



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., WEDNESDAY, OCTOBER 21, 1992

AT THE TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order: The meeting was called to order at 9:02 a.m. by Chairman Volk.

II. Roll Call:

PRESENT: Lillian Jane Volk, Chairman
Elise P. Mackintosh, Vice Chairman
Sally Gingras, Secretary (arrived 9:04 a.m.)
Anne G. Metzger, Member
Jacqueline Albarran de Mendoza, Member
Leslie Divoll, Member
John C. Randolph, Town Attorney (arrived 9:04 a.m.)
Robert L. Moore, Director of Planning, Zoning & Building (arrived 9:29 a.m.)
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: William S. Gubelmann, Member
Arthur Silverman, Alternate Member
Wilmer J. Thomas Jr., Alternate Member
Jane R. Grace, Alternate Member

RECORDING SECRETARY: Cynthia M. Delp

III. Approval of the Minutes of the September 16, 1992 Meeting:
Please note correction as submitted by Mrs. Albarran de Mendoza.

MOTION BY MRS. DIVOLL TO APPROVE THE SEPTEMBER MINUTES AS AMENDED.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

(Please find corrected Page 3, September 16, 1992 Minutes, attached.)

IV. Public Hearings:

A. Application for Certificate of Appropriateness No. 45-92,
Misc. changes to rear courtyard

Owner/Applicant: Power-Love Associates c/o Mr. Gustave
Broberg

Address: 256 Worth Avenue

Architect: Robert L. Bell

Project Description: Request approval for the following:
New openings in elevator tower: Requesting three different
sized arched openings (decreasing with ascent) glazed and
ornamented with wrought iron grill work. (Deferred from the
September meeting.)

Mr. Robert Bell returned to the Commission regarding the
proposed elevator tower openings. He stated that the large
tenant space on the second floor is accessed by the
elevator, thus there is a need and a desire to make the
elevator more inviting. Therefore, Mr. Bell had made no
revisions to the elevator tower since the last meeting.

Mrs. Volk stated that the tower was a Henry K. Harding,
1950's-1960's addition, and was done very simply at that
time, as an addition to this otherwise busy facade. Mrs.
Albarran de Mendoza commented that there were too many
openings on such a small tower. Mrs. Divoll commented that,
perhaps, the design should focus on attracting people to the
entrance of the elevator tower, and downplay the rest of the
tower. The Commission seemed to be in agreement with Mrs.
Divoll, preferring a simple tower with a different opening
on the ground floor level, perhaps adding a sign, to satisfy
the needs of the tenant and/or owner to invite patrons to
the second floor tenant space.

MOTION BY MRS. DIVOLL TO DENY THE ELEVATOR TOWER OPENINGS
PORTION OF THIS CERTIFICATE OF APPROPRIATENESS, WITH THE
RECOMMENDATION THAT THE APPLICANT RETURN WITH A NEW DESIGN
FOR THE ELEVATOR TOWER.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness No. 55-92,
Changes to west facade, west building

Owner/Applicant: Power-Love Associates c/o Mr. Gustave
Broberg

Address: 256 Worth Avenue

Architect: Robert L. Bell

Project Description: Request approval of the following:

1. Removal of existing aluminum doors (2) plus 1 window
in west facade of western building (facing alley to

west), infill openings replacing with stucco finish to match

As there is now a tenant for this space, the existing doors and windows, as outlined above, will be removed and infilled with stucco to match.

2. Addition of new storefront door in westernmost arched opening in north facade of rear building - to match existing single door in eastern arch

This change is also requested to accommodate a new tenant. An existing arch will be converted to an arch with a door, balancing with other openings on the facade.

MOTION BY MRS. MACKINTOSH TO APPROVE THE CHANGES AS REQUESTED.

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

As the drawing presented was incorrect with respect to one of the openings which was approved at a previous meeting, Mr. Bell will provide a new drawing for the rear building facade reflecting all the of openings in the size and shape they were approved.

(At Mr. Bell's request, Item H was discussed next.)

H. Application for Certificate of Appropriateness No. 59-92, Second story addition

Owner/Applicant: Uta K. Ortis-Patino c/o Robert Bell

Address: 598 South County Road

Architect: Robert L. Bell

Project Description: Request approval of second floor addition over existing single story flat roofed structure off northeast corner of existing two story residence; stucco finish and cement tile roofing to match

Per the request for deferral by Mr. Robert Bell, Architect,

MOTION BY MRS. METZGER TO DEFER THIS PROJECT TO THE NEXT MEETING.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness No. 53-92,
Compactor & associated pad, access, landscaping

Owner/Applicant: The Everglades Club

Address: 356 Worth Avenue

Architect: Smith Architectural Group, Inc.

