

**MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, NOVEMBER 29, 1995 AT 9:00 A.M.
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 Chairman Rosenthal.

II. ROLL CALL

PRESENT: Leighton A. Rosenthal, Chairman
Laurel Baker, Vice Chairman
Lindley Hoffman, Member
Bruce Helander, Member
Ethel Lindsey, Member
Sally Gingras, Member
John H. Schuler, Member
Lowry M. Bell Jr., Alternate Member
Robert E. Deziel, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: George Fisher, Alternate Member
Mr. Bell was excused for the afternoon portion of the meeting.

Chairman Rosenthal received a letter from Mr. Fisher dated November 20, 1995, stating he is resigning from the Architectural Review Commission.

RECORDING SECRETARY: Gretchen Dayton

III. APPROVAL OF THE MINUTES FROM THE OCTOBER 25, 1995 MEETING

**MOTION BY MRS. LINDSEY TO APPROVE THE MINUTES.
MOTION SECONDED BY MRS. BAKER.
MR. HOFFMAN ABSTAINED AS HE WAS NOT AT THE LAST MEETING.
MOTION CARRIED UNANIMOUSLY.**

IV. OTHER BUSINESS

At the previous meeting, Mr. Fisher asked that the issue of Commission members' excused absences be placed on the agenda. Mr. Fisher has since resigned and no discussion took place concerning this subject.

V. PROJECT REVIEW

A. NEW BUSINESS - MAJOR PROJECTS

B43-95 New Single Family Residence

Applicant: Mr. & Mrs. Paul Pellitieri

Address: 180 Atlantic Avenue
Architect: Jeff Gapstur
Project Description: Construct new single family residence.

This project was approved at the September meeting with the provision the architect return for re-study of the rear porch area.

Architect Jeff Gapstur presented a drawing of the rear elevation showing a one story porch area with a railing and balcony above.

**MOTION BY MRS. BAKER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.**

B66-95 Demolition of Existing Residence

Applicant: Mr. Bartlett Burnap
Address: 740 Hi-Mount Road
Architect: Ralph Cantin, EDRC Architects
Project Description: Demolition of existing residence.

This project was deferred from the October meeting.

Mr. Frank stated that staff has not received any drawings from the Architect.

Mr. Deziel said he received a call from Architect Mark Ferguson and they will be ready to present the project at next month's meeting.

**MOTION BY MR. SCHULER FOR DEFERRAL TO THE DECEMBER MEETING.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

B75-95 Addition

Applicant: Saleh M. Al-Sharqi
Address: 234 Eden Road
Architect: Robert Kolany
Project Description: Add 2 bedrooms, 1 bath staff quarter over garage.

This project was deferred from the October meeting.

Architect Robert Kolany presented revised drawings and stated the height of the garage will be lowered, thereby reducing the total height of the project.

Attorney Bill Atterbury, representing the property owner, stated the new drawings are acceptable to the neighbors.

**MOTION BY MR. HELANDER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

B74-95 New Residence

Applicant: Vivian M. Lopata
Address: 1076 North Ocean Blvd.
Architect: Robert Kolany
Project Description: Proposed new 2-story residence.

This project was deferred from the October meeting.

Architect Robert Kolany presented a line drawing showing the height relation to the neighboring houses and aerial photos. The proposed residence is on the corner of North Ocean Boulevard and Orange Grove Road. The front of the residence will face North Ocean Boulevard with a motor court. The garage will be accessed from Orange Grove Road. A wall and landscaping will screen the garage doors from the street.

Mr. Rosenthal asked if three curb cuts would be allowed for this property.

Mr. Moore said the number and placement of curb cuts are controlled by the Public Works Department. If the Public Works Department cannot grant the curb cuts, they will be asked to return to ARCOM.

A Mediterranean style residence was previously presented. The new design is a French style. The entrance was toned down with a French arch and French style roof. A tall window to the left of the front door will bring light inside at the staircase. The front door will be recessed approximately 4 feet with an overhang and stone casting around the door. The second story balcony on the front elevation will have sliding glass doors with the look of french doors. The roof will be a sea green tile with matching metal railings on the balconies.

Mrs. Gingras felt the front entry could be improved and would like to see detailed drawings.

Mr. Hoffman suggested eliminating the garage roof element as it brings attention to the garage.

Mr. ~~Schuler~~ Bell suggested making the window above the garage the same as the window to the left and eliminate the decorative railing.

