

**MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, OCTOBER 25, 1995 AT 9:00 A.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER: The meeting was called to order at 9:00 a.m. by Chairman Rosenthal.

II. ROLL CALL

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

ABSENT: Lindley Hoffman, Member
John C. Randolph, Town Attorney

RECORDING SECRETARY: Gretchen Dayton

Let the record show Mr. Bell, Mr. Deziel and Mr. Fisher were voting members at various times during the meeting.

III. APPROVAL OF THE MINUTES FROM THE SEPTEMBER 27, 1995 MEETING

**MOTION BY MR. SCHULER TO APPROVE THE MINUTES.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

IV. PROJECT REVIEW

A. NEW BUSINESS - MAJOR PROJECTS

B66-95 Demolition of Existing Residence

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

Architect Ralph Cantin presented the project. The existing residence was designed by Ralston and Marsh Architects in 1937. Several additions were constructed over the years making the house

impossible to remodel. The owners plan to construct a new house on this lot in the future. They have hired Architects Ferguson and Shamamian to design the proposed residence. Mr. Cantin asked for approval of demolition today as there is a deadline for heavy equipment use in town.

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

Mr. Frank said he spoke with Mr. Hoffman, who expressed his desire that this house not be demolished. He feels the exterior is an asset, however he has not been inside. Therefore his opinion is based on the exterior appearance only. He asked that if the house is demolished, it be replaced with something similar in design.

Mr. Schuler stated the house is attractive from the outside, but the interior has nothing to offer.

Mr. Helander stated he would hope the replacement house will have the same grace and balance as the existing house and sympathizes with the owner having interior spaces that are not workable.

Mr. Deziel stated he has been in this house and agreed the interior is not worthy of renovation. He wanted the owners to be aware, as this property is in a high profile area, the plans will be under strict scrutiny. He asked if the board could review the plans for the proposed residence before approving the demolition.

Mrs. Gingras asked why the hurry for demolition, as the plans for the replacement house will not be ready until February.

Mr. Cantin stated demolition cannot be done after November. The house will be taken off the tax roll. They will be able to come back in February with plans allowing construction to begin in April.

Mr. Moore stated that demolition is allowed between the months of December and April. The use of the heavy equipment is not permitted, which creates noise problems. The result is demolition by more labor intensive methods and use of smaller equipment, making it less noisy, which becomes a cost factor. The Commission's concern should be what is going to replace the existing structure and not the criteria of the noise ordinance. The Commission has a right to condition all approvals for demolition around the replacement and should not let economics play a part in the Commission's decision.

Mr. Schuler declined amendment to the previous motion as he felt demolition could be granted at this time. He asked Mr. Moore if the Commission has the right to deny any demolition request.

Mr. Moore stated, from an administrative standpoint, if any property owner in town, other than landmarked properties or those under consideration for landmark, wishes to demolish they have a right to for whatever reason. He reminded the Commission they have the right to condition the approval and ask to see the proposed plans of the replacement house. If the property owner feels there is a forum for disagreement they have a right to go to the Town Council and appeal the Commission's decision.

Mrs. Baker stated this is an unusual situation as the house is attractive and not a detraction to the town as most requests for demolition are. She felt that review of the plans would be a valid request.

Mr. Schuler agreed to amend the motion to include a strong message to the owner. The proposed residence should be in line with the neighborhood and comparable to the existing house.

Mrs. Lindsey withdrew her second as she prefers deferral of this project.

Mr. Frank suggested all of this month's requests for demolition have a requirement to sod or seed and irrigate within 30 days after demolition, as most of the projects will not commence construction until sometime around May.

MOTION BY MR. BELL FOR DEFERRAL TO NOVEMBER TO REVIEW THE PLANS FOR THE REPLACEMENT HOUSE.

MOTION SECONDED BY MRS. LINDLEY.

ROLL CALL VOTE:	MR. BELL	YES
	MRS. LINDSEY	YES
	MRS. BAKER	YES
	MR. HELANDER	YES
	MRS. GINGRAS	YES
	MR. SCHULER	NO
	MR. ROSENTHAL	YES

MOTION CARRIED 6-1.

B67-95 Demolition of Existing Residence

Applicant: Eberleing Holdings, Inc.
Address: 100 Casa Bendita
Architect: Jeff Smith
Project Description: Demolition of existing residence.

