

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, MARCH 24, 1993, 12:30 P.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

Mr. Frank opened the meeting at 12:35 p.m. with a request the Commission elect a new chairman to conduct business.

MOTION MADE BY MR. NEWMAN TO NOMINATE MRS. FROST-GOLINO AS CHAIRMAN.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY WITH MRS. FROST-GOLINO ABSTAINING.

II. Roll Call

PRESENT: Joanna Frost-Golino, Chairman
John Schuler, Vice-Chairman (arrived at 2:30 p.m.)
Jorge Sanchez, Member (arrived at 1:15 p.m.)
Marie Hope, Member
Leighton Rosenthal, Member
Jesse Newman, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning &
Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Laurel Baker, Alternate Member

RECORDING SECRETARY: Mary A. Pollitt

III. Approval of Minutes of February 24, 1993

MOTION MADE BY MRS. HOPE TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

IV. Project Review

A. Deferrals and Continuations: Major and Minor Projects

B73-92 New Residence

Applicant:	Sidney Kimmel
Address:	1020 North Lake Way
Architect:	Irwin J. Stein
Project Description:	New residence

The project was deferred for two months at the January meeting and will remain on the agenda until the March meeting at which time the project will either be deferred or removed.

Mr. Frank read a letter he received from Mr. Stein, the architect for the project.

Mr. Stein stated he did not have time to respond to the request for plan submittal for the March meeting and again would prefer a deferral.

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

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B99-92 Demolition and Construction of New Residence

Applicant:	Mr. and Mrs. Robert Meister
Address:	1375 South Ocean Boulevard
Architect:	Ferguson, Murray and Shamamian
Project Description:	Demolish existing two story residence, one-story garage and one-story maintenance building; Construct new two story residence with attached garage, pergola and swimming pool

The project was deferred from the February meeting at the architect's request.

The architect requests this item be removed from the agenda.

MOTION MADE BY MRS. HOPE TO REMOVE THE ITEM FROM THE AGENDA.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B39-92 Landscape Plan

Applicant:	Dr. and Mrs. Richard Rodman
Address:	233 LaPuerta Way
Architect:	Smith and Paine Architects
Project Description:	Landscape plan for new residence

The project was deferred from the February meeting.

Mrs. Frost-Golino noted only four Commission members are present at this time. Mr. Schuler and Mr. Sanchez are expected at 1:30 p.m. and 1:00 p.m. respectively. All decisions will have to be unanimous (four is a quorum).

Dr. and Mrs. Rodman indicated they would prefer to defer the project until later in the meeting until the other two members arrive.

MOTION MADE BY MRS. HOPE TO DEFER THE PROJECT UNTIL THE END OF THE "DEFERRALS".

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

This project was heard after item A20-93.

Harold Smith presented the landscape plan. The plan submitted at the February meeting has been added to.

The ficus benjamina has been changed to ficus nitada. Sea grapes and philadendron have been added. The height of the proposed palm trees has been increased to sixteen feet.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

(The Commission recessed for fifteen minutes and reconvened at 1:15 p.m.)

B11-93 New Residence

Applicant: Mr. and Mrs. Joseph Rimoni
Address: 218 Miraflores Drive
Architect: Eugene Fagan
Project Description: New single family, one story residence

The project was approved at the February meeting with the condition the details of the windows, French doors and garage doors; color samples and landscaping be presented at a later meeting.

No one was present to represent the applicant.

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

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

At the end of the meeting, no one was present.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A19-93 Shutters

Applicant: Town of Palm Beach
Address: 340 Seaview Avenue (Recreation Center)
Contractor: Folding Shutter
Project Description: Install six ivory, rolling shutters

The project was deferred from the February meeting.

Andy Baker presented information showing the location of the proposed rolling shutters on the tennis pavilion. This same type of shutter has been used on the recreation building and are similar to the fire station. The shutters are crank operated.