Mr. Deziel felt the balconies are too big for this style of the home. He was not in favor of having three curb cuts and he felt the house is 10% too large for this property.

Questions were asked about the lot coverage, the floor area ratio and cubical content. It was determined the project is at the maximum limit that the code allows.

Mrs. Gingras reminded the Commission, at the time of the demolition request, the architect was asked to be aware not to propose a house too massive for the area.

Mr. Schuler felt the rear elevation takes on a different appearance than the front facade, resulting in two different styles. Three windows on the rear elevation are different than the three windows directly below.

Mr. Randolph stated the code relating to the Architectural Commission is objective and has criteria

relating to the manner in which the house fits in with the harmony of the neighborhood. If the Commission is not satisfied the project meets with the criteria of the code, they can ask the architect to re-study the project. He suggested the architect look at the plans for the houses within 200 feet of this property and do a comparison study.

MOTION BY MR. SCHULER FOR DEFERRAL TO THE DECEMBER MEETING FOR RE-STUDY OF THE REAR ELEVATION, THE WINDOW AND HIP ROOF OVER THE GARAGE, THE WINDOW ABOVE THE DOOR, PRESENT DETAILS OF THE FRONT DOOR AND STUDY THE CRITERIA IN THE CODE RELATIVE TO CUBIC CONTENT. MOTION SECONDED BY MR. HOFFMAN. MOTION CARRIED UNANIMOUSLY.

C28-95 Gates

Applicant: Mr. & Mrs. Lewis Rudin
Address: 7 La Costa Way
Attorney: Robert Deziel
Project Description: 2 front entrance gates.

Applicant requested deferral to the November Town Council meeting.

Mr. Frank stated the architect was not ready for today's presentation but, will be ready next month.

MOTION BY MR. SCHULER FOR DEFERRAL TO THE DECEMBER MEETING. MOTION SECONDED BY MRS. LINDSEY. MOTION CARRIED UNANIMOUSLY.

B33-95 Addition

Applicant: Mr. Gregory Holloway
Address: 209 Wells Road
Architect: Eugene Fagan
Project Description: Add pool cabana & maid's room; also new front - from Crescent Drive to Wells Road and new landscaping.

This project was deferred from the July, August, September and October meetings.

Mr. Frank stated the owner of the property decided to re-evaluate the design and no revised plans have been submitted by the architect. He suggested removal of this project from the agenda.

MOTION BY MRS. LINDSEY TO REMOVE THE PROJECT FROM THE AGENDA. MOTION SECONDED BY MRS. BAKER. MOTION CARRIED UNANIMOUSLY.

B54-95 New Two Story Residence

Applicant: Mr. & Mrs. Mark Katzenberg

Address: Emerald Lane, Lot 36
Architect: Eugene R. Fagan, III
Project Description: New Two Story Residence.

This project was approved at the September meeting with the stipulation to re-study the front entry columns, railings, hurricane shutters, and to submit color samples and landscape/hardscape plans.

Architect Eugene Fagan presented an elevation drawing showing the entry columns which were reduced in size. The colors will be light yellow stucco, white tile roof and white railings.

Mr. Hoffman suggested tapering the entry columns at the top.

Mr. Schuler suggested eliminating two side lites at the top corners of the front door.

MOTION BY MR. SCHULER TO APPROVE THE PROJECT WITH THE FRONT DOOR SIDE LITES AT THE TOP CORNERS REMOVED AND THE ENTRY COLUMNS TAPERED AT THE TOP.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

Landscape Architect Chuck Yannette presented the project. Coconut palm trees will be added to give balance to the landscape. All of the existing ficus and canary date palms will be kept. An existing cherry hedge will be allowed to grow to 12 feet for screening.

Mrs. Lindsey felt there was an unbalanced area at the edge of the driveway, and suggested relocating the driveway turnout between two existing royal palm trees.

MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT WITH THE CHANGE OF THE DRIVEWAY ENTRANCE.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B68-95 Demolition of Existing 2-Story Garage

Applicant: Donald J. Freeman, Trustee
Address: 5 Lagomar Road
Realtor: Tara Management, Inc.
Project Description: Demolition of existing 2-story garage.

This project was deferred from the October meeting.

Denis Quinlan of Tara Management presented the project. The property owner decided to file a Unity of Title rather than build a replacement garage.

MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED, WITH THE PROVISION THAT A UNITY OF TITLE BE FILED.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

B73-95 New Residence

Applicant: Ashleigh Enterprises, Ltd.

