

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, SEPTEMBER 28, 1994, 9:30 A.M. AND 1:00 P.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The September 28, 1994 Architectural Commission meeting was called to order by Chairman Joanna Frost-Golino at 9:32 a.m.

II. Roll Call

PRESENT: Joanna Frost-Golino, Chairman
Laurel Baker, Member
Lindley Hoffman, Member
Bruce Helander, Member
Allen S. Wyett, Member
Lowry Bell, Alternate Member
Marie Hope, Member (arrived at 9:37 a.m.)
Leighton Rosenthal, Member (arrived at 9:40 a.m.)

John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning and
Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Cathleen McFarlane, Alternate Member
Ethel Lindsey, Alternate Member

RECORDING SECRETARY: Cynthia M. Delp
Janet Schumacher (preparation of minutes)

III. Approval of minutes from the August 24, 1994 meeting.

MOTION MADE BY MRS. BAKER TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED 5/1 WITH MR. HOFFMAN ABSTAINING SINCE HE WAS ABSENT AT THE LAST MEETING. (MRS. HOPE AND MR. ROSENTHAL WERE NOT PRESENT TO VOTE).

IV. Project Review

A. DEFERRALS AND CONTINUATIONS: MAJOR PROJECTS

B72-93 Modification of Pre-approved Project

Applicant: First National of Palm Beach
Address: 1330 North Lake Way
Landscape Architect: Krent Wieland Design Inc.
Architect: Ames Design Group
Project Description: Hardscape, pool paving, driveway, roof
and exterior paint colors

The project was approved at the August meeting for the pool area with the conditions applicant return for the September meeting with samples for the surface and driveway.

No one was present to represent the applicant.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT UNTIL THE END OF THE AGENDA.

MOTION SECONDED BY MR. HOFFMAN.

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 October 26, 1994 meeting.

B24-94 Demolish/Construct Two-Family Dwellings

Applicant: Barry Boyce, Trustee
Address: 353 Chilean Avenue
Architect: Donald H. Lang
Project Description: Demolition--Construct two, two-family
dwellings

The project was approved at the May meeting with the condition the driveway materials, the wrought iron sample for the balconies, the stone medallion sample and awning color samples be submitted at a later meeting.

The project was deferred from the July and August meeting.

No one was present to represent the applicant.

THE PROJECT WAS DEFERRED UNTIL THE END OF THE MEETING USING THE

BLANKET DEFERRAL MOTION.

B30-94 New Residence

Applicant: Michael Burrows
Address: 1340 South Ocean Boulevard
Architect: Charles Harrison Pawley
Project Description: Construct new residence

The project was deferred from the July and August meeting.

Staff recommended removal the project from the agenda.

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

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B52-94 Addition

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

The architect requested deferral from the August and September meetings.

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

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

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 at the September meeting.

*Please note that Lang Design Group has requested deferral of the remaining portions of this application to the October meeting.

THE PROJECT WAS DEFERRED UNTIL THE END OF THE MEETING USING THE BLANKET DEFERRAL MOTION.

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.

*Please note that the architect has requested deferral of the remaining items to the October meeting.

THE PROJECT WAS DEFERRED UNTIL THE END OF THE MEETING USING THE BLANKET DEFERRAL MOTION.

B57-94 Addition

Applicant: J. Hungerland
Address: 238 North Woods Road
Architect: K. C. Hubbard
Project Description: New porte cochere; new dining room

The project was approved at the August meeting with conditions plans be submitted on redesigned columns and the elimination of quoins on the front elevation at a later meeting.

Mr. Hubbard presented new drawings of the redesigned columns and removal of the quoins also details on the porte cochere and side wall. The commission was concerned with the porte cochere as there were no others on the street. Mr. Hubbard stated there weren't too many homes on the block and across the street was the back yard of a residence facing the street. The roof on the porte cochere will match the existing roof.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. BELL. (MR. BELL, AS AN ALTERNATE MEMBER, COULD NOT SECOND THIS MOTION AS THERE WERE (7) MEMBERS VOTING.)

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B59-94 Addition/Renovation

Applicant: Darlene Koss
Address: 755 North Lake Way
Architect: Ames Bennett
Project Description: Add new foyer and garden wall to west side of building; change fenestration on south facade of building and build new; interior renovations and alterations

The project was approved with conditions, plans be resubmitted at the September meeting with changes on the smaller portico with hipped roof, front entrance parapet and the enclosure for the plate glass window.

No one was present to represent the applicant when the project was called.

This project was heard after Item B64-94.