MOTION MADE BY MR. NEWMAN TO APPROVE THE SHUTTERS.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A20-93 Lamp Posts

Applicant: Frederick Kuhlman
Address: 439 Seaview Avenue
Contractor: owner
Project Description: Old street lamp post lights (installed)

The applicant wishes to reduce the height of the installed post lights to six feet.

Mr. Kuhlman requested the existing light posts be lowered to six feet. This will require the removal of less than one foot of cast iron.

The Commission reviewed photographs of the installed posts.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE LOWERED LIGHT POSTS.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

B76-91 Landscape Plan

Applicant: Mr. and Mrs. Mark Klaine
Address: 157 Dolphin
Architect: Robert L. Bell
Project Description: Landscape plan

Architect requests deferral until April meeting.

MOTION MADE BY MRS. HOPE TO DEFER THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B84-92 New Residence

Applicant: Mr. and Mrs. James Zisson
Address: 1679 North Ocean Boulevard
Architect: John F. Colamarino
Project Description: New two story, single family residence

Mr. Colamarino chose to defer this project until later in the meeting to allow for the arrival of additional commissioners. Only four members were present when this project was called.

MOTION MADE BY MRS. HOPE TO DEFER THIS PROJECT UNTIL THE END OF THE MAJOR PROJECTS.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

This project was heard after project B16-93.

Mr. Colamarino outlined the changes in the plans presented at this meeting compared to the plans presented at the January, 1993 meeting.

The overall exterior roof height has been lowered by one foot. This was indicated by a heavy dotted line on the elevation drawings. The interior ceiling heights have been lowered to eight and nine feet. The structural slabs on the floors and roofs have been reduced. The cubical content has been reduced.

Mr. Colamarino pointed out the problem at the last meeting was not the floor area ratio nor the style but the MASS of the building. The cubic footage has been reduced 11% since the first plans were presented in the fall of 1992. The original cubic footage was 95,000; 87,400 at the January meeting and the present cubic footage is approximately 84,000.

Mr. Colamarino also compared the roof heights of two neighboring properties to this residence.

The mass of the house is "pushed as far as it can be pushed" (to the rear of the property. The set back is 44 feet from North Ocean Boulevard. The required setback is 30 feet.

Mrs. Hope asked what changes have been made since the plans were presented to the Town Council at their March meeting.

Mr. Zisson replied the mass had to be addressed. The area over the garage has been reduced 22%.

Mr. Colamarino pointed out the height was 25 feet in January; today, it is 24 feet.

Mr. Zisson added the landscaping has been substantially increased.

Mr. Sanchez requested Mr. Colamarino "go over" the interior ceiling heights.

Mr. Colamarino responded the ceiling height of the garage is high because of the required floor elevation. He does not want the driveway to have a steep incline so the garage floor is lower; thus it has a high ceiling.

Mrs. Hope suggested a reduction of one foot on the tallest part of the residence to the rear.

Mr. Colamarino suggested the landscape plan would provide the necessary screening, including a 7 to 8 foot ficus hedge to screen the garage, without reducing the height.

Mr. Zisson indicated he has made many compromises.

Mrs. Frost-Golino replied Mr. Zisson has compromised, but the current design is 24 feet high--4 feet taller than the proposed 20 feet under the proposed zoning change.

Mr. Zisson stated he has made all the compromises necessary for approval of this plan and does not want to go one foot less.

Mrs. Frost-Golino requested Mr. Frank read the letters received by the Town Clerk for the March Town Council meeting.

Mrs. Yvelyne de Marcellus Marix, 1570 North Ocean Boulevard, addressed the Commission. Mrs. Marix expressed her full faith in the Commission and complimented them on the work they have done. She noted the proposed residence has been cut down to a certain extent and relied on their judgment in the matter.

