



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

NOVEMBER 16, 2007

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

CALL TO ORDER

Chairman Wheelock called the meeting to order at 9:00 a.m. He introduced John Page, Director of the Planning, Zoning & Building Department, who was in the audience throughout the meeting.

II. PRESENT:

Morgan Dix Wheelock, Chairman
William P. Feldkamp, Vice-Chairman
Nikita Zukov, Member
Leslie C. Diver, Member
Thomas M. Youchak, Member
Jeffery Smith, Member
Kenn Karakul, Alternate Member (arrived at 9:04 a.m.)
Samuel M. Boykin, Alternate Member
John C. Randolph, Town Attorney
Veronica B. Close, Assistant Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

ABSENT:

William J. Strawbridge, Jr., Member
Mark Bennett, Alternate Member

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Wheelock.

IV. APPROVAL OF THE MINUTES FROM THE OCTOBER 24, 2007 MEETING.

MOTION BY MR. FELDKAMP TO APPROVE THE MINUTES.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

V. SWEARING IN PERSONS TESTIFYING.

Persons testifying were sworn in at this time and periodically throughout the meeting.

VI. PROJECT DEFERRALS/REMOVAL

None

VII. PROJECT REVIEW

**A. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS
DEFERRALS**

Formal action may be taken relative to these projects pending Town Council approval.

B49-07/SE9-07 New Residence

Address: 216 Colonial Lane
Applicant: Andrew N. Adler
Architect: Kermit C. White
Project Description: New two-story residence.

This project was deferred from the June meeting for restudy, deferred from the July and August meetings at the attorney's request and deferred from the September meeting to the November meeting.

There were no ex parte communications regarding this project.

Attorney Ron Kolins, representing the applicant, explained that the original design of the new home required several variances. He introduced Architect Eugene Pandula and said that he changed the design so that it no longer requires variances.

Architect Eugene Pandula, responding to Mr. Frank's opening statements that the site drainage and the landscaping plans have not been consolidated, stated that they intend to come back with a final landscaping plan that will be coordinated with the drainage. He noted that Richard Barnes with Principle Design Group was in the audience and that his firm remains the principal architects. He explained that the lot is undersized being 75 ft. wide by 82 ft. deep for a total of 6,100 sq. ft.. The house was repositioned on the property, which eliminated some of the variances. The architecture was changed from a Mediterranean style to a two-story Bermuda style with a flat white cement tile roof, a light yellow stucco building and white detailing. The front facing garage will have a flat roof with a trellis above.

Mr. Wheelock thought that the cantilevered balcony off of the master bedroom was out of place on the building. He recommended a shallow balcony just enough to open the French doors.

Mr. Feldkamp was very happy to see that this project was designed without variances. He said the earlier version requested variances just for the sake of wanting variances. He noticed that the plans were somewhat inconsistent with the floor plans and the elevations and that a side yard set

back may be noted incorrectly. He suggested removing the arched panels on the garage door.

Mr. Zukov suggested simplifying the detailing above the entry feature.

Ms. Diver noted that a window on the front elevation was too close to the corner of the building and the front door appeared too narrow.

Mr. Smith agreed that there were some inconsistencies with the elevations and that floor plans; as well, he was not pleased that the plans did not meet the side yard set back requirement. He felt that the site wall made the small lot feel smaller and that it does not relate to any of the other walls along the street. He perceived the balcony, which hangs 6 to 10 inches over the flat roof of the garage, as very odd looking from the side elevation.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE DECEMBER MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B59-07 / SP14-07 (Generator) Enclosure

Address: 425 Worth Avenue
Applicant: The Villas, Inc.
Architect: Robert Bell
Project Description: "One-story CBS enclosure with smooth stucco finish and concrete tile roof." (The variance request is to eliminate two off-street parking spaces. To provide two supplemental off-street parking spaces located on a property 75' west of the subject property. Also requested, is a rear yard setback variance of 5.4 feet in lieu of 30 feet minimum).

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

There were no ex parte communications relative to this project.

Mr. Frank reminded the Commission of the variance requests which include a rear yard setback and relocation of two off street parking spaces.

Attorney Frank Lynch presented a survey of the site and pointed out alternative generator locations that they were asked to consider. He reported that every location they studied either blocked driveway access, was too close to the building or had setback issues. He said they have seriously considered the alternate locations, but "they simply don't work." Also, by placing the muffler on the side of the building, to reduce the building height, would increase the footprint from 510 sq. ft. to 625 sq. ft.

