



# TOWN OF PALM BEACH

Building and Zoning Department

## MINUTES

LANDMARKS PRESERVATION COMMISSION  
9:00 a.m., WEDNESDAY, MAY 20, 1992

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

I. Call to Order: The meeting was called to order by Chairman Volk at 9:04 a.m.

### II. Roll Call:

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

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

RECORDING SECRETARY: Cynthia M. Delp

### III. Approval of the Minutes of the April 15, 1992 Meeting:

MOTION BY MR. SILVERMAN TO APPROVE THE MINUTES AS MAILED.

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

A. Application for Certificate of Appropriateness No. 21-92,  
Relocation of tennis court and driveway

Owner/Applicant: Mr. Daniel J. Mahoney

Address: 1200 South Ocean Boulevard

Project Description: Request approval to relocate the tennis court to a site west of the main residence equal distance between the pool area and S. Ocean Blvd., and move the driveway to the north side of the tennis court

Attorney Gus Broberg addressed the Commission regarding this site. He explained that the Commission had previously approved a tennis court in a different location, and had also approved the subdivision of this parcel into two lots. Since the time of that approval, the applicant has decided to abandon the subdivision plan, and has chosen to move the approved tennis court to a new location, as the original location was too windy. The tennis court, in its new location, will be well within all setback lines, and will be completely screened from the street. No existing trees will need to be moved to facilitate the tennis court construction. The plan also includes moving the driveway north so that it curves around the tennis court.

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

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness No. 22-92,  
Car parking shelter awning

Owner/Applicant: Mr. Pepe Fanjul

Address: 105 Jungle Road

Project Description: Request approval for a four car parking shelter awning in the northwest corner of the property

Mrs. Albarran de Mendoza declared a conflict with respect to this item, as her family is related to the applicant.

Mr. Joe Mattei of American Awning presented this request for a white awning, without trim, to serve as a parking shelter for four cars. This awning structure will match other awnings on the main residence. Only one of the parking spots will be visible from the street.

The Commission complimented Mr. Mattei on his presentation today, as he provided site plans to each Commissioner present. As protected parking is limited on the site, Mrs. Volk felt the awning shelter was essential.

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

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY. (Mrs. Albarran de Mendoza did not vote on this matter.)

- C. Application for Certificate of Appropriateness No. 23-92,  
Change of door to window & paint color change of same  
Owner/Applicant: Via Mizner Associates Limited Partnership  
Address: 75 Via Mizner  
Project Description: Request approval of removal of existing kitchen door on east facade and replacement with one wooden double hung operable window, and paint same new window brown to conform.

Mr. Kirk Henckels stated that this apartment is currently being renovated. In order to gain more counter space in the kitchen, they propose to change the existing kitchen door to a window. This window will be a wood mullioned, double hung Marvin window painted brown to match other trim. Mr. Henckels stated that the kitchen door is at a ninety degree angle from the front door, and is so close in proximity that guests are unable to discern which is the entry door. The kitchen door is, in fact, unnecessary. Mrs. Divoll commented that a drawing would have been helpful in deciding this issue, rather than just photos. After some further explanation...

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

MOTION SECONDED BY MRS. MACKINTOSH.

MOTION CARRIED UNANIMOUSLY.

- D. Application for Certificate of Appropriateness No. 24-92,  
Change in landmarked portion of property  
Owner/Applicant: Mr. Edward Cook  
Address: 150 Via Bellaria  
Project Description: Request by the applicant to transfer a portion of his property so as to cause a re-description of the landmarked property

Mrs. Volk reminded the Commission that they had preliminarily reviewed this matter last month, at which time it was given conceptual approval. As this particular property re-description request was not advertised last month, it came back to the Commission today. To recap, Mr. Cook, owner of 150 Via Bellaria, and Mr. Mann, owner of 930 South Ocean Boulevard, have compromised to allow the Manns to purchase a 37.5 ft. portion of the Cook's 50 ft. strip of land to the south of them. A 12.5 ft. strip will be retained by the Cooks so that Mr. Cook can use it to access his tennis court for maintenance of same.

Mr. Randolph stated that this is a new situation for the Commission. He explained that it is not a re-designation, and as such, does not require Town Council action. After the LPC grants a CoA, if the Commission chooses to do so, Staff will prepare documents to re-define the legal descriptions of both landmarked properties, and file same at the County.

