MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, NOVEMBER 17, 1993, 12:30 P.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The November 17, 1993 Architectural Commission meeting was called to order by Chairman Joanna Frost-Golino at 12:30 p.m.

II. Roll Call

PRESENT: Joanna Frost-Golino, Chairman
John Schuler, Vice-Chairman (left the meeting from 3:10 p.m. to 3:45 p.m.)
Leighton Rosenthal, Member
Jorge Sanchez, Member
Laurel Baker, Member
Lindley Hoffman, Member
Cathleen McFarlane, Alternate Member (left the meeting at 3:10 p.m.)
Bruce Helander, Alternate Member (arrived at 12:45 p.m.)
Allen Wyett, Alternate Member (arrived at 1:00 p.m.- left meeting at 3:10 p.m.)
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning and Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Marie Hope, Member

RECORDING SECRETARY: Mary A. Pollitt

III. Approval of minutes from the October 27, 1993 meeting.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE MINUTES.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

IV. Chairman's comments: Possible time change for meetings.

Mrs. Frost-Golino reported several members of the Commission were interested in starting the meetings at 9:00 or 9:30 a.m. in lieu of the current 12:30 starting time. She suggested hearing the major items (and deferrals) in the morning. The minors would be heard in the afternoon at 1:00 p.m. Mrs. Frost-Golino expressed concern for the participants who have minor projects and wait long time periods before their projects are heard.

The Commission discussed the pros and cons of the earlier starting time. Mrs. Frost-Golino mentioned it was the chairman's duty to keep the meeting moving and not allow excessive breaks during the morning meeting.

All the members present preferred the earlier starting time--to begin January, 1994.

MOTION MADE BY MR. SCHULER TO START THE ARCHITECTURAL COMMISSION MEETINGS AT 9:00 A.M. BEGINNING IN JANUARY, 1994. MINOR ITEMS WILL BE HEARD AT 1:00 P.M.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

To further clarify the intent of the motion, Mrs. Frost-Golino noted major deferrals and new major projects will be heard in the morning. Minor deferrals and new minor projects will be heard starting at 1:00 p.m.

The Commission also discussed the advisability of giving applicants a check list when they submit applications to the Commission.

Mr. Frank responded the application sheet lists a number of items required for the submission of the application and for the presentation at the meeting. Additionally, the staff uses a check list for compliance to completeness of application and zoning items.

Mr. Schuler suggested a copy of the staff's check list be given to the chairman of the Commission.

Mrs. Frost-Golino directed Mrs. Baker to work with Mr. Frank to develop a check list to address the concerns of the Commission.

Mr. Randolph explained the recently enacted ordinances affecting Town boards and commissions.

The ordinance states after 10 or more conflict of interest forms are filed (by one member of a board), that board member may be removed from the board upon review of the conflict of interest forms by the Town Council.

Additionally, attendance will be taken at each meeting. Absences will be noted, excused or unexcused. Excused absences are defined as illness or personal hardship. Three or more unexcused absences in one year will be reviewed. Attendance of alternate members is included in this record.

V. Project Review

A. Deferrals and Continuations: Major and Minor Projects

B60-93 New Residence

Applicant:	Dr. Michael and Virginia Longo
Address:	210 Colonial Lane (1109 N. Ocean Blvd.)
Architect:	Daum/Kraus/Reppert
Project Description:	Construct two-story residence

Conceptual approval was given at the July meeting with the conditions window details, architectural details, a driveway study, material samples, colors, a deck plan and a landscape plan be presented at a later meeting.

The project details were deferred from the October meeting.

Jerry Daum presented previously submitted plans and revised plans. He compared the changes made since the last review.

The roof pitch is 4/12 and the material is clay terra cotta tile. The roof line above the front entrance is straight across as suggested by the Commission.

Mr. Daum described the Pella windows (with muntins) that will be used throughout the residence. The exterior will be smooth stucco. A section, next to the garage area, is shown with precast stone on the first floor. Precast pilasters and arches are shown next to

and around the entrance doors. Details of the precast balustrades and curved wrought iron used on the balconies are shown on the plans.

The Commission discussed the landscaping as shown on the site plan. The preliminary landscape plan suggests heavily landscaped areas around the garage and the Colonial Lane frontage. Mr. Sanchez requested Mr. Daum present a plan, at a later meeting, listing the material quantities and sizes.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE PROJECT WITH THE CONDITION THE APPLICANT RETURN WITH THE LANDSCAPE PLAN.

