

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, NOVEMBER 16, 1994, 12:30 P.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The November 16, 1994 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
Bruce Helander, Member
Lowry Bell, Alternate Member
Ethel Lindsey, Alternate Member
Tracey Biagiotti, representing the Town Attorney
Timothy M. Frank, Planner/Projects Coordinator

(Members Laurel Baker, Lindley Hoffman, and Allen Wyett arrived at the meeting at 12:35 P.M.)

Absent: Leighton Rosenthal, Vice Chairman
Marie Hope, Member
Cathleen McFarlane, Alternate Member

III. Approval of minutes from the October 26, 1994 meeting.

MOTION MADE BY MR. BELL TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

IV. Presentation by Christine Franks, The Greater South County Road Association, regarding Palm trees on the east and west side of South County Road.

Mrs. Christine Franks, with the Greater South County Road Association, addressed the commission and stated this was a beautification and revitalization project for South County Road. Approximately 120 Palm trees are planned for the corridors from Seaview Avenue south to Worth Avenue. The existing trees were designated by James Bauser, Engineer for the Town of Palm Beach and parking meters, awnings, and road signs were all taken into

consideration.

The type of Palm tree is called a Christmas Palm which is very weather tolerant. They will be 8'-10' in height at planting with a mature height of 15'-25'.

Mr. Frank stated the presentation by Mrs. Franks was also heard by the Landmark Commission only for their review as well as the Arcom Commission. Landmark requested some elevation and typical sections of the project showing the distance of the trees to the buildings.

Joanna-Frost Golino questioned how the trees relate to the newspaper rack enclosures. Mr. James Bauser, Town Engineer, stated the enclosures and some signs may be moved slightly so a planting pattern may be achieved.

V. Project Review

A. NEW BUSINESS - MAJOR PROJECTS

B86-94 Addition

Applicant:	Mr. and Mrs. Edgar Blanch
Address:	298 Tradewind Drive
Architect:	Michael J. Johnson
Project Description:	Add a three car garage and convert an existing three car garage into a family room/storage room

Mr. Michael Johnson presented drawings of the project and photographs of the surrounding properties. The property is located on the corner of Tradewind Drive and North Lake Way. Proposed is converting an existing three car garage to a family room/storage area and adding a new three car garage which faces the right-of-way. A large Banyan tree is located in front of the residence and two of the three garage doors will be set back approximately 65' from the property line. Mr. Johnson stated on Tradewind Drive there are 21 homes and 13 have garages which face the street. He also stated the same roof line, eaves, overhangs and garage doors will be used for the addition.

Mrs. Frost-Golino felt the attractiveness and general house appearance was not being improved by the addition.

Mr. Frank read a letter dated 11/9/94, addressed to the Town Council from a neighbor, Mrs. Dorothy Markin, of 297 Tradewind Drive. She explained there has been on going construction in that area and is concerned about the disturbance and harassment of the neighborhood.

MOTION MADE BY MR. BELL TO DEFER THE PROJECT UNTIL ADDITIONAL STUDIES CAN BE DONE ON RELOCATION OF THE FAMILY ROOM ADDITION.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

Mr. Frank commented on garage doors facing the street and stated he is attending an urban design course and nationwide the policy of the appearance of garage doors is an issue. There are two municipalities in the country, one in Arizona and one in California, that ban garage doors from facing the street. Studies also prove that when garage doors are open and face the street, the closer proximity to the street has a diminutive value on the property values in the neighborhood. Mr. Frank feels the Commission should be applauded for starting this procedure with the location and screening of garage doors for the past 6 or 7 years.

B87-94 Renovations

Applicant:	O. T. Berkman
Address:	357 North Lake Way
Architect:	Dimiter Stoyanoff
Project Description:	Interior renovations and 547 sq. ft. of exterior additions to enlarge kitchen and master bathroom areas; new pool and patio area; color to match existing bldg; roof line to be 24" higher over master bath

Mr. Stoyanoff presented elevation drawings of the project and photos of the existing residence. An enlarged kitchen and master bathroom with an exercise/storage area is planned along with a new pool and patio. The roof has white cement tiles and is 2' higher than the existing roof because of the span, the pitch will remain the same. The front windows will remain the same with white shutters.