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

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

E. Application for Certificate of Appropriateness No. 25-92,  
Details for conceptually approved plan

Owner/Applicant: Mr. Edward Cook

Applicant/Contract Purchaser: Mr. & Mrs. George Mann

Address: 930 South Ocean Boulevard

Architect: Smith Architectural Group

Project Description: Request approval of fountain, paving, and landscaping details

Mr. Don Kino presented details subsequent to the conceptual approval given last month for the courtyard and garden plan as a whole.

Fountains There are three fountains: Coming off the pool, there is a fountain that spills over to a lower area; there is a fountain serviced from a wall; and there is a lily pond, with goldfish and benches, outside the music room. Materials will be cast stone, stucco and tiles to match the pool tiles (a flowered design as shown on a photo).

Paving Paving will be coral stone to match existing paving in pattern and texture.

Landscaping Mr. Kino gave a brief overview of the landscape plan drawn by Boynton Landscape. Decorative cast iron tree grates will be placed around four large queen sago palms. Some existing trees/plantings will have to be removed and/or-relocated during the project.

The Commission felt that the presentation of the details was a bit vague, and requested an actual tile sample and a landscape plan that differentiates between those plants to remove, relocate or remain, and those which will be new plantings.

MOTION BY MRS. DIVOLL FOR CONCEPTUAL APPROVAL OF THAT WHICH WAS PRESENTED TODAY, WITH DETAILS TO FOLLOW.

MOTION SECONDED BY MRS. MACKINTOSH.

MOTION CARRIED UNANIMOUSLY.

F. Application for Certificate of Appropriateness No. 26-92,  
Pavers on patio

Owner/Applicant: St. Edward's Church

Address: 142 North County Road

Project Description: Request approval to remove concrete patio and replace with brick pavers to match parking lot of rectory building

Mr. Frank, having spoken to the contractor prior to the meeting, stated that this request is to re-pave a broken concrete service yard with brick pavers to match the parking lot of the rectory.

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

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

V. Other Business

A. Review of miscellaneous changes to Via Parigi

Mr. Frank stated that this application was not advertised for this month's meeting, but he had met with Mr. Ken Brower of Smith Architectural Group regarding the matter. After review of the project with Mr. Brower, Mr. Frank gave staff approval on 80% to 90% of the proposed changes, since the plan returns Via Parigi to its original condition. Approximately a year ago, the Town called attention to various unapproved changes in Via Parigi. This project will correct those items, as well as introduce other changes.

Mr. Brower presented colored conceptual plan of the Via and photos of various areas of the Via as they exist. A very large portion of the project concerns exterior facade and trim color changes throughout the Via. Mr. Brower walked the Commission through the Via, by the plan, showing the proposed specific colors for each structure with its accompanying trim color. All of the colors suggested are not necessarily the original color of the structure, but the plan attempts to group the buildings together in a more lively fashion. All colors used are, however, from the Benjamin Moore historical colors.

There is an existing archway with bougainvillea over the via with the Via Parigi sign. The existing arch does not look like it did originally, and the owners feel it is of such a size that it has become a deterrent to entering the via. They also feel the signage is unnecessary in this location. The plan calls for removing the entire arch and sign to open up the via, making it more inviting.

The plan also includes stripping all painted wood elements

back to natural cypress, except locations where trim color is to be used. Also, there are three sets of stairs which have not been upgraded. They propose to tile the risers with a tile used at the Everglades Club, and tile the treads with Mexican terracotta. There will be some door changes throughout the via, but in general, all metal doors will be changed back to wood.

In response to the Commission's concerns regarding the tenants' opinion of these changes, Mr. Brower stated that Mr. Jack Callahan and Mr. Don Gilman of the Everglades Club have spoken to the tenants. He had no further information, however.

Mrs. Gingras suggested that the Commission meet at the site to go over proposed changes. This will be planned for next month's meeting, subsequent to proper legal advertisement.

Mrs. Divoll questioned whether any consideration has been given to a lighting scheme. Mr. Brower responded that this has not been requested by the client as yet. He fully appreciated the Commission's concerns related to concealing wiring, conduit, etc. He felt it was not in his client's present budget to bury all the lighting, but they may be able to do some of it. Mr. Brower stated that the client is very cooperative and intends to do a correct restoration, but their only limitation is budgetary.

Mr. Frank had suggested a standard signage for Via Parigi, similar to that recently approved for Via Mizner. Mr. Brower stated that his client is very receptive to this idea.