Project Description: Request approval to add a 10' x 10' concrete pad and driveway access leading to an 8' x 8' proposed garbage compactor with 6' high ficus hedge, solid gates, and additional trees located between Worth Avenue and the staff kitchen (the western-most structure of the Club on Worth Avenue)

Mr. Jeffery Smith, Architect, stated that the Everglades Club was successful in obtaining necessary Town Council approvals related to this project for the removal of existing trash dumpsters and installation of a trash compactor. Simple cypress gates needed for access will be erected on the Worth Avenue frontage. Screening of the compactor will be provided by the closed gates, 6' high ficus hedge, existing and relocated trees, and greenery which will be planted atop the compactor on an espalier. The proposal will eliminate associated trash noise and odors, and will reduce pick-up from every day of the week to one day per week.

MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness No. 54-92,
Awnings

Owner/Applicant: Mr. and Mrs. George Mann

Address: 930 South Ocean Boulevard

Contractor: American Awning

Project Description: Request approval to install three (3) dome awnings off the music room - (2) on the south elevation, (1) on the west elevation: beige with eggshell trim.

Mr. Todd Moran from American Awning presented this request for awnings as listed above.

MOTION BY MRS. MACKINTOSH TO APPROVE THE AWNINGS AS PRESENTED.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

E. Application for Certificate of Appropriateness No. 56-92,
Fenestration changes

Owner/Applicant: Mr. and Mrs. John Pomerantz

Address: 780 South Ocean Boulevard

Architect: Smith Architectural Group, Inc.

Project Description: Request approval for the following:

1. Open one of the closed existing second floor window niches, replacing the stucco framing with casement windows.
2. Eliminate another niche altogether.
3. Place two new pairs of french windows into the south wall at the second floor level - windows to open out onto an 18" deep wrought aluminum balcony and railing.
4. Add a chimney on west elevation. (Please note that this item was not advertised, but review has been requested by the architect.)

Mr. Jeffery Smith, Architect, presented this request for changes to the south elevation from the courtyard. Items 1, 2, and 3 were presented as listed above. The french doors, with their engaged columns, and balcony will be centered over existing windows on the first floor. The balcony requested will be a simple picket wrought aluminum balcony which will overlook the Venetian courtyard/garden below. One niche on the second floor level, though it will retain matching moulding, will be closed because a closet occurs on the interior. Some Commissioners felt it would be preferable to create lites in this niche so it would better match other second floor openings. Mrs. Divoll, commented that the proposal dramatically changes an existing historic asymmetrical facade to a symmetrical one. Despite these comments and in light of the fact that the courtyard area is very private, and has been designed to accommodate the owner's plans for the interior...

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE ITEMS 1, 2, AND 3, AS LISTED ABOVE.

MOTION SECONDED BY MRS. MACKINTOSH.

MOTION CARRIED UNANIMOUSLY.

Moving on to Item 4, Mr. Smith presented the request for a chimney on the west facade, which will, except for its top, which is deliberately different, nearly duplicates the chimney on the east facade. The chimney will be non-functional in the traditional respect, as there is no fireplace interiorly. The chimney will act as a vent pipe for the new interior plumbing fixtures.

MOTION BY MRS. METZGER TO APPROVE THE CHIMNEY AS PRESENTED.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED 5-1-0; MRS. DIVOLL CASTED THE NEGATIVE VOTE.

F. Application for Certificate of Appropriateness No. 57-92,
Identification signage

Owner/Applicant: Palm Beach Camera Inc.

Address: 240A South County Road

Project Description: Request approval for identification signage on storefront window to read: Palm Beach Camera Inc. in white lettering

Mr. Robert Witzel appeared on behalf of the applicant. Mr. Frank stated that the requested sign is already in place. There had been a different sign in this location previously, but the existing sign is a larger one. The existing sign, though larger, does meet the Sign Code of the Town. Mr. Frank stated, however, that Staff had received a complaint from a citizen regarding the size of the sign. Additionally, it was determined that there had been no building permit issued for the sign.

Mrs. Albarran de Mendoza felt that the design of the sign was fine, but it was too large on this building. The applicant agreed that the word "Camera" was too large, and should be made smaller.

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE THE SIGN, WITH THE PROVISIO THAT THE WORD "CAMERA" BE REDUCED TO APPROXIMATELY THE SAME SIZE AS THE WORDS, "THE PLAZA" WHICH APPEAR ON THE BUILDING.