Mr. Ames Bennett submitted several alternate drawings of the changes requested. He replaced the plate glass window with a smaller 20" window with a wall.

MOTION MADE BY MRS. BAKER TO APPROVE ALTERNATE #1 ON THE REVISED PLAN FOR THE ENTRANCE AND BERMUDA STYLE ROOF AND NO SIMULATED BRICK OR URNS BE USED.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B60-93 Landscape Plan

Applicant: Dr. Michael and Virginia Longo
Address: 1090 North Ocean Boulevard
Architect: Daum/Kraus/Reppert
Project Description: Landscape Plan

The project was deferred from the July and August meeting.

THE PROJECT WAS DEFERRED UNTIL THE END OF THE MEETING USING THE BLANKET DEFERRAL MOTION.

B61-94 New Residence

Applicant: Stuart Scharaga
Address: 288 Via Marila
Architect: Randall E. Stofft
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 applicant requested deferral until the October meeting.

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

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B62-94 New Residence

Applicant: P. S. Addison Development/Dan Swanson
Address: 1485 South Ocean Boulevard
Architect: Addison Development
Project Description: New two story residence; two guest houses; exercise pavilion; pool and tennis courts

The project was approved with the condition the applicant return with 1/4" scale typical elevation drawings and hardscape/landscape plans.

Carlos Martin presented 1/4" scale drawings of the project and landscape/hardscape plans.

The two story residence will have white framed aluminum casement windows or aluminum clad in wood with a light bronze tint. Hurricane shutters on the main house and guest houses are a roll up type built into the wall not visible from outside.

The gates are 12'-8" in height and are decorative wrought iron with two pilasters and keystone urns.

Mrs. Frost-Golino suggested returning with gate details and Mr. Frank would see if a variance is required because of the height.

Mr. Martin stated there is 65% green space on site, but Mr. Frank thought it may be 40%, which does meet the town requirements.

Mr. Wyett suggested the landscape plans be reshaped before returning as they were not clear.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT WITH THE CONDITIONS THE APPLICANT RETURN WITH NEW LANDSCAPE PLANS, SITE WALL AND GATE

DETAILS.

MOTION SECONDED BY MRS. HOPE.

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 deferred to the September meeting to give the applicant time to rework and resubmit plans for the roof pitch, front entrance and two story stairwell window and changes in the placement for the storm shutters.

No one was present to represent the applicant at the time the project was called.

PROJECT WAS DEFERRED UNTIL THE END OF THE MEETING USING THE BLANKET DEFERRAL MOTION.

This item was heard after the comments made by staff and commission before New Business - Major Projects.

Francis DiGiovanni presented new drawings and a letter from a neighbor stating there were no other two story homes on Onondaga. Changes made were the addition in front of the residence, a reduced slope in the roof, change from (3) French doors to two windows, smaller covered entry with 1/2 arched window and hipped roof. The exterior color is pastel yellow with white bands.

Mrs. Frost-Golino stated the surrounding homes are all one story and the changes made reduce the massive size originally submitted, but the two story structure was still very prominent. She feels the windows are still too close to the stucco bands.

Mr. DiGiovanni preferred not to change the window and the eyebrow effect covers the rolling shutter. Cost involved was a factor in these decisions. Mr. Wyett suggested the additional expense should be considered for the recessed shutters because of the objections of the appearance of a two story building in a basically one story area.

Mrs. Frost-Golino stated the shutter box should be recessed into the wall or up into the soffit with a plain stucco band around the window instead of the eyebrow detail, which Mr. DiGiovanni agreed to change. She also would like to see the second story windows

lined up with the first floor windows and the second story stairwell window made smaller.

Mrs. Frost-Golino stated the plans presented did not show all the elevations and the original one story plan did not have a garage door facing the street. Mrs. Frost-Golino stated that she would like to see plans of the screening of the garage door.

Mr. Wyett felt there were too many open questions to be able to vote for approval of the project.

Mrs. Frost-Golino stated landscape plans will also need to be submitted before any decisions can be made for approval.

MOTION MADE BY MR. ROSENTHAL TO DEFER THE PROJECT TO THE OCTOBER MEETING FOR ADDITIONAL CHANGES SUGGESTED BY STAFF.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Mr. & Mrs. DePaulo had comments in regards to his Item B64-94 on the agenda. These comments were made after the Variance No. 35-94, which was heard at the end of the Major Projects.

Dr. DePaulo stated he has been trying to do something with the house for the past 2-1/2 years and now time is of the essence. He asked that, instead of the deferral on his project heard earlier, if an approval with conditions could be considered. He noted the changes in the garage and driveway and changes of the windows and is willing to abide by any other recommendations by the commission.