Architect Jeff Smith presented the project. The house was built by Robert Gottfried in the early 1970's and there is no architectural significance to this home. The owner plans construction of a new, single family, Italian style residence. Mr. Smith stated there are plans for the new house, but did not know if he could show the commission as they have to go to Town Council. Mrs. Gingras asked if this is a variance situation. Mr. Smith stated due to the lot being on a cul-de-sac it lacks the minimum frontage allowed by the town.

Mr. Moore suggested deferral of this application as it needs to go for a Town Council variance. The Town Council has stated that it does not want this commission to review these plans prior to their review. The demolition request must be looked at on its own merits and without any consideration to the replacement on the property.

Mr. Helander stated this house has no architectural characteristics and felt it does not make any difference if this house stands or not.

MOTION BY MR. HELANDER TO APPROVE THE PROJECT AS PRESENTED WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 30 DAYS OF DEMOLITION.

MOTION SECONDED BY MR. BELL.

ROLL CALL VOTE:	MR. HELANDER	YES
	MR. BELL	YES
	MRS. BAKER	NO
	MRS. LINDSEY	NO
	MRS. GINGRAS	NO

MRS. SCHULER YES
MR. ROSENTHAL YES

MOTION CARRIES 4-3.

B68-95 Demolition of Existing 2-Story Garage

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

Denis G. Quinlan of Tara Management presented the project. The garage was built in 1956 by Belford Shoumate and the second story addition was built in 1967. Renovation of the existing residence is planned at a later date. The owners are building a house on the lot next door and plan to use the existing house as a guest house.

Mr. Deziel asked if there is another garage on the property.

Mr. Moore stated the Zoning Ordinance requires that at least a one car garage be on each property. The approval for demolition would have to be contingent upon a Unity of Title or replacement of the structure with a one car garage.

Mr. Schuler suggested the applicant consult with his client and come back next month with definite plans.

MOTION BY BELL FOR DEFERRAL TO THE NOVEMBER MEETING.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

B69-95 Demolition of Existing Residence

Applicant: Mr. and Mrs. Paul Van Der Grift
Address: 207 Merrain Road
Architect: The Pandula Architects, Inc.
Project Description: Demolition of existing residence.

Architect Eugene Pandula presented a site plan and photographs of the existing residence. The residence was built around 1946 by Mr. Snyder. Renovations and additions were done in 1973 by Architect Ronald Kent Belk. The structure possesses no historical significance or special elements that would be appropriate to salvage.

The owners have purchased two properties, one at 1300 North Ocean Way and 207 Merrain Road, adjacent to the west. A Unity of Title has been applied for. The existing home at 1300 North Ocean Way will remain as their residence. The intent is to demolish the existing structure at 207 Merrain Road and use the lot as landscaped grounds with a tennis court.

MOTION BY MR. BELL TO APPROVE WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 30 DAYS OF DEMOLITION AND PROVIDE A UNITY OF TITLE.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

Mr. Rosenthal handed the gavel to Mrs. Baker at this time. He stated that he had concerns about the upcoming project which he wished to comment about. He stated, to avoid the appearance of any conflict of interest on the up coming subject, he would not participate as a voting member for the next item.

B70-95 Porch Additions

Applicant: Oceanic Holding Estates Limited
Address: 641 North County Road
Architect: The Pandula Architects, Inc.
Project Description: Covered porch additions to the south and west facades of the existing automobile garage/staff wing.

Architect Eugene Pandula presented photographs of the existing residence and drawings of the proposed project. The project entails extending the roof out on the south and west facades, the replacement of 2 doors and 2 windows on the west facade with a pair of french doors and the replacement of 2 windows on the south facade with another pair of french doors.

Mr. Rosenthal, (speaking as an adjacent property owner and interested citizen), stated his property borders this property to the north. This property has had three owners since ARCOM approved the original house, and there have been changes with each new owner. He felt the building structures are all in one corner of the property and did not like the appearance from the street. He suggested building a separate structure on the vacant land.

Mr. Helander asked if the building footprint will increase with this project.

Mr. Frank said the footprint will increase, but will not exceed the code requirement.

Mr. Pandula stated the only change to the footprint will be the two porch additions, one being a 2' extension and the other a 10' extension.

Mr. Helander stated, with all due respect to Mr. Rosenthal, that this is a project the Commission would normally favor and felt the changes are a design improvements.

Mr. Deziel felt the southern elevation of the proposed project is better looking and added character to the home.

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

Let the record show Mr. Deziel was voting in place of Mr. Rosenthal.
At this time Mr. Rosenthal re-assumed the Chair position.