Much discussion took place regarding the use of a smaller generator(s). It was questioned if it was necessary to have full power to the building immediately after a hurricane. And, was it necessary to have six elevators operable when three would be sufficient?

Leo Zemin with FPL, explained that the minimum size generator to run the elevators could be approximately 100 k.w. less than what is being proposed, but the smaller generator would not be physically smaller to reduce the volume of the building. And, it would require six 100 k.w. units to handle the "in-rush" capability to the building. Whereas, the single unit has a larger alternator to allow for a better "in-rush" delivery. They researched other generator manufactures and they are all within similar dimensions. When asked what the minimum size generator it would take to give the building enough power for emergency operations, he said between 200 to 250 k.w. Again, he pointed out that the k.w. reduction would not make that much difference in the physical dimensions.

Mr. Wheelock felt that only three elevators should be serviced and not all six, which would reduce the generator to 200 or 250 k.w. And, if it were reduced to a 200 k.w., it could be housed in two smaller buildings.

Mr. Feldkamp remarked that this project has not changed since the first presentation and the applicant has not listened to the Commission. He felt that a 200 k.w. generator would give sufficient to power the building.

Mr. Zukov believed that the applicant has made an attempt to revise the size and the location of the generator.

Mr. Smith remarked that the proposed generator building is big and unattractive. After five months, the building has not been improved architecturally or made smaller as the Commission has requested.

Mr. Wheelock requested that the landscaping be deeded in perpetuity to the building requiring replacement if it is destroyed for any reason.

Architect Robert Bell stated that the building has changed in appearance from the first presentation. He said the idea was to make the building as simple as possible and let the landscaping make it disappear.

MOTION BY MR. FELDKAMP TO DENY THE PROJECT FOR THE REASON THAT THE PROPOSED BUILDING OR STRUCTURE IS NOT IN CONFORMITY WITH GOOD TASTE AND DESIGN AND IN GENERAL DOES NOT CONTRIBUTE TO THE IMAGE OF THE TOWN AS A PLACE OF BEAUTY, SPACIOUSNESS, BALANCE, TASTE, FITNESS, CHARM AND HIGH QUALITY.
MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. FELDKAMP TO RECOMMEND TO TOWN COUNCIL THAT THE VARIANCES BE DENIED FOR THIS PROJECT.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

B60-07 / SP15-07 Generator Enclosure

Address: 230 Everglade Avenue
Applicant: Villa D'Este Condominium Association
Architect: Morgan Wheelock, Inc.
Project Description: "Construct a three-sided wing wall to enclose 100 kilowatt generator. The existing ficus hedge will completely screen the wing wall."

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

Mr. Wheelock declared a Conflict of Interest and left the dias during the presentation.

Attorney Frank Lynch, representing Villa D'Este Condominium Association, said the generator is required to be in a wing wall enclosure without a roof, but the wall is in a side yard setback and it is taller than what the code allows.

Landscape Architect Don Skowron stated that the overall height of the wall is 9 ft. 8 in.

Larry Ingber, 219 Everglade Avenue, said that he has a 10 k.w. generator that operates all of the necessary appliances. He did not see the need for 100 k.w. generator to power this building.

Zoning Administrator Paul Castro said that a letter notifying the neighbors of this proposal was returned for insufficient postage; therefore, an express mail was sent. This neighbor called to let him know he did receive the letter, but he did not state whether he objected to the generator or not. Mr. Castro read a letter from the neighbor to the west, Robert Hassett, 232 Everglade Avenue, stating his objection to the variance application.

After discussion about the location of the walls, Mr. Smith stated that architecturally he did not have a problem with them.

MOTION BY MR. SMITH TO RECOMMEND APPROVAL TO THE TOWN COUNCIL OF THE WALL AROUND THE GENERATOR.

MOTION SECONDED BY MR. ZUKOV.

Discussion took place at this time whether an electrical consultant was hired by the Town to study the necessary size for generators, and if this proposal has been reviewed. Mr. Frank stated that no one has been hired to do these reviews.

ROLL CALL:

MR. SMITH YES
MR. ZUKOV YES
MS. DIVER YES
MR. YOUCHAK YES
MR. KARAKUL YES
MR. BOYKIN YES
MR. FELDKAMP NO
MOTION CARRIED 6-1.