Mrs. Frost-Golino stated that it was important to see the drawings in a corrected form and that the screening of the garage was still inadequate.

Mr. DiGiovanni stated the changes appear minor and that he will adhere to the conditions if approval can be made. Discussion followed regarding the last meeting and the suggestions made by the commission and the architect felt they can be achieved as they are minor changes.

Mr. Wyett thought there were too many conditions to approve without seeing the plans and changes in the landscaping need to be reviewed. Mrs. Frost-Golino stated in the past there have been as many as four conditions on approvals and if straight forward she did not see any problem. Mr. Rosenthal stated if Mr. Frank was comfortable reviewing the changed plans he saw no problem.

Mr. Frank stated he did not have a problem with the upstairs windows being realigned; reduction in the window of stair tower; concealing the hurricane shutters; the garage door no ellipse; and

the landscape plan with screening. The only item he feels should be reviewed by the Commission would be the landscaping with screening.

MOTION MADE BY MRS. BAKER TO REOPEN THE PROJECT FOR RECONSIDERATION OF THE REQUEST BY APPLICANT.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE PROJECT WITH THE FOLLOWING CONDITIONS: 1) REALIGN SECOND FLOOR WINDOWS 2) REDUCTION IN THE STAIR TOWER WINDOW 3) CONCEAL THE HURRICANE SHUTTERS 4) NO GARAGE DOOR ELLIPSE AND APPLICANT RETURN WITH LANDSCAPE DRAWINGS WHICH SCREEN THE GARAGE DOOR. MR. FRANK WILL REVIEW THE FOUR CONDITIONS WITH THE EXCEPTION OF THE LANDSCAPING SCREENING OF THE GARAGE DOOR.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

Tim Frank needed to address the commission on several matters before the new business was heard. Mr. Frank read a letter addressed to the Architectural Commission from Mrs. McFarlane. The letter referred to her absence from the September meeting due to the recent loss of her husband.

On Item #B57-94 there was a second motion made by Mr. Bell, an alternate member, which had to be recalled as there were already (7) members voting. Motion was seconded by Mrs. Hope.

Tim Frank stated there was a staff error on a Variance granted to Richard Danton, 146 Sunset Avenue, which should have been on the Agenda regarding landscaping. The Town Council wanted the Architectural Commission to review this item even though it was bought before the board previously. Mr. Frank suggested this item to be heard informally, at the end of the major items in case there was someone in the audience for this item. This item will then be formally placed on the October 26, 1994 Agenda with the Commission approval. The objecting attorney agreed with the decision recommended by staff.

MOTION MADE BY MR. WYETT TO HEAR 146 SUNSET AVENUE AT THE END OF MAJOR PROJECTS NEW BUSINESS.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A reminder by Mrs. Frost-Golino that the October 26, 1994 Architectural Commission Meeting with start at 9 a.m. instead of

the 9:30 previous start time. Also, the November and December meetings will take place on the third Wednesday of the month, following the Landmark Preservation Meetings due to the Holidays.

Mr. Helander had some comments regarding architecture making the headlines in the Palm Beach Daily News. One was a house being cut in half and moved to West Palm Beach and the Kennedy estate being landmarked. Mr. Helander would have preferred the house remain in Palm Beach as it was built in 1925 but was thankful it was being saved from demolition. He also was encouraged that the Kennedy estate is being considered for landmarking, and that any town should be interested in saving a structure which housed a President of the USA, and was also labeled as the "Winter White House".

Mr. Rosenthal believed the President spent his winter's in Colonel Paul's house on North County Road which had special fencing, gates and also a platform for secret service agents. This house was also notable but was demolished. He agrees it would be nice to landmark the facade of the Kennedy estate but not the rest of the residence.

Mr. Wyett commented on a problem in town with Code Enforcement and landscaping. Walls are being erected too close to right-of-ways with plantings intruding in the public way. Several members of the Town Council asked that this be addressed to deter walls being screened with landscaping from being erected so close to the right-of ways.

Mrs. Frost-Golino stated the Commission has already started reviewing site walls with landscape plans and will look at the problem more closely. Trouble spots and guidelines for architects on landscaping and site walls was brought up by Mr. Helander. Mrs. Frost-Golino stated there is a checklist prepared for each applicant, but a revised one with suggestions by the members to staff can be compiled for review. These suggestions will then be put on the next agenda for discussion.

Mr. Wyett suggested closely reviewing narrow lots on this new checklist and garage doors not facing the front elevation.

