MINUTES OF THE ARCHITECTURAL COMMISSION SPECIAL MEETING
TUESDAY, JUNE 23, 1998
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:
John H. Schuler, Chairman
Ethel Kinsella, Member
Lowry M. Bell Jr., Member
Robert Deziel, Member
Floyd Wideman, Alternate Member
Marvin Rosenberg, Alternate Member
Eric Adams, Alternate Member
Paul Castro, Zoning Administrator
Timothy M. Frank, Planner/Projects Coordinator
John C. Randolph, Town Attorney
Gretchen Dayton, Recording Secretary

ABSENT:
Sally Gingras, Vice-Chairman
Laurel Baker, Member
Joanna Frost-Golino, Member
Robert L. Moore, Director of Planning, Zoning & Building

III. SWEARING IN OF PERSONS TESTIFYING

Persons testifying were sworn in at this time.

Zoning Administrator Paul Castro said the Town Council gave conditional approval of the site plan with various special exceptions and variances at their special meeting on June 4, 1998. He said that approval included the three story building and a footprint of each one of its floors.

IV. PROJECT REVIEW

B21-98 New Commercial Building

Applicant:	Worth Avenue Associates
Address:	137,139-151,152,155 Worth Avenue
Architect:	The Lawrence Group Architects
Project Description:	New three story Mediterranean style commercial building with two basement parking levels and a sidewalk arcade.

There were no ex-parte communications regarding this project.

Architect Eugene Lawrence presented the project and introduced Don Jones of the Goodman Company, Cliff Suen with the development department for Neiman Marcus and Architect Raphael Portuodo from Coral Gables who will be assisting with the details of the project. He said this project is intertwined with the Esplanade and they will both have side walk arcades. He presented photographs of the existing building on Worth Avenue. The proposed building is 48,600 square feet. There will be two towers, one on the face of the arcade and one set in on the face of the building. Two loading docks are proposed on the east end on the building which will be screened from the street with gates and the store will receive only one delivery per day. The dumpster will also located within the loading dock area. All of the parking will be valet with the exception of the employees parking. All of the air-conditioning equipment will be screened from view both vertically and horizontally with trellis work. A clerestory window will open up to the center of the store. A trellis across the second floor will have a residential appearance. The north elevation will have a window for a view of the park. He said a 20' hedge will be planted to screen the store from the homes on Peruvian Avenue which was a stipulation agreed to at the Town Council hearings. They would like to come back to ARCOM with the fenestration under the arcade as the interior architects have not finalized their layouts. The west tower will have keystone trim, clay barrel tile roof, keystone balustrades and a trellis with vines. The gates will be backed with glass that roll either up or open inward so that they do not open onto the street and the trucks will not be seen when parked at the docks. Some of the air-conditioning equipment will be enclosed in the two tower structures and the other air conditioning equipment will be behind a trellis in a screened wall. The elevation seen from South County Road will have false windows which will giving the building balance. The east elevation will have a clay screen wall to conceal the trucks in the loading docks.

Mr. Castro said there were a lot more windows and details on the first floor under the arcade presented to the Town Council. The center pillar was to be removed for an open area at the valet parking area. Mr. Lawrence said they asked to come back for the fenestration approval as the interior plan has not been finalized and he thought that the Town Council discussed one of the columns farther back into the parking area. The entire area is being restudied. Mr. Castro said that the way the columns were designed at the street there may be some confusion when entering the valet parking area.

The Commission felt that the architecture of the Esplanade building and this project were very similar. Mr. Lawrence was asked to bring detailed drawings and material samples to confirm that quality material will be used in the project. It was felt that a scale model would be appropriate as this project is very large. It was suggested to add some character to the north elevation with soffit and fascia treatments and that the second and third floors on that elevation have a commercial character to them. The Porte Cochere was thought to have a hard commercial look to it and some of the details had a fabricated Mediterranean look to them. It was stated that more time and effort should be to be put into this project so that the end result will be a great project.

Mr. Lawrence said he made the statement at a previous meeting that the design never stops. He felt that a model would only show the massing of the building, but not the details. The samples of the keystones and the three color clay tile roof will not be a problem for presentation.

The 20' hedge on the north property line was discussed and was stated that it was a condition of Town Council approval. Mr. Castro said there is only 5' to plant a hedge, they have to build a retaining wall to put enough soil to be able to put a hedge that size in this location and keep it out of the 5' utility easement. He felt there may not be enough room for trees.

It was suggested to remove the small windows and carry the french doors through on the north elevation so that it would look like an apartment building.

Mr. Jorgensen addressed the Commission on behalf of Stanley and Christine Franks who resided on Peruvian Avenue. He mentioned several issues that would affect the residents on Peruvian Avenue that were raised at the time of the site plan review.

Discussion took place regarding approval of the foundation plan so that they may begin construction and come back for approval for the rest of the building. It was decided to give approval for the garage underneath the building and return with the architectural details later.

Mr. Brindell addressed the Commission and said there will be piling/columns inside the garage structure that will be the base for the building itself.

MOTION BY MR. BELL TO APPROVE THE GARAGE LAYOUT
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.

Mr. Frank reminded the Chairman that there are existing buildings on this property.

MOTION BY MRS. KINSELLA TO APPROVE THE DEMOLITION OF THE EXISTING STRUCTURES ON THE PROPERTY.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT (TO THE JULY MEETING) **AND BRING DETAILS TO THE MEETING.**
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.

After discussion it was decided to hear the project at the next regular ARCOM meeting in July.

V. ADJOURNMENT

MOTION BY MR. WIDEMAN TO ADJOURN THE MEETING AT 10:32 A.M.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.