



# TOWN OF PALM BEACH

Building and Zoning Department

## MINUTES

### LANDMARKS PRESERVATION COMMISSION

9:00 a.m., FRIDAY, JULY 20, 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 Elise P. Mackintosh, Acting Chairman.

#### II. Roll Call:

PRESENT: Elise P. Mackintosh, Secretary and Acting Chairman  
Jane Volk, Member  
Sally Gingras, Member  
Anne G. Metzger, Member  
Jacqueline Albarran de Mendoza, Alternate Member  
John C. Randolph, Town Attorney  
Robert L. Moore, Director of Planning, Zoning & Building  
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: James V. Sullivan, Chairman, Leave of Absence  
Donald W. Curl, Vice Chairman  
William S. Gubelmann, Member  
Arthur Silverman, Alternate Member  
Wilmer J. Thomas Jr., Alternate Member

Let the record show that Mrs. Gingras arrived at 9:25 a.m. and commenced voting with Application for Certificate of Appropriateness #32-90.

III. Approval of the Minutes of the June 15, 1990 Meeting  
\*Please note that approval is also required for the corrections to the June Minutes as noted by the Secretary, Mrs. Mackintosh. (Copy of corrections distributed at meeting)

MOTION BY MRS. VOLK TO APPROVE THE MINUTES AS CORRECTED.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

(Copy of corrections attached to these Minutes.)

#### IV. Public Hearings:

A. Application for Certificate of Appropriateness No. 21-90, Exterior lighting  
Applicant: Palm Beach Historic Inn, Inc. - Franklin Frank  
Owner: Franklin L. Frank  
Address: 365 South County Road  
Architect: Smith Architectural Group

Project Description: Request approval to change storefront configuration on the east end of the south elevation, change building colors, and replace removed exterior lighting.

(Please note that this item has been deferred from the May 18, 1990 and June 15, 1990 Meetings.)

Mrs. Mackintosh stated that the architect has requested that this item be removed from the agenda as no exterior lighting selection has been made to date. As the other portions of this application were approved at past meetings, a Certificate of Appropriateness will be issued for only those previously approved portions. A new application will be filed at such time as the lighting selection has been made.

MOTION BY MRS. METZGER TO REMOVE THIS ITEM FROM THE AGENDA.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness No. 22-90, Miscellaneous Changes

Applicant: Mr. and Mrs. Louis D. Root  
c/o Robert T. Eigelberger

Owner: Mr. and Mrs. Louis D. Root  
c/o Robert T. Eigelberger

Address: 61 Middle Road

Designer: S.D.A. Management, M.J. Ackerman

Project Description: Request approval to remove hot tub in southeast corner of property along with shed roof overhang across entire east elevation for re-opening existing circleheads; change railing and flooring on balcony located on the northeast corner of residence on second floor; re-open second floor interior loggia to open into courtyard; create a circular drive in front of residence; add french doors to study to create access to driveway; demolish rear addition to garage and create open loggia and outside stairs using space from existing garage apartment; locate a tea house/loggia and pool in the northeast corner of the property and add courtyards to provide access; convert storage building to bath and dressing room on south side of pool; change north entrance to residence to french doors with lights; and add

caps to all chimneys.

(Please note that this item was deferred from the May 18, 1990 Meeting and portions were deferred from the June 15, 1990 Meeting.)

(Please note that the demolition portion of the aforesaid application was approved at the June 15, 1990 Meeting, and the remainder of the project was deferred.)

Mrs. Michelle Ackerman of S.D.A. Management came before the Commission. She stated that the demolition portions of this application were approved at the June meeting. She stated further that they had planned to create a circular drive in front of the residence. This plan has been abandoned, and the area will be left as green space to maintain the attractive front elevation. Also proposed french doors on the front elevation at the study area will be eliminated and the existing windows will remain.

She presented a comprehensive site plan to offer a total overview of the project. She added that there is an item which has not yet been advertised. This is a proposed tea house or "see-through loggia" which will simply consist of columns and a roof. Feasibly, one would walk from the patio through the tea house and then down to the pool area. Mrs. Ackerman explained that they will make application for the tea house in the future, but brought it forward today as it is an integral part of the comprehensive plan.

Today, she appeared to present the new pool pavilion, the two story loggia addition on the back of the garage, a studio addition to the garage, and changes to the elevations.

On the north elevation they had planned a new entrance using french doors with lights on both sides. Instead, they will use french doors with a circlehead above, and no lights, as there was insufficient space for same. There will be stucco banding and scoring around the front door, a barrel tiled shed roof overhead, and wood chamfered columns on either side of the doorway. The north elevation also has all double hung windows. Two to three of these windows will be eliminated as there is presently too much glass on the facade. The windows will all be changed to casement windows, and light cream shutters will be added. Color samples will be brought to a future meeting. A barrel tile cap is planned for the chimney. The existing wooden railing will be replaced with a black wrought iron railing.