B. NEW BUSINESS - MAJOR PROJECTS

B66-94 Alterations and Additions

Applicant:	William Woodard
Address:	151 Reef Road
Architect:	Dwight W. Sarver
Project Description:	Alterations and addition to a single family one story residence

Mr. Greg Manning represented the applicant and is working with the owners on the alterations. He showed plans of the addition of a

master bedroom on the front elevation and extending the front entrance out seven feet with a new front door. French doors will be added to the back of the residence and an expansion will be made to the kitchen.

Some of the windows would be replaced and/or repaired.

Comments made by the commission were that it would be a big improvement to the residence and the landscaping is quite substantial.

The drawings submitted had changes to the patio and pergola but no application was submitted for those changes at this time.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B67-94 Demolition

Applicant:	Palm Beach Tamarin
Address:	245 Esplanade Way
Representative:	Shirley Wyner c/o Barclay's International
Project Description:	Demolition of existing residence

Robert Wyner represented the applicant. He gave a brief history of the residence which was a Stetson house built in 1965. He stated the house is in great disrepair and hasn't been lived in the past year and a half. There was two break-ins to the home recently and the owners would like to have it demolished and have a new home built.

The commission expressed concern on how properties are allowed to fall into such disrepair. Mr. Frank stated the rules and regulations of the town do not allow Code Enforcement Inspectors to enter properties, thus making it difficult to tell from outside if a residence is in need of work.

MOTION MADE BY MR. WYETT TO APPROVE THE DEMOLITION WITH CONDITIONS THE APPLICANT SOD OR SEED AND IRRIGATE THE PROPERTY IF CONSTRUCTION DOES NOT START WITHIN 90 DAYS.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B68-94 Demolition

Applicant: Estate of Margaret C. Peyton
Representative: Daphne duPont Vaughan
Address: 614 Tarpon Way
Lawyer: McCarter & English
Project Description: Demolition of existing residence

Allen Pelingra represented the applicant and stated the house sits on an acre lot and had photos of surrounding properties. He stated the owner has no plans to rebuild but feels it would be easier to sell as a vacant land. There was no history on the home which is required on all demolitions so the motion was delayed until later in the meeting when the report was submitted.

MOTION MADE BY MR. ROSENTHAL TO DEFER THE MOTION UNTIL LATER IN THE MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Mr. Helander left the meeting at 12:57 p.m.

Allen Relingra returned to the meeting at 12:58 p.m. with a letter of history on the project. The house was built in 1950 but the architect was unknown.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE DEMOLITION.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

Discussion followed by the commission on procedures of deferrals and if members were not at the previous meeting can their opinions on matters already discussed be open again. Mr. Frank felt if the project was deferred it can be discussed again if a member sees something overlooked by another member it can be reviewed again. Mrs. Baker didn't agree with that and felt the applicants should not have to pay for the oversights or absence of members at the meetings. Mr. Wyett stated a suggested change on plans may affect something not noticed previously. Mrs. Frost-Golino feels the commission is compassionate to problems some applicants face but the function of the commission has to stand firm.

Meeting adjourned for lunch at 1:05 p.m.

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

No one was present to represent the applicant.

THE PROJECT WAS DEFERRED UNTIL THE END OF THE MEETING USING THE BLANKET DEFERRAL MOTION.

B70-94 Demolition

Applicant: Donald J. Freeman, Trustee
Address: 1574 South Ocean Blvd.
Contractor: Tara Management, Inc.
Project Description: Demolition of existing residence

Denis Quinlan represented the owner and submitted a history report of the property which was built in late 1972 for Mr. Butler. The architect was Ginnochio & Spina.

Demolition of all existing structures on the property is proposed and the owner has no immediate plans to rebuild until sometime next year.

MOTION MADE BY MRS. BAKER TO APPROVE THE DEMOLITION WITH CONDITIONS LOT BE SODDED OR SEEDED WITH IRRIGATION IN CONSTRUCTION DOES NOT START WITHIN 90 DAYS.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B71-94 Addition

Applicant: Mr. and Mrs. Ambrose Monell
Address: 635 Crest Road
Architect: John Colamarino Architect
Project Description: 1 & 2 story additions to bermuda style residence, including relocation of front entrance and garage doors. All existing brick walls will be resurfaced with smooth stucco.

John Colamarino presented site plans and photos of the lake front property. Additions have been made in the 1970's and the entrance now is through a hedge which extends all along Crest Road and no parking area for the residents.

An entry drive and entrance of the garage from the front to the side of the property is proposed, two new windows will replace the existing garage door. The location of the front entrance will be changed and some stairs will be eliminated on the lake side of the

property. Stucco will be added over existing brick facade.