B71-95 Addition

Applicant: James E. Elder
Address: 241 Bahama Lane
Architect: Brower Architectural Associates, Inc.
Project Description: Addition of 10' to west bedrooms. Maintain existing building character, roof line, etc.

Mrs. Baker stated there were no plans in the file on the Monday before the meeting.

Mr. Frank said he was under the impression the elevations were not being changed, just extended. Sometimes applications come in the office without plans for a good reason.

Mr. Helander suggested giving the Architect one hour to retrieve the plans from his office.

**MOTION BY MR. SCHULER FOR DEFERRAL TO END OF THE MEETING.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.**

This item was heard after item #A115-95

Architect Ken Brower presented photographs of the existing residence and plans for the addition. The addition consists of 10' on the west side of the house which will expand the master bedroom and a smaller bedroom.

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

B77-95 Minor Driveway Changes

Applicant: Mr. and Mrs. John Berkley
Address: 250 Jungle Road
Architect: Brower Architectural Associates, Inc.
Project Description: Minor driveway changes.

Architect Ken Brower stated the project is a minor driveway change which consists of a 5' curb change to create a parking bay at the street and a material change. The driveway will be changed from asphalt over chatahoochee to loose chatahoochee.

Mr. Schuler stated that Jungle Road is very narrow and any off street parking is a plus factor.

Mr. Bell asked if Public Works has to approve a curb cut before ARCOM approval.

Mr. Frank said the change will go to Public Works for approval, but felt the project is not in a location that would cause a conflict.

Mr. Brower stated the owner would like to follow through the loose chatahoochee into the curb cut along the street.

**MOTION BY MR. BELL TO APPROVE THE PROJECT SUBJECT TO PUBLIC WORKS
APPROVAL AND TO USE A HEAVIER MATERIAL AT THE STREET**

Discussion took place concerning the loose chatahoochee spilling into the road. The suggested material changes to use in the parking bay were; asphalt, chatahoochee embedded in concrete and brick to match the walkway.

**MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT USING ASPHALT OR
BRICK IN THE PARKING BAY AT THE STREET, SUBJECT TO PUBLIC WORKS**

**APPROVAL.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

B73-95 New Residence

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

Mr. Frank stated this application was found to be lacking in its materials. The lot does not have sufficient access to it and at this time it is unclear if it is a lot which can be developed.

Staff recommends deferral of this project for one month.

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

Attorney Steven Clark stated for the record the address 400 Caribbean Road, as declared on the agenda, is an existing address. (It was later explained that no address number has been assigned to a lot which is not approved for development. The 400 Caribbean address is the address of the original lot from which this parcel was split).

B74-95 New Residence

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

Architect Robert Kolany presented an elevation showing the height relation to the neighboring houses.

Mrs. Baker stated that at last month's meeting when demolition of a 3,100 square foot house was approved, Mr. Kolany presented that the replacement house would be approximately 4,800 square feet. The proposed residence is now at 5,300 square feet and when compared to the previous house this is a 70% increase.

Mr. Kolany stated that part of the lot coverage calculation includes porch areas.

Mr. Schuler felt the proposed residence is too massive for the lot, is not in keeping with the neighborhood and the garage faces the street on Orange Grove.

Mr. Deziel agreed with Mr. Schuler and stated this is a corner lot with 2 front yard set backs which results in a smaller building area. The house is too big; the mass and character is way out of line with this area and Palm Beach as a whole; and he suggested a total work-over of the design.

Mr. Helander said much of the front facade has a proportion that is not agreeable and not in keeping with the character of the neighborhood. He suggested a reduction in size of the structure and re-study for future review.

Mr. Kolany stated the owners paid a high price for this property; to reduce the size of the home would result in loss of value; and the project is within the Town's codes.

Mr. Rosenthal stated that the owners should have done some research before purchasing the property and this Commission should not be concerned with what was paid for the property. He also agreed the style and design are inappropriate.

Mr. Moore wanted Mr. Kolany to convey to the owners that because he has met the terms of the Zoning Ordinance, the other level of criteria that must be satisfied is the acceptance of the Architectural Commission, and one does not guarantee the other. The design approval of the Architectural Commission is to look at the material, the similarity, the dissimilarity, the cubic content and square footage of the proposed structure as compared with the surrounding neighborhood within 200 feet.