MOTION SECONDED BY MRS. MC FARLANE.

MOTION CARRIED UNANIMOUSLY.

Mr. Frank reminded the presenters present at the meeting of the importance of giving him any revised drawings. The revised drawings must be submitted for ARCOM approval prior to the issuance of any permits.

B69-93 New Residence

Applicant:	Solcon, 3000
Address:	1332 North Ocean Boulevard
Architect:	Randall E. Stofft
Project Description:	Construct multi-level residence

Demolition was approved at the August meeting.

The project was deferred from the October meeting.

Randall Stofft presented revised elevation drawings for the project. Overlays showed the proposed changes.

Mr. Stofft addressed the comments made by the Commission members at the last meeting. The balcony balustrades have been replaced by iron railings alleviating the appearance of "heaviness". The low slung arches have been squared off. (The Commission preferred the low slung, arched arches to the "squared off".)

Overlays showed alternatives to the submitted elevations.

The Commission discussed the columns as shown on the North Ocean Boulevard and Ocean Terrace elevations. The members preferred the smaller, 8 inch columns recessed between the windows. The same columns should be shown on both elevations.

Mr. Hoffman and Mrs. Frost-Golino thanked Mr. Stofft for his work responding to the suggestions of the Commission at previous

meetings.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE CONDITIONS THE TWO ELEVATION DRAWINGS (NORTH OCEAN BOULEVARD AND OCEAN TERRACE) REFLECT THE COLUMN AND ARCH DETAILS WORKED OUT AT THIS MEETING; BARREL TILE BE USED ON THE ROOF AND A LANDSCAPE PLAN BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B72-93 New Residence

Applicant:	James H. Kimberly and First National Bank in Palm Beach as Trustees
Address:	1330 North Lake Way
Architect:	Ames Design Group
Project Description:	Construct two story residence

The project was deferred from the October meeting for re-study.

Mr. Malcolm Rudolph, 1333 North Lake Way, asked to address the Commission prior to the presentation by the architects because he could not stay for the presentation.

Mr. Rudolph said his major concern was the proposed size of this house. The neighborhood is a collection of smaller residences. Mr. Rudolph noted he received a notice about the Asplundh house now under construction across the street from him. This house appears very large to him. He contacted the Planning, Zoning and Building office in September to see if the September 22, 1993 meeting could be postponed.

Mr. Moore replied the hearing of this project at the September meeting could not have been postponed.

Chairman Frost-Golino replied she understands Mr. Rudolph's concerns. She offered the option of concerned citizens addressing these issues on a yearly basis (by September of every year) for consideration by the Zoning Commission.

Shane Ames presented the changes to the elevation drawings since the October meeting. Mr. Ames handed out numbered sheets showing alternatives to the larger elevation drawings.

The windows have been scaled down on the residence. Mr. Ames has attempted to reduce the mass of the porte cochere. The roof has been lowered and flattened. Responding to questions from the Commission, Mr. Ames noted one interior ceiling height is 15 feet.

Mrs. Frost-Golino replied she preferred the porte cochere design

with the three windows across the front (alternative #4). She added the changes are in keeping with the design of other residences in the neighborhood.

Mr. Schuler said he thinks the proposed residence is too large for the neighborhood and the design is "too busy".

Mr. Ames reviewed the site plan. Mr. Ames noted the wall is 10 - 15 feet back from the lot line (on North Lake Way). The gates are set 25 feet back from the road. A detailed drawing of the entrance gate was presented. The 8 foot high gates will be a verdi green finished aluminum.

The front door detailed drawing showed an iron grille design with glass behind it. Mr. Ames noted this door is not visible from the front of the residence.

Mr. Ames added heavy landscaping will be added in front of the porte cochere.

Mr. Schuler suggested the applique detail shown underneath the two round second floor windows could be removed. (A detailed drawing of this applique was shown to the Commission.)

Mr. Ames replied he wants visual breaks over the front of the residence and this is one device to do that.

Mr. Schuler also added the two bay window areas give the appearance of largeness.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE PLAN WITH THE CONDITIONS THE #3 WINDOW PLAN AND THE #4 PORTE COCHERE PLAN BE INCORPORATED WITH THE FINAL PLANS AND A LANDSCAPE PLAN BE PRESENTED AT A LATER MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED 5/2 WITH MR. SCHULER AND MR. ROSENTHAL VOTING NEGATIVE.

