



# TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION MEETING  
TUESDAY, NOVEMBER 25, 1997  
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

## **I. CALL TO ORDER**

The meeting was called to order at 9:36 a.m.

## **II. ROLL CALL**

**PRESENT:** Laurel Baker, Chairman  
John H. Schuler, Vice-Chairman  
Ethel Kinsella, Member  
Sally Gingras, Member  
Lowry M. Bell Jr., Member  
Robert E. Deziel, Member  
Joanna Frost-Golino, 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  
John C. Randolph, Town Attorney

**RECORDING SECRETARY:** Gretchen Dayton

## **III. APPROVAL OF THE MINUTES FROM THE OCTOBER 22, 1997 MEETING.**

**MOTION BY MRS. KINSELLA TO APPROVE THE MINUTES FROM THE OCTOBER MEETING.**

**MOTION SECONDED BY MRS. GINGRAS.**

**MOTION CARRIED UNANIMOUSLY.**

## **IV. SWEARING IN OF PERSONS TESTIFYING**

Persons that would be testifying were sworn in at this time and periodically throughout the meeting.

## **V. PROJECT REVIEW**

**A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS**

**B87-97 Demolition and New Residence**

Applicant: Donald Malasky  
Address: 251 Tangier Avenue  
Architect: Steven Bruh  
Project Description: Demolition of existing residence and new two-story residence

The project was deferred from the September and October meetings.

Mrs. Gingras said she spoke with the architect regarding the project.

Attorney Gregory Kino and Architect Steven Bruh presented the project. Mr. Kino said that approximately 4 feet were removed from the east elevation on the ground floor and about 13 feet on the second floor. He read a letter in support of the project from Mr. Broida who lives at 243 Tangier Avenue. Mr. Kino said that 650 square feet were removed from the original plan making the house a total of 6,157 square feet including 329 square feet of outdoor covered area. He said the house is set back 52 feet from the street. Mr. Kino said that this street is in transition. Mrs. Baker said that homes that are in transition should set an example and a high standard for others that may follow. The architect did not have a perspective drawing to show the height plane from the street.

The Commission comments are as follows:

The finials on the pediments over the first floor windows are not necessary and they look like they were just placed there.

Redesign the pediments and the finials may not be necessary.

The Corinthian columns and the wood panel front door do not match the architecture.

Restudy the proportion of the ½ rounds over the front door.

Make the garage door more attractive.

The style of the house is too imposing for the street.

The size of the house is too large for the neighborhood.

The front elevation should be reduced in size as the covered loggia in the rear is a great idea.

Make the house 6,000 square feet or less and have the CCR at 3.5.

Present a perspective drawing of the building height plane as seen from the street.

Mr. Deziel said the Commission is being more than generous with the figures as the percentages are well in excess of the neighborhood.

Mr. Malasky addressed the Commission and said he will design a one story home for this lot.

Mr. Frank stated for the record that Mr. Malasky was not sworn in before he addressed the Commission.

**MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE DECEMBER MEETING AND PRESENT A PROJECT WITH A CCR AND FAR OF 3.50 OR LESS AND ADDRESS THE MASSIVENESS ON THE FRONT ELEVATION.**

**MOTION SECONDED BY MRS. FROST-GOLINO.**

**A ROLL CALL REFLECTED A UNANIMOUS VOTE.**

**B95-97 Addition**

Applicant: Mr. and Mrs. F. Quinn Stepan  
Address: 1554 North Ocean Way  
Architect: Ames Bennett  
Project Description: A 1,242 square foot second floor addition.

This project was deferred from the September and October meetings.

Architect Ames Bennett presented the project. He said the project description has changed as the square footage has been reduced from the original presentation. He said the glass sliding doors now have two panels and are 8 feet wide. He said that the two sets of doors and balconies were centered. Mr. Bennett said the owners preferred the glass sliding doors rather than french doors.

The Commission felt that the addition with the glass sliding doors and sick on muntins did not enhance the charming architecture of the existing house.

