



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., WEDNESDAY, AUGUST 18, 1993

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

- I. Call to Order: The meeting was called to order by Chairman Lillian Jane Volk at 9:11 a.m.

II. Roll Call:

PRESENT: Lillian Jane Volk, Chairman
Elise P. Mackintosh, Vice Chairman
Jacqueline Albarran de Mendoza, Member
Arthur Silverman, Alternate Member
John C. Randolph, Town Attorney
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Sally Gingras, Secretary
William S. Gubelmann, Member
Anne G. Metzger, Member
Leslie Divoll, Member
Wilmer J. Thomas Jr., Alternate Member
Jane R. Grace, Alternate Member

RECORDING SECRETARY: Cynthia M. Delp

III. Approval of the Minutes of the July 21, Meeting:

MOTION BY MR. SILVERMAN TO APPROVE THE MINUTES AS MAILED.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

- A. Application for Certificate of Appropriateness No. 27-93, Tile pool, carport door, & side walls
Owner/Applicant: Mr. and Mrs. Michael Price
Address: 450 Worth Avenue
Architect: Smith Architectural Group, Mr. Ken Brower
Project Description: Request approval to tile pool, add new wrought aluminum carport door, and add side walls between pilasters and carport columns.

Please note that the above project was approved at the July meeting, with the exception of the pool tile, which was deferred to the August meeting.

Mr. Ken Brower, of Smith Architectural Group, presented a colored rendering of the proposed tile scheme for the swimming pool. Mr. Brower agreed that although the tile scheme is very

"adventurous", it is a reflection of the interior decor of the house, and the tile colors will become muted when water is in the pool. The tile scheme consists of a golden lion at each end of the pool mimicking the lion found on the house, varying patterns of mosaics on the floor of the pool, and two inch cobalt blue tiles on the sides of the pool. Mr. Brower urged the Commission for an approval of the proposed tile scheme or some variation thereof, as the work must be completed by November, and sufficient time must be allowed for manufacture and shipping of the tiles.

The Commission expressed great reluctance to approve the proposed tile scheme, and a lengthy discussion occurred to arrive at a simplified version.

MOTION BY MR. SILVERMAN TO APPROVE THE TILE SCHEME OF THE POOL IN A SIMPLIFIED FORM TO INCLUDE THE RETENTION OF THE LIONS AT EACH END AND USE THE COBALT BLUE TILES ON THE REST OF THE POOL

MR. SILVERMAN RESCINDED THE AFOREMENTIONED MOTION FOR LACK OF A SECOND, AND DUE TO CONTINUING DISCUSSION.

THEN

MOTION BY MRS. JACQUELINE ALBARRAN DE MENDOZA TO APPROVE THE TILE SCHEME AS FOLLOWS: RETAIN THE ROPE BORDER IN BLUE AND WHITE, WITHOUT THE FLOWER INSERTS; RETAIN THE BLUE AND WHITE EXTERIOR BORDER AS PRESENTED; HAVE THE CARPET EFFECT IN THE CENTER BE ALL COBALT BLUE; HAVE THE DESIGN, BETWEEN THE ROPE BORDER AND THE EXTERIOR BORDER, IN COBALT BLUE AND WHITE; RETAIN THE DESIGN ENCIRCLING THE LIONS; AND RETAIN THE LIONS AT EACH END, IN A MORE SUBTLE SHADE OF THE SAME COLOR.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Brower mentioned that the pool deck paving had just begun. As the LPC approved the paving plan for the site with some reservation, they had wanted to make a site visit to view the pool deck paving, before all other areas were similarly paved. Mr. Brower will contact Mr. Frank when the paving has proceeded to the degree that it is appropriate for the site visit.

- B. Application for Certificate of Appropriateness No. 30-93,
Second story addition, pool, piers & gates, paving
Owner/Applicant: Herbert S. Pheaney c/o Robert E. Deziel,
Esquire
Address: 102 Jungle Road
Architect: Smith Architectural Group
Project Description: Request approval of second story
addition on the north facade of the staff wing; swimming
pool in courtyard; piers with gates; and change of paving
materials

Please note that this project was deferred from the July meeting. Mr. Smith, of Smith Architectural Group, has since requested that this item be removed from the agenda.

