



TOWN OF PALM BEACH

Building and Zoning Department

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, JANUARY 24, 1990 AT 12:30 P.M.
IN THE TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The January 24, 1990 Architectural Commission was called to order at 12:35 p.m. by Chairman Jeffery W. Smith.

II. Roll Call

PRESENT: Jeffery W. Smith, Chairman
Jane R. Grace, Member
Lesley Smith, Member
Jorge Sanchez, Member
John Schuler, Member
Marie Hope, Member
Leighton Rosenthal, Alternate Member
Joanna Frost-Golino, Alternate Member
Laurel Baker, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning
and Building
Timothy M. Frank, Planner/Projects Coordinator

RECORDING SECRETARY: Mary A. Pollitt

III. Approval of Minutes of December 20, 1989 Meeting.

MOTION MADE BY MRS. SMITH TO APPROVE THE MINUTES.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

IV. Project Review

A. Deferrals and Continuations: Minor and Major Projects.

B70-89 New Roof and Front Entry

Applicant: Mr. and Mrs. Keenan Morrow
Address: 593 Island Drive
Contractor: Harry A. Gilbert & Associates, Inc.
Project Description: New roof and front entry

The project was conceptually approved at the November meeting with the condition the door area be re-studied, and the applicant return to the Commission with a picture of the fountain, color samples and a landscape plan.

The contractor requests deferral until the January meeting.

No one was present to represent the applicant at the January meeting.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

B84-89 Construct 2 Commercial Buildings

Applicant: Biltmore Galleria, Paul Prosperi
Address: 255 and 265 Sunrise Avenue
Architect: Hoffman, Schofield, Colgan & Kirchoff
Project Description: Construct 2 new, one-story commercial buildings

The project was approved conceptually at the October meeting with the condition detailed plans be submitted at a later date.

No one was present to represent the applicant at the December or the January meetings.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A158-89 Exterior Changes

Applicant: Mr. and Mrs. Blaine Fogg
Address: 300 Clarke Avenue
Architect: William D. Beebe
Project Description: Bay window addition in kitchen; change front entryway; add hip roof to guest house porch to match existing house elevation.

This project was approved at the November meeting with the exception of the front entry. A plan for the front entry area has to be re-submitted to the Commission.

No one was present at the December or January meetings to represent the applicant.

MOTION MADE BY MRS. SMITH TO DEFER THE PROJECT UNTIL THE FEBRUARY MEETING.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

Al80-89 Sign

Applicant:	Hot Tropics of Palm Beach
Address:	117 North County Road
Contractor:	Phil Rowe Signs
Project Description:	Re-submission of sign design

NOTE: Upon investigation on 12/21/89, the Chairman noted the actual building exterior was not the same as indicated on the drawings presented at the meeting. The applicant was requested to re-submit the project at the January meeting.

Steve Rowe presented a drawing of the building elevation. The previously approved sign would have been placed on a curved column which is not feasible.

Mr. Rowe suggested an alternative to the column sign is a window sign, hanging by chains, that would be visible from the street. Previously approved window lettering would be eliminated if the larger window sign is approved.

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

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Al85-89 Landscape Plan

Applicant:	Peter M. Stanley
Address:	1326 North Ocean Boulevard
Architect:	Michael Hill
Project Description:	Landscape plan

The project was deferred at the December meeting with the suggestion the following areas be re-studied:

1. REDUCE THE 25 FEET WIDTH OF THE DRIVEWAY TO 16 FEET.
2. MOVE THE LANDSCAPING TOWARD THE STREET.
3. DESIGN DENSER LANDSCAPING TO BLOCK/SCREEN THE HOUSE.
4. SUPPLY SAMPLE OF DRIVEWAY MATERIAL TO BE USED.