MOTION BY MRS. VOLK TO APPROVE THE NORTH ELEVATION CHANGES AS PRESENTED.

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

POOL PAVILION: This will be constructed on the northeast corner of the property, and will function as an open loggia. It will consist of stucco columns painted to match the house, composite capitals, and a barrel tile roof to match the house. The dimensions will be 12'x 32'.

MOTION TO APPROVE THE POOL PAVILION BY MRS. VOLK.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

Two story loggia at garage east elevation This addition will be stucco with stucco columns up to the second floor level, and wood will be used up to the roofline on the columns and the balustrade. Cypress will be the wood of choice.

One story studio addition at garage south and west elevations This structure will be stucco with a barrel tile roof, wood outlookers, a french door for access, and casement windows.

On the south elevation of the garage, a bench is proposed. This bench will be attached and recessed from the wall. The detail of the bench is yet unknown. It is to mimic a bench at the owner's villa in Italy. Mrs. Ackerman will bring this back to the Commission, along with a proposed fountain.

MOTION BY MRS. VOLK TO APPROVE THE TWO STORY LOGGIA ADDITION TO THE GARAGE AND THE ONE STORY STUDIO ADDITION AS PRESENTED.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness No. 32-90,  
Change color and new landscape plan

Applicant: A. Alfred Taubman

Owner: A. Alfred Taubman

Address: 1820 South Ocean Boulevard

Architect: John F. Colamarino

Project Description: Request approval for change in exterior paint color, cast stone color and texture, and new landscape plan.

Mr. John Colamarino, Architect, and Mr. Jeff Blakely, Landscape Architect, presented this project.

With respect to the exterior paint color, Mr. John

Colamarino, Architect, stated that the same base color will be used, but will have a terracotta glaze topping it to give an antique effect. Mr. Colamarino presented a sample of the glazed color.

MOTION BY MRS. GINGRAS TO APPROVE THE EXTERIOR COLOR WITH THE GLAZE AS PRESENTED.

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

With respect to the cast stone selection, (sample presented), on the west side, the cast stone will be implemented for a the new pool deck and balustrade, the columns of the adjacent pool pavilion, and for the balustrade around the terrace on the ocean side of the house. At each pilaster of the balustrade of the north elevation, dimly illuminated cast stone urns will hold plants or flowers. Also, on the north elevation, an existing brick cap will be replaced with cast stone. On the east elevation, a staircase will be removed and replaced by a cast stone terrace and balustrade.

Mr. Moore stated that at present, there is a 40' house trailer on the site which is being used as a construction trailer. This trailer is larger than most other construction trailers, and Mr. Moore asked what screening measures Mr. Colamarino is taking to respond to the complaints from the neighbors to the south regarding the trailer. Mr. Colamarino responded that he was unaware of any complaints from the neighbor, but did notice that some plywood screening was being prepared when he was at the site. He further stated that he did not direct the contractor to place the trailer in any specific location.

Mr. Moore stated that Staff wanted to call this to the architect's attention as he has overall supervision over the job. The installation of this size trailer is questionable in itself, but Staff is not objecting to the trailer at this time. Staff is bringing this to the attention of the Commission, however, as the whole property is landmarked. Mr. Moore advised the Commission to instruct Mr. Colamarino and/or the owner to take whatever steps are necessary to site screen and thereby mitigate the problem as soon as possible.

Mrs. Volk suggested that some of the plant material be "nurseryed" on the south side of the trailer to provide an attractive screening.

Mr. Colamarino and Mr. Blakely stated that there is insufficient room along the south side of the trailer for plant material. Mr. Moore responded that moving the trailer, then, is probably the recommended course of action.

Mr. Colamarino assured the Commission that both he and Mr. Blakely, along with the owner, will address the problem and will do whatever is necessary to solve this problem, even if it requires moving the trailer.

MOTION BY MRS. GINGRAS TO APPROVE THE CAST STONE FOR THE EXTERIOR AS PER THE SAMPLE PRESENTED.

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

(It should be noted that Mr. Colamarino also submitted a sample of the barrel tile for the roof. The new tiles will be variegated as they now exist. As this is an in-kind replacement, the sample shall be considered approved.)

Mr. Jeff Blakely presented the landscape plan which implements a good portion of the existing plant material while adding additional plant materials as well. The plan provides for new cocoanut palms in the guests' entry court, screening foliage between neighbors and around the tennis court, and takes into account the request for xeriscape plantings.