MOTION BY MR. SILVERMAN TO REMOVE COA #30-93 FROM THE AGENDA.
MOTION SECONDED BY MRS. MACKINTOSH.
MOTION CARRIED UNANIMOUSLY.

- C. Application for Certificate of Appropriateness No. 31-93,
Color change and signage
Owner: Via Mizner Associates
Applicant: Rudi's Boutiques dba LaRue
Address: 337 Worth Avenue
Project Description: Request approval to strip and re-paint the wood window frames for windows and doors facing Worth Avenue, Via Mizner, and Mizner courtyard using Porter Paint Company Enamel #4133, Medium Green. (Present color is white); and identification signage, 6" gold letters to read LaRue Boutique; and other associated changes as presented.

Mr. Robert Sanders presented this request as stated above. The proposed signage, in 4" and 6" letters, will occur on the front glass door and the courtyard glass door.

MOTION BY MR. SILVERMAN TO APPROVE COA #31-93 AS PRESENTED.
MOTION SECONDED BY MRS. MACKINTOSH.
MOTION CARRIED UNANIMOUSLY.

- D. Application for Certificate of Appropriateness No. 32-93,
Re-roof
Owner: Bienestar Condo Association c/o Natalie Frank
Applicant: Mr. Hal Howard, Secretary
Address: 151 Grace Trail
Contractor: American Roofing Contractors
Project Description: Request approval to re-roof second story Presidential Suite areas (approx. 4,600 sq. ft.), excluding west side - major repair area, and other associated changes as presented

Mr. Frankie Tuscano, of American Roofing Contractors, presented samples of the proposed roof tiles in a three color blend. He stated that the submitted tile is the best tile on the market. He plans to use less of the lightest tile shade in the blend.

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE COA #32-93 AS PRESENTED, WITH THE PROVISIO THAT A LESSER NUMBER OF THE LIGHTEST TILE SHADE BE USED, IN COMPARISON TO THE TWO OTHER COLORS.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

- E. Application for Certificate of Appropriateness No. 33-93,
Exterior renovation
Owner/Applicant: Paramount Partners
Address: 139 North County Road
Architect: David R. Miller, AIA
Project Description: Request approval of the following:
1. Exterior re-painting and awning replacement
2. Exterior guardrail replacement
3. Front entry restoration-removal of previously installed planter and soffit at North County and Sunrise

- intersection Main entry
4. Installation of decorative windows at second level on south and east facades.
5. Planter wall and walkway resurfacing
6. Exterior stair reconstruction and resurfacing
7. Exterior door replacement
8. Removal of interior courtyard awnings
9. Other associated changes as presented

Mrs. Albarran de Mendoza re-stated her Conflict of Interest with respect to this item, as her husband is the attorney of record representing Paramount Partners. (Voting Conflict form on file from last month.) This was confirmed by Mr. Maragon of Paramount Partners, who was present in the audience. This presented a problem, as without Mrs. Albarran de Mendoza, there was no quorum and no business could be conducted. As Mrs. Divoll was yet expected to arrive, this item was postponed to later in the agenda.

- F. Application for Certificate of Appropriateness No. 34-93,
Color change and restoration
Owner/Applicant: Mr. and Mrs. Leon Kalvaria
Address: 120 El Brillo Way
Designer: Ms. Jane Gould
Project Description: Request approval of restoration work and change of exterior paint color from white to pale coral with green window trim, and other associated changes as presented

Mr. Frank explained that this had been reviewed informally at the July meeting, with no negative feedback.

MOTION BY MR. SILVERMAN TO APPROVE COA #34-93 AS PRESENTED.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

- G. Application for Certificate of Appropriateness No. 35-93,
New steps and landing
Owner: Mariette and Mark Woolfson Realty
Applicant: Q & R Air Charter Corp.
Address: 230/232 South County Road
Architect: Mr. Gene Pandula
Project Description: Request approval to add new step & landing and re-set existing door within existing frame/transom at the northwest corner of courtyard to accommodate raised floor area within tenant space. Brick finish on new step and landing to match existing brick finish at adjacent steps, and other associated changes as presented.

Mr. Gene Pandula presented this project which had been reviewed informally last month with no negative feedback from the LPC. Included within the project stated above is deleting the glass transom above the door, and extending the aluminum railing to match existing railing.