Staff reported no new plans for this project have been received.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

B. New Business - Major Projects

B1-90 Addition

Applicant:	Robert Cummings
Address:	665 North County Road
Architect:	Gordon Mock
Project Description:	Kitchen addition to be added to the second story above existing garage; brick, trim, windows and other materials to match existing structure.

Staff requests deferral of this item until the February meeting.

Mr. Frank reported that this project needs a variance under present zoning ordinances. If amendments to the zoning ordinances are approved, as expected, a variance no longer will be necessary. These approvals are expected to be in place by the next ARCOM meeting.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

B2-90 Entrance facade changes

Applicant:	Jack Perlmutter
Address:	570 North Lake Way
Architect:	John B. Gosman
Project Description:	Architectural revisions to entrance facade.

No one was present to represent the applicant.

MOTION MADE BY MRS. SMITH TO DEFER THE ITEM UNTIL THE END OF THE MAJOR ITEMS AGENDA.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

(The project was heard after the B5-90 item on the agenda.)

John Gosman presented photographs and elevation drawings of the house. The exterior of the house will have cosmetic changes

only. The sizes of the windows will remain the same, but the trim on the eight foot windows will be changed. A porch will be added, and a parapet will be raised. Stucco appliques will be used to add interest to the exterior.

A discussion followed by the Commission members concerning the details of the design of the window trim and the garage doors.

Mr. Schuler objected to the design on the recessed garage doors which gives the appearance of "not lining up" with the design on the house.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. ROSENTHAL.

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

B3-90 Roof tile color change

Applicant:	Mrs. Marina Perry
Address:	137 East Inlet Drive
Architect:	Sally Gingras
Project Description:	Roof tile color change from white to tan

Paul Thibedeau, Attorney, and Sally Gingras, Architect, represent the owner of the property, Mrs. Marina Perry.

Mr. Frank read a letter addressed to the Commission members from Mrs. Ann Small and Mr. Michael B. Small, 156 East Inlet Drive. The letter objects to the tan (buff) color of the tiles already installed on the house. Mr. and Mrs. Small request the Commission deny the request for the tan roof tiles.

Two additional letters were read by Mr. Frank. Boris Leavitt, 161 E. Inlet Drive, and Mr. and Mrs. Raymond Moudry, 119 E. Inlet Drive, have no objections to the existing tan roof color.

Ms. Gingras summarized the project's approvals received from ARCOM and her appearances before the Commission. The approval from ARCOM did not stipulate the roof color be white; but her latest indication to the Commission was that the color would indeed be white. Additionally, the building permit, B-89-025820, issued to Europa Building Associates on May 24, 1989 lists the roofing materials as "white glazed clay". The tan or "buff" color tiles applied to the roof are preferred by the owner. Ms. Gingras presented a sample of the buff tile to the Commission.

Mr. Smith reported he visited the construction site. As an architect, he would have recommended the white tiles, but he likes the buff tiles and has no objection to them.

Mr. Thibedeau replied he has a signed list of neighbors who support the selection of the buff tiles and would not have them

removed or change the color.

Mrs. Frost-Golino commented the white tiles would have made the mass of the residence less noticeable. The buff tiles add to the appearance of mass. Mrs. Smith added she preferred the white tiles.

Mr. Thibedeau stated the ARCOM ordinance does not give the Commission authority to designate color for the residence or the roof. A discussion followed by the members and staff on the purposes of approving color for projects presented to the Commission.

Mr. Randolph commented the issue for this project is not the past decisions of the Commission but the present aesthetic condition of the residence.

Mrs. Smith requested a color sample of the house be presented with a color sample of the buff tile.

Mr. Michael Small, 156 E. Inlet Drive, was present at the meeting. He re-stated his objections to the present roof tile color as outlined in his letter read earlier by Mr. Frank. He added his property faces Mrs. Perry's property, and he is most directly affected by the impact of the house.

Mr. Sanchez questioned the feasibility of painting the roof white and maintaining the white color for any extended period of time. Mr. Randolph replied the Architectural Commission has no control over the maintenance of the painting once it has been done.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE TAN (BUFF) ROOF COLOR.

