



TOWN OF PALM BEACH

Building and Zoning Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., FRIDAY, OCTOBER 19, 1990

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

- I. Call to Order: The meeting was called to order at 9:05 a.m. by Secretary, Elise P. Mackintosh. Mrs. Mackintosh will be the Acting Chairman for this meeting.
- II. Roll Call:

PRESENT: Elise P. Mackintosh, Secretary
Jane Volk, Member
William S. Gubelmann, Member
Anne G. Metzger, Member
Jaqueline Albarran de Mendoza, Alternate Member
Wilmer J. Thomas Jr., Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building
James Edward Sved, Preservation Consultant

Let the record show that Mr. Gubelmann arrived at 9:07 a.m., and Mrs. Metzger arrived at 9:15 a.m. Please note that Mrs. Metzger was not present for discussions regarding Item A. on the agenda, but was present at the start of discussions for Item B.

Mrs. Mackintosh and Staff welcomed Mr. Thomas to his first landmark meeting, wherein he was seated as an alternate member. Mr. Thomas is a Resident who owns the recently landmarked home at 5 Middle Road.

ABSENT: James V. Sullivan, Chairman, Leave of Absence
Donald W. Curl, Vice Chairman and Acting Chairman
Sally Gingras, Member
Arthur Silverman, Alternate Member

RECORDING SECRETARY: Cynthia M. Delp

III. Approval of the Minutes of the September 21, 1990 Meeting

MOTION BY MRS. VOLK TO APPROVE THE MINUTES OF THE SEPTEMBER 21, 1990 MEETING AS MAILED.

MOTION SECONDED BY JACQUELINE ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

- A. Application for Certificate of Appropriateness No. 47-90, Railing and Window Grilles
Applicant: Mr. and Mrs. Allen Curtis
Owner: Mr. and Mrs. Allen Curtis
Address: 720 South Ocean Boulevard
Architect: Curtis, Doern & Ginsberg Architects
Project Description: Request approval for railing at east and west steps of pool stairs, and window grilles on south elevation of ground floor.

Mr. Mike Johnson, representing the contractor, Worth Builders, presented this project. He stated that in August, a decorative railing for the terrace steps had been approved by the Commission. This application requests a similar diamond style railing leading up to the tea house from the pool. Additionally, the same design will be exhibited on new window grilles over two windows - one at a closet, and one bath window.

Despite the fact that the Commission may have opted for no railings in consideration of aesthetics, they did realize that railings are required by the Building Code, and moved for approval of same.

MOTION TO APPROVE THE RAILING AND WINDOW GRILLES AS PRESENTED, BY MR. GUBELMANN.

MOTION SECONDED BY MRS. VOLK.

MOTION CARRIED UNANIMOUSLY.

- B. Application for Certificate of Appropriateness No. 48-90, Signage
Applicant: Bustani Building Ltd.
Owner: Bustani Building Ltd.
Address: 350 South County Road
Project Description: Request approval for identification signage for A.T. Carroll Fine Art & Antiques tenant space. Signage to be placed over corner window of store on both north and east facades; also lettering on glass entry door (east side).

Mr. Clayton Kohlmeyer, General Contractor performing the interior renovation at the Bustani Building, presented this application. He stated the applicant's request as

follows:

1. East facade or South County facade: Gold leaf lettering on the window in 3" letters reading, "A.T. Carroll, Inc." on the first line, and "FINE ARTS AND ANTIQUES" on the second line, all on the corner panel of glass.
2. East facade or South County facade: Shop name repeated in gold leaf lettering - 3" letters, with store hours in ivory vinyl lettering, all next to the entrance door.
3. North facade or Australian Avenue facade: Shop name repeated in gold leaf lettering on window glass - 3" letters.
4. North facade or Australian Avenue facade: Shop name repeated on the masonry of the building above the window glass. Lettering will be 10" and 4" cast aluminum flat black letters in the Times new Roman lettering style.

Mr. Moore advised Mr. Kohlmeyer that only one sign is permitted per facade or per elevation, thus the signage for the north elevation, as presented, would need to be changed in some fashion. Mr. Kohlmeyer responded that in light of this sign code requirement, he would amend his request to delete the gold leaf lettering on the window on the north facade, leaving only the signage on the masonry for that elevation. Further, on the east elevation, the shop name can only appear once, so Mr. Kohlmeyer opted to retain the shop name on the corner glass panel, and delete the shop name next to the entrance door. The shop hours, next to the entrance door, are permissible, however.

At this point, Mr. Moore advised the Commission that, in the Plants etc. tenant space of the Bustani Building, for which Mr. Kohlmeyer is also the contractor, signage has been erected which is in violation. The signage is in violation for a number of reasons. It has not been approved by the Landmarks Preservation Commission; it contains a logo; and there are actually two forms of signage on one facade, one reading "Palm Beach Botanicals" with a logo included, and one reading "Plants, etc." Mr. Moore stated that the owner has been made aware of these violations, and Mr. Moore fully expected either the owner or a representative to be present to address the matter of this violation. Further, he commented that the Commission, in its desire to unify the Town Hall Square Historic District, might want to in some way "standardize" the signage for this particular building such as was the

case at the Paramount Theatre. Mr. Gubelmann stated that it has been his experience that tenants within a given building like to remain distinctive with respect to signage. After discussion, the Commission was in agreement that both "standardization" and "individuality" could be accomplished by tenants using either the same style lettering or the same color signage.