Mr. Hoffman stated he didn't care for the appearance of the roof line over the triangular window on the front elevation.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH CONDITIONS THE ROOF LINE BE CHANGED.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

B88-94 Addition

Applicant:	Toga Corporation
Address:	175 Via Palma
Architect:	James E. Ashley

Project Description: Kitchen, dining room, bedroom, bath and garage addition to existing pool house with similar materials.

Mr. James Ashley presented a drawing of the project. There is an existing pool house with a alcove kitchen, two bedrooms and living room. The owner would like to add a kitchen, dining room and master bedroom to this pool house. Also, he would like to change the existing garage into a library and add a new garage.

The lot is heavily screened with trees and the house is set back approximately 45' from the property line with the addition 15' further back.

Mrs. Frost-Golino was concerned about the new garage which is facing the street and the drawings did not show details or height elevations of the project.

Mr. Frank stated he spoke to Mr. Ashley about the application not being complete, as far as photographs, calculations and elevations. He also considered not having the project heard by the Commission until a more completed package was submitted.

Mr. Bell suggested the garage entrance not face the street and if it could not be changed, more specific information is needed for the screening of the door.

The owner of the residence, Mr. Julian Thomka-Gazdik addressed the Commission. He stated the lot is 36,000 square feet and the house is presently 1700 square feet with a 400 square foot garage. The proposed addition with the house totals 4000 square feet, which is still very small for the size of the property. He stated the property is screened heavily with trees and will screen most of the garage which is set back quite a distance from the street.

MR. HELANDER MOTIONED TO DEFER THE PROJECT TO THE DECEMBER MEETING FOR THE APPLICANT TO RESUBMIT A MORE COMPLETED APPLICATION WITH ELEVATIONS, CALCULATIONS, PHOTOGRAPHS AND AN ALTERNATIVE FOR THE GARAGE DOOR AND/OR THE TYPE OF SCREENING TO BE USED.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

C89-94 Addition

Applicant: Cidalina Henriques-Balasco
Address: 136 Woodbridge Drive
Architect: James E. Ashley
Project Description: Variance #55-94 approved construction of an addition to the second floor at 10'

setback in lieu of 15' and two-story addition providing 33.5' front yard setback in lieu of 35' required

Mr. James Ashley presented elevation drawings and photographs of the project. The plans showed a second story addition of three bedrooms, a living room and a study/exercise room. The roof is changed from a flat roof to Spanish barrel tile with the same 6'-12' pitch and exterior stucco finish. It also showed a new front entrance with the stairs to the second floor inside the house instead of the existing outside stairway.

Mrs. Frost-Golino thought the 6'-12' was quite high for a barrel tile roof and suggested using two windows on the front elevation instead of the two story window shown. She liked the new mini-tower front entrance and thought some additional landscaping in the driveway would screen the garage door.

Mr. Wyett questioned the air-conditioning units and garage door and how they will be screened from view. He suggested replacing the two driveway curb cuts with a center cut so the garage door would be screened much better.

Mr. Balasco, the owner of the property, stated he would like to improve the appearance of the home and thought the center driveway was a good idea.

MRS. BAKER MOTIONED TO DEFER THE PROJECT TO THE DECEMBER MEETING TO RESTUDY THE WINDOWS; CENTER GARAGE ENTRANCE AND CURB CUTS.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED 6/1 WITH MR. WYETT VOTING NEGATIVELY.

Mr. Ashley asked the Commission to review a minor project, Item #A102-94, that was scheduled later on the Agenda.

MOTION MADE BY MR. WYETT TO MOVE UP ITEM A102-94 ON THE AGENDA.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A102-94 Columns

Applicant:	Mr. J. Sangi
Address:	159 Sunset Avenue
Architect:	James E. Ashley
Project Description:	Stone columns, cast stone balustrades and balcony

Mr. Ashley presented drawings of the project which is an older

style home with wood shingles columns. The owner is replacing these columns with corinthian stone, cast stone balustrades and a balcony with new casement windows.

Mrs. Frost-Golino asked if photographs were available, which were not, and the applicant did not have enough information for the project to be reviewed by the Commission.