Mr. Frank clarified the Commission's desires to the architect:

1. There is a problem with scale of the proposed project.
2. The design details, doorways and windows are oversized for the style of the residence.
3. There is a problem with how this project fits in with the neighborhood.

MOTION BY MR. SCHULER FOR DEFERRAL TO NOVEMBER TO HAVE THE ARCHITECT RE-DESIGN THE PROPOSED RESIDENCE.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

B75-95 Addition

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

Attorney Bill Atterbury, representing the property owner, presented the project. The plans were initially submitted to the building department and it was indicated that ARCOM approval was not required, therefore the building permit was issued. Due to the concern from the neighbors, the project was put on the agenda and advertised as a major project. Mr. Atterbury presented a front elevation of the 550 square foot addition above the rear garage. The existing roof height is approximately 15' 9", and the addition will add 8'. Mr. Atterbury stated the project conforms to all of the Town's Zoning Codes and criteria of the Architectural Commission.

Mr. Moore stated this project was a 50/50 type call whether it go before ARCOM or not. It was first thought this project did not need to go before ARCOM, but when complaints were received and work began without a building permit, it was determined it should be a minor project on the agenda. The Commission then decided it should be a major project to notify the neighbors.

Neighboring property owners, John Rau and Lisa Bertles addressed the Commission. Mr. Rau felt the project is unattractive, but if the height were lowered and screened with hedges it would be acceptable to the neighbors.

Mr. Schuler asked if the owners would consider a first floor addition. Mr. Atterbury said the owners

have already made some changes to address the concerns of the neighbors. After further discussion, it was suggested to lower the height of the existing garage to 8' by re-pouring the tie beam, thereby lowering the total height of the addition.

MOTION BY MRS. BAKER FOR DEFERRAL TO NOVEMBER TO RE-STUDY THE PROJECT AND ENCOURAGE THE ARCHITECT TO MEET WITH MEMBERS OF THE ARCHITECTURAL COMMISSION.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B76-95 Demolition of Existing 2-Story Residence.

Applicant: Lore M Dodge and Lise J. Moran
Address: 320 Barton Avenue
Realtor: Sotheby's International Realty
Project Description: Demolition of existing 2- story residence.

Contract Purchaser and Developer Bill Elias presented the project. The existing residence was built in 1924 and designed by Architect Howard Major. The house has a history of structural problems and has no historical significance. Renovation would exceed 50% of the value of this house. The future plans for the 30,000 square foot property is a 6,000 square foot single family residence, possibly in a Georgian style.

MOTION BY MR. HELANDER TO APPROVE DEMOLITION OF THE SINGLE FAMILY RESIDENCE WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 30 DAYS.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

B78-95 Addition

Applicant: William and Rosalie Deitz
Address: 1305 North Ocean Way
Architect: Ames Bennett
Project Description: Add a 1,132 sq. ft. second floor addition.

Architect Ames Bennett presented photographs of the existing building. Roofing material and railings will be changed. Property owner Bill Deitz was available for comments and stated he would agree to use flat tile roof rather than barrel tile.

Mr. Schuler suggested making all the french doors the same. The french doors on the addition have vertical and horizontal divided lites and the existing french doors have horizontal divided lites.

MOTION BY MR. SCHULER TO APPROVE WITH THE SUGGESTION THE FRENCH DOORS BE IN UNISON, ROOF TO BE WHITE FLAT TILE, MATCH THE RAILING TO THE EXISTING RAILINGS AND REPLACE THE EXISTING AWNING TYPE WINDOWS.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

Mr. Moore stated a letter was received from Dr. Garth Wood regarding the variance request, which was later found not necessary. The letter stated he did not receive notification of the variance request. Mr. Moore said a notice was sent to Dr. Wood.

Let the record show Dr. Garth Wood was not in the audience.

C46-95 2nd Story Addition

Applicant: Donald and Susan Leas
Address: 234 Queens Lane
Architect: James E. Ashley
Project Description: 2nd story addition at rear of one story house. Increases height of roof to 23 feet at addition.

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

Architect James E. Ashley presented a view from the street drawing and stated the only part of the addition seen at this point is the fascia. The proposed 2nd story addition is at the rear of the house.

Mrs. Gingras stated that the drawing of the street view does in fact show the wall below the fascia.

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

C51-95 Addition

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

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

Applicant requested deferral until next month.