MOTION BY MRS. VOLK TO APPROVE THE LANDSCAPE PLAN AS PRESENTED.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness No. 33-90, Landscape plan

Applicant: Mr. Gerald Tsai

Owner: Mr. Gerald Tsai

Address: 702 North County Road

Architect: James F. Smith & Assoc., Landscape Architects

Project Description: Request approval for new landscape plan

Mr. James Smith, Landscape Architect, presented a comprehensive landscape plan for the site featuring 20' royal palms lining both sides of the new driveway; retention of significant existing vegetation, i.e., large banyans, cocoanut palms etc.; new hedge along North County Road; bougainvillea at the pool deck; 12' ficus around the tennis court; citrus trees south of the new royal palms along the driveway; and planting areas suitable for annuals (to be planted at the owner's discretion). Mr. Smith noted that the design of the entry drive is a return to the original Fatio driveway design. The Commission questioned what material will be used around the garage, which was a past concern of the

Commission. Mr. Blakely responded that noronhia, a dense, waxy leafed, salt tolerant material which grows to heights of 25 to 30 feet, along with bougainvillea, will be installed at the garage in such a height as to immediately screen the garage.

MOTION BY MRS. GINGRAS TO APPROVE THE LANDSCAPE PLAN AS PRESENTED.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

E. Application for Certificate of Appropriateness No. 34-90, Roof replacement

Applicant: Ms. Opal McDowell

Owner: Ms. Opal McDowell

Address: 135 Grace Trail

Project Description: Request approval for replacement of roof with like materials - handmade tile with American clay tile pans.

Mrs. McDowell and her contractor, Mr. Jerry Sullivan of Classic Construction, addressed the Commission regarding a total roof replacement for this structure to match the existing roof. Mr. Sullivan brought samples of the barrel tiles and explained that a machine made tile will function as the bottom pan, and a handmade Honduran tile will serve as the visible roof tile.

MOTION TO APPROVE THE ROOF REPLACEMENT BY MRS. ALBARRAN DE MENDOZA.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

V. Other Business

A. Yearly visitation to landmarked properties

Mr. Moore explained that Staff would like the Commission to continue to consider having either past or current Commissioners or volunteers from the Preservation Foundation make a yearly inspection to the landmarked properties in the Town to evaluate the condition of their exteriors. This measure is being sought to prevent situations of "demolition by neglect" from occurring. Staff has always taken the position that private property should remain private, and therefore, would rather refrain from making these types of inspections. Staff, of course, is automatically invited to a site when a construction permit has been issued there. So, in an effort to gain the acceptance of property owners, in general, it was felt that an inspection made by peers would be more advantageous. The Preservation Foundation has been approached about this program and will discuss same

within their ranks. It is the method that will be chosen to carry out the program which must yet be determined. Mr. Moore suggested that the Commission discuss the method in September or October. In the interim, Staff has increased their inspection rate to once every ten days. In the event that unauthorized changes are being made at a landmark site, the Town Council has authorized Staff to issue STOP WORK ORDERS which will, in effect, stop any and all work there, and will automatically forward the matter to the Code Enforcement Board for further action.

Mrs. Mackintosh asked how neglected a property needs to be before it is classified as truly neglected, or is a candidate for "demolition by neglect". Mr. Moore responded that normal maintenance items like painting and small repairs are not the issue here. Decay and rot of building materials are much more serious and demand immediate attention from the owner. Mrs. Mackintosh stated that very often, interior courtyards might need to be inspected as well, and this, of course, would require permission to enter the home. Mr. Moore responded that situations like this are specifically why person to person contact is necessary before an inspection is initiated.

Mrs. Volk's comment was that these inspections may represent just another invasion of private property by the Town, and as such, would not work for, but against the promotion of landmarking. She suggested that perhaps a "windshield type" survey could be done first to attempt to forestall inspections to those homes which appear to be well kept, and target those which might be in need of a closer look. Mr. Moore felt this might be an excellent way to begin the process.

#### B. Terms of Office

Mr. Frank referred to the letter sent to each Commissioner informing them of their newly adjusted term of office. The terms were adjusted so that term expirations would occur at the same time of year.

VI. Adjournment

MOTION TO ADJOURN THE MEETING AT 10:20 A.M. BY MRS. VOLK.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on Friday, August 17, 1990 at 9:00 a.m. in the TOWN COUNCIL CHAMBERS, TOWN HALL, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,



Elise P. Mackintosh  
Secretary and Acting Chairman

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The following represent additions and corrections to the June 1990 Minutes as were mailed, and as per Mrs. Elise Mackintosh, Secretary.

Page 10: 4th line of copy from bottom  
Change "(indiscernible)" to "suggestions, for example, the" .

Page 11: 23rd line of copy from top  
Change "are" to "our".

Page 13: Insert that Mr. Gubelmann made the motion for CoA#26-90.

Please attach this to your copy of the June Minutes for your reference.