Ms. Close stated that one of the neighbors received notification of this project yesterday. The approval should be contingent upon there being no objection within 10 days from that neighbor.

MOTION BY MR. SMITH THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. ZUKOV.

MR. FELDKAMP OPPOSED.

MOTION CARRIED 6-1.

B. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS
NEW BUSINESS

Formal action may be taken relative to these projects pending Town Council approval

B105-07/V33-07 Generator & Screen Wall

Address: 748 Hi Mount Road
Applicant: Pamela Hoffpauer
Architect: The Lawrence Group
Project Description: Addition of an electric generator on the east portico and a screen wall
 finished to match the existing stucco.

There were no ex parte communications regarding this project.

Mr. Frank explained that the drawings that were attached to the generator permit application, met all of the zoning codes. When the generator was delivered, it was larger and heavier. The truss system at the portico was not strong enough to support it. Therefore, a beam system was added

which made it taller. Also, the specifications of the new generator did not allow it to be placed against the building, so it was moved forward; thereby, more visible from the street.

Architect Eugene Lawrence stated that the generator was delivered with a sound jacket which made it about 18" taller.

Ms. Close said that the final review (of the generator installation) was not conducted.

Attorney Peter Broberg, representing the applicant, presented letters from the adjacent neighbors stating that they have no objection to the generator. He pointed out that the parapet element that was designed by Mr. Lawrence was the issue for review today.

Mr. Lawrence presented a photograph of the house from the street. He proposed adding a solid parapet behind the balustrade which will screen the generator from the street. The wall will be made of Hardi-board and will withstand 140 mph winds.

Mr. Wheelock suggested adding a band to the new parapet wall for some articulation.

Mr. Youchak preferred the use of a pre cast material rather than Hardi-board.

MOTION BY MR. FELDKAMP TO APPROVE THE ARCHITECTURE WITH MINIMAL EMBELLISHMENT (ADD MOLDING TO GIVE THE PARAPET THE SAME SCALE AS THE EXISTING PARAPET) AND WITH A MATERIAL WHICH COMPLIES WITH HURRICANE REQUIREMENTS.

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. FELDKAMP TO RECOMMEND TO THE TOWN COUNCIL THAT THE REQUESTED VARIANCE IS WARRANTED.

MOTION SECONDED BY MR. ZUKOV.

MR. SMITH OPPOSED.

MOTION CARRIED 6-1.

B106-07/SPR22-07 Exterior Renovations

Address: 106 Hammon Avenue
Applicant: Sirenty Investors, Ltd.
Architect: Smith & Moore Architects
Project Description: Variance requests: Convert a 12 unit building into 4 units
Interior renovations
Exterior renovations to all elevations

Ms. Diver, Mr. Zukov and Mr. Youchak said they met with the architect and discussed the plans. Mr. Wheelock and Mr. Feldkamp said they met with the architect and discussed the plans and visited the site.

Mr. Frank reviewed the variance requests which included a front yard setback of 5.6 ft. in lieu of 25 ft., and an east and west side setbacks of 8 ft. in lieu of 20 ft. minimum. These are required for the balcony and architectural detail of the parapet.

Architect Jon Moore indicated that the landscaping will be increased by at least 12% and the lot coverage will be reduced by removing walkways and stairs. The roof access stairs will be relocated to the west side and the elevator tower will be reduced in size which will extend on the roof approximately 18 inches. He described the architecture as an Italian Renaissance style with a parapet decorated with balustrades and finals. The first floor will be rusticated all around the building. All of the doors and windows will be replaced with impact glass. The building materials include buff colored cast stone banding, balustrade, columns and window headers and smooth stucco building walls, painted white.

Mr. Frank read a letter from Winthrop House Condominium Association, Inc., 100 Worth Avenue, requesting the roof to be landscaped or screened providing a more appealing view for unit owners of the Winthrop House. He also read a letter from Donald James Wilner, 100 Worth Avenue, requesting denial of this project unless an architecturally sensitive roof design, that addressed the concerns of the property owners in the Winthrop House, can be achieved.

Mr. Castro explained that the variances requested are to enclose the existing balconies and entry features on the east and west sides to be 8 ft. in lieu of 20 ft. from the property line. The parapet around the building requires variances because the architectural details are too close to the property line. The stair tower being relocated on the roof will also require a setback variance.

