

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, MARCH 25, 1992, 12:30 P.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The March 25, 1992 Architectural Commission meeting was called to order at 12:35 p.m. by Vice-Chairman, Lesly S. Smith.

II. Roll Call

PRESENT: Lesly S. Smith, Vice-Chairman
Joanna Frost-Golino, Member
Marie Hope, Member
Leighton Rosenthal, Member
Laurel Baker, Alternate Member
Jesse Newman, Alternate Member
James C. Paine, Jr., Alternate Member

John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning and
Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Jeffery W. Smith, Chairman
John Schuler, Member
Jorge Sanchez, Member

RECORDING SECRETARY: Mary A. Pollitt

III. Approval of Minutes of February 26, 1992

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE MINUTES.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

IV. Project Review

A. Deferrals and Continuations: Major and Minor Projects

B3-92 Addition--Pool Cabana

Applicant: Mrs. Adele Wells Meyer
Address: 215 El Bravo Way
Contractor: Europa Building Contractors
Project Description: Addition to second floor and new pool cabana

The project was conceptually approved at the January meeting. The pool cabana portion of the project was to be restudied.

The project was deferred from the February meeting.

Barry Brotemarkle from Europa Building Contractors presented revised floor plans and elevation drawings for the cabana. Additional architectural details have been incorporated into the revised drawings including a scalloped fascia on the cabana. The cabana has a shake shingle roof topped by a decorative pineapple.

Mrs. Frost-Golino ascertained yellow and white colors had been approved for the addition on the house.

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

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B5-92 Addition

Applicant: David Mack (formerly Alfred Taubman)
Address: 958 North Lake Way
Architect: Smith Architectural Group
Project Description: Construction of a second story addition and a one story addition

The project was deferred from the February meeting.

The architect requests deferral until the April meeting.

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

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A18-92 Sign

Applicant: Bona Vista Optical
Address: 219 Royal Poinciana Way
Contractor: Ferrin Signs
Project Description: Black and white, 8'0"x2'6" sign, "Bona Vista Optical, Designer Eyewear"

A representative from Ferrin Sign Company, substituting for Dan May, presented an elevation drawing showing the position of two signs on the front of the building. The elevation drawing originally submitted to the Planning, Zoning and Building Department indicated one sign of approximately twenty square feet (maximum allowed by Code).

The Commission noted four different types of lettering were used on the sign.

Additionally, the phrases "Designer Eyewear" and "Sunglasses" were used on each sign.

MOTION MADE BY MR. NEWMAN TO APPROVE THE SIGN WITH THE CONDITION THE APPLICANT HAVE THE CHOICE OF THE USE OF "DESIGNER EYEWEAR" OR "SUNGLASSES" (NOT BOTH).

Mr. Newman withdrew the motion after Mr. Randolph questioned the compliance of the two signs to the Town Code as presented in the drawing submitted by Ferrin Sign Company.

The Commission was also informed by Staff that the sign has been installed. Ferrin Sign Company stated the Town had "erroneously" issued a permit for the sign. (Further checking of the Town's computer records indicated a permit has not been issued.)

Mr. Frank pointed out the conflict in the elevation drawings presented and submitted. Ferrin Sign Company's representative was not familiar with the job and had not seen the actual installation.

The Commission asked for photographs to be submitted of the existing building.

MOTION MADE BY MR. ROSENTHAL TO DEFER THE PROJECT WITH THE CONDITION A PERSON FROM FERRIN SIGN COMPANY KNOWLEDGEABLE OF THE PROJECT BE PRESENT AT THE MEETING AND A CORRECT, COMPLETE APPLICATION BE SUBMITTED TO THE PLANNING, ZONING AND BUILDING DEPARTMENT.

MOTION SECONDED BY MR. PAINE.

MOTION CARRIED UNANIMOUSLY.

(Mrs. Hope arrived at the meeting at 1:30 p.m.)

B1-92 Revision

Applicant: John L. Hanson
Address: 975 North Lake Way
Architect: Ames Bennett
Project Description: Change in fenestration

The project was heard after item B10-92 on the agenda.

Ames Bennett presented elevation drawings for the project.

