



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, OCTOBER 23, 1991, 12:30 P.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The October 23, 1988 Architectural Commission meeting was called to order at 12:35 p.m. by Chairman Jeffery W. Smith.

II. Roll Call

PRESENT: Jeffery W. Smith, Chairman
John Schuler, Member
Marie Hope, Member
Joanna Frost-Golino, Member
Leighton Rosenthal, Member
Laurel Baker, Alternate Member
Jesse Newman, Alternate Member

Pamela McNierney, representing John C. Randolph,
Town Attorney
Robert L. Moore, Director of Planning, Zoning and
Building
David C. Zimmerman, Assistant Building Official
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Lesly S. Smith, Vice-Chairman
Jorge Sanchez, Member
James Paine, Jr. Alternate Member

RECORDING SECRETARY: Mary A. Pollitt

III. Approval of Minutes of September 25, 1991

MOTION MADE BY MRS. HOPE TO APPROVE THE MINUTES.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

IV. Project Review

A. Deferrals and Continuations: Major and Minor Projects

B73-90 Landscape Plan

Applicant: David J. Mahoney
Address: 1296 South Ocean Boulevard
Architect: Morgan Wheelock Inc.
Project Description: Landscape plan

The project was deferred from the September meeting.

Mr. Frank reported a building permit was issued for the project. The architect requests removal from the agenda.

MOTION MADE BY MRS. FROST-GOLINO TO REMOVE THE ITEM FROM THE AGENDA.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B55-91 Remodel

Applicant: Mr. and Mrs. Peter Stanley
Address: 1332 North Ocean Boulevard
Architect/Designer: Leonard Nobrega
Project Description: Renovation of existing two story residence with additions including a stair tower

The project was conceptually approved at the August meeting with the condition an elevation survey was to be submitted at the September meeting.

The project was deferred from the September meeting.

Mr. Leonard Nobrega presented revised elevation drawings for the project. Mr. Nobrega noted the changes include reducing the glass area on all elevations; smaller windows on the lower level; replacing grill work with raised wood panels; removal of all columns and 1 1/2" cast stone detailing over the windows.

Mr. Nobrega stated the applicant has received Town Council approval for the height variation. The roof has been redesigned; the building roof is a different configuration. A land surveyor's report noting the existing roof heights is on file with the Town's Building Department.

The overall height of the roof is 22'10" with the tower at 26'.

The potential water drainage problems have been addressed in the working drawings. Mr. Nobrega stated the water will be contained on the property.

The garage doors will be site screened from the neighbor to the south. The garage doors are different widths to conform to the existing support columns.

MOTION MADE BY MR. NEWMAN TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

B57-91 New Townhouses

Applicant:	Barbara Tuck
Address:	235 Chilian Avenue
Architect:	Charles Kramer
Contractor:	John Mitchell
Project Description:	Construction of two story duplex

The project was deferred from the September meeting.

Charles Kramer presented the revised drawings for the project.

The overall height of the two story structure is 25 feet. The roof has a 4/12 pitch.

Mr. Kramer presented an alternate site plan, eliminating two of the parking places on the site, allowing for additional site screening of the garage doors.

Mr. Kramer noted the railings over the garage will match the side railings.

A photograph of the proposed building site with the elevation of the building interjected onto the photograph was presented.

Ames Bennett, representing Mrs. Lind, a neighbor to the east of the property, objected to the location of the pool and cabana which is close to Mrs. Lind's bedroom. Mr. Kramer offered to use translucent glass in the window in the cabana overlooking the Lind's property.

Mr. Bennett requested a hedge no higher than six feet be installed between the properties. Mrs. Lind stated a taller hedge would interfere with air circulation and light levels.

MOTION MADE BY MRS. FROST GOLINO TO APPROVE THE PROJECT WITH THE CONDITIONS TRANSLUCENT GLASS BE USED IN THE SECOND FLOOR CABANA AND THE ALTERNATE SITE PLAN BE USED, ELIMINATING THE TWO PARKING SPOTS. THE APPLICANT WILL RETURN WITH A LANDSCAPE PLAN AT A LATER DATE.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED 5/2 (ROLL CALL VOTE) WITH THE STATED CONDITIONS:

YEA: MR. SCHULER	NAY: MRS. HOPE
MRS. FROST-GOLINO	MRS. BAKER
MR. ROSENTHAL	
MR. NEWMAN	
MR. SMITH	

B112-90 Boathouse

Applicant:	Stephen Levin
Address:	446 North Lake Way
Architect:	Milton Klein
Project Description:	Renovate boathouse

The project was deferred from the September meeting.

