issue is a knowledge and an ability to carry out good design. The discussion is less about a specific building material than it is about the practice of good architecture.

Mr. Bell said most of the Mediterranean style homes built in the 1920's and 1930's are two stories. He said he felt strongly that a barrel tile belongs on two story Mediterranean style homes in this community.

Mrs. Gingras said there are appropriate applications for barrel tile on one story homes even though Palm Beach isn't noted for one story Mediterranean style homes.

Mr. Deziel said the Commission adopted the Town of Gulf Stream's Design Guidelines for the Mediterranean style, and in the guidelines, the use of "S" tile is strongly discouraged.

IV. APPROVAL OF THE MINUTES.

MOTION BY MRS. KINSELLA TO APPROVE THE MINUTES FROM THE NOVEMBER 22, 1996 MEETING.

MOTION SECONDED BY MR. SCHULER.

MRS. BAKER ABSTAINED.

MOTION CARRIED 6-0.

V. PROJECT REVIEW

B80-96 New Residence

Applicant: Lodar, Inc.
Address: 107 Indian Road
Architect: Thomas Kirchoff
Project Description: New construction of 5,584 square foot one story residence.

This project was deferred from the October and November meetings.

Mrs. Baker, Mrs. Gingras and Mr. Schuler declared ex-parte communications with the architect.

Architect Thomas Kirchoff stated a variance was approved for the plate height to accommodate three dormer windows on the north elevation. The house will be white brick with a red front door.

Mr. Schuler felt the transom window over the front door did not match the style of the house.

MOTION BY MR. DEZIEL TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. WIDEMAN.

MR. SCHULER AND MR. BELL OPPOSED.

MOTION CARRIED 5-2.

B81-96 Addition

Applicant: Mr. and Mrs. Sullivan
Address: 246 Monterey Road
Architect: Robert Henry
Project Description: 275 sq. ft. addition to increase the size of kitchen. Remove some second story windows.

This project was deferred from the October and November meetings.

Architect Robert Henry said the owners want to add an exercise room on the west side of the house and extend the size of the kitchen on the south side. The addition will add 800 square feet to the floor plan. The front entry and some windows will be revised and the existing picture windows will remain. The existing stucco bands on the house will be continued on the new additions and quoins will be added on the corners to be consistent with the rest of the house.

The Commission felt the proportion and style of the windows should be consistent with the style of the house. They felt the massing of the additions were fine, but the windows need to be restudied.

**MOTION BY MRS. BAKER TO DEFER THE PROJECT TO THE JANUARY MEETING.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

B85-96 Renovation

Applicant: Frederick J. Keitel III
Address: 230 Royal Palm Way
Architect: SKA Architects
Project Description: Renovation of building and style change.

The architect requests deferral to the January meeting.

**MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE JANUARY MEETING.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

B. NEW BUSINESS - MAJOR PROJECT

B88-96 Demolition

Applicant: Felice Forman
Address: 150 Canterbury Lane
Architect: None
Project Description: Demolition of all structures on the property.

Mr. Deziel has a conflict of interest regarding this project.

The applicant requests deferral of this project to the February meeting.

**MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE FEBRUARY MEETING.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

B89-96 New Residence

Applicant: Wittmann Building Corp.
Address: 210 El Vedado Road
Architect: Smith & Moore
Project Description: Two story Venetian style home.

Mrs. Baker and Mrs. Gingras declared ex-parte communications with the architect.

Architect Harold Smith said the garage will be accessed from the service alley on the west with a separate circular driveway in the front of the property around two existing banyan trees. The centrally located front doors are enclosed in a covered porch with a balcony above. There will be a formal living room and a formal dining room on either side of the foyer and a sitting room will face the pool area. A loggia will wrap around the rear elevation connecting the sitting room with the family room. The style of the house is Mediterranean Revival with Venetian arches around the windows in cast stone. The roof is a 4/12 pitch with clay barrel tile, variegated in color. There will be a section of red brick fascia on the front elevation with pecky cypress outlookers around the remainder of the home. Red brick will also be used on the chimney caps, infill above some windows on the front elevation and in the driveway. Removable hurricane panels will be used for window protection.

Mr. Schuler felt there were too many different styles of windows and doors.

MOTION BY MR. DEZIEL TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.