MR. WYETT MOTIONED TO DEFER THE PROJECT TO THE DECEMBER MEETING FOR A COMPLETED APPLICATION.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

C90-94 Addition

Applicant:	Jay Dewing, Jr.
Address:	156 Dolphin Road
Engineer:	Robert Henry Consulting Engineer
Project Description:	Variance #60-94 approved construction of an addition providing a 10.5' side yard setback in lieu of 12.5'

No one was present to represent the applicant.

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

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

C91-94 Demolition

Applicant:	Colony Hotel, Maisonette (Surfside Hotel)
Address:	155 Hammon Avenue
Architect:	The Lawrence Group
Project Description:	Amendment to Special Exception #13-86 with Variances; demolition of the Maisonette

Mr. Richard Leja, Lawrence Group Architects, presented a site plan of the project. Proposed is the demolition of the Maisonette (Surfside Hotel) for additional parking with a ficus hedge along the perimeter of the existing and proposed parking lot.

MOTION MADE BY MR. WYETT TO APPROVE THE DEMOLITION WITH CONDITIONS A DEMOLITION LETTER OF HISTORY BE SUBMITTED AND THE LOT BE SODDED, SEEDED AND IRRIGATED IF CONSTRUCTION DOES NOT BEGIN WITHIN 90 DAYS. ALSO, A LANDSCAPE PLAN BE SUBMITTED AT A LATER DATE.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B. DEFERRALS AND CONTINUATIONS: MAJOR PROJECTS

B52-94 Addition

Applicant: Paul Maddock
Address: 215 Jamaica Lane
Architect: SKA - Jackquie Albarran
Project Description: Addition

The architect requested deferral from the August, September and October meetings.

No one was present to represent the applicant.

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT TO THE DECEMBER MEETING USING THE BLANKET DEFERRAL MOTION.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

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 by the chairman. At the end of the meeting they were deferred to the December 21, 1994 meeting.

B54-94 Addition/Remodeling

Applicant: Mr. and Mrs. Peter Dupois
Address: 315 Caribbean Road
Architect: Elizabeth Debs/Ralph Cantin
Landscape Architect: Lang Design Group
Project Description: Remove existing Loggia; create new front entry and family room; renovate master bedroom; replace most windows; repair existing non-conforming garage; landscape and pool

The project was approved at the August meeting with the conditions plans be submitted for the site walls, gate and landscaping. Landscape architect requested deferral from the September and October meetings. Variance #54-94 approved addition providing a 4'-6" rear yard setback in lieu of 10'.

Mr. John Lang, landscape architect, presented elevation drawings of the project. Mr. Lang explained the front of the residence is well screened and various types of palm trees are planned to give a

tropical flair. Citrus trees in the driveway will remain and landscaping the inside and outside of the existing slate capped wall is proposed with a mixed hibiscus hedge. A front gate with a bougainvillea trellis is planned.

Mrs. Frost-Golino thought the ornate, scrolled gate should be simplified to match the Tudor style house and also a wood trellis. Mr. Lang didn't think the owners would mind changing the style of the gate or trellis.

MOTION MADE BY MR. WYETT TO APPROVE THE LANDSCAPING WITH CONDITIONS THE GATE BE SIMPLIFIED AND DETAILED DRAWINGS OF THE GATE BE SUBMITTED TO STAFF.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

B56-94 New Residence

Applicant:	Mr. and Mrs. Lewis Rudin
Address:	1 La Costa Way
Architect:	D. B. LaBerge/Brennan Design
Project Description:	New one story residence of stone and stucco

The project was approved at the August meeting with conditions site walls, gates and hardscape/landscape plans be resubmitted at the September meeting. Architect requested deferral from the September and October meetings.

No one was present to represent the applicant.

THE PROJECT WAS DEFERRED TO THE DECEMBER MEETING USING THE BLANKET DEFERRAL MOTION.

B61-94 New Residence

Applicant:	Stuart Scharaga
Address:	288 Via Marila
Architect:	Randall E. Stofft
Landscape Architect:	Lang Design Group
Project Description:	New single family residence

The project was approved with the condition applicant return with plans of the proposed wall, color samples and hardscape/landscape plans.

The project was deferred from the September and October meetings.

Mr. John Lang presented drawings of the project. Existing ficus hedges on both sides of the the property will remain and a proposed

8' ficus hedge on the front elevation will be added to the existing. A stamped concrete circular drive to resemble keystone is planned. The new residence will have grey cement roof tiles with white exterior, white trim and white built in shutters.