Mr. Brower stated that they would like to proceed with the project, especially with sandblasting and painting. Mr. Frank responded that removal of existing color can proceed by staff approval, but new color requires Commission action. Also, Mr. Frank would permit replacement of jalousies with upgraded windows/doors. Mrs. Divoll was concerned about approving sandblasting of these landmarked structures, cautioning that the Secretary of the Interior's Standards generally do not allow sandblasting on landmarked buildings, except in very specific and narrow areas. Mrs. Divoll stated that sandblasting hampers the stucco or wood, and recommended hand and/or mechanical means, pressure cleaning and chemical washing. Mrs. Volk commented that we certainly do recommend other means of paint removal, but economic feasibility is also a consideration. Mr. Frank commented that there is a walnut shell pressure cleaning system available which does a very good job of cleaning without a lot of damage to the surface. Mr. Brower stated that he is also concerned about the effects of sandblasting, and will investigate the walnut shell pressure cleaning method or some other alternative method.

Landscaping Ms. Pam Bloom, Landscape Director at the Everglades Club, presented requested landscaping changes to Via Parigi. She stated they would like to remove six overgrown melaleuca trees in the archway which provide a very dense shaded area. They so darken the via that pedestrians have noticed the darkness and have turned around, not wanting to proceed. These would be replaced with small specimen trees, probably palms.

At the main via arch, they would like to remove the bougainvillea and two clusia trees behind it which are too tall. Other bougainvillea, clusia, and schefflera will be removed in other locations as well. An extremely large schefflera will be trimmed back as it is too large for the bed. At the Peruvian Avenue via entrance, they wish to remove the trees and use the existing hedge and potted trees. In essence, they are striving for a more elegant and designed look, rather than a jungle look.

Mrs. Divoll asked if trimming or removal of trees will trigger a need for awnings through the via. Mr. Brower stated, on the contrary, that the Everglades Club is interested in removing most of the existing awnings or at least, reducing them in size.

Mrs. Divoll thanked the applicant for a comprehensive look at their intention for the via. Ms. Bloom expressed their desire to move forward with the landscaping changes as soon as possible.

MOTION BY MRS. MACKINTOSH FOR CONCEPTUAL APPROVAL OF THE LANDSCAPING CHANGES AS PRESENTED, TO INCLUDE REMOVAL OF MELALEUCAS AND SCHEFFLERA, AND ONLY PERMITTING THINNING OF THE BOUGAINVILLEA AT THE MAIN ARCHWAY PENDING APPROVAL FOR FURTHER THINNING OR REMOVAL NEXT MONTH; ALSO APPROVAL FOR REMOVAL OF EXISTING PAINT VIA A METHOD WHICH MINIMIZES DELETERIOUS EFFECTS TO THE STRUCTURES INVOLVED.

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

#### B. Preservation Celebration

The Commission was reminded to attend the Preservation Celebration to be held from 5:00 to 7:30 p.m. today at Old Bethesda, 549 North Lake Way. Commissioners will help to serve as guides through the structure. A special "fan" will be given to guests as a memento of the occasion.

Additional Comments:

Mrs. Mackintosh stated that on her site visit to 150 Via Bellaria, she found many stumbling places due to broken paving on the property. She asked if something could be done about this. Mr. Frank replied that the parcel is private property, and he did not feel it would be appropriate to call attention to this.

Mrs. Mackintosh also stated that she visited 920 South Ocean Boulevard, which is under construction for renovations to the house and site. Mr. Kent, the owner, kindly showed her through the property. She complimented Mr. Kent on his efforts to restore the property.

Mrs. Divoll complimented the Recording Secretary on the Color Committee Meeting Minutes. As all of the committee members (Elise P. Mackintosh, Leslie Divoll, and Jacqueline Albarran de Mendoza) were in attendance today...

MOTION BY MRS. DIVOLL TO APPROVE THE COLOR COMMITTEE MEETING MINUTES AS MAILED.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

VI. Adjournment

THE MEETING WAS ADJOURNED AT 10:40 A.M. WITHOUT A MOTION.

The next meeting of the Landmarks Preservation Commission will be heard on WEDNESDAY, JUNE 17, 1992 AT 9:00 a.m. in the TOWN COUNCIL CHAMBERS, TOWN HALL, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,



Sally Gingras, Secretary

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