MOTION BY MR. SILVERMAN TO APPROVE COA #35-93 AS PRESENTED.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

H. Application for Certificate of Appropriateness No. 36-93,
Identification signage

Owner: FNB Properties, Inc.

Applicant: Magellan Travel, Inc.

Address: 361 South County Road

Contractor: Phil Rowe Signs

Project Description: Request approval for identification signage to consist of "Magellan Travel, Inc." in white lettering with a maroon outline to be placed on the west elevation and on two doors.

This item had been reviewed informally last month with no negative feedback from the LPC.

MOTION BY MRS. MACKINTOSH TO APPROVE COA #36-93 AS PRESENTED.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

I. Application for Certificate of Appropriateness No. 37-93,
Identification Signage

Owner/Applicant: Mr. Franklin Frank, Palm Beach Historic Inn

Address: 365 South County Road

Contractor: Phil Rowe Signs

Project Description: Request approval for identification signage to consist of 8" matt black cut out letters to be placed on the Chilean Avenue facade to read "Palm Beach Historic Inn". The signage will match the existing signage on the South County Road facade.

This item had been reviewed informally last month with no negative feedback from the LPC.

MOTION BY MRS. MACKINTOSH TO APPROVE COA #37-93 AS PRESENTED.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

J. Application for Certificate of Appropriateness No. 38-93,
Landscape changes

Owner/Applicant: Society of the Four Arts

Address: 439 Royal Palm Way

Architect: Lewis & Associates

Project Description: Request approval of new landscape plan, and other associated changes as presented

This item had been reviewed informally last month with no negative feedback from the LPC. On Four Arts Plaza, four Royal Palms will be planted. At the north and west parking lot areas, mahogany trees will be planted, while melaleuca will be removed. Existing ixora will remain around the building. The very rare coontie will be introduced on the site as well. Other landscape changes are shown on the plan.

MOTION BY MR. SILVERMAN TO APPROVE COA #38-93 AS PRESENTED.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

K. Application for Certificate of Appropriateness No. 39-93,
Awning

Owner/Applicant: Mrs. Anita Tremain

Address: 241 El Vedado Road

Contractor: American Awning Company, Mr. Joe Mattei

Project Description: Request approval to install white east patio awning, 21' x 13'.

Mr. Joe Mattei returned to the Commission subsequent to last month's informal review of this project. At that time, the Mrs. Albarran de Mendoza had requested that the awning be raised an additional six inches on the facade. The awning will be located on the east side of the residence in the U-shaped area facing the swimming pool.

MOTION BY MRS. MACKINTOSH TO APPROVE COA #39-93 AS PRESENTED.
MOTION SECONDED BY MR. SILVERMAN.
MOTION CARRIED UNANIMOUSLY.

V. Other Business

Mr. Frank has been in contact with Mrs. Jane Day, our Preservation Consultant, who has stated that her survey of properties eligible for designation is complete. She will give us her technical opinion relative to prioritizing these structures at the upcoming September meeting.

* * *

At 9:54 a.m., Mrs. Volk recessed the meeting until 10:05 a.m. During the break, Mr. Jeff Smith of Smith Architectural Group requested that the Commission reconsider CoA #27-93.

* * *

Upon reconvening the meeting at 10:05 a.m.:

MOTION BY MR. SILVERMAN TO RECONSIDER COA #27-93.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

A. Application for Certificate of Appropriateness No. 27-93,
Tile pool, carport door, & side walls

Owner/Applicant: Mr. and Mrs. Michael Price

Address: 450 Worth Avenue

Architect: Smith Architectural Group, Mr. Ken Brower

Mr. Ken Brower returned to the Commission, this time, with Mr. Jeff Smith. Mr. Smith was in possession of a pictorial guide of the newly renovated residence showing the interior and exterior. The pictures of the interior, with the new furnishings and decor, provided the Commission an excellent perspective of the owner's intentions regarding the decor of the property...to return the residence to Mediterranean. Each of the rooms was decorated with a pattern-on-pattern motif. It was evident that the pool tile design, with its multiple patterns, is totally in keeping with the interior of the house. For this reason, Mr. Smith asked the Commission to approve the pool tile design as

originally presented.