Address: Boca Ratone Co. Lake Front Add., Lt. #74.1 (Caribbean Rd.)
Architect: John B. Gosman
Project Description: 2-story C.B.S. residence - clay tile roof.

This project was deferred from the October meeting.

Mr. Frank stated the property does not have the proper frontage on the street, therefore is not a building lot. He recommended deferral for one month.

**MOTION BY MR. SCHULER FOR DEFERRAL TO THE DECEMBER MEETING.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

C51-95 Addition

Applicant: Bruce Helander
Address: 221 Ocean Terrace
Project Description: 2-story addition.

Review of Variance approved by Town Council at the October meeting.

Mr. Helander said it will be at least 60 to 90 days before this project will be ready for presentation.

**MOTION BY MRS. LINDSEY TO REMOVE THIS PROJECT FROM THE AGENDA.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

Let the record show a 10 minute break was called at this time.

B. NEW BUSINESS - MAJOR PROJECTS

B62-94 Extension for New Residence

Applicant: Dan E. Swanson
Address: 1485 South Ocean Boulevard
Contractor: Addison Development
Project Description: Request a one year extension for an approved project.

Architect Carlos Martin represented the property owner Dan Swanson. The owner was unable to start the project when expected and the working drawings are not complete.

Mr. Rosenthal felt it is inappropriate to extend an approved project as circumstances change in a year.

Mr. Bell agreed and recommended a four month extension, which he felt would be sufficient time to complete the working drawings.

MOTION BY MR. BELL TO EXTEND APPROVAL OF THE PROJECT FOR FOUR MONTHS.

(Mr. Helander was out of the meeting room at the time the motion was made)

After further discussion, Mrs. Baker suggested extending the approval for six months.

AMENDED MOTION BY MR. BELL TO EXTEND APPROVAL OF THE PROJECT FOR SIX MONTHS.

MOTION SECONDED BY MRS. BAKER.

Let the record show that before the vote was called a motion by Mr. Schuler was made to extend approval of the project for four months. However, the motion died due to a lack of a second.

MOTION CARRIES 4-1

MR. SCHULER VOTING NEGATIVELY.

B72-95 New Residence

Applicant: Paul Okean
Address: 600 Tarpon Way
Architect: Oliver, Glidden & Partners
Project Description: New 2-story single family residence with brick veneer walls, louvre shutters, wood columns and barrel tile roof.

Architect Keith Spina presented a site plan and rendering of the front facade. The service driveway will be located off Island Road and will enter into a four car garage. There will be a circular driveway off Tarpon Way leading to the main entrance. The 2-story Montrey style residence will have old Chicago brick veneer with green shutters. A covered loggia at the entry will have columns between three french doors. The first floor will have a formal dining room, kitchen, study, billiard room and a sun room looking out to the west through a covered loggia. The second floor will have a master suite with an exercise room and study, a guest bedroom and two children suites.

Mr. Hoffman remarked on the nice design, but suggested moving the driveway entrance to screen the garage from the street.

Mr. Spina said the driveway entrance was originally planned off to the side, but the owner felt it would create too much area of hardscape.

Mr. Helander said there are many service entrances on Island Road and with the landscape, the location of the proposed driveway entrance should not be a problem.

Mrs. Baker remarked that this was one of the best plans she has seen in the files, and Mr. Spina's presentation was beautifully done.

After further discussion, it was agreed to place the west curb cut east of the easterly garage door.

MOTION BY MR. HELANDER TO APPROVE THE PROJECT SUBJECT TO APPROVAL

**OF THE LANDSCAPE PLAN AND PLACE THE ISLAND ROAD WEST CURB CUT EAST OF THE EASTERLY GARAGE DOOR.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

B79-95 New Residence

Applicant: Lore H. Dodge and Lise G. Moran
Address: 320 Barton Avenue
Architect: Smith and Moore Architects, Inc.
Project Description: 2-story Georgian style residence with four-car garage and pool.

Contract Purchaser Bill Elias and Architect John Moore presented the project. The proposed residence is a two-story Georgian style in an "L" shape. The barrel tile roof will be hunter green on a pale coral color house with white stucco trim details. A circular driveway will come off Barton Avenue extending along the west property line to the four car garage in the rear.

61% will be landscaped area including existing banyan and ficus trees that are on the property.