Mr. Bennett pointed out a door has been added to the south elevation. The covered entry is supported by two 12" stucco pilasters. Window changes on the south elevation were also shown.

Mrs. Frost-Golino pointed out that four different styles of windows are shown on the same wall. The Commission discussed the window changes. The detail over the windows has been changed from flat to arched on the front elevation as well. The shutter style has changed from straight across to curved tops.

The Commission noted the originally approved drawings showed the ornament treatment over the windows on the front elevation only. The Commission preferred the original ornamental treatment (flat) over the windows and the flat shutters.

MOTION MADE BY MRS. FROST-GOLINO TO APPROVE THE REVISIONS WITH THE CONDITIONS THE TWO WINDOWS ON THE SOUTH ELEVATION (WEST END) HAVE THE SAME WINDOW TREATMENT AS THE ORIGINALLY APPROVED FRONT (WEST) ELEVATION; ALL WINDOWS WILL BE DOUBLE HUNG; ADDITIONAL LANDSCAPING BE ADDED AND THE SIDE DOOR AS SUBMITTED.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

B69-91 Landscape Plan

Applicant: Dr. Steven Rose
Address: 165 Seminole Avenue
Landscape Contractor: Briggs Nursery
Project Description: Landscape Plan

This item was heard after B14-92.

Lindley Hoffman presented the landscape plan for the new single family residence on the corner of Seminole Avenue and North County Road.

The existing Australian pines, sabal palms and citrus are staying. Additional palms and crotons will be planted. A 4' tall ficus hedge will be planted on all but the east side. There is an existing 12' high brick wall on the east property line.

The Commission discussed the plan considering the garage door is visible from North County Road. The four foot ficus hedge will not site screen the garage doors sufficiently. The Commission suggested that trees be interspersed in the ficus hedge providing additional site screening.

An area in front of an existing Australian pine shows the planting of cactus with a boulder added for accent. The Commission suggested the omission of the boulder and the substitution of yellow hibiscus (used in other areas) for the cactus planting.

MOTION BY MRS. FROST-GOLINO TO APPROVE THE LANDSCAPE PLAN WITH THE CONDITIONS TREES BE INTERSPERSED WITH THE HEDGE ALONG THE WEST PROPERTY LINE, THE FICUS FOUR FOOT HEDGE BE HIGH ENOUGH TO SITE SCREEN THE GARAGE AND YELLOW HIBISCUS BE SUBSTITUTED FOR THE CACTUS ON THE WEST ELEVATION.

MOTION SECONDED BY MR. PAINE.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

B43-91 Landscape Revision

Applicant:	Palm Beach Hampton Condominium
Address:	3100 S. Ocean Boulevard
Contractor:	Scott Parsons
Project Description:	Landscape Revision

No one was present to represent the applicant.

MOTION MADE BY MRS. FROST-GOLINO TO HEAR THE PROJECT AT THE END OF THE MEETING.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

(The project was heard at the end of the meeting.)

Scott Parsons presented a revised landscape plan and photographs of the existing landscaping. The first plan had been initiated, but the Palm Beach Hampton was not satisfied with the landscaping material and resulting overall effect.

The original plan called for seven islands of planting between the Intercoastal and A1A. The Australian pines were selectively removed creating islands of shade. The buttonwood trees, recently planted, do not look well. Mr. Parsons intends to re-group the buttonwoods in a "native area".

Additionally, the new plan calls for five coconut trees to be

planted in the first island and three coconut palms in the other islands. Summer flowers will be added to each island; probably dwarf hibiscus will be used.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. PAINE.

MOTION CARRIED UNANIMOUSLY.

B57-91 Revisions

Applicant:	Barbara Tuck Cresci
Address:	235 Chilian
Architect:	Charles Kramer
Project Description:	Window changes

Richard Bucci, General Contractor, presented a plan showing the revisions.

On the front elevation, the two kitchen windows (this is a duplex) will be raised over the sink area. Two windows would be added in the dining room area. Two feet would be added to the front of the garage. The previously recessed garage would be even with the front wall. Immediately above the garage area, the balcony would be even with the front of the garage. The second floor would be "recessed".