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

B. DEFERRALS AND CONTINUATIONS: MAJOR PROJECTS

B63-95 New Two Story Residence

Applicant: Whittmann Building Corporation
Address: 200 El Vedado
Architect: Smith & Moore Architects

Project Description: Two story, 6,500 square foot Mediterranean style residence with attached 3-car garage, guest quarters and pool.

This project was approved at the September meeting with the provision the architect return with revisions of minor changes.

Harold Smith presented an elevation drawing showing window changes and agreed to use the same windows throughout the project.

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

B65-93 Revisions to Previously Approved Residence.

Applicant: Dr. & Mrs. Stone
Address: 230 Clarke Avenue
Architect: Randall Stofft
Project Description: Revisions to previously approved 2-story residence.

This project was deferred from the June, July, August and September meetings for further study.

Mr. and Mrs. Stone were present and did address the Commission.

Architect Randall Stofft presented the project. The windows were simplified, lined up and proportioned. The dining room windows and the 2 story columns on the rear elevation were eliminated.

Mr. Schuler felt the rear elevation, with the windows over the french doors and Corinthian columns, was not in keeping with a Mediterranean style. The different types of architecture on the front facade and other types on the rear are issues that still have not been addressed. He was concerned with mullions being used only on the front elevation.

It was agreed to lower the Corinthian columns and the arched windows above the french doors on the rear elevation.

Mr. Bell stated that working with higher spaces, Italian architecture uses columns and smaller round windows together, which he sketched for Mr. Stofft.

**MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE COLUMNS LOWERED AND SMALLER WINDOWS ON THE REAR ELEVATION.
MOTION SECONDED BY MR. HELANDER.
MR. SCHULER OPPOSED.
MOTION CARRIED 6-1.**

After further discussion, it was agreed to follow through with divided lites in all of the windows.

**AMENDED MOTION BY MR. BELL TO USE DIVIDED LITES IN THE WINDOWS THROUGHOUT THE PROJECT.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.**

Let the record show an hour lunch break was called at this time.

ARCOM MINUTES 10/25/95

The meeting reconvened at 1:50 p.m.

Let the record show Mr. Rosenthal, Mrs. Baker, Mr. Helander, Mrs. Lindsey, Mrs. Gingras, Mr. Schuler, Mr. Bell and Mr. Fisher were present at this time.

C28-95 Gates

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

Applicant requested deferral to the November Town Council meeting.

**MOTION BY MRS. LINDSEY FOR DEFERRAL TO THE NOVEMBER MEETING.
MOTION SECONDED BY MR. HELANDER
MOTION CARRIED UNANIMOUSLY.**

C31-95 Wall

Applicant: James Harpel
Address: 180 Barton Avenue
Attorney: Paul Prosperi
Project Description: 12' high wall.

Attorney requests withdrawal per letter dated October 2, 1995.

**MOTION BY MRS. LINDSEY TO REMOVE THIS ITEM FROM THE AGENDA.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

B33-95 Addition

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

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

The architect requested deferral until the November meeting.

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

B43-95 New Residence

Applicant: Mr. & Mrs. Paul Pellitieri
Address: 180 Atlantic Avenue
Architect: Jeff Gapstur
Project Description: Construct new single family residence.

This project was approved at the September meeting with the provision the architect return for re-study of the rear porch area, columns, arches and roof design.

Mr. Rosenthal commented on all of the re-considerations and felt that it is inappropriate for projects to be approved with several items needing re-study.

Mr. Gapstur stated the items listed for re-study are on the rear porch area only. He then presented several alternative drawings of the rear porch area.

Mr. Bell objected to the 2 story columns used in each of the schemes presented.

Mr. Gapstur presented a drawing with a one story porch on the rear elevation, which was presented at a previous meeting. He stated the owners strongly object to the one story porch and feel it takes away from the openness of the 2 story living room.

It was the consensus of the Commission that the 1 story porch was an improvement and 2 story columns are unacceptable on the rear elevation.

Mr. Moore said to Mr. Gapstur, that when representing his clients, there is no guarantee of maximum sanction of property per square footage, cubic content and lot coverage. In order to reach a compromise, the client may have to give up some square footage or give up some cubic content.

Mr. Frank stated that the rear elevation is visible from a public right of way, and urged the architect to heed the Commission's desires. With the 1 story covered porch design, functionally there are windows on the second floor and functionally there is a porch on both levels.

Mr. Schuler suggested moving the pool and squaring off the back porch area.

MOTION BY MR. BELL FOR DEFERRAL TO THE NOVEMBER MEETING TO ELIMINATE, WITHOUT QUESTION, THE 2 STORY COLUMNS ON THE REAR ELEVATION.