Mr. Frank read a letter from Conkling and Lewis, contractors, representing Mr. Levin, requesting the item be removed from the agenda. Mr. Levin has decided to demolish the existing boathouse and not rebuild it.

Mr. Frank reported Mr. Milton Klein had written a similar letter to the Town.

MOTION MADE BY MRS. FROST-GOLINO TO REMOVE THE ITEM FROM THE AGENDA.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B62-91 New Residence

Applicant:	Agi Rosos and Jacques Hava
Address:	101 (116) El Bravo Way
Architect:	Smith Architectural Group
Project Description:	Construct new two story residence

The project was approved at the September meeting with the condition samples of the driveway materials and glass for the windows, color samples for the house and a complete landscape plan be submitted.

The architect requests this item be removed from the agenda.

MOTION MADE BY MRS. FROST-GOLINO TO REMOVE THE ITEM FROM THE AGENDA.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

(Mr. Smith abstained from voting.)

A87-91 Awning

Applicant:	Nassau Square Coop. Apartments
Address:	381 South Lake Drive
Contractor:	Awnings by Jay
Project Description:	Install light gray canvas awning over west entrance door

The project was deferred from the September meeting.

No one was present to represent the applicant.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B28-91 Courtyard Revisions

Applicant:	Love Realty (Rubell Gallery and Phillips Galleries)
Address:	238-240 Worth Avenue (courtyard area)
Architect:	Robert L. Bell
Project Description:	New storefront door and display window at location of existing common area restrooms (to be relocated)

No one was present to represent the applicant.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT UNTIL THE END OF THE MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Mr. Frank reported this item will be presented to Town Council before it is submitted to ARCOM.

MOTION MADE BY MRS. FROST-GOLINO TO DEFER THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B97-90 Revisions

Applicant:	Leonard Sessa
Address:	#6 South Lake Trail
Architect:	Kenardon M. Spina
Project Description:	Move pool cabana from north to south end of pool; add louvers to garage door; add steps from terrace (south elevation); modify gate at Lake Trail; repair and stucco existing gate posts and wall at street

Ken Spina explained the revisions on a new site plan. An existing banyan tree with a very large root spread precludes the formal garden that was originally planned.

Photographs of the existing gate posts were presented. These posts would be repaired, capped and stuccoed.

The pool cabana would be located on the south end of the pool.

Louvered garage doors would be used.

In response to questions from the Commission members, Mr. Spina replied the landscaping and fence planned for the north end of the property would begin as soon as the retaining wall along the Bike Trail is completed and back filled. He estimated this would occur within one month or sooner.

MOTION MADE BY MR. SCHULER TO APPROVE THE REVISIONS WITH THE CONDITION THE NORTH END LANDSCAPING BE COMPLETED AS SOON AS POSSIBLE.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B65-91 Revision

Applicant:	C. Claude Mimun
Address:	1144 North Ocean Boulevard
Architect:	Neo Design - Earl Wolff

Project Description: Change out-lookers to stucco bands on upper elevations of residence; change site wall

Jim Martindale, Worth Builders, and Earl Wolff presented the proposed revisions to the project.

The plan shows the changing of the cast stone out lookers to concrete supports for the roof.

The previous plan showed a sloping site wall to match the elevation of the street. Mr. Mimun would like to change the sloping wall to a stair step wall.

The Commission discussed the appearance of the step wall as it relates to the landscape plan. The Commission requested a landscaping plan showing the revised wall be submitted at a later date.

MOTION MADE BY MR. NEWMAN TO APPROVE THE REVISED OUTLOOKERS AND DEFER THE SITE WALL.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED 6/1 WITH MR. SMITH VOTING NEGATIVE.

B. New Business - Major Projects.

B69-91 New Residence

Applicant:	Dr. Steven Rose
Address:	165 Seminole Avenue
Architect:	Lindley M. F. Hoffman
Project Description:	New single family home

Lindley Hoffman presented drawings for the project. Photographs of the empty lot and neighboring properties were presented.

The 3900 square feet home will have a barrel tile roof and 5' to 7' high windows. The living room has a 12' ceiling.

The Commission discussed the windows and suggested round top windows be used. The Commission preferred the paneled garage door shown in one of the drawings.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE CONDITIONS ROUND TOP WINDOWS BE USED LIKE THE DINING ROOM WINDOWS (AND SEPARATED); THE GARAGE DOOR BE PANELED AND A LANDSCAPE PLAN BE PRESENTED LATER.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

B70-91 Renovation

Applicant: Mr. and Mrs. Horace Beacham
Address: 230 Arabian Road
Architect: Noe Guerra
Project Description: Addition, new roof and front entry renovation

Noe Guerra presented photographs of the existing residence and the neighboring properties.