The Commission decided to divide the issue into window changes and garage area.

MOTION MADE BY MR. NEWMAN TO APPROVE THE WINDOW REVISIONS.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

The Commission discussed the appearance of the balcony and the garage doors immediately below. The garage doors were recessed to diminish the effect of the garage doors facing the street.

Mrs. Frost-Golino mentioned the site screening was addressed extensively at previous meetings to provide for the exposed garage doors.

MOTION MADE BY MRS. FROST-GOLINO TO APPROVE THE GARAGE AREA WITH THE CONDITION THE GARAGE DOORS BE SITE SCREENED.

MOTION SECONDED BY MR. PAINE.

MOTION CARRIED 5/1 WITH MRS. BAKER VOTING NEGATIVE.

B65-91 Landscape Revision

Applicant: Claude Mimum
Address: 1144 North Ocean Boulevard
Landscape Architect: Jenkins Landscaping
Project Description: Revise Landscape Plan

Jim Martindale, General Contractor for the project, presented the revised landscape plan.

Revisions in the plans for the residence and the turn around area at the rear of the property have necessitated changes in the landscape plan.

The landscape plan showed the usage of the same plant materials as previously approved but in a different configuration.

MOTION MADE BY MR. PAINE TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B9-91 Landscape Plan

Applicant: Mr. and Mrs. William E. Flaherty
Address: 315 Chapel Hill Road
Landscape Architect: Morgan Wheelock, Inc.
Project Description: Landscape plan

Mario Nieverra, Morgan Wheelock, presented a landscape plan for the project.

A ten foot ficus hedge forms an arched entry way to the garden area between the new cabana and the existing residence. A four foot ficus hedge fronts the Lake Trail side of the property.

A drainage easement has been established along the east side of the property. Lawn, ground covers and low shrubs will be used in that area. The new paving next to that area will match the existing paving.

MOTION MADE BY MR. NEWMAN TO APPROVE THE LANDSCAPE PLAN.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

B. New Business - Major Projects

B9-92 Addition

Applicant: Peter S. Broberg
Address: 220 Monterey Road
Contractor: Harry Gilbert
Project Description: Two story addition on east side of residence

Harry Gilbert presented photographs of the existing residence and neighboring properties. The proposed, simulated 15' x 19' addition showed the relationship of the addition to the neighboring properties.

An elevation drawing provided the details of the addition. Brick will be used on the first floor exterior and vertical siding on the second floor exterior to match the existing materials.

The roof pitch will match the existing roof pitch.

This project was originally presented to the Commission in 1989. The approval for the project, granted at that time, expired one year later. Mr. Gilbert noted no changes in the plans have been made since that time.

MOTION MADE BY MR. PAINE TO APPROVE THE PROJECT AS SUBMITTED.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED 5/1 WITH MRS. SMITH VOTING NEGATIVE.

(Mrs. Smith explained to Mr. Gilbert her negative vote was cast, as it was the first time, to object to the window treatment in the front of the addition.)

B10-92 Demolition/Landscape

Applicant: Scott Gordon
Address: 221 Jamaica Lane
Architect: Ames Bennett
Project Description: Demolish one story house; landscape lot

Ames Bennett presented pictures of the existing one story house. The house is in the back of Mr. Gordon's residence on Tradewind Drive.

Mr. Gordon plans to maintain the area for additional backyard recreational area.

Mr. Bennett presented a landscape plan showing the proposed plant materials. There will be one gate opening at the southwest corner (previously the front yard) for access to the property. A ficus hedge will border the Jamaica Lane side of the lot. The center of the lot will remain a sodded area.

Mr. Gordon indicated the landscaping will be installed immediately after the house is demolished.

MOTION MADE BY MR. NEWMAN TO APPROVE THE LANDSCAPE PLAN AS SUBMITTED.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B11-92 Addition

Applicant:	Marko Dimitrijevic
Address:	1051 North Ocean Boulevard
Architect:	The Pandula Architects, Inc.
Project Description:	Second story addition above existing garage

Gene Pandula presented an elevation drawing and site plan showing the proposed second story addition to the neo-classical residence.