**MOTION BY MR. DEZIEL TO DENY THE PROJECT IN ACCORDANCE WITH 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 MR. BELL.**

**MOTION CARRIED UNANIMOUSLY.**

**B98-97 New Residence**

Applicant: Gregory Gozzo  
Address: 127 Ocean View Road  
Architect: Lindley Hoffman  
Project Description: New Single Family Residence

The project has been deferred from the September and October meetings pending Town Council action.

A variance for this proposal was denied by the Town Council.

The architect requests a deferral to the December meeting.

**MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE DECEMBER MEETING.**

**MOTION SECONDED BY MR. SCHULER.**

**MOTION CARRIED UNANIMOUSLY.**

**B99-97 New Residence**

Applicant: Mr. and Mrs. John Zenko  
Address: 232 Tangier Avenue  
Architect: Eugene Pandula  
Project Description: New two story Neo-Classic residence

The project was deferred from the October meeting at the request of the Architect.  
The architect requests a deferral to the December meeting.

**MOTION BY MR. SCHULER TO DEFER THE PROJECT TO THE DECEMBER MEETING.**

**MOTION SECONDED BY MRS. KINSELLA.**

**MOTION CARRIED UNANIMOUSLY.**

**B100-97 New Duplex**

Applicant: Euro-Homes  
Address: 306 & 314 Chilian Avenue  
Architect: Eugene Pandula  
Project Description: New two story Mediterranean style duplex

The project was deferred from the October meeting at the request of the Architect.

Mrs. Kinsella and Mr. Adams said they drove by the site. Mrs. Baker said she spoke with the neighbor and that he was very pleased with the project.

Architect Eugene Pandula presented a street scape drawing and photographs of the neighboring properties. He said the proposed project is a two story, two unit, Mediterranean style building. He said that the 20' to 30' high existing vegetation on the east side of the project will remain. He said that the second floor mass will be set back 45' from the street and the eastern most unit will have a round stair tower element which will curve into the front door.

Mrs. Frost-Golino asked for some type of size relation to the neighboring properties. Mr. Pandula said the project is in the RC zoning district. He did not have FAR and CCR information as it is not a requirement in this zoning district. The garages on the front elevation were discussed and it was felt that some of the elements very busy making the building look massive toward the street. It was suggested to reduce the ceiling height so that the building will not raise above the existing buildings on the street.

The Commission comments are as follows:

Bring back the cubical content, gross square footage and height information for the buildings on Chilian Avenue.

Bring back a street scape drawing.

Simplify the garages.

Possibly make one story elements at each corner of the building and increase the side yard setbacks.

Enlarge and frame the windows on the garages.

Reduce the ceiling height and beam height by 6". 16".

**MOTION BY MRS. FROST-GOLINO TO DEFER THE PROJECT TO THE DECEMBER MEETING.**

**MOTION SECONDED BY MRS. KINSELLA.**

**MOTION CARRIED UNANIMOUSLY.**

**A. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS**

**A46-97 Gate**

Applicant: Mr. and Mrs. Norman Peslar  
Address: 100 Emerald Beach Way  
Architect: Smith Architectural Group  
Project Description: Gate

This project was deferred from the August, September, and October meetings at the request of the Architect.

The architect requests a deferral to the December meeting.

**MOTION BY MR. SCHULER TO DEFER THE PROJECT TO THE DECEMBER MEETING.**

**MOTION SECONDED BY MRS. KINSELLA.**

**MOTION CARRIED UNANIMOUSLY.**

**B. NEW BUSINESS - MAJOR PROJECTS**

**B104-97 Additions and Fenestration Changes to an Existing Single Family Home**

Applicant: Mr. Robert C. Wright  
Address: 400 Arabian Road  
Architect: Michael J. Johnson  
Project Description: Change flat roofs to hip & asbestos roof shingles to flat cement tile. Add a porch, entry door and window to garage apartment. Add a bay window, service door and window to the 1-story wing of the main house. Delete a 2nd story window and add a dormer window.

Architect Mike Johnson presented the project. The two second story windows will be changed at the staff bedrooms due to a two foot floor level difference which will be raised. A hip roof will be placed on the one story wing and the asbestos shingles will be replaced with white flat cement tile. Mr. Johnson said that an entry porch will be added to the south side of the garage apartment, the entry door will be centered and the windows will be relocated.