ROLL CALL VOTE:

MR. DEZIEL	YES
MRS. BAKER	YES
MRS. KINSELLA	NO
MRS. GINGRAS	YES
MR. SCHULER	NO
MR. BELL	YES
MR. ROSENTHAL	NO

MOTION CARRIED 4-3.

Landscape Architect John Lang said the landscape theme that was done at 200 El Vedado will be similar to this project. The circular driveway and plantings were designed around the two existing ficus trees in the front. Tall coconut palms will line the pool deck and a small wall fountain will be placed at the rear of the property.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

Mr. Frank stated for the record that for the last two months, landscape plans now require irrigation system and easements shown on the drawings.

B90-96 Revisions and Additions

Applicant: Mr. and Mrs. Paul Van Der Grift
Address: 1300 North Ocean Way
Architect: The Pandula Architects
Project Description: Revised motor court and main entry, new tennis and pool pavilion, new connecting loggia and expansion of second floor area.

Architect Eugene Pandula stated the house at 207 Merrain Road has been demolished and a tennis court has been built on this lot. 1300 North Ocean Way and 207 Merrain Road were joined together and the main entrance will be maintained at 1300 North Ocean Way. Approximately 1,500 square feet of non-conforming building will be demolished and approximately 1,000 square feet of conforming building will be built. A pavilion will be constructed between the swimming pool and tennis courts. The ground floor foot print will remain the same with the exception of a loggia to connect guest bedrooms. The second floor addition will house the family bedrooms. The project will take on a British Colonial feel within the existing Regency style. The project is a take off of a house in Barbados which is a melting of the British Colonial style and Regency. The main body of the house is under a flat tile hipped roof form with lattice arched openings. The wings that adjoin the building are flat roofed in the Regency style. Upgrades to terraces and landscape elements will be made to the perimeter of the site. Nineteen trees will be added for screening for the neighbors to the east.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. DEZIEL.
MOTION CARRIED UNANIMOUSLY.**

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A83-96 Front Entry

Applicant: Homa Bahary
Address: 160 Kings Road
Architect: Robert Bell
Project Description: Remodel front entry with pre cast stone

This project was deferred from the September, October and November meetings. Mr. Frank stated the architect is consulting with the client regarding a possible style change for the house and suggested a deferral of this project.

MOTION BY MR. SCHULER TO DEFER THE PROJECT TO THE JANUARY MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

This project moved from agenda on A94-96 Application was held 11/6/97 (B4-97).

A94-96 ATM Machine, Lighting and Awning

Applicant: Suntrust Bank
Address: 300 Royal Poinciana Plaza
Architect: Lewis & Associates
Project Description: Installation of an ATM machine, light fixtures and an awning.

This project was deferred from the November meeting.

Architect Glen Harris presented the project and stated the bank would like to add an ATM machine at the north corner of the Royal Poinciana Plaza. An awning with lighting will be added over the ATM machine and light poles will be installed on the sidewalk. The existing lights in the palm trees will be replaced with increased candle power fixtures. Bank Vice-president Doug Sinclair stated the State of Florida requires 2 foot candles within 60 feet of ATM machines. He said the proposed location is the most convenient for the customers.

Mr. Moore stated that ATM machines are accessory uses to banks and not a guaranteed use by right. The plaza has low key lighting and the proposed increase in light will be extremely noticeable.

The Commission suggested alternate locations for the ATM machine.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE JANUARY MEETING FOR RESTUDY OF ANOTHER LOCATION FOR THE ATM MACHINE.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A97-96 Landscape

Applicant: Jeffrey Raynor, Trustee
Address: 496 North Lake Way
Architect: Mario Nievera
Project Description: Landscape and gate design.

Landscape Architect Mario Nievera said the proposed wooden gates have open slats at the top. The service drive has an existing drive through ficus arch which will remain and the service gate underneath will match the main gate. Mexican heather and silver buttonwood trees will be planted along the existing berm. Mr. Nievera said the owner built a very large rain water tank that will be tied into the irrigation system.

Mrs. Kinsella said a lot of the plantings along the west side are not drought tolerant and suggested a drip irrigation system for water conservation.

**MOTION BY MR. BELL TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A98-96 Hardscape and Entrance Columns

Applicant: Dr. and Mrs. Paul Brown
Address: 1744 South Ocean Blvd.
Architect: Warren McCormick
Project Description: Driveway and motor court refurbishment, east boundary wall enhancements and new entrance columns.