<u>B74-93 New Residence</u>

Applicant:	Mr. and Mrs. Irwin H. Kramer
Address:	1295 South Ocean Boulevard
Architect:	Smith Architectural Group
Project Description:	Construct new residence

The project was approved at the October meeting with the condition color samples, plans for the gate house and a landscape plan be

submitted later.

The architect requested removal of this item from the agenda.

MOTION MADE BY MR. ROSENTHAL TO REMOVE THIS ITEM FROM THE AGENDA.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B75-93 New Residence

Applicant:	Renate and Thomas McKnight
Address:	310 Clarke Avenue
Architect:	Smith Architectural Group
Project Description:	Construct new residence

The project was deferred from the October meeting.

The architect requested deferral of this item.

MOTION MADE BY MRS. BAKER TO DEFER THE PROJECT UNTIL THE DECEMBER MEETING.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B49-93 Front Wall

Applicant:	Mr. and Mrs. Robert DeMario
Address:	275 North County Road
Architect:	Eugene Fagan III
Project Description:	Front Wall

The architect requests deferral of this project until the December meeting.

MOTION MADE BY MR. HOFFMAN TO DEFER THIS PROJECT UNTIL THE DECEMBER MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B77-93 New Residence

Applicant:	Mr. and Mrs. Engelstein
Address:	101 Banyan Road
Architect:	Milton Klein
Project Description:	Construct two story residence

The project was deferred from the October meeting for restudy.

Milton Klein presented a colored rendering of the east elevation (South Ocean Boulevard side) of the proposed residence. Additionally, Mr. Klein has 1/4 inch scale elevation drawings.

The modifications, since the October meeting, include changing the roof pitch from 6.0 to 5.5; changing to wood casement windows and French doors in lieu of the sliding types shown on previous drawings.

On the front, Banyan Road, elevation, cast stone sill trim has been added below the second floor windows. Other cast stone trim details have been added around doors and other windows.

The double, wood-framed, door has a decorative grill.

Mrs. Frost-Golino mentioned the east elevation (South Ocean Boulevard). She would like to see additional details, as discussed with Mr. Klein, changed.

Mr. Hoffman prefers the railing on the balcony as originally shown.

Mr. Klein noted the height of the proposed residence is approximately 29 feet at the highest point. The rest of the residence is lower.

Mr. Klein also noted the existing hedge will be extended around the property. The wall on the west property line will be extended as requested by the neighbor to the west.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE REVISED BALCONY AND ALTERNATIVES FOR THE FRONT DOOR GRILL WORK. A LANDSCAPE PLAN IS TO BE PRESENTED AT A LATER MEETING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED 5/2 WITH MRS. BAKER AND MRS. FROST-GOLINO VOTING NEGATIVE.

B80-93 New Residence

Applicant:	Mr. and Mrs. Harding Willinger
Address:	324 El Bravo Way
Architect:	Smith Architectural Group
Project Description:	Construct new residence

The project was approved at the October meeting with the condition colors and a landscape plan be submitted later.

The architect requests removal of this item from the agenda.

MOTION MADE BY MR. HOFFMAN TO REMOVE THIS ITEM FROM THE AGENDA.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B84-93 Addition/Site Development

Applicant:	Carol Martino
Address:	144 Seminole Avenue
Architect:	David Miller
Project Description:	Addition, remodeling and site changes

The project was deferred from the October meeting at the architect's request.

David Miller presented photographs of the property and the neighboring properties.

Mr. Miller also presented a site plan and a front elevation drawing showing the proposed changes. Four columns have been added across the front. Mr. Miller noted a white, Pella, casement window will be used on the front. Quoining is shown on the corners of the residence. The plan calls for new roof tiles on an existing roof. The color samples shown for a cream colored house with a pale gray roof and white windows.

The Commission members agreed the proposed changes are not in keeping with the existing style of the residence. Mr. Hoffman noted it is "neither fish nor fowl". Mrs. Frost-Golino added columns are out of place on a contemporary house (combination of styles). Mr. Rosenthal thought the columns are "inappropriate".

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT FOR FURTHER STUDY INCLUDING THE PROPORTION OF THE WINDOWS AND (OPTIONAL) COLUMNS.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B85-93 Carport Awning

Applicant:	Joyce and John Alban
Address:	422 Australian Avenue
Contractor:	
Project Description:	Install carport awning

No one was present at the October meeting and the project was deferred from that meeting.