Mr. Feldkamp suggested that the balcony on the east elevation not be accessible, which would eliminate one of the variance requests.

Several suggestions were made to improve the appearance of the roof, such as, to add a trellis at the stair access, (which would require a variance), and to add paving to the roof.

Mr. Zukov suggested adding a window on the first floor, west elevation, to match the window above. He perceived the new roof plan as an improvement. He remarked that residents of the Winthrop House purchased their condominiums with the knowledge of the view from their homes.

Attorney Maura Ziska, representing the property owner, asked for direction regarding the pergola on the roof and if they should they ask for another variance.

Mr. Youchak asked the architect to consider a future location for a generator.

MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT AS PRESENTED WITH THE PROVISION TO ADD WHITE GRAVEL TO THE ROOF AND PROVIDE A LOCATION WITHIN THE BUILDING, PERHAPS A CRAWL SPACE, FOR A FUTURE GENERATOR.

MOTION SECONDED BY MR. ZUKOV.

MR. SMITH OPPOSED.

MOTION CARRIED 6-1.

MOTION BY MR. FELDKAMP TO RECOMMEND TO THE TOWN COUNCIL THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT HARM THE ARCHITECTURE OF THE NEIGHBORHOOD.

MOTION SECONDED BY MR. ZUKOV.

MR. SMITH OPPOSED.

MOTION CARRIED 6-1.

Mr. James Wilner, 100 Worth Avenue, asked the Commission to reexamine this project regarding the roof.

Chairman Wheelock called for a motion to reconsider this project. Having no response from the Commission, this project remains as previously approved.

B111-07/SP23-07 Demolition & New Building

Address: 333 Peruvian Avenue
Applicant: L.G. Lima, LLC
Architect: Bruh/Gilbert Architectural, Inc.
Project Description: Demolition of existing building and construction of approximately 10,607 square feet mixed use building. Architectural theme to be Venetian, Mediterranean Revival.

Mr. Wheelock said he met with the owner and visited the site.

Chairman Wheelock announced that staff recommends deferral of this project. Mr. Frank said the architect had contacted him to let him know that the model was not ready for this month's presentation.

MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE DECEMBER MEETING.

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS
None

D. NEW BUSINESS - MAJOR PROJECTS

B107-07 Additions & Alterations

Address: 202 Osceola Way
Applicant: Dr. and Mrs. Dennis Vollman
Architect: Smith & Moore Architects
Project Description: One-story additions and alterations to an existing one-story residence.

Ms. Diver, Mr. Zukov, Mr. Wheelock, Mr. Feldkamp and Mr. Youchak said they met with the architect and reviewed the plans.

Architect Harold Smith noted that the existing house has aluminum awning windows, white concrete roof, white stucco details and white shutters. He explained that the improvements include new aluminum clad, double-hung, wood windows, replacement of the sliding doors with French doors and enclosure of the front porch with a new entry portico. The additions would add space to the kitchen and add an extra bedroom.

Mr. Wheelock felt that the roofs on the bay windows flanking the entry, appeared to be cutting

into the roof.

Ms. Diver thought that the portico roof could be lowered.

Mr. Smith pointed out that the side yard set back for the garage addition was noted on the plans at 12 ft. 4 ½ in. which should be 12 ft. 6 in. to meet the zoning code. He requested that the roof pitch over the front door match the existing roof pitch, to straighten the tops of the copper roofs over the bay windows, and have the quoins turn the corners on the building.

MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT WITH THE PROVISION TO CHANGE THE BAY WINDOW ROOFS, REDUCE THE PITCH OF THE ENTRY ROOF, ADD QUOINS ON THE EAST ELEVATION AND THAT THE WEST SIDE YARD SETBACK BE 12 FEET 6 INCHES TO MEET THE ZONING CODE.

MOTION SECONDED BY MS. DIVER.

Under discussion, Architect Smith stated that if the project does not meet the zoning code, the owner may eliminate the bedroom addition and keep the garage where it is.

MR. ZUKOV OPPOSED.

MOTION CARRIED 6-1.

B108-07 Demolition

Address: 1695 North Ocean Way
Applicant: Andrew Gordon & Christopher Browne
Contractor: Woolems, Inc.
Project Description: Demolition of house, shed, and pool.