The addition is 120 feet from North Ocean Boulevard and is heavily site screened. The second story addition, including two guest bedrooms, is above the garage area. The second story balcony would be deleted to provide a gallery/hallway into the guest bedrooms. A stucco detail would be added.

The horizontal sliding windows will match windows in the existing residence.

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

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B12-92 Demolition\New Residence

Applicant:	Agnes Rosenthal
Address:	272 Fairview
Engineer:	Joseph Laterza
Project Description:	Demolish existing one story residence; construct new two story residence

The Staff requests deferral of this project.

Mr. Frank reported several residents have contacted him showing concern for the construction of a two story house in that location. Additionally, the plans submitted to the Planning, Zoning and

Building Department did not provide sufficient information to determine compliance to the Town Code before presentation to the Commission. Mr. Frank recommended the project be removed from the agenda and re-advertised for the benefit of the property owners within 200 feet at such time revised drawings are submitted.

MOTION MADE BY MR. NEWMAN TO REMOVE THE PROJECT FROM THE AGENDA.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B13-92 Addition

Applicant:	Craig Coats
Address:	140 El Mirasol
Architect:	Robert L. Bell
Project Description:	One story expansion of existing kitchen area on north side of residence

Bob Bell presented a site plan for the project and photographs of the existing residence and neighboring properties.

The 16' x 18' one story addition allows for expansion of the existing kitchen. Mr. Bell's plan also denotes a roof terrace on top of the addition with a railing that matches an existing railing on the same elevation.

MOTION MADE BY MRS. FROST-GOLINO TO APPROVE THE PROJECT WITH THE RAILING AS SUBMITTED.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B14-92 Additions

Applicant:	Herbert H. Jacobi
Address:	234 Palmo Way
Architect:	Lindley M. F. Hoffman
Project Description:	Additions to existing residence

Lindley Hoffman presented a site plan for the project. Photographs of the existing residence showed the 1,000 square feet addition, to scale, on the east side of the residence. The addition provides additional closet space, bath and dressing room areas. The front of the addition is a closet area; therefore no windows face the street. The roof line on the addition is compatible with other roof lines on the residence.

The windows at the front entrance have been enlarged to reach the floor. Columns replace the iron grill work on the entry portico. The front porch will be extended three feet.

The flat roof section of the house will be removed to allow for a new tray ceiling. The new roof will be no higher than the previous roof.

The Commission discussed the installation of additional landscaping in front of the new addition.

MOTION MADE BY MR. PAINE TO APPROVE THE PROJECT WITH THE CONDITION ADDITIONAL LANDSCAPING BE ADDED IN FRONT OF THE BLANK WALL (NEW ADDITION).

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITION.

B15-92 Addition

Applicant:	Peter Halmos
Address:	315 Clarke Avenue
Architect:	Smith Architectural Group
Project Description:	Second story addition; garden wall

Don Kino presented photographs showing the second story addition in detail and elevation drawings for the proposed project.

The site plan showed the addition will be built on the site of an existing roof terrace. A new spanish tile roof to match the existing roof will be added. The group casement windows will also match existing windows. Decorative columns are shown at the corner.

A new covered entry is planned with columns. Decorative cast stone columns will also be added to the east elevation in the door area. New cast stone window surrounds and columns are shown on the south elevation.

MOTION MADE BY MR. PAINE TO APPROVE THE PLAN AS SUBMITTED.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B16-92 Entrance addition

Applicant:	Luis and Lillian Fernandez
Address:	246 Eden Road
Architect:	Smith Architectural Group, Inc.
Project Description:	Addition to a covered entrance

Don Kino presented a site plan for the project.

The residence faces Eden Road, but the front entrance to the residence is being changed from Eden Road to Adam Road. This entrance is presently a service entry. One existing door (to the kitchen) is being eliminated. An octagonal window is being added to the Adam Road elevation.

Mrs. Smith requested photographs of the front of the residence be submitted. Mrs. Frost-Golino would like to see plans for the entire project.

MOTION MADE BY MRS. FROST-GOLINO TO DEFER THE PROJECT FOR FURTHER STUDY. (ADDITIONAL PLANS AND PHOTOGRAPHS ARE REQUIRED.)