No one was present at the November meeting.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT UNTIL THE DECEMBER MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B86-93 New Residence

Applicant:	Sidney Kimmel
Address:	1236 South Ocean Boulevard
Architect:	Ferguson, Murray and Shamamian
Project Description:	Construct new two story residence

The project was approved at the October meeting with the condition the pediments be re-studied.

No one was present to represent the applicant.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT UNTIL THE DECEMBER MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A143-93 Site Development

Applicant:	Katherine DeMatteo
Address:	324 Brazilian Avenue
Architect:	David R. Miller
Project Description:	Site development including drive, parking, landscaping, deck areas and a rear addition

This project was deferred until the November meeting at the architect's request.

David Miller presented photographs of the residence. Heavy landscaping hides the house from the street. The house is currently being restored. It is adjacent to the Brazilian Court Hotel and was once part of that site.

A new hedge is planned, adjacent to the hotel. A new curb cut into a motor court area is planned for the front. Remote control gates will be installed in back of the existing piers and wall.

A future pool is planned for the rear of the residence.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

A145-93 Shutters

Applicant:	Mr. and Mrs. John Pierce
Address:	222 Australian and 229 Chilian
Contractor:	Sunshine Aluminum
Project Description:	White bahama shutters installed on front and back of building

This project was deferred from the October meeting to provide time for alternate solutions to the installed Bahama shutters.

The contractor requests deferral of this project.

MOTION MADE BY MR. SCHULER TO DEFER THIS PROJECT UNTIL THE DECEMBER MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B66-92 Driveway Revision

Applicant:	Sandy Pam Beach Property, Inc.
Address:	248 Bahama Lane
Architect:	Smith Architectural Group
Project Description:	Driveway Revision

Robert Moore explained the path this project has taken since ARCOM approved a driveway plan at the October meeting. That decision, with one driveway cut, was appealed to the Town Council at their November meeting. Town Council referred the plan back to the Architectural Commission for a solution.

Pamela Dunston, one of the owners of the project, explained the problem with the single cut driveway. A car cannot turn around in the driveway (motor court) area. Ms. Dunston maintains a second driveway cut is needed to allow cars to turn around in front of the residence. (A second driveway cut exists without ARCOM approval.)

Other proposed changes include replacing the existing red cedar bushes with ficus nitada. Additionally, 125 square feet of green space would be added in front of the house. To achieve this, pavers would be removed.

Mrs. Frost-Golino and Mr. Wyett visited the site individually. Both said it is difficult to turn around in the driveway if only one driveway cut exists.

Mrs. Frost-Golino noted, "Although the garage is difficult to use, the (approved) landscaping plan does not match the installed landscaping as if ARCOM decisions don't count." Mrs. Frost-Golino opted for a plan calling for additional landscaping.

Richard Cahall, 249 Bahama Lane, commented the house is large. The previous residence (demolished) had three cuts on a double lot. (Ms. Dunston later stated the three driveway cuts were on the same lot.)

Mr. Cahall also added the neighbor at 246 Bahama Lane has added landscaping and reduced the number of driveway cuts. Mr. Cahall questioned the Town's green space (zoning) requirement. Does the current situation meet that requirement?

Etonella Christlieb, 300 Bahama Lane, addressed the Commission. She objected to the size of the house and thought not enough green space existed around the house.

Christina Orr-Cahall, 249 Bahama Lane, addressed the Commission. She would like to see one driveway cut, not two.

Mr. Wyett commented a correction for the problem, not a patch, should be sought. One suggestion allowed a narrower center cut and a western cut.

MOTION MADE BY MRS. BAKER TO DEFER THE ITEM FOR RESTUDY.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

Mrs. Frost-Golino stated the deferral does not mean denial of a second driveway cut. The Commission needs to see a detailed plan drawn by the landscape architect for the project. The landscape architect needs to present his plan to the Commission.

The Commission recessed at 3:10 p.m. Mrs. McFarlane and Mr. Wyett left the meeting. Mr. Schuler left the meeting for approximately 1/2 hour.

The Commission reconvened at 3:25 p.m. Members present and voting are: Rosenthal, Hoffman, Sanchez, Baker, Frost-Golino, Helander.