The proposed elevation drawings showed the replacement of jalousie windows with casement windows.

A discussion followed over the use of roofing materials. The Commission preferred clay tile over cement tile. (Mrs. Beacham returned to the meeting later with a sample of the clay tile.)

The Commission discussed the design of the picture window in the front of the house and suggested mullions be used in it.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE CONDITION THE ELEVATION DRAWING (THE FRONT PICTURE WINDOW USING MULLIONS) BE REDESIGNED AND CLAY TILE BE USED ON THE ROOF.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

B71-91 New Residence

Applicant: Palm Beach Land Investments, Inc.
Address: Windsor Court, lot 1 (formerly 690 North County Road)
Architect: Steven Bruh
Project Description: New Regency style residence

This project was presented and approved in June, 1990 for Windsor Court, lot 3.

Jim Martindale, Worth Builders, presented elevation drawings for the project. The floor plan has been reversed to allow for zoning requirements that had to be met when the house was located on lot 1 (a corner lot) in lieu of lot 3.

The fans over the windows are stucco, not glass. The Commission suggested the use of glass.

Mr. Smith noted the east elevation (as viewed from North County Road) roof parapet should extend at least half way back to the garage area from the front of the house and not be "cut off" at the front of the house.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE CONDITIONS THE FAN WINDOW TOPS ARE GLASS - NOT STUCCO; THE ROOF PARAPET EXTEND A MINIMUM OF HALF WAY BACK FROM THE FRONT OF THE HOUSE TO THE GARAGE AREA; A LANDSCAPE PLAN AND COLOR SAMPLES BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

B72-91 New Beach House

Applicant:	Mr. and Mrs. Gerard Haryman
Address:	East of 230 South Ocean Boulevard
Architect:	Richard Wensing
Project Description:	New beach house; driveway modification for 230 S. Ocean Boulevard

Richard Wensing presented a site plan for the beach house and the proposed driveway changes.

The pale yellow 10' x 20' beach house will have a cedar shake roof. The roof pitch will match the main house, but the roof overhang will be less on the beach house.

The Commission questioned the use of "panels" on the beach house.

MOTION MADE BY MR. SCHULER TO APPROVE THE DRIVEWAY MODIFICATION AND BEACH HOUSE WITH THE CONDITION THE PANELS ON THE BEACH HOUSE BE REMOVED; THE GATES, FOUNTAIN AND LANDSCAPING PLANS TO BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

(The Commission recessed from 2:30 to 2:45 p.m.)

C. New Business - Minor Projects

A94-91 Facade Modifications

Applicant: D. Mead Johnson
Address: 1550 South Ocean Boulevard
Architect: Smith Architectural Group, Inc.
Project Description: Add front balcony with trellis above; wrap columns with stone; remove planters and pair of French doors

The architect requests this item be removed from the agenda.

MOTION MADE BY MR. ROSENTHAL TO REMOVE THE ITEM FROM THE AGENDA.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

(Mr. Smith abstained from voting.)

A95-91 New Site Wall

Applicant: Harry D. and Nora A. Williams
Address: 115 Via Palma
Architect: Robert L. Bell
Project Description: New site wall

No one was present to represent the applicant.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT UNTIL THE END OF THE MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Jeff Lewis, Emerald Construction Company, represented the applicants.

Mr. Lewis presented a drawing showing the new site wall.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

A96-91 Facade Revisions

Applicant: Jane Cummings
Address: 275 Monterey Road
Architect: David R. Miller
Contractor: American Awning Company
Project Description: Carport awning; revisions to previously approved modifications; new windows on portion of elevations

David Miller presented photographs of the front facade of the building. An elevation drawing showed the proposed window changes and siding changes.

The main structure of the house is brick. Cedar lap siding would replace the existing exterior grade plywood. The exterior would be painted white.

MOTION MADE BY MR. SCHULER TO APPROVE THE SIDING AND WINDOW MODIFICATIONS.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

Todd Moran, American Awning Company, presented a drawing showing the addition of the carport awning and the recovering of an existing awning on the east elevation.

MOTION MADE BY MR. SCHULER TO APPROVE THE REPLACEMENT OF THE AWNING ON THE EAST ELEVATION.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

The Commission discussed the proposed carport awning and noted it is not an architectural enhancement.

MOTION MADE BY MR. SCHULER TO DEFER THE CARPORT AWNING FOR RESTUDY.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

(Mrs. Baker left the meeting at 3:00 p.m.)