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

G. Application for Certificate of Appropriateness No. 58-92,
New room 2nd story & 3rd floor terrace

Owner/Applicant: Via Mizner Associates Limited Partnership

Address: 333-345 Worth Avenue

Architect: Gordon Mock

Project Description: Request approval to construct a new room of approximately 320 sq. ft. on the second story terrace level of an existing five story apartment and a third floor terrace of approximately 680 sq. ft. on the roof of said new room and adjacent foyer.

Mr. Kirk Henckels presented this project for changes to the old Mizner apartment. He stated that a variance had been secured from the Town Council for additional square footage. The proposal, which only contemplates residential use of the space, revises an existing antiquated second floor plan with a large kitchen and large ballroom. At the second floor, to create the new sunroom, the facade will be pushed out, and four arches with columns will replace the existing three. Wooden sliding doors, to slide between double columns, will occur on the Worth Avenue end of the sunroom, matching the columns and sliding doors on the north end of the room. On the third floor level, there will be an open beam

trellis, with stone columns, occurring in the northeast quadrant of the terrace.

Mrs. Divoll asked about the anticipated changes to the second floor terrace flooring and some existing wooden doors, which may become necessary during construction. Mr. Henckels stated they will save the flooring, a patterned terracotta, if it is possible, but he was not prepared to fully address the flooring issue at this time. (A fountain and huge tree had occurred in this area, and removal of same would surely require patching.) As to the changes to the wooden doors, Mr. Henckels broadly stated that all the doors and windows in the apartment will need to be repaired or replaced in kind (in kind window/door changes could be accomplished by Staff approval).

Also, as part of this project, an existing blue awning on the Worth Avenue facade will be removed, as well as the "penitentiary style railing", as Mr. Henckels called it.

Mrs. Gingras questioned whether the third floor trellis was really necessary. Mr. Henckels replied that it was necessary to provide some shelter from the sun and the wind.

Mrs. Divoll commented that all of these changes come as a result of wanting a smaller living room than the existing ballroom. Mr. Henckels replied that the owner does, indeed, want a smaller living room, and a larger bedroom, and wants to leave the ballroom exactly as it is. The applicant has been trying to define good usage of the ballroom, but has not found any solution as yet. The space is not air conditioned currently, and it would be very costly to effect that update in a sensitive manner.

Mrs. Divoll stated that Mr. Henckels had done good work in adapting the historic features in new situations, especially in repeating the wooden sliding doors between the columns. In addition, the sunroom has been kept recessed, which is very important to the facade.

Mrs. Divoll brought up the subject of the beautiful railing on the second floor. Mr. Henckels stated, for the record, that they intend to re-produce the existing deteriorated railing to match, or be slightly modified, if necessary, to meet current Building Code requirements. Mr. Moore stated that the current Code changes may require modification to the design of the pickets, primarily, to prevent small children from being able to slide through the pickets. He stated, however, that there is a provision in the Code which grants some relief to historic structures. The clear intent of the Code is to protect childrens' lives. Therefore, if a liability issue is involved here, Mr. Randolph will need to intervene. Mr. Moore stated that Staff will work with the applicant to satisfy the Code and the LPC. The Commission felt that as long as the shape, proportions and character of

the design of the railing is maintained, the railing height can be adjusted to meet the Code.

MOTION BY MRS. GINGRAS TO APPROVE THE PLAN WITH NEW DETAILS AS OUTLINED, ALL IN KEEPING WITH THE CONCEPT OF THE DESIGN AS PRESENTED.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

I. Application for Certificate of Appropriateness No. 60-92, Awnings

Owner/Applicant: Everglades Club
Address: 5, 6, & 8 Via Parigi, & 411 Cocoanut Row
Contractor: American Awning
Project Description: Request approval to recover existing awnings

Mr. Joe Mattei of American Awning presented this request for recovering awnings in Via Parigi as follows:

5 Via Parigi: (The former Jack Davidson store) Two retractable awnings and one round top stationary entrance canopy in white on a yellow building.

MOTION BY MRS. GINGRAS TO APPROVE AWNINGS FOR 5 VIA PARIGI.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

8 Via Parigi: Three window awnings and door awning in beige with a 1" green band on a beige building.

MOTION BY MRS. METZGER TO APPROVE AWNINGS FOR 8 VIA PARIGI.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

6 Via Parigi: One arched window awning and one arched entrance awning in white on a solid blue building.

MOTION BY MRS. GINGRAS TO APPROVE AWNINGS FOR 6 VIA PARIGI.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

411 Cocoanut Row: (Everglades Barber Shop) One dark green awning with beige trim on this terracotta building.

MOTION BY MRS. GINGRAS TO APPROVE AWNING FOR 411 COCOANUT.
MOTION SECONDED BY MRS. DIVOLL.
MOTION CARRIED UNANIMOUSLY.