Mr. Bell liked the broken roof lines facing Barton Avenue, but was concerned with the west elevation roof line.

Mr. Helander felt this project is a fine addition to the street.

**MOTION BY MR. HELANDER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

B80-95 New Residence

Applicant: Harry and Theresa Welch
Address: Lot 18 of Mockingbird Trail Tract
Architect: Kunik & Associates
Project Description: New single story residence.

Architect Ron Rickert presented a photo board of the surrounding residences. The proposed single story residence is 3,600, air conditioned square feet. The driveway entrance is skewed as the garage faces the street. The rear porch area has a trellis along the top of the porch supported by columns. Landscape will be predominantly majestic queen palm trees.

Mr. Schuler asked why there are so many angles to the house. He said if the angles were straightened out it would give more room inside the house as well as cut down on the cost.

Mr. Rickert said the angles are a result of the floor plan. The rear elevation is contemporary due to the family's lifestyle.

Mr. Deziel said the contemporary feel created inside is fine, but it leads on to the exterior where all the angles are seen. He likes the fact the proposed residence is a one story and is set back 30 feet rather than 25 feet. He felt the mass is good for the neighborhood.

Mr. Schuler said the doorway looks massive with an extremely large transom window over the double door. The garage door has a panel which doesn't fit with the Bermuda style that is trying to

be achieved. He suggested a regular panel or a louvered garage door. He felt the rear elevation does not coincide with what is trying to be achieved in the front.

Mr. Rickert felt the project is very traditional and the elevation drawings were giving the wrong perception of the proposed project.

Mrs. Baker said the plans were not in the file for review the Monday before the meeting and members did not have a chance to review them. There are many questions about the entire design, specifically, the window treatment, the front and rear not matching and the one big door on the garage.

Mr. Hoffman made the following comments:

1. The front elevation has too much going on
 2. The garage door is too massive
 3. The transom over the front door is out of scale with the other transoms
 4. The gable end on the right of the front elevation needs re-study
 5. The roof coming down at angles with many different elements needs to be re-studied.
- He felt the design is over complicated and needs to be simplified for this size house.

MOTION BY MRS. BAKER FOR DEFERRAL TO THE DECEMBER MEETING FOR RE-STUDY OF THE WHOLE HOUSE.

MOTION SECONDED BY HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B81-95 Facade Renovations

Applicant: Dr. and Mrs. Carlo Bilotti
Address: 196 Via Del Mar
Architect: Smith Architectural Group, Inc.
Project Description: Facade renovations.

Architect Jeff Smith presented the project. The renovations consist of excavating a large mound going up to the house and installing a double staircase to the front door. A motor court will be added to the front of the property. The style of the house will be an Italian villa rather than the current Mediterranean style.

MOTION BY MR. HELANDER TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

C23-95 New Residence

Applicant: Mr. and Mrs. Norman Peslar
Address: 100 Emerald Beach Way
Architect: Smith Architectural Group, Inc.
Project Description: New residence.

The Architect requests deferral to the December meeting.

MOTION BY MRS. LINDSEY FOR DEFERRAL TO THE DECEMBER MEETING.

**MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

C26-95 New Residence

Applicant: Sir Anthony Jacobs c/o Eberlein Holdings, Inc.
Address: 100 Casa Bendita
Architect: Smith Architectural Group, Inc.
Project Description: New residence

Architect Jeff Smith presented the project. The one story home will have a 3 car garage underneath the house. The residence will be a Mediterranean style, approximately 12,000 square feet.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

C57-95 Covered Walkway

Applicant: American Continental Properties
Address: 249-251 Royal Palm Way
Architect: Gordon Mock
Project Description: Addition of a roofed walkway connecting two structures to the parking garage.

Mr. Moore stated a variance for lot coverage was approved by the Town Council.

Architect Gordon Mock presented the project. The owner wanted a covered means of ingress and egress from the parking garage to two office buildings. The proposed walkway will be the same square edged, concrete block columns, in smooth white stucco to match the existing buildings.

**MOTION BY MR. HELANDER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

**C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS
TO BE HEARD AFTER 1:00 P.M.**

Let the record show a lunch break was called at 12:40 p.m. The meeting reconvened at 2:00 p.m.

Let the record show Mr. Bell was not present at this time.

A124-95 Change Front Entry

Applicant: Anita Gilbert
Address: 202 Sanford Avenue
Architect: Kip Hubbard
Project Description: Change window to door on front elevation. Enclose front entry and make new powder room.