Mrs. Frost-Golino asked Mr. Frank if the approved plans were available, at which time, the meeting adjourned for a five minute break to obtain the plans from the building department.

The meeting reconvened and the approved elevation drawings were reviewed by the Commission.

MOTION MADE BY MR WYETT TO APPROVE THE PROJECT AND LANDSCAPE PLANS.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B64-94 Addition/Renovation

Applicant:	Dorothy DePaola
Address:	124 Onondaga Avenue
Architect:	Stephen Bruh/Francis DeGiovanni
Project Description:	Second story addition and renovation to residence; barrel tile roof; soft pastel yellow w/coquina

The project was approved with the condition the applicant comply with staff approval on conditions and return with landscape screening of the garage door.

No one was present to represent the applicant at the October and November meeting.

Mr. Frank stated the architect had not submitted any of the changes for staff approval that were conditions to the approval of the project.

MOTION MADE BY MR. HOFFMAN TO REMOVE THE PROJECT FROM THE AGENDA.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B69-94 Remodel Facade

Applicant:	Via Parigi Properties
Address:	330 Worth Avenue
Architect:	Brower Architectural Associates, Inc.
Project Description:	Facade changes to storefront and front

entrance

The project was deferred from the September and October meetings.

No one was present to represent the applicant.

THE PROJECT WAS DEFERRED TO THE DECEMBER MEETING USING THE BLANKET DEFERRAL MOTION.

B76-94 GATES

Applicant: George Milidrag
Address: 445 Antigua Lane
Architect: Ginocchio & Spina Architects-Planners
Project Description: Installation of gates at driveway entrance providing a 4' setback in lieu of 15' required (Variance 42-94)

The project was deferred from the September meeting and the architect requested deferral from the October meeting.

Mr. Ken Spina distributed drawings of the proposed statue by sculpture Robert St. Croix to the Commission. The marble like sculpture is a partially draped female holding a torch, is white on white, and will be placed at the end of each gate. The statue stands approximately 5'6" in height and the scrolled gate is white aluminum and has an initial in the center.

Mr. Frank asked Mr. Spina if he had contact with Mrs. Metzger, a property owner in the area who wrote a letter to the town expressing concern of the proposed structure. He stated he was aware of the request but had just obtained the drawing of the statue the day before the meeting and will see that she does get to see the drawing.

Mr. Wyett expressed concern that Mrs. Metzger did not see the drawing before the meeting. He also did not care for where the statue is proposed and thought it would be better located inside the perimeter of the property.

Staff recommended the project be deferred to the December meeting to give Mrs. Metzger a chance to review the drawing and any other property owner in the area who may want to review it also.

Mr. Helander did not have a problem with the sculpture and neither did Mrs. Frost-Golino but she did not care for the ornate style of gate proposed and the curved wall behind the statue.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT TO THE DECEMBER MEETING TO GIVE THE SURROUNDING PROPERTY OWNERS A CHANCE TO REVIEW THE SCULPTURE DRAWING AND RESTUDY THE GATES AND PLACEMENT OF THE STATUE.

MOTION SECONDED BY MRS. LINDSEY.

Mr. Frank stated that in the past a restrictive covenant was often a condition of approval to ensure the property would remain screened.

Mr. Hoffman stated he did not have a problem with the sculpture but did not like the ornate style gate and curved wall.

MOTION CARRIED UNANIMOUSLY.

B80-94 Alterations/Additions

Applicant:	Addison Development (Phipps Subdivision)
Address:	450 North County Road
Architect:	Addison Development
Project Description:	New entry archway; two accessory storage buildings; garden wall; fountain; entry gate to park; and two entry gates to project from North Lake Way

The project was deferred from the October meeting.

Mrs. Frost-Golino had a problem reviewing this project because it was not clear as to what the Town Council approved and thought Arcom review should be after that clarification.

Mr. Frank stated that Mr. Moore and Mr. Randolph could not be at the meeting, as they were in trial, and were unable to present to the Commission additional information on the Town Council approval.
MOTION MADE BY MR. WYETT TO DEFER THE PROJECT TO THE DECEMBER MEETING.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B82-94 Demolition

Applicant:	George Welch
Address:	254 Atlantic Avenue
Architect:	Randall Stofft
Project Description:	Demolition of existing structure

The project was deferred to the November meeting.