Landscape Architect Warren McCormick said the existing driveway is chattahoochee on asphalt, about 20 years old and in rough shape. The new driveway material will be interlocking concrete pavers and the entry will be relocated approximately 20 feet south. The existing wall will be raised about 16 inches with one course of open grille block along the top of the wall. There will be two entry columns on either side of the driveway and a series of pilasters to break up the long property wall.

It was suggested to make the wall solid rather than having openings along the top.

**MOTION BY MR. DEZIEL TO APPROVE THE PROJECT WITH THE PROVISION TO
MAKE THE PROPERTY WALL SOLID.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

A99-96 Roof Material Change

Applicant: Grinberg
Address: 218 Merrain Road
Contractor: McDonald Construction Group
Project Description: Roof material change from flat concrete to shingles.

Tim Frank said the project was staff approved. The siding was replaced with stucco and an entry feature was added. When the plan was submitted for staff approval, it was not known there was a roof material change requested. The roof is being downgraded from a flat clay tile to a fiberglass shingle. He felt the commission should review the roof change.

The commission felt that asphalt shingles would match the board on board siding. The house now has stucco and it was felt the roof should have a flat concrete tile.

MOTION BY MR. DEZIEL TO DENY THE REQUEST FOR ASPHALT SHINGLE ROOFING MATERIAL IN ACCORDANCE WITH ARTICLE IX, ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 5-387, A. THE PLAN FOR THE PROPOSED BUILDING OR STRUCTURE IS NOT IN CONFORMITY WITH GOOD TASTE, GOOD DESIGN, AND IN GENERAL, DOES NOT CONTRIBUTE TO THE IMAGE OF PALM BEACH AS A PLACE OF BEAUTY, SPACIOUSNESS, BALANCE, TASTE, FITNESS, CHARM AND HIGH QUALITY.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

Dimensional fiberglass shingles were suggested to the contractor and he was asked to come back next month with a sample of the dimensional shingles and a sample of white cement tile. The contractor was also asked to take pictures of houses with this type of dimensional shingle for next month's presentation.

VI. OTHER BUSINESS

There was no other business to be heard.

VII. ADJOURNMENT

MOTION BY MR. SCHULER TO ADJOURN THE MEETING AT 12:15 P.M.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

Note for the record, Landscape Architect Jeff Blakely presented a landscape plan for 124 Onondaga Avenue. Mr. Blakely stated the hardscape was approved with the house plans and that the landscape plans have not been reviewed. This project was not on the agenda as no ARCOM application was received. Mr. Frank presented the previously reviewed hardscape drawings. It was noted that the hardscape layout was changed, by that decreasing the amount of green space that apparently did not meet the code requirements. No action was necessary regarding this project as the meeting was adjourned at this time.

The next meeting of the Architectural Commission is scheduled for January 22, 1997.

Respectfully submitted,

Leighton A. Rosenthal,
Chairman

A99-96

DENIAL

CERTIFICATION OF ACTION BY ARCHITECTURAL COMMISSION

The Architectural Commission has denied the following request in accordance with the criteria set forth in Article IX, ARCHITECTURAL REVIEW AND PROCEDURE, Section 5-387 (Criteria)

A99-96 Roof Material Change

Applicant: Grinberg
Address: 218 Merrain Road
Contractor: McDonald Construction Group
Project Description: Roof material change from flat concrete to shingles.

The above request has been denied by the Architectural Commission for the following reasons:

- ☒ a. The plan for the proposed building or structure is not in conformity with good taste, good design, and in general, does not contribute to the image of Palm Beach as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
- ☐ b. The plan for the proposed building or structure does not indicate the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment more desirable.
- ☐ c. The proposed building or structure is, in its exterior design and appearance, inferior in quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
- ☐ d. The proposed building or structure is not in harmony with the proposed developments on land in the general area, with the Comprehensive Plan for Palm Beach, or with any precise plans adopted pursuant to the Comprehensive Plan.