No one was present to represent the applicant.

MOTION MADE TO DEFER THE PROJECT TO THE DECEMBER MEETING USING THE BLANKET MOTION.

The above motion was a "blanket motion" covering all projects where no one was present to represent the applicant at the time the project was called. At the end of the meeting those projects were deferred the December meeting.

A130-95 Driveway

Applicant: Thorne and Trish Donnelley
Address: 209 Banyan Road
Architect: David R. Miller
Project Description: New brick circular driveway at front of residence.

Architect David Miller presented the project. There is presently a motor court at the rear of the home. The proposed project will be two driveways off Jungle Road leading into a motor court. The existing brick sidewalk will be replaced with the same purple cast stone as the new driveway. Two 16' X 16' stucco piers with cast stone caps will be placed at the end of the sidewalk.

**MOTION BY MR. HELANDER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

B59-94 Landscape

Applicant: Darlyne Koss
Address: 755 Slope Trail
Architect: Ames Bennett
Project Description: Revisions to previously approved landscape plans.

No one was present to represent the applicant.

MOTION MADE TO DEFER THE PROJECT TO THE DECEMBER MEETING USING THE BLANKET MOTION.

D. NEW BUSINESS - MINOR PROJECTS

A141-95 Sign

Applicant: Christian DuPont Antiques
Address: 353 Peruvian Avenue
Contractor: Phil Rowe Signs
Project Description: Sign

Contractor Steve Rowe said Christian DuPont has been in this building for seven years and has recently purchased the entire building. Proposed are four windows and one entrance door lettered on Peruvian Avenue and three windows lettered on Coconut row.

**MOTION BY MR. HELANDER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A142-95 Sign

Applicant: Royal Pet Grooming
Address: 314 Royal Poinciana Plaza
Contractor: Phil Rowe Signs
Project Description: Sign

Contractor Steve Rowe presented the project. The sign will be 9¼" X 112", black plastic letters on a white background.

**MOTION BY MR. HELANDER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A143-95 Sign

Applicant: British Emporium
Address: 150 Worth Ave
Contractor: Phil Rowe Signs
Project Description: Sign

Contractor Steve Rowe said this project was partially staff approved, but Mr. Frank suggested getting ARCOM approval due to the verbiage.

The owner of the business addressed the Commission and stated the Premier of England endorses the company and wanted to use his coat of arms on the sign with the verbiage "By Appointment to The Premier Earl of England Purveyors of fine British goods".

**MOTION BY MR. HELANDER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A144-95 Sign

Applicant: Cook International, Inc.
Address: 340 Royal Palm Way
Contractor: Phil Rowe Signs
Project Description: Sign

Contractor Steve Rowe presented the project. The "ABT Funds Building" is being renamed to "Peters and Cook Building". Also attached to the building will be "Royal Palm Management, Inc." in 6" bronze color letters.

**MOTION BY MRS. BAKER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

A162-95 Sign

Applicant: Carol Rebecca Reiss
Address: 313 ½ Worth Avenue
Contractor: Phil Rowe Signs
Project Description: Cut-out letters installed above door and window.

Contractor Steve Rowe presented the project. The sign will be 3" dark hunter green lettering above one window and above the entrance door.

**MOTION BY MRS. LINDSEY TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A163-95 Sign

Applicant: Pascale Duwat
Address: 383 Cocoanut Row
Contractor: Phil Rowe Signs
Project Description: Letter name in white on two doors and hours on door.

Contractor Steve Rowe presented the project. White lettering will be placed on two windows and the business hours on the door.

**MOTION BY MRS. LINDSEY TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.**

A145-95 Hurricane Shutters

Applicant: Peter Reed
Address: 240 Via Marila
Contractor: Folding Shutter Corporation
Project Description: Installation of 7 Colonial shutters and 6 storm panels.

Contractor Dan Carlson presented the project and said the removable panels will go on the north and south sides of the house. The Colonial shutters will be on the east and west sides of the house. All of the shutters and panels will be white.

**MOTION BY MRS. LINDSEY TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.**

A146-95 Hurricane Shutters

Applicant: H.J. Goldfeld
Address: 200 Barton Avenue
Contractor: Folding Shutter Corporation
Project Description: Installation of 15 Colonial shutters

Contractor Dan Carlson presented the project. All of the Colonial shutters will be white aluminum.