MOTION SECONDED BY MR. SCHULER

MOTION CARRIED UNANIMOUSLY.

B44-95 Remodel

Applicant: Palm Beach Development Group Limited III, Inc.
Address: 127 Ocean View Road
Architect: Armin L. Wessell
Project Description: Remodel existing residence and add a partial second floor.

This project was approved at the September meeting with the provision the architect return with revisions of small details.

Mr. Deziel has declared a previous Conflict of Interest. (Voting Conflict form on file.)

Mr. Rosenthal felt that conditional approvals should not be granted, as did other members.

Mr. Moore stated that when conditional approvals are granted, then a clear approval has been set with only the specified changes to be reviewed. The only way the entire project is to be reviewed, is if the areas under re-study cause a re-design that effects the rest of the building. While trying to

be cooperative with the parties involved, the problem with conceptual approvals, is the ability to re-negotiate is lost. Only the area under question can be negotiated.

Mr. Rosenthal passed the gavel to Mrs. Baker and stated he would like the following motion incorporated as a general procedural rule.

MOTION BY MR. ROSENTHAL TO NOT GRANT ANY TYPE OF APPROVAL, OTHER THAN A COMPLETE APPROVAL, UNLESS THERE IS A MINOR MATTER THAT CAN BE RESOLVED BY THE STAFF.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

Mr. Rosenthal re-assumed the chair at this time.

Mr. Wessell stated the only requested changes were the three windows on the front facade. He showed drawings of the windows squared and arched and stated he preferred the arched windows.

MOTION BY MRS. BAKER TO APPROVE THE PROJECT WITH 3 ARCHED WINDOWS.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

B54-95 New Two Story Residence

Applicant: Mr. & Mrs. Mark Katzenberg
Address: Emerald Lane, Lot 36
Architect: Eugene R. Fagan, III
Project Description: New Two Story Residence.

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

Architect requested deferral until the November meeting.

MOTION BY MRS. BAKER FOR DEFERRAL TO THE NOVEMBER MEETING.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

C. NEW BUSINESS - MINOR PROJECTS TO BE HEARD AFTER 1:00 P.M.

A123-95 Awnings

Applicant: Glen Straub
Address: 355 Cocoanut Row
Contractor: Tropical Awnings
Project Description: Awnings over 2nd floor windows.

Oscar Reiss presented the project. Two awnings will be installed to match the existing lower level awnings.

Mr. Reiss did not have drawings or specification sheets to present to the Commission.

MOTION BY MRS. BAKER TO DEFER THE PROJECT TO THE END OF THE MEETING.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

This item was heard after item # B71-95.

A site plan and drawing of the proposed awnings were presented.

Mrs. Baker asked if the building was a single family or a multi-family dwelling.

Mr. Reiss did not know, but said the building next door has the same brown awnings as the proposed project.

Mr. Frank suggested that all contractors for minor projects present drawings or photographs of the proposed project in the future.

MOTION BY MRS. BAKER FOR DEFERRAL TO THE NOVEMBER MEETING.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

A124-95 Change Front Entry

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

No one was present to present this project.

MOTION BY MRS. BAKER TO DEFER THE PROJECT TO THE NOVEMBER MEETING.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A125-95 Entrance Wall, Gate Posts and Gates

Applicant: Mr. George Milidrag
Address: 445 Antigua Lane
Architect: Ginocchio and Spina
Project Description: Entrance wall, gate posts and gates.

Architect Ken Spina presented the project and stated ARCOM previously approved the project without the gates as it was decided they were too ornate for the house. Different light fixtures, on top of the gate posts, are requested from what was previously submitted. The light fixtures are an oval, tear drop or flame shape embossed pattern.

Mr. Schuler felt the flame shape light fixtures were not in keeping with the neighborhood. It was suggested to eliminate some of the scroll work at the bottom of the gates.

Mr. Spina said the scroll work helps to support the gates and will keep them from sagging as they are 17' long with a single swing. Town Council granted a variance for the gates which will expire on Friday.

MOTION BY MRS. BAKER TO APPROVE THE GATES, BUT NOT THE FLAME SHAPE LIGHT FIXTURES.

MOTION SECONDED BY MRS. GINGRAS.

Please note that this motion was abandoned, as the question was not called.

Mr. Helander stated he preferred the flame light fixtures rather than the Colonial style light fixtures.