(Mr. Smith stepped down as chairman. Mrs. Smith is acting chairman.)

MOTION SECONDED BY MR. SMITH.

MOTION DEFEATED 5/2 WITH A ROLL CALL VOTE AS FOLLOWS:

YEA: JEFFERY SMITH
JORGE SANCHEZ

NAY: JANE GRACE
LESLEY SMITH
JOHN SCHULER
MARIE HOPE
LEIGHTON ROSENTHAL

B4-90 New Residence

Applicant:	Mr. Lenardo Sessa
Address:	6 South Lake Trail
Architect:	Kenardon M. Spina
Project Description:	New residence, pool, tennis court, pool cabana and tennis cabana

Ken Spina presented a site plan providing the details of the

proposed residence. The house will face the lake with a pool and cabana on the west side. A fountain is located at the south end of the pool and is visible from the residence. A motor court in front of the house has a driveway leading to an underground garage on the south end of the house. A tennis court is in front of the motor court, to the north of a private road/entrance.

Seven specimen trees will not be affected by the plan. The trees are identified on the landscape plan and included by dimension on the survey.

The balustrades on the back of the house will be made from cast stone with a coquina appearance. The barrel tile portion of the roof will be similar in appearance to the Town of Palm Beach Police Station. A four foot wall, landscaped on both sides, will separate the property from the Bike Trail.

Mrs. Smith commented on the mass of the project; particularly from the west and south elevations. Mr. Spina replied the house contains 9100 square feet of air conditioned space. The measurement from the garage floor to the highest point of the roof is 39 feet. Mr. Moore asked Mr. Spina for clarification of the point at which the primary measurement is to be made. The Bike Trail elevation is approximately 3.0 feet. The elevation of the first floor is 12.0 feet. The garage floor elevation is close to the elevation of the Bike Trail. The elevation of the front motor court entrance is 6.0 feet.

Mrs. Frost-Golino commented the front and rear of the house are not stylistically co-ordinated; specifically, the roof lines on the west elevation between the porch roofs and the main roof.

Mr. Spina replied the front of the house is an Italian-Renaissance style. The rear of the house is Mediterranean style patterned after the Italian Riviera houses.

Mr. Schuler agreed with Mrs. Frost-Golino and added the style should be one or the other, not a combination of two styles.

Mr. Sanchez complimented Mr. Spina on the design of the house but questioned the "massive sheets of glass" behind the arches on the west elevation of the house. The glass work looks commercial. Mrs. Smith added the glass windows have the appearance of the Palm Beach Country Club. Mr. Smith agreed with the comments on the glass.

Mr. Spina replied the intent of the owner is to look out over the lake with as unobstructed view as possible. Since the house will be air conditioned, possibly only three sliding glass doors will be used on the west elevation entering the porch area.

Mr. Smith commented the use of flat tile and Cuban tile on the house does not blend. The design needs additional work, and detailed drawings should be submitted at a later meeting. Additional drawings are needed for the pool cabana and the tennis

court. Mrs. Smith added photographs of the neighboring properties should be submitted.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT WITH THE FOLLOWING CONDITIONS AND SUGGESTIONS:

1. TRY TO RECONCILE THE TWO DIFFERENTLY STYLED FACADES.
2. PROVIDE DETAILS OF THE CABANA AND THE TENNIS COURT.
3. RE-STUDY THE GLASS AREA ON THE WEST ELEVATION CONSIDERING THE COMMENTS OF THE COMMISSION.
4. PROVIDE DETAILED DRAWINGS TO INCLUDE THE FRONT DOOR AREA AND ELEVATIONS.
5. PRESENT PHOTOGRAPHS OF THE NEIGHBORING PROPERTIES.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH A ROLL CALL VOTE AS FOLLOWS:

YEA: MR. SCHULER, MRS. SMITH, MR. ROSENTHAL, MRS. HOPE, MRS. GRACE, MR. SANCHEZ, MR. SMITH.