MOTION MADE BY MR. NEWMAN TO CONCEPTUALLY APPROVE THE PROJECT WITH THE CONDITION A LANDSCAPE PLAN FOR THE SOUTH AND EAST PORTIONS OF THE PROPERTY BE PRESENTED TO THE COMMISSION BEFORE APPROVALS ARE OBTAINED.

MOTION SECONDED BY MR. ROSENTHAL.

Before the vote was called, Mr. Sanchez re-iterated the need for heavy landscaping on the east and south elevations.

Mr. Moore added the elevation drawings showing the fenestration changes as required by lowering the height by one foot will be submitted before final approvals are given. The Building Department will not issue a building permit based on conceptual approval until the aforementioned landscape plan has been submitted and approved by the Commission.

THE MOTION CARRIED UNANIMOUSLY.

B. New Business - Major Projects

B13-93 New Residence

Applicant: Casacore, Inc., Robert Eigelberger,
President

Address: 201 Kawama Lane
Architect: Noe Xavier Guerra
Project Description: Construct new two story residence

The applicant requests deferral of this project.

MOTION MADE BY MRS. HOPE TO DEFER THE PROJECT.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

B14-93 New Residence

Applicant: Casacore, Inc., Robert Eigelberger,
President
Address: 207 Kawama Lane
Architect: Noe Xavier Guerra
Project Description: Construct new two story residence

The applicant requests deferral of this project.

MOTION MADE BY MRS. HOPE TO DEFER THE PROJECT.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

B15-93 Alterations and Additions

Applicant: Mr. and Mrs. George Milidrag
Address: 445 Antigua Lane
Architect: Ginocchio and Spina Architects
Project Description: Alterations to front, sides and rear of
residence; cabana bath addition; canvas
cabana unit addition and partial removal
of existing overhang

Ken Spina presented a site plan showing the proposed changes.

Presently, there are three garage areas in the front of the residence. Two of these areas will be converted to living areas. A new entry will be constructed.

The tennis court will be removed. A new cabana will be constructed to the rear of the residence. To build a cabana and meet the zoning requirements for lot coverage, the cover over the swimming pool will be removed. Part of the area will be recovered with canvas. The swimming pool is partially indoors.

Elevation drawings showed a new pitched roof with glazed, teal roof tiles. Mr. Spina, responding to a request from Mr. Sanchez, stated he would return to the Commission with a sample of the proposed roof tile when one is available.

Cast stone columns will be added to the front and back.

The canvas over the swimming pool area will be a cream (or off-white) color with teal trim. The house will also be painted off-white.

Photographs of the existing residence were submitted.

Mr. Spina explained two large trees, a kapok and a rubber, are existing and the canopies extend over the yard area. No new trees are planned for the area.

Drawings or photographs of the proposed sculptures in the front area will be submitted to the Commission as purchased. The sculptures are shown set on tiered pedestals.

Anne Metzger Perry, owner of property on Antigua Lane, likes the proposed alterations. She questioned the appearance from the lake--if the front and rear elevations were similar in style.

Mrs. Frost-Golino responded the new roof is visible from the lake and the details added to the rear elevation will make them compatible.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE PROJECT WITH THE CONDITION PICTURES OF THE STATUES BE SUBMITTED TO THE COMMISSION BEFORE INSTALLATION; SAMPLES OF THE ROOF TILE BE SUBMITTED AND WITH THE SUGGESTION THE FOUNTAINS BE AT FLOOR LEVEL AND NOT INSTALLED ON TIERS.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

B16-93 Additions and Alterations

Applicant:	Mr. and Mrs. Donald Conrad
Address:	105 Banyan Road
Architect:	The Pandula Architects, Inc.
Project Description:	Second story addition; create an automobile court with site gates and Gene piers; relocate garage and revise east bay window

Gene Pandula presented a site plan showing the proposed location of the second story addition, the garage and the new motor court.

Mr. Pandula, working with original plans of the residence, is revising the bay window to the original bow window with slight modifications to provide additional light.

The outside detailing will be redone in a wood tone.