After discussion, the following replacement motion was made:

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE THE POOL TILE DESIGN AS PRESENTED, WITH THE FOLLOWING MODIFICATIONS: REMOVE THE FOUR CORNER TRIANGLES AND HAVE THE EXISTING MULTI-COLORED DESIGN FLOW INTO THE AREAS WHERE THE TRIANGLES HAVE BEEN REMOVED; AND REDESIGN THE SECOND BORDER IN FROM THE EDGE (THE COBALT BLUE, AQUA & WHITE BORDER) TO THE SATISFACTION OF THE ARCHITECT AND/OR INTERIOR DESIGNER.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

E. Application for Certificate of Appropriateness No. 33-93,
Exterior renovation

Owner/Applicant: Paramount Partners

Address: 139 North County Road

Architect: David R. Miller, AIA

Project Description: Request approval of the following:

1. Exterior re-painting and awning replacement
2. Exterior guardrail replacement
3. Front entry restoration-removal of previously installed planter and soffit at North County and Sunrise intersection Main entry
4. Installation of decorative windows at second level on south and east facades.
5. Planter wall and walkway resurfacing
6. Exterior stair reconstruction and resurfacing
7. Exterior door replacement
8. Removal of interior courtyard awnings
9. Other associated changes as presented

Despite the fact that there was no quorum, Mr. Frank asked Mr. Miller to proceed with the presentation, even though no vote could occur on this item. He agreed to proceed as follows:

1. Exterior re-painting and awning replacement: The new color scheme will be cream for the stucco or body of the building, and white on the windows and doors. Awnings will be solid green canvas with a scallop or decorative edge. Existing wooden areas at the roof will remain as close to natural as possible. Color research had indicated that the original color of the building was white or off-white; original trim was white; and original wood was natural. Mr. Miller showed a copy of Mr. Urban's rendering of the Paramount.

2. Exterior guardrail replacement: The guardrails were replaced several years ago with a soft wood, which is now deteriorated. The proposal would replace these wooden railings with decorative wrought aluminum railings. The metal railings, with their picket style and scalloped top and band, reflect a Gothic theme. They will be painted black and will run behind the existing planters. This will cause them to recede from view, and eventually plants will be trained to grow over the railings. In addition, featured areas, now wooden, will be

restored in wood.

3. Front entry restoration-removal of previously installed planter and soffit at North County and Sunrise intersection Main entry: Although it was hoped that the original Paramount marquee would be uncovered during exploratory demolition of this area, it was determined that it had been removed in the 1960's. The demolition did reveal a decorative wood treatment which will be restored. Mr. Frank stated that this portion of the project did not require LPC action as it is a pure restoration.

4. Installation of decorative windows at second level on south and east facade: Three Gothic windows with stucco band surround will be introduced on the south and east facades. The windows will allow natural light into the otherwise dark interior.

5. Planter wall and walkway resurfacing: The existing front and interior courtyard planters are now painted brick, and are unsightly. This proposal would clad the planters with a cast coquina natural finish. The existing brick accent line in the existing paving will be replaced with cast coquina. The front fountain will be clad in cast coquina with a bench seat. A cast coquina surround will be placed at the main entry to the auditorium to emphasize this entrance. Mr. Frank again commented that the treatment of the existing unsightly bricks is pure restoration and would not require LPC action.

6. Exterior stair reconstruction and resurfacing: There is an existing set of wooden stairs, with treads clad in a non-slip surface, in the interior courtyard to allow access to the second floor. These stairs are fairly unsafe. This proposal would remove the wooden stairs and replace them with a sub-structure of metal to be clad with coquina. A metal railing will wrap down the stairs.

7. Exterior door replacement: This proposal would replace the existing first floor hollow metal doors with single french divided light doors.

8. Removal of interior courtyard awnings: Currently, there are six windows with awnings in the interior courtyard. The existing awnings, however, are covering important architectural features. Mr. Frank stated that as the awnings are not original to the building, the removal of same would not require LPC action.

9. Other associated changes as presented: Mr. Miller stated that the existing courtyard furnishings are cast and painted concrete with umbrellas. The umbrellas will be removed, and future courtyard furnishings will be brought back to the Commission for approval.

This item will be re-advertised for the September meeting, as the LPC could take no action at today's meeting.

VI. Adjournment

MOTION BY MR. SILVERMAN TO ADJOURN THE MEETING AT 10:57 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, SEPTEMBER 15, 1993 at 9:00 a.m., in the TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,



Lillian Jane Volk
Chairman

cmd