A123-93 Gates/Revised Landscape Plan

Applicant:	Daniel Manella
Address:	685 Island Drive
Landscape Architect:	Cliff Leisinger
Project Description:	Entry and service gates/revised landscape plan

Cliff Leisinger presented photographs of the gate installed at 1495 North Ocean Boulevard. The proposed gate is the same design. A site plan showed the location of the gate.

Mr. Leisinger presented a revised landscape plan. Mr. Sanchez noted no sizes or quantities of materials were listed on the plan.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE GATE WITH THE CONDITION A LANDSCAPE PLAN SHOWING SIZES AND QUANTITIES OF MATERIALS BE PRESENTED AT A LATER MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A133-90 Signs

Applicant:	Testa's Pantry
Address:	231 Royal Poinciana Way
Architect:	Ginocchio and Spina
Project Description:	Signs

Modifications to the building were approved at the October meeting. The architect was asked to come back with signage.

Ken Spina presented photographs of the front of the building. Elevation drawings were also shown.

Mr. Spina proposed the following signage for the building:

1. remove the existing (grandfathered) yellow sign above the front canopy.

2. locate "Texaco" sign--16 inches high-- on the east face of the canopy.

3. locate red "Testa's Pantry" sign in script on front and back of building

All signage will be red.

Mr. Spina stated "Texaco" would be installed on the west side of the canopy if the Town approves.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE SIGNAGE AS REQUESTED SUBJECT TO TOWN CODES.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

Mrs. Frost-Golino suggested to Mr. Spina that the uncovered florescent tube lights under the canopy be studied for possible reduction of light.

B98-92 Hardscape

Applicant:	Mr. and Mrs. Augustine Falcione
Address:	970 North Lake Way
Landscape Architect:	Lang Design Group
Project Description:	Hardscape Plan

No one was present to represent the applicant.

MOTION MADE BY MR. HOFFMAN TO DEFER THIS PROJECT UNTIL THE END OF THE MEETING.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

No one was present at the end of the meeting.

A blanket motion was made by Mr. Helander and seconded by Mr. Schuler deferring all items to the next meeting not heard at the end of the meeting.

B68-93 New South Firestation

Applicant:	Town of Palm Beach
Address:	2185 South Ocean Boulevard
Architect:	Digby, Bridges, Marsh and Associates
Project Description:	Revision to South Fire Station plans

This project was approved at the August and September meeting.

Staff requests deferral until the December meeting.

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT UNTIL THE DECEMBER MEETING.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A121-93 Lions on Posts

Applicant:	Nicole Durr
Address:	1491 North Ocean Boulevard
Architect:	Smith Architectural Group
Project Description:	Lions on top of posts

Don Kino presented photographs of the front of the property showing the entrance.

A drawing of the proposed bronze lions was drawn to scale. The pilasters are back from the edge of the road. The pilasters are 6 feet high and the lions are 22 inches.

MOTION MADE BY MR. HELANDER TO APPROVE THE LIONS.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B. New Business - Major Projects

B87-93 New Guest House

Applicant:	Dr. Salomon Dayan
Address:	980 South Ocean Boulevard
Architect:	Mc Carron and Associates
Project Description:	Two story concrete and stucco guest house

Brian McCarron presented elevation drawings. The overall height of the guest house has been reduced by 1 1/2 feet since initially presented for review.

The floor plan has been slightly altered to allow for the scale down of the design.

Mr. Hoffman said the changes meet all the concerns he expressed last month.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE GUEST HOUSE.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

B88-93 Townhouse

Applicant:	Seminole Development Company
Address:	247 Seminole Avenue
Architect:	SKA - Pat Segraves
Project Description:	Construct new two story townhouse

Pat Segraves and Jeff Blakely presented plans (including landscaping plans) for the proposed townhouse.

Photographs of the site and the neighboring properties were presented.

A site plan showed the location of the two units. Each unit is a mirror image of the other; however, the two units are slightly off set. Mr. Segraves noted each unit has a recessed, vaulted entrance.

Each unit has a side entry garage. The drives curve from the edges of the property lines into the garages. Each unit has a pool and patio area in the rear. The front wall of the garages is 26 - 27 feet from the sidewalk.

The elevation drawings show a Bermuda style building with balconies on the second floor windows. The white, louvered shutters will be operable. The plan shows white concrete tile on the 7/12 roof pitch. The rafter tips will be painted white. The stucco finish will be painted a pale yellow.

Each unit is approximately 3100 square feet plus the garage area. The garage doors are louvered.