A97-91 Scoreboard

Applicant: Town of Palm Beach, Recreation Department
Address: 340 Seaview
Contractor: none
Project Description: Scoreboard

Russ Bitzer, Director of Recreation, presented a photograph of the area with the scoreboard super imposed on the photo.

An actual site plan showed the exact location of the scoreboard.

MOTION MADE BY MRS. FROST-GOLINO TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A98-91 Sign\Awnings

Applicant:	Josef J. Barr
Address:	175 Worth Avenue
Contractor:	American Awning Company
Project Description:	Change existing awnings and signs

Mark Grosskopf, representing Mr. Barr, presented a color sample for the proposed awning change. The new color would be a dark blue color with a white stripe near the edge of the awning. The name on the building would be changed to "Garfinkel's".

The signs would be polished bronze.

The Commission discussed the color of the awning after viewing photographs of the neighboring properties. The dark blue color would be in between two different colors.

MOTION MADE BY MR. SCHULER TO APPROVE A SOLID EGGSHELL COLOR WITH A BLUE BORDER AWNING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

MOTION MADE BY MR. SCHULER TO APPROVE THE SIGN CHANGE.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A99-91 Awnings

Applicant:	401 Condominium Association
Address:	401 Worth Avenue
Contractor:	Awnings by Jay
Project Description:	Replace awning cover at entrance; color-slate gray with white trim

Chuck Prinzo presented photographs of the building and color samples.

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

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A100-91 Awnings

Applicant:	Fleur-de-lis Antiques (Rose Edwards)
Address:	326 Peruvian Avenue
Contractor:	Awnings by Jay
Project Description:	Change awnings from white/black stripe to turquoise/white stripe

Photographs of the existing building were presented. Additionally, color samples for the awnings were presented.

MOTION MADE BY MR. NEWMAN TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A101-91 Porch Renovation

Applicant:	Mr. and Mrs. Robert Cuillo
Address:	1296 North Lake Way
Architect:	Omura, Rainwater, Casey, Inc.
Contractor:	M. J. Anderson, Inc.
Project Description:	Enclose existing porch with glass windows and doors in existing openings

Dave Breidenbach and Rose Kenney, M. J. Anderson, presented a site plan and elevation drawing for the project. Photographs of the existing residence were also displayed.

The frames and glass used for the enclosure would match the existing building.

MOTION MADE BY MR. NEWMAN TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

A102-91 Awnings

Applicant: Curtis Kelly
Address: 227 Park Avenue
Contractor: Artcraft Awning Company, Inc.
Project Description: Replace aluminum awnings with fabric awnings

Jack Hughes presented photographs of the building. A sample of the green/orange/brown striped awning material was also presented. The existing house is beige.

MOTION MADE BY MR. NEWMAN TO APPROVE THE AWNINGS AS PRESENTED.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A103-91 Driveway Posts

Applicant: Mr. and Mrs. Jack Schleifer
Address: 131 Wells Road
Architect: Ames Bennett
Project Description: New posts at driveway openings

Ames Bennett presented drawings for the gates posts. No fence is planned between the gate posts. The area will be landscaped.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A104-91 Window Changes/Roof Changes

Applicant: Ruth Fleitas
Address: 266 Fairview Road
Architect: Ames Bennett
Project Description: Window and roof modifications to previously approved facade renovation

Ames Bennett presented an elevation drawing showing the proposed changes.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

A105-91 Awnings

Applicant: Mrs. Lloyd
Address: 269 Miraflores
Contractor: Awnings by Jay
Project Description: Install 9 royal blue awnings

A site plan for the location was presented. Royal blue fabric samples for the awnings were shown to the Commission. The house is presently light beige but may be repainted.

MOTION MADE BY MR. SCHULER TO APPROVE THE AWNING BUT DEFER THE COLOR OF THE AWNINGS UNTIL SAMPLES OF THE HOUSE COLOR CAN BE COMPARED WITH THE AWNING COLOR SAMPLES.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

A106-91 Modifications

Applicant: Mr. Danton
Address: 342 Cocoanut Row
Architect: SKA - Pat Segraves
Project Description: Modifications to existing duplex

Pat Segraves presented the original submission and the proposed changes. Originally 2 townhouses had been planned; now there are 4 units. Window and door changes are necessary to accommodate the extra units.

MOTION MADE BY MR. SCHULER TO APPROVE THE MODIFICATIONS.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Adjournment

MOTION MADE BY MR. NEWMAN TO ADJOURN THE MEETING.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

The October 23, 1991 Architectural Commission meeting was adjourned at 3.40 p.m. The next Architectural Commission meeting will be held November 20, 1991.

Respectfully submitted,

Jeffery W. Smith, Chairman

JWS:mp