**MOTION BY MRS. FROST-GOLINO TO APPROVE THE PROJECT AS PRESENTED.**

**MOTION SECONDED BY MR. DEZIEL.**

**MOTION CARRIED UNANIMOUSLY.**

**B105 -97 Additions to a Single Family Residence**

Applicant: Ken Wolofsky  
Address: 129 Clarendon  
Architect: Jose` A. Obesco  
Project Description: Addition in order to enlarge 2 bedrooms & an existing breakfast area.

Architect Jose Obesco presented the project and said that two bedrooms will be enlarged and a breakfast area will be added to the kitchen area.

**MOTION BY MR. DEZIEL TO APPROVE THE ADDITIONS AS PRESENTED.  
MOTION SECONDED BY MRS. KINSELLA.  
MOTION CARRIED UNANIMOUSLY.**

He said the proposed service gate was installed without a permit, but has since been removed. He said the aluminum gate is a sienna brown color.

**MOTION BY MRS. KINSELLA TO APPROVE THE SERVICE GATE AS PRESENTED.  
MOTION SECONDED BY MR. DEZIEL.  
MOTION CARRIED UNANIMOUSLY.**

**B106-97 New One Story Residence**

Applicant: Mr. and Mrs. Charles Henderson  
Address: 231 Via Las Brisas  
Architect: Architectural Alliance  
Project Description: New one story residence

Carlos Martin, representing Architectural Alliance, presented the project. Mr. Martin presented a site plan showing the proposed project in relation to the surrounding homes and a street scape elevation drawing. He said the project is a one story Mediterranean style house with a total square footage of 6,637 and a CCR of 3.8. He said the house will have clay barrel tile roofing material, cast stone elements and stained glass at the front door. He said there will be a wall fountain on the front elevation and a covered loggia on the rear elevation. There will be a two car garage with cast stone detailing above the two arched doors. He said there will be bay windows with arches, three pairs of french doors with gothic transoms and a covered loggia on the rear elevation. He said if the zoning changes and towers will be allowed in the RB zoning district, they will come back for minor changes to the tower.

ARCOM Minutes 11/25/97

The Commission comments are as follows:

Introduce a different style of house from the others in the Phipps Estates.  
The Gothic treatments over the french doors and on the front of the house are out of proportion.  
There are too many different types of windows, make them consistent.  
Restudy the bay window on the rear elevation.  
The east elevation looks long and stretched out.  
Use more traditional architectural elements on the house.  
Simplify the roof line.  
Simplify the overall project.  
Reduce the size of the garage.

**MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE DECEMBER MEETING.**  
**MOTION SECONDED BY MR. SCHULER.**  
**MOTION CARRIED UNANIMOUSLY.**

The meeting was reconvened at 1:30 p.m. after a lunch break and the roll was called.

**PRESENT:**    Laurel Baker, Chairman  
                 John H. Schuler, Vice-Chairman  
                 Ethel Kinsella, Member  
                 Sally Gingras, Member  
                 Lowry M. Bell Jr., Member  
                 Robert E. Deziel, Member  
                 Joanna Frost-Golino, Member  
                 Floyd Wideman, Alternate Member  
                 Eric Adams, Alternate Member  
                 Timothy M. Frank, Planner/Projects Coordinator  
                 Robert L. Moore, Director of Planning, Zoning & Building

**ABSENT:**    Marvin Rosenberg, Alternate Member  
                 John C. Randolph, Town Attorney

**B107-97 Revisions to Previously Approved Plan**

Applicant: Dr. and Mrs. Rosenberg  
Address: 101 Nightingale Trail  
Architect: Steven Yekes  
Project Description: Revisions to entry on south property elevation.

The attorney for the applicant requests a deferral to the December meeting.

**MOTION BY MR. SCHULER TO DEFER THE PROJECT TO THE DECEMBER MEETING.**

**MOTION SECONDED BY MRS. GINGRAS.**

**MOTION CARRIED UNANIMOUSLY.**

**D. NEW BUSINESS - MINOR PROJECTS**

**A66-97 Revisions to Previously Approved Plan**

Applicant: Mr. Eugene F, Dixon  
Address: 230 El Vedado Avenue  
Architect: Thomas M. Kirchhoff, AIA, P.A.  
Project description: Revision to house from ARCOM approval. French and entry doors to have elliptical transoms in lieu of square.