The existing garage doors will be changed to windows

Mr. Pandula stated the 4 x 8 dark red pavers for the motor court will be arranged in a pattern, as yet undecided.

The Commission members discussed the landscaping as it relates to the neighbors to the north.

MOTION MADE BY MR. NEWMAN TO APPROVE THE PROJECT WITH THE CONDITION SAMPLES OF THE PAVING MATERIAL BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B17-93 Addition and Alterations

Applicant:	Primavera, Ltd.
Address:	806 South County Road
Architect:	Michael J. Johnson
Project Description:	Garage addition; new roof; new site wall and gates and several door/window modifications

Mrs. Tigges, owner of the property, was present in the audience and requested the project be delayed until the arrival of the architect.

MOTION MADE BY MRS. HOPE TO DEFER THE PROJECT UNTIL THE END OF THE MEETING.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

The project was heard at the end of the meeting.

Mike Johnson presented a site plan showing the proposed changes.

The plan shows the extension of the existing garage to the south to allow for three automobiles.

A site wall is planned for the South County Road frontage. The eight foot high masonry wall will have eight foot columns and an eight foot by fourteen foot wooden gates. The wall will be behind

an existing hedge and a banyan tree.

Photographs of the property and neighboring properties were presented.

All the flat roofs will be eliminated. An entire new barrel tile roof is planned.

Two small additions, the utility and storage rooms, will be removed.

A new entrance court was shown on the site plan. Two windows will be changed to French doors.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

C. New Business - Minor Projects

A29-93 Walls, Gates and Landscaping

Applicant:	Mr. and Mrs. Barron Collier
Address:	350 E. Brillo Way
Architect:	Boynton Landscape Company
Project Description:	Construct three wing walls and gates; add circular driveway and landscaping

The representative from Boynton Landscape Company presented a landscape plan showing the proposed walls and gates. Additionally, photographs of the property were presented.

Three additional royal palms will be added in a berm across the front of the property. The existing one royal palm which will be relocated.

A curved driveway with two curb cuts will be added. Additional planting materials were shown adjacent to the new driveway area.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A30-93 Walkway

Applicant:	Alex Wallau
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Address: 54 and 66 Middle Road
Architect: The Pandula Architects, Inc.
Project Description: Construct covered walkway joining existing residences; new concrete/stucco parapet to match existing with aluminum trellis below; cast stone walkway and courtyard

Gene Pandula presented a site plan showing the addition of an eighty square foot walkway joining the two residences.

Mr. Wallau has owned both houses for some time and is joining them with a unity of title.

Mr. Pandula presented photographs of the properties in question.

The changes include eliminating one of the three driveways. No garages will be visible from the street. An existing ficus hedge will be extended. A parapet will be added to match the existing structure.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

A31-93 Shutters

Applicant: Arthur Sylvester
Address: 1530 South Ocean Boulevard
Contractor: Rolladen, Inc.
Project Description: Install five, white rolling shutters

The representative from Rolladen presented photographs of the structure and a drawing showing the location of the proposed white shutters.

MOTION MADE BY MR. SCHULER TO APPROVE THE SHUTTERS.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

A32-93 Shutter

Applicant: Miriam Stoneman
Address: 200 Via Pelicano
Contractor: Wrol-Up Shades and Shutters
Project Description: Install one shutter by front door

Photographs of the residence were shown to the Commission.

The shutter will fit in a seven inch box.

MOTION MADE BY MR. SCHULER TO APPROVE THE SHUTTER BY THE DOOR ONLY.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

A33-93 Shutter

Applicant: Anya Bagley
Address: 142 Casa Bendita
Contractor: Wrol-Up Shades and Shutters
Project Description: Install one roll shutter on front door

The applicant would like to have one shutter on the front door for security purposes.

Photographs of the front of the residence were presented.