**MOTION BY MR. HELANDER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A147-95 Enclose Porch, Window Changes, New Porch and New Garage

Applicant: Mr. Bob Spray
Address: 242 Via Linda
Architect: Robert L. Bell
Project Description: Enclosure of existing entry porch, addition of new covered porch and new garage, and misc. window changes.

Home owner Bob Spray presented a photo board showing the existing residence and said it is a 1955 ranch style in poor condition. The front entrance will be enclosed to create a foyer. A new covered porch with a Chinese Chippendale style railing along the roof line and a new garage will be added. The jalousie windows will be replaced with white aluminum windows with divided lites. The building will be peach stucco with teal shutters and a white concrete tile roof.

**MOTION BY MR. HOFFMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

A148-95 Landscape

Applicant: Mr. and Mrs. Englestein
Address: 680 South Ocean Boulevard
Architect: KM Associates
Project Description: Landscape

No one was present to represent the applicant.

**MOTION BY MR. SCHULER FOR DEFERRAL TO THE DECEMBER MEETING.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A149-95 Hurricane Shutters

Applicant: Clara Aguilera
Address: 158 Everglades Avenue
Architect: Al Farooq, Corporation
Project Description: Hinged Colonial shutters

No one was present to represent the applicant.

**MOTION BY MR. SCHULER FOR DEFERRAL TO THE DECEMBER MEETING.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A150-95 Awnings

Applicant: Coconut Row Real Estate
Address: 411 Australian Avenue
Contractor: Delray Awning
Project Description: Install 7 standard style door awnings

No one was present to represent the applicant.

MOTION BY MR. SCHULER FOR DEFERRAL TO THE DECEMBER MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

Mr. Jay Post of Delray Awnings was in attendance at this time, therefore this item was heard after item #A161-95.

The proposed awnings are hunter green with eggshell color trim.

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

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A151-95 Sign

Applicant: Vesenz United States, Inc.
Address: 114 North County Road
Contractor: Bishop Signs
Project Description: Sign

No one was present to represent the applicant.

MOTION BY MR. SCHULER FOR DEFERRAL TO THE DECEMBER MEETING.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

A152-95 Landscape

Applicant: Joe Jack Merriman
Address: Lake Trail Circle
Architect: John Gosman
Project Description: Landscape

Landscape Architect Steve Dauber presented a photo board of the property. Several existing palm trees will remain as well as an existing ficus hedge.

Mrs. Lindsey suggested planting something else ~~a ficus hedge~~ as she felt the seagrape may grow over the bike trail. Mr. Dauber said he originally suggested using variegated Pittosporum along the bike trail but the owner wanted something salt tolerant due to the high tide level.

MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A153-95 Sign & Shutters

Applicant: Gunster, Yoakley, Valdes-Fauli & Stewart
Address: 151 Royal Palm Way
Contractor: Acme-Wiley Corporation

Project Description: Signage on front of building and installation of dark green shutters on the second story windows.

Gary Lickle representing the applicant presented the project. The sign will be a berkeley style in a weathered bronze.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

The shutters on the second story windows will be dark green.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

A154-95 Roof Change

Applicant: J. Patell
Address: 111 Atlantic Avenue
Architect: Blue Minges
Project Description: Re-roof with cement tile.

No one was present to represent the applicant.

**MOTION BY MR. SCHULER TO DEFER THE PROJECT TO THE DECEMBER MEETING.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A155-95 Landscape

Applicant: Palm Beach Development Group
Address: 127 Ocean View Road
Architect: Stephen J. Parker
Project Description: Landscape

Landscape Architect Chuck Yannette presented the project. There will be a gateway into a circular driveway. Coconut and alexander palm trees will frame the front entrance. A hibiscus hedge will be planted in front of an existing wall and ficus hedge.
Mrs. Lindsey suggested adding a hedge along the east property line for privacy.

**MOTION BY MR. HELANDER TO APPROVE THE PROJECT WITH THE PROVISION A HEDGE BE ADDED ALONG THE EAST PROPERTY LINE AT A MINIMUM HEIGHT OF FOUR FEET.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

A156-95 Pilasters

Applicant: Mr. Lee Finsterstock
Address: 160 Via Del Lago
Architect: Brower Architectural Associates

Project Description: Addition of two pilasters, of block and stucco with a light on each.

No one was present to represent the applicant.