This project was heard after item #B105-97.

Architect Thomas Kirchhoff presented the project and said the square transom above the front door was changed to an elliptical transom.

Mr. Bell said he felt that the square transom was more in keeping with the architecture.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.**

**MOTION SECONDED BY MRS. FROST-GOLINO.**

**MR. BELL OPPOSED.**

**MOTION CARRIED 6-1.**

**A67-97 Awnings**

Applicant: Alex Inc.  
Address: 298 South County Rd.  
Contractor: American Awning Company  
Project description: Divide one large awning into 2 smaller awnings. One of which will remain brown and another to change to black.

Contractor Joe Matti presented photographs of the existing building. He said that the tenants split the building and Andover Reed occupies one half of the building and the other half is occupied by Alex Inc. The proposed awning will be black and the awning over Andover Reed's section of the building will remain the same.

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

**A68-97 Bank Signage and Lighting**

Applicant: Great Western Bank  
Address: 380 South County Rd.  
Contractor: Atlas Signs  
Project description: Remove three sets of Great Western Signage and replace with two sets of 10 1/2" aluminum plate letters reading "Great Western Bank" and directional sign.

Jim Edwaltie with Atlas Sign Company presented the project. He said three sets of lettering will be removed and replaced with two sets of aluminum lettering. The replacement lettering will be dark blue and will be 2" larger than the existing lettering. He said the re will be a ground mounted directional sign.

Some of the Commission felt the existing signage was more appropriate.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT EXCLUDING THE LIGHTING.  
MOTION SECONDED BY MRS. GINGRAS.  
MRS. KINSELLA OPPOSED.  
MOTION CARRIED 6-1.**

**A69-97 Landscape Plan**

Applicant: Euro-Homes.  
Address: 242/246 Everglade Avenue  
Landscape Architect: Roy-Fisher Associates, Inc.  
Project description: Landscaping

Landscape Architect Connie Roy-Fisher presented the project. She said a clump of curved palms will be planted in the middle of the duplex. Tall queen palm trees, pigeon plum trees and ficus hedges will be planted along the sides of the property.

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

Dr. Rosenberg was in attendance at this time.

**A70-97 Modifications to an Existing Residence**

Applicant: Ms. Lorraine Hillman.  
Address: 365 Hibiscus Avenue  
Architect: John Gosman  
Project description: The addition of a privacy wall, gates and entrance court. Garage: Replace existing door and window with new flush, five panel garage door.

Architect John Gosman presented the project. Mr. Gosman said the garage was converted into a bedroom and the owners wanted to convert it back to a garage. Mr. Gosman presented copies of the original drawings from 1940.

The Commission felt that the original plan was very attractive.

**MOTION BY MR. DEZIEL TO APPROVE THE PROJECT WITH THE PROVISIO THE  
GARAGE DOOR IS A REPLICA OF THE ORIGINAL 1940 GARAGE DOOR.  
MOTION SECONDED BY MRS. FROST-GOLINO.  
MOTION CARRIED UNANIMOUSLY.**

Mr. Gosman presented drawings of a proposed property wall and two options for an entrance gate.

The Commission preferred the gate that was straight along the top.

**MOTION BY MR. BELL TO APPROVE THE ENTRANCE WITH THE STRAIGHT TOP AND THE PROPERTY WALL AS PRESENTED.**

**MOTION SECONDED BY MR. SCHULER.**

**MOTION CARRIED UNANIMOUSLY.**

**A71-97 Landscape Plan**

Applicant: M. Atkinson  
Address: 250 Clarke Avenue  
Landscape Architect: Life Force Nurseries, Inc.  
Project description: Landscape Plan

Mrs. Gingras recused herself and left the dais during the presentation.

Landscape Horticulture Consultant Bart Mort presented the project. Mr. Mort said the existing hedges along the side of the property lines will remain.

Mrs. Kinsella said the landscaping is a good plan with 50% xeriscaping. She asked the architect to use a drip system to water the annuals.