MOTION MADE BY MR. SCHULER TO APPROVE THE SHUTTER.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

A34-93 Sign

Applicant: Scott, Henderson, Powers, Dufresne & Robinson, P.A.
Address: 231 Royal Palm Way
Contractor: Clifford & Harden
Project Description: Install sign, "Scott, Henderson, Powers Dufresne & Robinson", 5 inch letters

The representative from Clifford and Harden presented a drawing showing the proposed sign.

The building presently has the sign, "Mondi" on the building.

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

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

A35-93 Sign

Applicant: Capital Management

Address: 325 Royal Poinciana Plaza
Contractor: Brite Lite Custom Signs, Inc.
Project Description: Sign, "Whiffletree", 4 inch gold with
black outline letters; "Capital
Management", black 1 3/8 inch letters; "A
Division of Smith Barney", 1 inch black
letters

A drawing, showing the proposed signage on the window, was presented to the Commission. The letters will be vinyl.

MOTION MADE BY MR. SCHULER TO APPROVE THE SIGNAGE.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

A36-93 Railings

Applicant: Rubloff of Florida
Address: 125 Worth Avenue
Architect: The Lawrence Group
Project Description: Replace worn balcony railings

Les Neusbacher from the Lawrence Group presented photographs of the building.

The wooden railings on the building need to be replaced. The new railings will be black.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE RAILINGS.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

A37-93 Shutters

Applicant: Liliane LeTourneur
Address: 237 Miraflores
Contractor: Wrol-Up Shutters
Project Description: Install two white colonial shutters and
wrol-up shutters

The shutters have already been installed.

Photographs of the shutters were presented to the Commission.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE SHUTTERS.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

A38-93 Gate

Applicant:	Paul Lapidus
Address:	223 Pendleton Avenue
Contractor:	Aluminum Concepts
Project Description:	Black aluminum gate to replace section of wall

Matt Bartules from Aluminum Concepts presented a drawing of the wall showing the proposed gate. The gate would allow access to the back yard and the pool area for maintenance purposes. The driveway access would not be changed. Sod would be installed in front of the gate.

Mr. Moore reminded Mr. Bartules of the Town ordinance requiring a self closing gate when there is a pool in the yard.

Mr. Bartules replied there is no other gate or fenced area around the pool.

The Commission members agreed that any ARCOM approval would be subject to the contractor working out the requirements with the Building Department.

The Commission also requested photographs of the residence. The design of the gate (with flower or fruit baskets) should be similar or compatible with the existing wrought iron on the residence.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT WITH THE CONDITION THE CONTRACTOR RETURN WITH PHOTOGRAPHS OF THE RESIDENCE SHOWING THE EXISTING WROUGHT IRON EMBELLISHMENTS.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Mr. Frank reported to the Commission he received a letter from Ames Bennett concerning an approval for a metal (door) gate for the Rosenberg project on La Costa Way. Mr. Bennett noted the approval was for either of two designs--one of which he did not submit or was aware of its submittal. This design had a copyright, and Mr. Bennett questioned the Commission approval of that design.

Mrs. Frost-Golino, as chairman, suggested the Commission's approvals were for aesthetics and did not involve consideration of any legal infringements.

Mr. Frank was directed to respond to Mr. Bennett accordingly.

The Commission discussed the election of a vice-chairman. Mrs. Frost-Golino recommended one be elected. She will be absent during some of the summer meetings.

Mrs. Hope nominated John Schuler for Vice Chairman.

Mr. Sanchez seconded the nomination.

The nominations were closed. Mr. Schuler's nomination as vice chairman was approved unanimously.

Adjournment

MOTION MADE BY MRS. HOPE TO ADJOURN THE MEETING.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

The March 24, 1993 Architectural Commission meeting was adjourned at 3:35 p.m. The next Architectural Commission meeting will be held April 28, 1993 at 12:30 p.m. in the Town Council chambers.

Respectfully submitted,

Joanna Frost-Golino, Chairman

JFG:mp