**MOTION BY MRS. BAKER FOR DEFERRAL TO THE DECEMBER MEETING.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

A157-95 Windows and Pergola

Applicant: Mr. and Mrs. Courtlandt Miller
Address: 177 Clarke Avenue
Architect: John M. Kelly
Project Description: Change two downstairs windows and close in a center window. Install a free-standing pergola across the front of the house.

Landscape Architect Jorge Sanchez presented the project. The house is presently being restored. The proposed project will have a pergola along the front, one center window will be closed out and the two windows on either side will be elongated. The pergola columns will match the existing columns.

**MOTION BY MRS. BAKER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.**

A158-95 Awning

Applicant: Barbara Tailer
Address: 401 Peruvian Avenue, Apt. 403
Contractor: Awnings By Jay
Project Description: Color change of existing awning.

A representative of Awnings By Jay presented the project. The awning color change will be from white to slate blue.

**MOTION BY MR. HELANDER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A159-95 Roof Change

Applicant: Robert E. List
Address: 218 Tangier Avenue
Architect: Paul Twitty
Project Description: Substitute previously approved barrel tile roof to "S" shaped mission tile roof.

No one was present to represent the applicant.

**MOTION BY MRS. BAKER FOR DEFERRAL TO THE DECEMBER MEETING.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

A160-95 Front Door

Applicant: Cartier, Inc.
Address: 214 Worth Avenue
Architect: The Lawrence Group Architects
Project Description: Replace main entrance door.

Architect Richard Leja presented the project. The entrance door is wood which has become warped and is leaking. The original door was solid bronze making it very heavy. The proposed door is made of tubular bronze with beveled glass which will match the existing bronze arch above the door.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A161-95 Revisions

Applicant: Kenn Karakul
Address: 132 El Brillo
Architect: Thomas Kirchoff
Project Description: Revisions to previously approved plans

No one was present at the time this item was called.

**MOTION BY MR. SCHULER FOR DEFERRAL TO THE DECEMBER MEETING.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

Architect Thomas Kirchoff was in attendance at this time therefore, this item was called after item #A164-95.

The owners wanted to add a bedroom to the cabana. The original flat roof will be changed to a pitched, cement tile roof.

**MOTION BY MRS. BAKER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

A164-95 Revise Windows and Swimming Pool

Applicant: Jerome and Anne Fisher
Address: 334 North Woods Road
Engineer: Robert Henry
Project Description: Relocate swimming pool and revised windows in guest entrance area.

Engineer Robert Henry presented the project. The owner wanted to center the swimming pool,

eliminate a reflecting pond and shorten the deck.

**MOTION BY MRS. LINDSEY TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.**

The connection between the guest quarters and the main house was originally designed to have a 2-story entrance. The owner would like a single story connector, eliminate the top window on the north elevation and make the lower window narrow.

**MOTION BY MR. HELANDER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

Mr. Schuler brought up the topic of architects versus designers presenting projects to ARCOM.

Mr. Frank stated the policy requiring architects to present the projects can be done administratively. A procedural outline for presentations was discussed.

Mr. Frank will forward Mr. Fisher's letter of resignation to the Town Council.

VI. ADJOURNMENT

The meeting was adjourned at 3:40 p.m.

The next meeting of the Architectural Commission will be held on December 19, 1995 at 9:00 a.m. in the Town Hall, Town Council Chambers, 360 South County Road, Palm Beach.

Respectfully submitted,

Leighton A. Rosenthal,
Chairman

gd

DATE: November 29, 1995

RE: MAJOR PROJECT NO. B74-95
or MINOR PROJECT NO. _____

STREET ADDRESS: 1076 North Ocean Blvd.

ITEM FOR ARCHITECTURAL COMMISSION MEETING ON: November 29, 1995

NOTE: This form is to record disclosures of the following information regarding authorized ex-parte communications in quasi-judicial matters relating to Town of Palm Beach Council, its Commissions and Boards, pursuant to Town Resolution No. 21-95, which was adopted by Town Council at its July 11, 1995 meeting:

1. Name of individual who has communicated with a
Commission Member: Lindley Hoffman
2. Name of person or group whom the individual represents:
Architectural Commission, Town of Palm Beach
3. Content of communication: Meeting with Robert
Ko/any re: design of house prior to Meeting.
4. Circle one: Commission Member contacted individual
Individual contacted Commission Member
5. Site visit conducted on: _____
6. Other disclosure information: _____

NAME: _____

Lindley Hoffman

TITLE: Commission Member