V. Other Business

Preservation Plan: Staff is in receipt of the report from our archaeological consultant, which will be incorporated into our . Staff will combine same with our draft Preservation Plan. This draft will be submitted to the State in an effort to abide by grant requirements. Copies of same will be provided to the Commissioners for their review.

Color Committee: In efforts to produce an acceptable color palette for landmark buildings, Mr. Frank had contacted paint suppliers for information regarding historical paint colors for South Florida. He received some original color samples in response, and anticipates a meeting with the Color Committee within the next month.

Tax Exemption Pamphlet: A pamphlet was distributed to the Commissioners regarding the upcoming item on the November ballot for tax relief for restoration of historic structures.

Town Hall Lamps: Mr. Frank stated he has been informed that there is no live wiring to the original location of the fixtures. This matter will need to be resolved with the Town engineer. Additionally, Mrs. Volk has retrieved the original plans of the lights. Perhaps, smaller replicas of the original lights could be manufactured and put in place.

LPC Ordinance re: Hardship Criteria: Mr. Frank yielded the floor to Mr. Randolph who stated that a draft ordinance will be brought before the LPC prior to going to the Zoning Commission on November 24, 1992. From there, the Ordinance will go to the Town Council.

National Preservation Conference: Mrs. Metzger stated, after attending the conference in Miami, that it was apparent that the Town's LPC has similar problems to the rest of the country, i.e., the typical misconceptions associated with landmarked, and a general lack of education regarding landmarking. While it was emphasized that hardship criteria be placed in landmark ordinances, Mrs. Divoll stated that those in attendance were instructed not to consider hardship at the same time when considering whether or not to landmark, and to have Staff play a strong role in separating the two issues.

Public Education: The Commissioners echoed the ever-present need to educate the public regarding landmarking. While members of the Commission had addressed the Board of Realtors in the past, it was suggested that the Chamber of Commerce might provide another avenue for public education. Also, education might be a focus of the annual Preservation Celebration.

VI. Adjournment

MOTION BY MRS. METZGER TO ADJOURN AT 10:41 A.M.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be heard on WEDNESDAY, NOVEMBER 18, 1992 at 9:00 a.m., in the TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,



Sally Gingras, Secretary

cmd

See Underlined Correction to 9/16/92 Minutes per Mrs. Albarran de Mendoza

2. New wrought iron or aluminum grillwork, painted black, at opening west of new show window
3. New openings in elevator tower with cast stone columns at corner and wrought iron or aluminum grillwork infill painted black. **Request now modified for three different sized arched openings (decreasing with ascent) glazed and ornamented with wrought iron grill work.**

(Please note: The above portions of this application were deferred from the August meeting.)

Mr. Robert Bell returned to discuss modified drawings for this property, subsequent to concerns expressed by the Commission at last month's meeting. He presented changes #1 and #2, as listed above. Change #3, as above, also includes the elimination of the cast stone columns which were originally shown. The glazing of the elevator openings is now being requested as a safety measure and to prevent birds and insects from entering the elevator tower. The grillwork is requested in an attempt to match other grillwork and to obscure any view of the mechanical equipment of the elevator. The elevator cab, itself, will be glazed on two sides, so persons inside the elevator will be able to look out to the courtyard.

Mrs. Volk spoke out against further openings and/or ornamentation being added to these already busy facades. Mr. Bell stated that in this instance, the elevator openings and the ornamentation, specifically, the glazing and grillwork, serve a practical purpose. Mrs. Volk replied that she would consider it, if practical purposes are served. Mrs. Divoll was also troubled by adding more elements to this busy setting, and favored adding nothing instead of something. Although she realized that adding more light into the elevator would be desirable, she preferred the existing simplicity of the tower, and advocated no change to the elevator cab, i.e., leaving it closed. Mrs. Albarran de Mendoza stated that the elevator tower walls are the only undisturbed walls in the courtyard, and the only openings she would consider would be small arched openings at the top of the tower, one on each elevation, to permit light. There was no resolve to this request at this time.

Mrs. Albarran de Mendoza cautioned Mr. Bell regarding Change #1, as above, to be sure that the space between the door and the first windows on each side of the door is the same, measuring from the center of the door. The Commission verified that the existing bougainvillea on the west half of this particular facade would remain.

Also, approval sought for modifications to approvals given at the August meeting.

1. At west side of courtyard, where plain arch approved, wrought iron grillwork with gate requested within arch.