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

MOTION SECONDED BY MRS. BAKER.

ROLL CALL VOTE:	MR. HELANDER	YES
	MRS. BAKER	YES
	MRS. LINDSEY	NO
	MRS. GINGRAS	YES
	MR. SCHULER	NO
	MR. FISHER	YES
	MR. ROSENTHAL	NO

MOTION CARRIED 4-3.

A126-95 Sign

Applicant: En Soie
Address: 313 A Worth Avenue

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Contractor: Phil Rowe Signs
Project Description: Cut-out letters on top wall - logo on door (12") - letter window.

Contractor Steve Rowe presented the project. The sign will have 12" individual letters with a logo, in a gold circle, on the door.

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

A127-95 Sign

Applicant: Meyers Luggage
Address: 313 Worth Avenue
Contractor: Phil Rowe Signs
Project Description: Install 9" matt black cut-out letters.

Contractor Steve Rowe presented the project and stated there will be lettering in gold leaf on top of the building.

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

A128-95 Sign

Applicant: European Collections
Address: 131½ B Worth Avenue
Contractor: Phil Rowe Signs
Project Description: Letter in gold - 4 windows, one transom and one door.

Contractor Steve Rowe presented the project. The business is in a very long building, approximately 60'. There will be gold lettering on the door, transom and each of the 4 windows. The signs are within the square footage allowed in the Town's Zoning Codes.

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

A129-95 Sign

Applicant: Rose Penn, Inc.
Address: 301 South County Road
Contractor: Phil Rowe Signs
Project Description: Install matt black cut-out letters on building - white window lettering.

Contractor Steve Rowe stated the entire building has black lettering and will follow suit with the lettering and size.

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

A138-95 Sign

Applicant: European Art Imports
Address: 224-A Worth Avenue
Contractor: Phil Rowe Signs
Project Description: Overhead sign, letter 2 windows and one wall sign.

Contractor Steve Rowe presented the project as described in the above project description.

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

A139-95 Sign

Applicant: Pashion Lingerie
Address: 317-A Worth Avenue
Contractor: Phil Rowe Signs
Project Description: Cut-out letters above in purple and gold window lettering.

Contractor Steve Rowe presented the project and stated the existing awnings are either red or blue. The shop owner wanted purple and gold window lettering, but has a second choice of black and gold.

**MOTION BY MR. HELANDER TO APPROVE THE PROJECT WITH BLACK AND GOLD
WINDOW LETTERING.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

A130-95 Driveway

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

Mr. Frank said the architect contacted him prior to the meeting and would like to bring the landscape and hardscape plans to the next meeting.

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

A131-95 Roof Tile

Applicant: Kenneth and Nancy Cheng

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Address: 218 Barton Avenue
Architect: Smith and Moore Architects
Project Description: Type of roof tile.

Property owner Kenneth Cheng presented a sample roof tile. The existing roof is barrel tile and would like to replace it with an "S" tile in a variegated color.

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

A132-95 Landscaping

Applicant: Solcon 3000, Inc.
Address: 1332 North Ocean Blvd.
Architect: Roy-Fisher
Project Description: Landscaping plan.

Landscape Architect Connie Roy-Fisher presented the project. Salt tolerant material will be used in the three major areas of the motor court, pool area and lawn area.

Mrs. Lindsey thought the north west portion of the project looked a little bare and suggested adding silver buttonwood in this area.

**MOTION BY MRS. LINDSEY TO APPROVE THE PROJECT WITH SILVER
BUTTONWOOD ADDED IN THE NORTH WEST CORNER OF THE PROPERTY.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.**

A136-95 Change to Balconies

Applicant: Solcon 3000, Inc.
Address: 1332 North Ocean Blvd.
Architect: Randall Stofft
Project Description: Change metal railings on the balconies to cast concrete railings.

Architect Randall Stofft presented the project. The project was originally approved with metal railings. After further thought of maintenance problems, the owner would like cast stone railings on the balconies.

Mrs. Gingras felt that too much cast stone has been used on the homes on North Ocean Way.

**MOTION BY MRS. BAKER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. LINDSEY.
MRS. GINGRAS VOTING NEGATIVELY.
MOTION CARRIED 6-1.**

A133-95 Awning

Applicant: Merrian Hunter Codman
Address: 319 Worth Avenue
Contractor: Hoover Canvas
Project Description: Additional awning for previously approved site.

Contractor Rick Wagner presented the project. The owner would like to add one more green awning to a previously approved project.