Mr. Smith said he had discussions with Andrew Gordon. Mr. Wheelock said he visited the site.

Attorney Maura Ziska, representing the property owners, read the demolition report which stated that the house was built in 1937 and John Volk was the architect. The house was landmarked in 1994, but in 2004 the Town Council undesignated the house as a landmark. She acknowledged that all of the landscaping will remain on the property with some of it being relocated.

Mr. Wheelock felt strongly about a group of seagrapes remaining on the property because they are valuable aesthetically to the site. He requested that a plan be submitted to the Town showing the vegetation that will remain and the vegetation that will be removed.

Ms. Ziska was asked to photograph the house, inside and out, and submit them to the Town and

The Preservation Foundation for their records. She was also asked to just take the house down, keep all of the vegetation on the property and when the new residence will be proposed, present a new landscape plan.

Robert Moore, representing Woolems Construction Company, agreed to those conditions and said they would like to take the house down before the first of the year in order to remove it from the tax roll.

MOTION BY MR. SMITH TO APPROVE THE DEMOLITION WITH THE PROVISIO THAT ALL OF THE EXISTING LANDSCAPING STAY WHERE IT IS AND WHEN THE NEW HOUSE PLANS COME BACK, TO HAVE A PLAN OF WHAT WILL BE DONE WITH THE EXISTING LANDSCAPING, TO SOD OR SEED THE LOT WITHIN 30 DAYS AND PHOTOGRAPH THE INTERIOR AND EXTERIOR OF THE HOUSE AND PROVIDE COPIES TO THE PRESERVATION FOUNDATION AND THE TOWN. MOTION SECONDED BY MS. DIVER. MOTION CARRIED UNANIMOUSLY.

B109-07 New Residence

Address: 1220 South Ocean Blvd.
Applicant: 1220 South Ocean Blvd., LLC
Architect: Phoenix Architecture
Project Description: New two-story residence with “slate” concrete tile roof, buff cast stone features, beige stucco.

Mr. Karakul, Ms. Diver, Mr. Zukov and Mr. Youchak said they met with the architect and the builder. Mr. Wheelock and Mr. Feldkamp said they met with the architect and the builder and went to the site.

Architect Roger Janssen with Dailey Janssen Architects said they are the design architects working with the architect of record, Phoenix Architecture. He stated that the architecture is inspired by a French Chateaux. The building will be a light beige stucco with cast stone accents, quoins, window sills and surrounds in a darker tone. The one-story entrance portico will be clad in stone with a stone balustrade. He offered an alternative design of the pore cochere with a low pitched hip roof rather than the parapet with balustrades. He presented the building material sample board and indicated that the cast stone on the building will be a smooth imitation limestone, and the roofing will be green and grey cement tiles.

Landscape Architect Carol Perez proposed a formal landscape plan. The 6 ft. high privacy wall will have confederate jasmine growing on the outside and a low hedge planted in front. Three very large ficus trees will be relocated to the inside of the entry gates. Japanese blueberry trees

will line the driveway trimmed into formal shapes and topiaries will be planted at the building wall.

Mr. Wheelock thought that this was a superb project. He suggested using the hip roof on the connecting element of the garage and main house. Also, additional landscaping on the north side could be added for screening of the second story windows.

Mr. Feldkamp noted that the landscaping in the immediate area was that of a natural hammock. He thought that the landscaping at the front of the property should reflect the surrounding area, but to keep the formal entry.

Mr. Zukov suggested using one window instead of three on the east elevation, second floor, and line it up with the window on the first floor. Similarly, the first and second floor windows on the south elevation should line up.

Mr. Smith commented that the house was too similar to the house two lots away. His suggestions to be more in keeping with the French architecture were: Raise the columns at the front entry to a full height. Use segmented arched windows rather than the full round tops. Replace the metal railing at the pavilions on the rear elevation with balustrades. Line up with the French doors that flank the entrance with the three windows above them. And, reconsider the dormer windows as they are a mixture of metaphors having round windows with segmented arches and columns.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS PRESENTED WITH THE HIP ROOF OVER THE PORTE COCHERE.

MOTION SECONDED BY MR. FELDKAMP.

ROLL CALL:

MR. ZUKOV YES

MR. FELDKAMP YES

MS. DIVER YES

MR. YOUCHAK YES

MR. SMITH NO

MR. KARAKUL NO

MR. WHEELOCK YES

MOTION CARRIED 5-2.