B5-90 Additions

Applicant:	Mr. and Mrs. Alfonso Fanjul
Address:	1161 North Lake Way
Architect:	John B. Gosman
Project Description:	Second story additions

Staff requests deferral of this item until the February meeting.

Mr. Frank explained this project needs a variance as dictated by current zoning ordinances. Changes to these ordinances would preclude the need for a variance. These changes are expected to be approved before the February ARCOM meeting.

MOTION MADE BY MRS. SMITH TO DEFER THE ITEM UNTIL THE FEBRUARY MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

C. New Business - Minor Projects

A1-90 Shutters

Applicant:	Patricia Schmidlapp
Address:	695 South County Road
Contractor:	Folding Shutter Corporation
Project Description:	Install 2 white, non-electric Bahama

shutters

No one was present to represent the applicant.

MOTION MADE BY MR. SCHULER TO MOVE THIS ITEM TO THE END OF THE AGENDA.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

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

MOTION MADE BY MRS. FROST-GOLINO TO DEFER THIS ITEM UNTIL THE FEBRUARY MEETING.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

A2-90 Shutters

Applicant:	Susan Korzenewski
Address:	217 List Road
Contractor:	Folding Shutter Corporation
Project Description:	Install 5 pair white, non-electric Colonial shutters

No one was present to represent the applicant.

MOTION MADE BY MR. SCHULER TO DEFER THE ITEM UNTIL THE END OF THE AGENDA.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

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

MOTION MADE BY MRS. FROST-GOLINO TO DEFER THE ITEM UNTIL THE FEBRUARY MEETING.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

A3-90 Porch Roof

Applicant:	Mr. and Mrs. Louis Dommerich
Address:	28 Middle Road
Architect:	John B. Gosman
Project Description:	Enclose the existing second floor porch with matching barrel tile roof

John Gosman reported the house has been damaged by dry rot and

termites. Water has leaked onto the deck and into the walls. Sills are rotted. The damage is so extensive that the exterior stucco is supporting the walls. Mr. Gosman presented a plan to shore up the existing structure in addition to the improvements requested by the applicant.

The second floor porch will be enclosed, and barrel tile will be used on the porch roof.

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

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY.

A4-90 Solarium Extension

Applicant:	Dr. Alexander Carden
Address:	122 Oceanview Road
Architect:	The Lawrence Group
Project Description:	Solarium extension

Les Neusbacher from the Lawrence Group presented a drawing of the solarium and photographs of the house.

The quoins, windows and stucco of the proposed extension would match the existing residence. A bay window would be added in the solarium. A flat roof would extend from the house over the solarium.

Mr. Schuler objected to the low windows that were not compatible with the 6'8" entrance door. Mrs. Frost-Golino commented the front door needs more interest. Currently, the predominant feature of the house is the garage door.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT WITH THE SUGGESTION THE FRONT ENTRANCE AREA BE RE-STUDIED.

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE SUGGESTION.

A5-90 Gates

Applicant:	Mr. Craig Coats
Address:	140 El Mirasol
Contractor:	J. C. Spradley Construction Company
Project Description:	Install three 4' (high) by 12' gates

John Spradley presented elevation drawings of the front of the property with the proposed aluminum, non-electric gates. He also presented photographs of the surrounding neighbors.

Mr. Moore advised Mr. Spradley of the "Zoning in Progress" that

may affect this project. The amendments to the Zoning Code, Ordinance 1-90, include a requirement that all gates be set back 15 feet from the property line to allow an automobile ample room to pull off the main road while waiting for the gates to be opened.

MOTION MADE BY MR. SANCHEZ TO DEFER THE PROJECT WITH THE SUGGESTIONS THE POSITION OF THE GATES BE SHOWN ON A SITE PLAN, A DRAWING OF THE POSTS BE SUBMITTED AND A LANDSCAPING PLAN BE INCLUDED.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE SUGGESTIONS.