No one was present to represent the applicant.

THE PROJECT WAS DEFERRED TO THE DECEMBER MEETING USING THE BLANKET

DEFERRAL MOTION.

B83-94 Remodel

Applicant: Mr. & Mrs. Aspenwal
Address: 3000 South Ocean Boulevard
Architect: Eugene R. Fagan III
Project Description: Remodel of existing radio station and add
addition for a new restaurant

Architect requested deferral from the October and November meetings.

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

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

C. NEW BUSINESS - MINOR PROJECTS

A101-94 Awning

Applicant: Palm Beach Country Club
Address: 760 North Ocean Boulevard
Contractor: American Awning
Project Description: Install Cabana awning

Mr. Frank stated he reviewed the project and gave Staff approval as it did not need to be reviewed by the Commission.

MOTION MADE BY MR. HOFFMAN TO REMOVE THE PROJECT FROM THE AGENDA.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A103-94 Sign

Applicant: Vesenez Holding Corp. (Sunrise Bootery)
Address: 211 Royal Poinciana Way
Contractor: Signcraft Inc.
Project Description: Add sign letters above doorway and under
awning

No one was present to represent the applicant.

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

A104-94 Landscape

Applicant: Mr. B. Lawrence
Address: 30 Middle Road
Landscape Contractor: Par Excellence Landscape Inc.
Project Description: Landscaping and color samples

A representative of Par Excellence presented a drawing of the landscaping. The original driveway was changed from two curb cuts to a center driveway entry.

MOTION MADE BY MR WYETT TO APPROVE THE LANDSCAPING.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

The color samples were presented after Item #107-94. The house, trim and roof tiles are all white.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE COLOR SAMPLES.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A105-94 Driveway

Applicant: Mr. William Carr
Address: 254 Plantation Road
Architect: Lewis and Associates
Project Description: Relocation of new driveway

Mr. Lewis presented drawings and photos of the project. The house was recently renovated and hedges were planted to screen the garage entry. New owners have purchased the residence and have difficulty entering and exiting the garage. There is a center driveway which will be changed to two curb cuts causing some visibility of the garage from the street. Mr. Lewis showed photos of neighboring homes that had garages facing the street. The Commission stated the original renovation was approved with the garage facing the street but with a center driveway and screening to block the garage door. They would like the drawings restudied to keep that appearance.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT TO THE DECEMBER MEETING SO THE ENTRANCE OF THE DRIVEWAY MAY BE RESTUDIED.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A106-94 Plaque

Applicant: Burton Handelsman (H. Stern Jewelers)
Address: 174 Worth Avenue
Contractor: Phil Rowe Signs
Project Description: Remove existing plaque and replace with new

Mr. Steve Rowe presented a drawing of the new plaque. The bronze plaque is 10" x 18" with a logo 12" wide in three type styles. Mrs. Frost-Golino thought it may look better if there were only two styles.

MOTION MADE BY MR. HELANDER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED 6/1 WITH MRS. FROST-GOLINO VOTING NEGATIVELY.

A107-94 Landscaping

Applicant: Noiseau Enterprises
Address: 146 Atlantic Avenue
Architect: Randall Stofft
Project Description: Landscaping; site wall; color samples; driveway material and revised elevations (New residence B3-94 2/94)

A representative from Randall Stofft Architecture presented new elevation drawings. The house color will be tan with a white flat cement tile roof. The driveway is beige/cream color stamped concrete in 3 x 3 sections. Landscaping include Ficus Nitada and elimination of the Junipers in the front of the house.

Mr. Peter Mahler represented the owner and stated the original approval requested a wall be resubmitted which was instead eliminated and replaced with four 2' x 2' concrete piers with coach lights and landscaping.

Mrs. Frost-Golino stated even though the wall was eliminated, drawings of the concrete piers and coach light should have been submitted in its place for review before construction.

Mr. Frank stated the applicant has completed the project and is seeking approval from the Commission so that a certificate of occupancy can be issued. The conditions of the original approval have still not been accomplished.