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Mr. Moore asked Mr. Kino if additions are contemplated for the "rear" yard. The new entrance received a variance for a 10.5 foot setback from Adam Road. The change in a main entrance for the residence could result in a new lot configuration.

Mr. Kino replied he was not aware of new additions at this time.

(The Commission recessed from 2:30 p.m. to 2:40 p.m.)

C. New Business - Minor Projects

A28-92 Gates, Pilasters, Color Changes

Applicant:	D. Mead Johnson
Address:	1550 South Ocean Boulevard
Architect:	Smith Architectural Group, Inc.
Project Description:	New driveway gates, pilasters; change color

Ken Brower presented photographs of the project.

The proposed gates will tie in with the house railings. The electric gates will swing.

Thirty-four inch high electric lights will replace the balls on top of the pilasters.

The residence will be painted the color of Town Hall. Previously, the approved color was a combination of light and dark brown.

MOTION MADE BY MR. NEWMAN TO APPROVE THE GATES, WALL ORNAMENTS ON

TOP OF THE PILASTERS AND THE COLOR OF THE RESIDENCE.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A29-92 Sign

Applicant: Otavio Roti, "Cafe Italia"
Address: 251 Sunrise Avenue
Contractor: Mike Secor
Project Description: Sign

A photograph of the existing "La Trattoria" sign was shown to the Commission. The proposed replacement sign will say "Cafe Italia" (10' of wall space--upper and lower case) and "Italian Restaurant" (smaller upper and lower case).

Samples of the plastic letters were submitted.

MOTION MADE BY MRS. BAKER TO APPROVE THE SIGN.

MOTION SECONDED BY MR. PAINE.

MOTION CARRIED UNANIMOUSLY.

A30-92 Carport Awning

Applicant: Mrs. Jean Goodman
Address: 4 Lagomar
Contractor: American Awning Company
Project Description: Carport awning

Joe Mattei from American Awning presented a photograph of the property and of the neighboring properties.

The 18' long by 9.5' wide awning will be visible from the driveway entrance.

Mr. Mattei explained Mrs. Goodman has a one car garage and needed the awning for protection of an additional automobile.

Mrs. Frost-Golino mentioned the awning is not an architectural enhancement to the residence. The Commission discussed the awning's placement and appearance relating to the existing residence.

MOTION MADE BY MRS. HOPE TO APPROVE THE AWNING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED 5/2 WITH MRS. FROST-GOLINO AND MRS. SMITH VOTING NEGATIVE.

A31-92 Sign

Applicant: The Breakers Hotel
Address: S.E. corner of the intersection of Royal Poinciana Way and Cocoanut Row
Architect: Gordon Mock
Project Description: 5'x2'4" white sign with gold letters

Gordon Mock presented a photograph of the corner of the intersection of Royal Poinciana Way and Cocoanut Row with a photograph of the sign super-imposed on the first photo.

The sign was made for a movie shot at the Breakers. This site was selected by the Breakers to permanently install the sign.

The Commission discussed the location selected for the sign. The sign does not identify any entrance to the Breakers. The entrances are on County Road--some distance away.

Mr. Moore suggested the item be deferred until the April meeting to allow staff to discuss the location with the Breakers' management.

MOTION MADE BY MR. NEWMAN TO DEFER THE PROJECT FOR FURTHER STUDY BY THE PLANNING, ZONING AND BUILDING DEPARTMENT.

MOTION SECONDED BY MR. PAINE.

MOTION CARRIED UNANIMOUSLY.

A32-92 Roof change

Applicant: Hudson Hargett
Address: 440 Seabreeze
Contractor:
Project Description: Change roof material

No one was present to represent the applicant.

MOTION MADE BY MR. ROSENTHAL TO DEFER THE PROJECT UNTIL THE APRIL MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

Adjournment

The March 25, 1992 Architectural Commission meeting was adjourned at 3:20 p.m. The next Architectural Commission meeting will be held April 22, 1992.

Respectfully submitted,

Lesly S. Smith, Vice-Chairman

LSS:mp