**MOTION BY MRS. KINSELLA TO APPROVE THE PROJECT WITH THE PROVISION TO USE A DRIP IRRIGATION SYSTEM TO WATER THE ANNUALS.**

**MOTION SECONDED BY MR. SCHULER.**

**MOTION CARRIED UNANIMOUSLY.**

**A73-97 Landscape Plan**

Applicant: Euro-Homes  
Address: 232/236 Everglade Avenue  
Landscape Architect: Roy-Fisher Associates, Inc.  
Project description: Landscape Plan

Landscape Architect Connie Roy-Fisher presented the project. She said queen palms and ficus hedges will be planted along the sides of the property. A curved cocoanut palms will create an archway. She said dwarf exoria and alamenders will be planted at the front of the duplex.

**MOTION BY MR. BELL TO APPROVE THE PROJECT AS PRESENTED.**

**MOTION SECONDED BY MRS. KINSELLA.**

**MOTION CARRIED UNANIMOUSLY.**

**A74-97 Parking Shelter**

Applicant: First United Bank  
Address: 180 Royal Palm Way  
Contractor: American Awning Company  
Project description: Install parking shelter for 5 cars. Location N.E. corner of parking lot. Marquis design to mirror drive through structure. Columns to be square, wrapped in wood. South side of structure to be screened with 10'- 0" ficus hedge.

This item was heard after item #A67-97.

Mrs. Frost-Golino, Mr. Schuler, Mrs. Baker and Mr. Adams said they spoke with Mr. Matti regarding the project.

Mr. Matti said the parking shelter has been relocated since the last presentation. The shelter will be 145' from the sidewalk and will cover only 5 parking spaces.

Mr. Moore said the parking lot is a special exception use as there is a 50' buffer as green space and a hedge along the sidewalk which must remain.

After discussion it was decided to add a hedge along the existing wooden fence on the east side.

Deborah Lawson, Facilities Manager with First United Bank addressed the Commission and said that security is a concern for the bank employees walking through the parking lot, but they would be willing to plant a hedge along the existing fence.

Note for the record: Ms. Lawson was sworn in after her testimony.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.**

**MOTION SECONDED BY MRS. KINSELLA.**

**MRS. BAKER OPPOSED.**

**MOTION CARRIED 6-1.**

**A75-97 Garden wall**

Applicant: Jack Perlmutter  
Address: 300 Polmer Park  
Attorney: Ronald Kolins, Esq.  
Project Description: Construct a garden wall of 14' - 0" above the crown of the road of North Lake Way.

Attorney Ron Kolins presented the project and presented a perspective drawing of the proposed project.

Jack Perlmutter addressed the Commission.

**MOTION BY MR. DEZIEL TO APPROVE THE PROJECT WITH THE PROVISIO THE HEDGES GROW ONE FOOT HIGHER TO HIDE THE WALL.  
MOTION SECONDED MRS. FROST-GOLINO**

**ROLL CALL:**

|                          |            |
|--------------------------|------------|
| <b>MR. DEZIEL</b>        | <b>YES</b> |
| <b>MRS. FROST-GOLINO</b> | <b>YES</b> |
| <b>MRS. SCHULER</b>      | <b>YES</b> |
| <b>MRS. KINSELLA</b>     | <b>YES</b> |
| <b>MRS. GINGRAS</b>      | <b>YES</b> |
| <b>MR. BELL</b>          | <b>NO</b>  |
| <b>MRS. BAKER</b>        | <b>NO</b>  |

**MOTION CARRIED 5-2.**

The Commission agreed to hear a roof material change request at this time.

Mr. Albin Anderson, 120 Algoma Avenue, asked to replace the existing white flat cement tile roofing material with green glazed "S" tile on his Bermuda style home.

**MOTION BY MR. DEZIEL TO DENY THE PROJECT IN ACCORDANCE WITH THE CRITERIA SET FORTH IN ARTICLE IX, 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 MR. BELL.  
MOTION CARRIED UNANIMOUSLY.**

**VI. OTHER BUSINESS**

There was no other business to be heard at this time.

**VII. ADJOURNMENT**

The next meeting of the Architectural Commission will be held in the Town Council Chambers on December 16, 1997 at 9:00 a.m.

The meeting was adjourned at 3:00 p.m.

Respectfully submitted,

Laurel Baker,  
Chairman