Mr. Kohlmeyer stated that he is aware that before the Certificate of Occupancy is issued for Plants, etc., the tenant must provide a letter of promise to comply with the Town's Codes with respect to the signage and the materials on the sidewalk. Mr. Kohlmeyer also stated his belief that the tenant fully intends to apply to the Landmarks Preservation Commission for the signage, etc., but has not yet done so. Mr. Moore responded that the Town will hold Mr. Kohlmeyer, as General Contractor, responsible for seeing that solutions to these outstanding problems be pursued.

Mr. Moore commented that if standardization of signage on a given building is desirable to the Commission, this must be made known, so as to advise future applicants of same. The Commission was in favor of some sort of standardization, but still encouraged a tenant's individuality to come forth. Mr. Thomas felt that this would be precedent setting, in that it would mandate, in a sense, that existing and future tenants comply to a pre-established type of signage.

MOTION BY MR. GUBELMANN TO APPROVE THE SIGNAGE REQUEST AS AMENDED, PER THE AFORESAID DISCUSSIONS WHICH DISALLOWED MORE THAN ONE SIGN PER ELEVATION.

MOTION SECONDED BY MRS. VOLK.

MOTION CARRIED UNANIMOUSLY.

V. Other Business

A. Informal Review - 780 South Ocean Boulevard

Re: Addition of new spiral masonry stair from upper courtyard to swimming pool level.

Mr. Jeff Smith, Smith Architectural Group, presented this change to the Commission. He stated that during construction, a courtyard space was created with a resultant grade change. This required moving the stairs on the other side of the courtyard. The new stairs are romantic stucco spiral stairs which match other stairs on the estate in

detail. The steps will have cast stone treads with blue and yellow tiled risers. The Commission saw this as an acceptable solution to the problem confronted during construction, and gave an informal approval.

This matter will be advertised for formal action at the November, 1990 Meeting.

B. Improvements to Little Red School House - Status Report

Mrs. Polly Earl of the Preservation Foundation provided a status report regarding the work going on at the Little Red School House as follows:

1. Replace modern windows with 6 over 6 windows to match existing 3 historic windows in place.
2. Install wood screens.
3. Paint protective aluminum screening, if retained. Paint will be dark to make the screening less obtrusive.
4. Refinish and re-hang existing deteriorated sign.
5. Add 12" x 36" sign to match existing to read:

"LITTLE RED SCHOOLHOUSE
1886
A PROJECT OF THE
PRESERVATION FOUNDATION OF PALM BEACH"

6. Paint back handicap ramp non-skid grey.

Some discussion ensued regarding the need for an alarm system at the Little Red School House. To date, vandalism has not been a problem. If it becomes one, however, Mr. Moore advised Mrs. Earl to notify the Town for their cooperation to safeguard the site. Mrs. Earl noted that they are planning for a November or December opening for the School House, and are looking especially forward to childrens' visits there.

C. Florida Department of Community Affairs - Tax Credits for Historic Preservation

Staff reported that we are in receipt of booklets from the State regarding Tax Credits for Historic Preservation containing very valuable information for landmark property owners. Mr. Moore commented that landmark property owners would be wise to take this information to their tax

attorneys. At such time as we receive a large quantity of these booklets, they will be sent to all present landmark property owners as well as prospective landmark property owners.

The subject of the bronze landmark plaques, available to landmark property owners, came up for discussion. Some of the Commissioners felt that too many landmark property owners are unaware of the existence and/or availability of the plaques. The Commissioners were also in agreement that the current plaques are much too small. Mr. Moore stated that Mr. Sved will research the plaques and will present his findings in a month or so at an upcoming meeting. Mr. Moore stated that he will inquire whether the Town Council will authorize funding the initial expense of the plaques, as occurred some years ago. The cost of the current style plaque is \$125.00. It was anticipated that a more cost effective and larger sized plaque could be obtained.

D. Designation Reports - November, 1990 Meeting

Five Designation Reports were distributed to the Commissioners for their review prior to the November Designation Hearings. The five properties to be heard next month are:

255 South County Road
241 Seaview Avenue
4 South Lake Trail

300 El Brillo Way
363 Cocoanut Row

VI. Adjournment

MOTION TO ADJOURN THE MEETING AT 10:03 A.M. BY MR. GUBELMANN.

MOTION SECONDED BY MRS. VOLK.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on Friday, November 16, 1990 at 9:00 a.m. in the TOWN COUNCIL CHAMBERS, TOWN HALL, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,

Elise P. Mackintosh

Elise P. Mackintosh
Secretary

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