Mr. Wyett wanted the previous approval of February 23, 1994 Arcom meeting read into the minutes:

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE FOLLOWING CONDITIONS:

1. **SUBMIT DRIVEWAY MATERIALS AND BUILDING COLOR SAMPLES AT A LATER MEETING.**
2. **RESUBMIT WALL DETAIL AND LANDSCAPE PLAN WITH FICUS NITADA HEDGING AND ELIMINATION OF THE JUNIPERS.**
3. **SUBMIT REVISED ELEVATION PLANS AS DISCUSSED.**

MOTION SECONDED BY MRS. MCFARLANE.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT TO THE DECEMBER MEETING AND RETURN AS INSTRUCTED BE AWARE THAT PHYSICAL CHANGES MAY BE REQUIRED.

MOTION SECONDED BY MR. HOFFMAN.

Motion was withdrawn and discussion suspended to locate the original approved drawings to review with revised elevation drawings later in the meeting.

The drawings were located and discussion continued after Item #96-94. The elevation drawings and angle of vision were reviewed by the Commission.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE ELEVATION DRAWINGS.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

Discussion followed concerning the driveway openings and the concrete piers that were constructed without the Commission reviewing the plans in advance. The driveway opening originally showed 15 feet but the contractor, Mr. Culverhouse, stated he spoke to Mr. Ackerman, Chief Building Inspector, requesting a 20 foot opening by the owner.

Mrs. Frost-Golino stated the Architectural Commission reviews plans before construction begins and permits issued for changes that have not been reviewed by the members. If there was a problem with the approval of the driveway or walls being eliminated and piers constructed the project should have come back to the Commission.

Mrs. Frost-Golino suggested removing the piers, as they were not approved, if the owner was having problems with the 15 foot driveway. Also suggested was an 18 foot center driveway entrance

which would eliminate some of the owners problems and improve the appearance of the front elevation.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT TO THE DECEMBER MEETING TO RESTUDY THE SUGGESTIONS MADE AND RESUBMIT TWO PLANS; ONE WITH A NARROWED DRIVEWAY ENTRANCE, ONE WITH A CENTER DRIVEWAY ENTRANCE, RESTUDY OR ELIMINATION OF PIERS, AND LANDSCAPING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A108-94 Sign

Applicant:	Vesenaz Inc. (Decorations of Palm Beach)
Address:	108 North County Road
Contractor:	Alligator Signs
Project Description:	Green painted lettering on white background

Mr. Allan Reyes submitted a drawing of the proposed signage which is a total square footage of 9.5 with 12" green script lettering on a white background.

MOTION MADE BY MR. HELANDER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

A109-94 Roof Tiles

Applicant:	Town of Palm Beach (South Fire Station)
Address:	2185 South Ocean Boulevard
Architect:	Digby, Bridges, Marsh & Associates
Project Description:	Color samples and material of roof tile

Mr. James Bauser, Town Engineer, presented a sample of the type of roof tile proposed which is terra-cotta flat cement.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. WYETT

MOTION CARRIED UNANIMOUSLY.

A110-94 Roof Tiles

Applicant:	Mr. Foster
Address:	1065 North Lake Way

Contractor: Thermaseal Roofing
Project Description: Remove roof tiles and install 30 year
fungus resistant shingles

A representative from Thermaseal Roofing presented photos and samples of the proposed roof shingle. The existing roof is flat cement tile and the cost involved in replacement caused the owners to go with a less expensive fungus resistant shingle which meets hurricane specifications.

Mrs. Frost-Golino stated most of the homes in the area have tile roofs and the shingle roof does not improve the appearance of the home and is dissimilar to the other homes in the neighborhood.

MOTION MADE BY MR. HOFFMAN TO **DENY** THE APPLICATION IN ACCORDANCE WITH THE CRITERIA SET FORTH IN ARTICLE IX, ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 5-387 (CRITERIA).

F. THE PROPOSED BUILDING OR STRUCTURE IS VISIBLY EXCESSIVELY DISSIMILAR IN RELATION TO ANY OTHER STRUCTURES EXISTING OR FOR WHICH A PERMIT HAS BEEN ISSUED OR TO ANY OTHER STRUCTURES INCLUDED IN THE SAME PERMIT APPLICATION, FACING UPON THE SAME OR INTERSECTING PUBLIC OR PRIVATE WAY (ALLEYS NOT INCLUDED) AND WITHIN TWO HUNDRED (200) FEET OF THE PROPOSED SITE IN RESPECT TO ONE OR MORE OF THE FOLLOWING FEATURES:

1. CUBICAL CONTENTS,
2. GROSS FLOOR AREA,
3. HEIGHT OF BUILDING OR HEIGHT OF ROOF,
4. OTHER SIGNIFICANT DESIGN FEATURES SUCH AS MATERIALS OR QUALITY OF ARCHITECTURAL DESIGN.