Mrs. Baker asked how the awning will be attached to the building.

Mr. Wagner did not have any specification sheets for the presentation.

**MOTION BY MRS. BAKER FOR DEFERRAL TO THE END OF THE MEETING.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

This item was heard after item #A123-95.

Mr. Wagner presented detailed drawings showing the proposed awnings and how they will be attached to the building.

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

A134-95 Awning

Applicant: Jenny's Fashions
Address: 240 Worth Avenue
Contractor: Hoover Canvas
Project Description: fabric awning.

Contractor Rick Wagner presented the project. The shop is in the rear of 240 Worth Avenue and the awnings will be dark green over the door and hallway.

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

A135-95 Front Door and Entrance Gates

Applicant: Robert W. Gottfried
Address: 748 Hi Mount Road

Contractor: Reich Metal Fabricators, Inc.
Project Description: New front doors and sliding entry gates.

Attorney Peter Broberg presented the project. Glass with wrought iron will be placed in front of the existing front door. New entry gates of wrought iron which will slide behind the existing hedge are proposed. The wrought iron door and entry gate match the existing iron work on the house.

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

B59-94 Landscape

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

Plans were received, but no application was submitted for this project.

Architect Ames Bennett stated he submitted the plans five hours before the deadline, (the day before the meeting).

It was decided a site plan and full landscape plans be submitted before approval can be made.

**MOTION BY MRS. BAKER TO DEFER TO THE NOVEMBER MEETING.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

A137-95 Awnings

Applicant: Tricony Florida Corp.
Address: 313 ½ A-3, 313 ½ B & 313 ½ C-2 Worth Avenue
Architect: Eugene Lawrence
Project Description: 3 Awnings.

Architect James Lucas presented the project. The proposed awning colors will match the existing awnings. The awning trim will be straight rather than a scallop trim on the existing awnings.

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

D. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A63-95 Revise Front Entry and Guest House Entry

Applicant: Jim Scoroposki
Address: 120 Clarke Avenue
Architect: Brower Architectural Associates
Project Description: Front Entry and Guest House Entry.

The architect requested removal of this item from the agenda.

**MOTION BY MRS. LINDSEY TO REMOVE THIS ITEM FROM THE AGENDA.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

A94-95 Awnings

Applicant: Janeiro
Address: 191 Bradley Place
Contractor: American Awning Co., Inc.
Project Description: Change color of awnings.

Contractor Joe Mattei stated this project was previously approved with all black awnings and presented a photograph of one awning painted in a zebra stripe design.

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

A111-95 Hurricane Shutters

Applicant: Daniel Tucker
Address: 202 Mañana Lane
Contractor: Broward Hurricane
Project Description: White hurricane shutters; hinge colonials, accordions and removable panels.

The Palladian shape window was the only concern as the shutters for the other windows were staff approved.

Mark Shenkman representing Broward Hurricane Shutters and General Contractor George Fraker presented the project. An 8" wide stucco band will be installed around the window, which will also protrude 8", allowing the accordion shutters to fold into the band.

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

A115-95 Landscaping

Applicant: Palm Beach Country Club
Address: 760 North Ocean Blvd.
Project Description: Landscape plans

Mr. Frank recommended removal from the agenda as work will not commence until May. Complaints were received concerning the removal of Brazilian Pepper trees. The State wants all Brazilian Pepper trees removed from the right of way, therefore the Town Council granted permission for the removal of these trees only. Mrs. Lindsey requested they sod and generally neaten up the area for the winter season.

MOTION BY MRS. LINDSEY FOR REMOVAL OF THIS ITEM FROM THE AGENDA.

**MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

V. OTHER BUSINESS

Mr. Schuler asked that the topic of Architects versus Designers presenting projects be placed on next month's agenda.

Mr. Frank stated he was asked to research the possibility of this proposal becoming policy. He has several items to discuss at next month's meeting.

Discussion took place concerning the new ordinance dealing with Commission members absences. Mr. Fisher felt the new ordinance is too rigid. Mr. Frank suggested speaking directly to the Town Council concerning this issue.

VI. ADJOURNMENT

The meeting was adjourned at 4:45 p.m.

The next meeting of the Architectural Commission will be held on November 29, 1995 at 9:00 a.m. in the Town Hall, Town Council Chambers, 360 South County Road, Palm Beach.

Respectfully submitted,

Leighton A. Rosenthal,
Chairman

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