B110-07 Modifications

Address: 1275 South Ocean Blvd.
Applicant: 1275 South County Inc.
Architect: Phoenix Architecture
Project Description: Minor exterior modifications to original design.

Mr. Zukov said he met with the developer. Mr. Wheelock said he had discussions with the developer regarding changes that were made during construction that deviated from the ARCOM's earlier approval.

Architect Alfred A. Cilcius, with Phoenix Architecture, introduced Designer Lynn McColl. Ms. McColl explained that the original house was built for speculation, but has been sold before its completion. The new owners added cast stone headers and sills that extend over and under all of the shutters. The stucco and banding were replaced with cast stone on the garage and both sides of the porte cochere. A casement window was changed to a French door on the rear elevation. Cast stone was added to the balcony edges on the west and south elevations. Quoins were repeated on the building side of a balcony and shutters were removed from the small windows.

Mr. Wheelock informed the Architect that if changes are made during construction that deviate from the ARCOM approval, these changes need to be subject to staff or ARCOM review, not presented after the fact. He did not object to the changes that were made except for the lintels and sills that run across and under the shutters.

Mr. Feldkamp agreed that the cast stone should not run above and below the shutters and he asked that the shutters be operable.

**MOTION BY MR. ZUKOV TO APPROVE THE CHANGES AS THEY WERE MADE.
MOTION DIED FOR A LACK OF A SECOND.**

**MOTION BY MR. FELDKAMP TO APPROVE THE CHANGES WITH THE
EXCEPTION OF THE WINDOW HEADS AND SILLS AT THE FRONT ELEVATION,
THE HEADS AND SILLS SHOULD BE REDUCED TO A PROPER SIZE, AND THE
SHUTTERS SHOULD BE MADE OPERABLE.**

MOTION SECONDED BY MS. DIVER.

MR. ZUKOV OPPOSED.

MOTION CARRIED 6-1.

E. DEFERRALS AND CONTINUATIONS MINOR PROJECTS
None

F. NEW BUSINESS - MINOR PROJECT

A7-07 Architectural Embellishments

Address: 1356 North Ocean Blvd.
Applicant: John Timothy Gannon
Contractor: TD Gone Building G.C.'s Inc.
Project Description: We propose to embellish this existing Regency style home by adding decorative window and door surrounds using appropriate cast stone materials that will complement the near white body of the home.

There were no ex parte communications disclosed regarding this project.

Ted Diegert with TD Gone Building presented a proposal to remodel an existing Regency style home. The windows on the east elevation will be replaced with French doors with side lites and Ionic columns. Columns will also be added to either side of the front entry.

The Commission agreed that the embellishments being added to the house were improper relative to the size and it was over designed for such a simple house. It was requested that an architect look at this project rather than having an engineer draw the design.

MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE DECEMBER MEETING FOR RESTUDY.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

VIII. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING ZONING AND BUILDING DEPARTMENT

Mr. Wheelock announced that the December ARCOM meeting will begin at 10:00 a.m.

Mr. Frank reported that the ARCOM application has been modified. The (site) lighting plan, which sets the threshold of whether it will be a staff approval or if it should go to the Commission for review, will remain as the lighting consultant has recommended. There will be future site visits of lighting projects that comply with these standards to determine if any changes may have to be made. He contacted the Legal Department at the City of West Palm Beach regarding ordinances relating to hurricane shutters. They will forward the information they have to him and he will pass it along to the Commission. Responding to Mr. Wheelock's question about an ordinance to preserve beautiful houses that are not eligible for landmarking, Mr. Frank said he will present a report on this subject next month.

Chairman Wheelock asked for motions relative to the ARCOM application and the site lighting.

MOTION BY MR. FELDKAMP TO APPROVE THE ARCOM APPLICATION AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. FELDKAMP TO APPROVE THE LIGHTING ORDINANCE AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Discussion took place regarding generator enclosures. Mr. Smith stated that the Commission should focus on the aesthetics of the enclosure and not whether it is too close to the property line.

IX. ADJOURNMENT

MOTION BY MR. SMITH TO ADJOURN THE MEETING AT 1:01 P.M.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Friday, December 21, 2007 at 9:00 a.m.

Respectfully submitted,



Morgan Dix Wheelock, Chairman