The overall height of the building is 30 feet.

Mrs. Frost-Golino, Mr. Sanchez and Mr. Helander expressed their pleasure with the design and complimented the architect.

Jeff Blakely explained the landscape plan. Some palm trees, a gumbo limbo and a mango tree remain on the property line. Mr. Blakely plans to add Royal Palms on the front and some additional palms. Most of the planting shown is shrubbery, perennials and annuals.

MOTION MADE BY MR. HELANDER TO APPROVE THE PROJECT AS PRESENTED (INCLUDING THE LANDSCAPE PLAN).

MOTION SECONDED BY MR. ROSENTHAL.

Before the vote was taken, Charles Shepherd, 245 Seminole, requested the Commission hear his comments. Mr. Shepherd stated he has an encroachment problem (4 inches x 20 feet) relating to the

wall located on this subject property. He would like the Commission to defer the question of constructing a new townhouse until his legal question can be decided.

Robert Deziel, Attorney for the owners of the property, stated this is not the proper forum for discussion of the encroachment problem.

Mr. Randolph concurred with that opinion.

MOTION CARRIED UNANIMOUSLY.

B89-93 New Residence

Applicant:	Mr. and Mrs. Robb Allan
Address:	300 Tangier Avenue
Architect:	Smith Architectural Group
Project Description:	Construct new two story residence

Don Kino presented photographs of the neighborhood and plans for the new two story residence located on the corner of Tangier Avenue and North Lake Way.

The previous house on the property has been demolished.

The site plan shows the main entrance to the residence on North Lake Way. A circular driveway, two car widths wide, serves as a drop off area for the front entrance. The garage is located on the Tangier side of the residence. The driveway entrance is located so the garage doors are not visible from the street. They are site screened by a hedge.

The style of the house was described as "neo-classical". Many of the neighboring houses are regency style.

The height of the house is 29 feet. The roof pitch is 5/12. The flat concrete tile simulates the look of slate.

The front entrance has two, solid wood doors with columns flanking the doors. A round banding detail with a small round window (transom) located under the band is over the front doors. Two round windows with half-bands over them are located on the second floor above the entrance area. Four windows across the front of the residence have round tops with banding and a keystone detail at the tops of them. All the windows on the elevation drawings have muntins. Shutters are shown on all the windows.

Trim banding is shown on the elevation drawings under the second story windows and at the top of the single story elements.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE PROJECT WITH THE

CONDITIONS COLOR SAMPLES FOR THE RESIDENCE; ROOF TILE SAMPLES AND A LANDSCAPE PLAN INCLUDING A DRIVEWAY PLAN SHOWING THE RELATIONSHIP TO NEIGHBORING DRIVEWAYS BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

B91-93 Addition

Applicant:	Patricia Schmidlapp
Address:	695 South County Road
Engineer:	Robert Henry
Project Description:	Addition

Robert Henry presented a site plan showing the location of the second floor, 1,396 square foot addition. The height of the addition is 20 feet--23 feet including the parapet.

The residence is located on the corner of Jungle and County Roads. The addition is in the rear of the residence but is visible from South County Road. The addition is 15 feet from the back lot line.

The shrubs on the east and north elevations are 25 feet tall. Mr. Schuler noted the residence is well screened.

The materials and colors used on the new addition will match the existing structure.

Mr. Schuler and Mr. Helander asked that the windows on the addition shown on the south and north elevations be centered and match the windows below on the first floor.

Ms. Schmidlapp was in the audience. Mr. Henry, Ms. Schmidlapp and the Commission discussed the locations and sizes of the windows on the new addition. All agreed to enlarge the windows on the second floor and line them up with the first floor windows. One small kitchen window would be eliminated.

MOTION MADE BY MR. HELANDER TO APPROVE THE PROJECT WITH THE CONDITION THE SMALL KITCHEN WINDOW BE ELIMINATED AND THE WINDOWS ON THE SECOND FLOOR ADDITION BE ENLARGED AND LINED UP WITH THE FIRST FLOOR WINDOWS AS DISCUSSED AT THE MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

B93-93 Demolition

Applicant:	George G. and Betsy K. Matthews
Address:	334 North Woods Road
Attorney:	Baugher, Mettler and Shelton; Thomas Mettler, Esquire
Project Description:	Demolition of all structures on the property

Frank Lynch, Attorney for the applicants, requested permission to demolish all structures on the property.