A6-90 Awnings

Applicant:	Sprinkles
Address:	251-253 Royal Poinciana Way
Contractor:	American Awning Company, Inc.
Project Description:	Three vinyl awnings

Scott Dezeliass presented photos of the buildings. A new drawing was presented to the Commission showing straight awnings and one bullnose awning across the front the building. These awnings will cover the retail business next to Sprinkles as well as Sprinkles. The color of the awnings is a rosy pink; the material is half acrylic and half cotton. The awnings cover the air conditioning unit.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A7-90 Sign

Applicant:	The Prudential Florida Realty
Address:	400 Royal Palm Way
Contractor:	McNeill Signs, Inc.
Project Description:	Replace vinyl letters on glass window with new name of business

The office manager from The Prudential Florida Realty office presented a drawing of the sign and a picture on the front of a brochure showing the front of the building at 400 Royal Palm Way. Merrill Lynch sold the office to Prudential, and the window lettering should reflect this change. The vinyl letters are affixed to the window. The total signage does not exceed 15 square feet.

MOTION MADE BY MR. SCHULER TO APPROVE THE SIGNAGE.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A8-90 Sign

Applicant: Camilla Galles (The Best of Italy)
Address: 105 North County Road
Contractor:
Project Description: Blue plastic letters "The Best of Italy"

The owner of the restaurant, The Best of Italy, presented a drawing of the proposed sign. The business will be located in the art deco building, formerly occupied by the Church Mouse, at the corner of Royal Poinciana Way and North County Road.

The Commission requested the owner to supply additional details for the signage; specifically, a site plan, pictures of the building and color samples.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT UNTIL THE FEBRUARY MEETING WITH THE CONDITIONS A SITE PLAN, PICTURES OF THE BUILDING AND COLOR SAMPLES BE SUBMITTED.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITIONS.

A9-90 Sign

Applicant: Giorgio Fine Shoes
Address: 219 Royal Poinciana Way
Contractor:
Project Description: Sign with white and black plastic letters

Staff reported no materials or plans were submitted with this application. The sign has been illegally installed. No permit was obtained nor was ARCOM approval sought.

The applicant was not present at the meeting.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

A10-90 Sign

Applicant: Boca
Address: 235 Royal Poinciana Way
Contractor: Phil Rowe Signs
Project Description: Install 30" x 80" wood sign with goldleaf/green lettering

This project was approved at the December meeting. The applicant did not like the signage as approved at that meeting.

Steve Rowe submitted a plan for a wooden sign, "BOCA AUTHENTIC". Additionally, the applicant requests 6" window lettering. The signage is within the 20 square feet allowed for that retail space.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE SIGNAGE.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

All-90 Sign

Applicant:	Lew Ayers - David's Palm Beach
Address:	240 Worth Avenue
Contractor:	Phil Rowe Signs
Project Description:	Window lettering (2): green metal letters mounted on face of building to match awning

Steve Rowe presented a drawing of the building showing a sign over the door/entry area.

The present awning is green. It may be changed, as it is faded. The sign color will be green, matched, as closely as possible, to a new green awning color.

MOTION MADE BY MR. SCHULER TO APPROVE THE SIGN WITH THE CONDITION THE COLORS OF THE SIGN AND THE AWNING ARE CO-ORDINATED.

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITION.

Adjournment

MOTION MADE BY MRS. FROST-GOLINO TO ADJOURN THE MEETING.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

The January 24, 1990 Architectural Commission meeting was adjourned at 3:30 p.m. The next Architectural Commission meeting will be held February 28, 1990, at 12:30 p.m.

Respectfully submitted,

PALM BEACH ARCHITECTURAL COMMISSION

Jeffery W. Smith, Chairman

JWS:mp