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- e. The proposed building or structure is excessively similar to other structures existing or for which a permit has been issued or to other structures included in the same permit application, facing upon the same or intersecting public or private way (alleys not included) and within two hundred (200) feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

 - (1) Apparently visibly identical front or side elevations.
 - (2) Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement, or
 - (3) Other significant identical features of design such as but not limited to, material, roof line and height or other design elements.
- f. The proposed building or structure is visibly excessively dissimilar in relation to any other structures existing or for which a permit has been issued or to any other structures included in the same permit application, facing upon the same or intersecting public or private way (alleys not included) and within two hundred (200) feet of the proposed site in respect to one or more of the following features:

 - (1) Cubical contents,
 - (2) Gross floor area,
 - (3) Height of building or height of roof,
 - (4) Other significant design features such as materials or quality of architectural design.
- g. The proposed building or structure is not appropriate in its relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).
- h. The proposed development is not in conformity with the standards of this Code and other applicable ordinances insofar as to the location and appearance of the building and structures which are involved.
- i. The project's location and design does not adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

The applicant is advised that appeals must be filed with the Town Clerk within 10 days in accordance with Article IX, Section 5-388 of the Town Code of Ordinances.

CERTIFICATION:

The above denial was issued by the Architectural Commission at their meeting on December 17, 1996.
(date)

TOWN OF PALM BEACH

Leighton A. Rosenthal / gd
Chairman, Architectural Commission

TOWN OF PALM BEACH

RECORD OF VOTING CONFLICTS (19 96)

MEMBERS	1/ 24	2/ 28	3/27	4/ 24	5/ 22	6/ 26	7/ 24	8/ 28	9/ 25	10/23	Fri 11/22	Tue 12/ 12
LEIGHTON A. ROSENTHAL												
LAUREL BAKER												
LINDLEY HOFFMAN			/	/	/	/	/	/	/	/	/	/
BRUCE HELANDER												
ETHEL												
SALLY GINGRAS						2V					VPD	
JOHN SCHULER					V							
LOWRY BELL			V	V2				V	VPD		VPD	
ALTERNATES	1/24	2/ 28	3/ 27	4/24	5/22	6/26	7/24	8/28	9/25	10/23	11/22	12/12
LOWRY BELL	V	VPD	/	/	/	/	/	/	/	/	/	/
ROBERT DEZIEL		* ✓	V3	VPD	VPD/V	VPD	VPD-V		V	V2	V	V
MARVIN ROSENBERG	/	/	V	VPD	VPD	VPD			V		VPD	
FLOYD WIDEMAN	/	/										

* No Conflict was necessary at this time.

LEGEND: V = One Voting Conflict during a meeting
 V2 = Two Voting Conflicts during a meeting
 V3 = Three Voting Conflicts during a meeting
 And so on...

VPD = Voting Conflict Previously Declared
 (This category to be used when a conflict has been declared at a previous meeting, and the changes being reviewed are part of an ongoing renovation project. ONLY COUNT ORIG DECLARED CONFLICT FOR ONGOING PROJECT)
 PER JOHN C. RANDOLPH, JR. ATTORNEY

TOWN OF PALM BEACH

ATTENDANCE RECORD (19 96)

											Fri	Tue
MEMBERS	1/24	2/28	3/27	4/24	5/22	6/26	7/24	8/28	9/25	10/23	11/22	12/12
LEIGHTON ROSENTHAL	P	P	P	P	E	E	E	P	P	P	P	P
LAUREL BAKER	P	P	P	P	P	P	P	P	P	P	A	P
LINDLEY HOFFMAN	P	P	/	/	/	/	/	/	/	/	/	/
BRUCE HELANDER	P	P	P	P	P	P	P	/	/	/	/	/
ETHEL KINSELLA	P	P	P	P	P	U	P	P	P	P	P	P
SALLY GINGRAS	P	P	P	P	A	P	A	E	P	P	P	P
JOHN SCHULER	P	P	P	P	P	P	P	P	P	P	P	P
LOWRY BELL	/	/	P	P	P	P	P	U	P	P	P	P
ALTERNATES	1/24	2/28	3/27	4/24	5/22	6/26	7/24	8/28	9/25	10/23	11/22	12/12
LOWRY BELL	P	P	/	/	/	/	/	/	/	/	/	/
/25 MEMBER- ROBERT DEZIEL	E	P	P	P	P	P	P	P	P	P	P	P
MARVIN ROSENBERG	/	/	P	P	P	P	P	A	P	P	P	P
FLOYD WIDEMAN	/	/	P	P	P	P	P	P	P	P	P	P
ERIC ADAMS	/	/	/	/	/	/	/	/	P	P	P	P

LEGEND: P = Present

E = Excused Absence

U = Unexcused Absence

A = Absence Pending Classification as "Excused" or "Unexcused"