Mr. Lynch explained the Landmarks Preservation Commission had considered landmarking this Howard Major house. The Town Staff reported the house is in a deteriorated condition. Mr. Lynch estimated the cost of renovation is in the $600,000 to $800,000 range.

Mr. Lynch stated the applicants will sod or seed the lot and irrigate the vegetation. No other vegetation will be removed.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE DEMOLITION OF ALL STRUCTURES ON THE PROPERTY WITH THE CONDITION THE LOT BE SODDED OR SEEDED AND IRRIGATED AFTER DEMOLITION IF NO NEW CONSTRUCTION HAS NOT BEGUN WITHIN 90 DAYS.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED 4/3 WITH MRS. BAKER, MR. SANCHEZ AND MR. HELANDER VOTING NEGATIVE.

After the vote was taken, Mr. Sanchez asked Mr. Randolph why demolitions were heard by the Architectural Commission if demolition denial is not feasible?

Mr. Randolph responded the Commission does have control over certain elements relating to the demolition process, i.e. the landscaping requirements and the future building plans for the property.

Mr. Helander would like to see additional documentation on demolition projects to allow further research on some of the situations.

Mr. Frank replied the Landmarks Commission had prepared a report on this particular project and does on any project deemed appropriate for landmark designation.

C. New Business - Minor Projects

A151-93 Awnings/Shutters

Applicant:	Dr. and Mrs. David Guggenheim
Address:	346 Seabreeze Avenue
Contractor:	Tropical Awning Company M. Kelley Construction
Project Description:	Install 4 dome awnings on the front of the residence and shutters on the second floor

Harold Oxenstein, M. Kelley Construction, presented a photograph of the residence showing the location of the proposed second floor white and green shutters.

No one was present from the Awning Company. The Commission discussed the requested color choice. Without the awning presentation to coordinate colors for shutters and awnings, the Commission chose white shutters. Mr. Oxenstein may request another color if the awnings are presented at the same time.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE WHITE SHUTTERS. THE COLOR OF THE AWNINGS WILL HAVE TO COORDINATE WITH THE SHUTTER COLOR.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A152-93 Awnings

Applicant:	Diane McClaine
Address:	200 Queens Lane
Contractor:	Tropical Awning Company
Project Description:	Install 2 awnings (visible from N. Ocean Way)

No one was present to represent the applicant.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT UNTIL THE DECEMBER MEETING.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A153-93 Shutter

Applicant:	Fred Hoberg
Address:	247 Chilian Avenue
Contractor:	Wrol-Up Shades & Shutters
Project Description:	Install one accordion shutter

No one was present to represent the applicant.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT UNTIL THE DECEMBER MEETING.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A154-93 Awning

Applicant:	Bona Vista Optical
Address:	219 Royal Poinciana Way
Contractor:	American Awning Company
Project Description:	Install awning over entry area to match existing awning

Scott Tengzelius, American Awning, presented an elevation drawing of the proposed new awning. This awning, white with green trim, will match recently approved awnings for the rest of the building.

MOTION MADE BY MR. SCHULER TO APPROVE THE AWNING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A155-93 Sign

Applicant:	The Pastry Heaven
Address:	375 South County Road
Contractor:	Phil Rowe Signs
Project Description:	Install 8" bronze letters on building

Magnus Lofgren, owner of The Pastry Heaven, presented a blown-up photograph showing the 8" x 10' "The Pastry Heaven" sign on the front of the building, centered over the entrance door. Cut out bronze colored letters, the same size as the Church Mouse and Palm Beach Historic Inn, will be used on the building.

MOTION MADE BY MRS. BAKER TO APPROVE THE SIGNS.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A156-93 Awning

Applicant:	Mondi
Address:	238 Worth Avenue
Architect:	Stephen Yeckes
Project Description:	Awning

Steve Yeckes presented an elevation drawing showing the awning on the store front.

Mr. Yeckes would like to add signage, "Mondi Collection", white lettering on each window glass on both sides of the front door.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE AWNING AND ADDITIONAL SIGNAGE.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

Adjournment

Chairman Frost-Golino declared adjournment. The Architectural Commission meeting adjourned at 4:55 p.m. The next Architectural Commission meeting will be Wednesday, December 15, 1993, 12:30 p.m. in the Town Council chambers.

Respectfully submitted,

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Joanna Frost-Golino, Chairman

JFG:mp