G. THE PROPOSED BUILDING OR STRUCTURE IS NOT APPROPRIATE IN ITS RELATION TO THE ESTABLISHED CHARACTER OF OTHER STRUCTURES IN THE IMMEDIATE AREA OR NEIGHBORING AREAS IN RESPECT TO SIGNIFICANT DESIGN FEATURES SUCH AS MATERIAL OR QUALITY OR ARCHITECTURAL DESIGN AS VIEWED FROM ANY PUBLIC OR PRIVATE WAY (EXCEPT ALLEYS).

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

D. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A93-94 Sign

Applicant: Vesenez Inc. (Razamataz)
Address: 118 North County Road
Contractor: Phil Rowe Signs
Project Description: Vinyl white lettering on windows

The project was deferred to the November meeting.

Mr. Steve Rowe presented a drawing of the signage which is different size white vinyl lettering on four windows and one door.

MOTION MADE BY MR. HELANDER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED 6/1 WITH MRS. LINDSEY VOTING NEGATIVELY.

Mr. Rowe asked if a correction could be made regarding Item #A100-94 signage for Rice & Falkenberg. The sign should read **Rice & Falkenberg Gallery** instead of **Rice & Falkenberg** which was approved at the October 26, 1994 Arcom Meeting.

MOTION MADE TO APPROVE THE CORRECTED SIGNAGE BY MR. HELANDER.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A96-94 Landscape

Applicant:	Mr. Gary Ross
Address:	1530 South Ocean Boulevard
Architect:	Eugene R. Fagan III
Project Description:	Landscape and color samples (New residence approved 1/94 #B92-93)

The project was deferred to the November meeting.

Mr. Eugene Fagan presented a landscape drawing and color samples of the residence. The colors chosen were light tan for the house with white cement tiled roof, windows, trim and fascia. The driveway material is tan pavers set in a patterned design.

Seagrapes, cocoanut palms, and silver buttonwoods make up most of the landscaping with some scattered annuals. There is a 6 foot high wall with some australian pine hedging and seagrapes in front of and behind the wall.

Mrs. Frost-Golino thought more landscaping should be considered in front of the residence to reduce the massive driveway entrance and suggested some tall palms.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT WITH CONDITIONS A REVISED LANDSCAPE PLAN BE RESUBMITTED.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A111-94 Awnings

Applicant: Burton Handlesman (Lars Bolander Ltd.)
Address: 375 South County Road
Contractor: American Awning
Project Description: Awning

Mr. Joe Mattei presented color samples and a drawing of the awning. The style will remain the same but the color will change from a beige and brown to a dark green and will be on the whole building.

MOTION MADE BY MR WYETT TO APPROVE THE PROJECT WITH THE CONDITION A SIGNED APPLICATION BY THE OWNER BE SUBMITTED FOR STAFF APPROVAL FOR THE SAME AWNING ON THE ENTIRE BUILDING.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A112-94 Signage

Applicant: Burton Handlesman (Lars Bolander Ltd.)
Address: 375 South County Road
Contractor: Phil Rowe Signs
Project Description: Sign

Mr. Steve Rowe presented a drawing of the proposed sign. Matt bronze 8" cut-out letters will be above the front door and gold leaf lettering will be on the two windows and door.

MOTION MADE BY MR. BELL TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

DISCUSSION ON DRAFT COPY OF GUIDELINES FOR ARCOM 11/16/94

Discussion on the Guidelines for Arcom was postponed to the December Arcom meeting.

VI. Adjournment

MOTION MADE BY MR. BELL TO ADJOURN THE MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

The meeting adjourned at 4:50 p.m. The next Architectural Commission meeting will be Wednesday, December 21, 1994 at 12:30 p.m. in the Town Council Chambers.

Respectfully, submitted,

Joanna Frost-Golino, Chairman

JFG:js