A one story addition consists of a new entry foyer on axis with the main living space, and has a single front door and side lights. Another one story addition on the lake side will be a new media room. A covered flat roof lanai with columns will connect the media room to the living space. A two story addition on the north wing of the house will have bedrooms and baths for staff. French doors will be added to the east elevation of the residence.

The roof is white cement tile and matches existing roof with the same pitch. Banding will continue throughout the additions.

Commission reviewed existing landscaping on site and the distance on the new additions to the street and adjacent properties.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY

B72-94 Remodel Facade

Applicant:	The Tishower Family Partnership
Address:	257 Royal Poinciana Way
Architect:	Smith Architectural Group, Inc.
Project Description:	New facade to include entrance door, windows and signage

Mr. Don Kino presented drawings of the facade to include four sets of bi-fold doors and a glass front entrance door with fixed green shed awnings over the front. This would give the building an identity of its own. Signage will be presented next month at the October 26, 1994 Arcom Meeting.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT WITH THE APPLICANT RETURNING WITH SIGNAGE AT THE OCTOBER MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B73-94 New Residence

Applicant:	Mr. Robert Eigelberger
Address:	1070 North Ocean Boulevard
Architect:	Bridges, Marsh & Carmo
Project Description:	Spanish Mediterranean residence with maximum height at 33'-0" above finished

floor

Tim Frank read a letter into record from Morton Mandel stating he had no objection to the proposed residence but would like the commission to review the landscaping plans carefully between his home and that of the applicant. He also would like for the debris from construction not go onto his property.

Mr. Carmo presented a site plan and elevation drawings of the property. It has an entrance drive to a motor court in front or a lower elevation garage. The front entrance has a portico and courtyard.

The residence is approximately 9500 square feet, two story Mediterranean Revival style with pecky cypress, stucco and barrel tile roof.

Some existing landscaping will be kept and a new ficus hedge will be planted in front of the existing. A full set of landscape plans will be submitted at a later date.

Mrs. Frost-Golino stated the plans were not dimensioned and had no street elevations showing surrounding houses.

Mr. Rosenthal expressed concern on the size of the cast stone columns being inadequate in size considering the mass of house. Mr. Carmo stated they can be increased in size but the client wants to keep it as open as possible so the view is not disturbed.

Rolladen shutters which will be hidden within the walls are planned for the specialty windows and the other typical windows type of shutter built in.

Mrs. Frost-Golino commended the design of the house but would like to see how it relates to the surrounding properties.

Mr. Helander stated it is a great improvement to what existed but he too would have liked to see the property comparisons.

MOTION MADE BY MR. HELANDER TO APPROVE THE PROJECT WITH CONDITIONS THE APPLICANT ATTEMPTS TO DEMOLISH THE EXISTING STRUCTURES AS SOON AS FEASIBLE AND APPROPRIATE AND LANDSCAPE DRAWINGS BE SUBMITTED AT A LATER DATE.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B74-94 New Residence

Applicant: Jeffrey Raynor, Trustee
Address: 496 North Lake Way

Architect: Bridges, Marsh & Carmo
Project Description: Spanish Mediterranean residence

Mr. Carmo presented a model of the home which is 12,000 square feet Mediterranean style in a Fatio & Mizner tradition. It has a drive through entrance carriage house and into a motor court to the entrance portico of the house.

Mrs. Frost-Golino stated because of the style and complexity of the residence she would like to see the surrounding houses and street scape and how it relates to the bike trail. Mr. Carmo stated the residence sets back 69' from the bike trail.

Mr. Helander commented on the great job of the model and suggested that on new construction which exceeds 10,000 square feet, or on the ocean or lake, a requirement should be implemented that this type of model be presented at the meeting.

Mr. Prosperi, attorney for the owner, stated the house is three feet under the maximum theory and is set back 69' from the bike trail. Mr. Carmo stated that every part of the house exceeds the required set back.

Mr. Wyett stated that normally the he would like to see the relationship of the neighboring properties but with the excellent presentation and knowing the surrounding properties he had no problem with approval.

MOTION MADE BY MR. HELANDER TO APPROVE THE PROJECT WITH CONDITIONS THE APPLICANT RETURN AT A LATER DATE WITH LANDSCAPE/HARDSCAPE PLANS.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B75-94 Demolition and Addition

Applicant: Temple Emanu-El of Palm Beach
Address: 190 North County Road
Architect: JHG Brenner Jones
Consultant: The Lawrence Group Architects, Inc.
Project Description: Demolition of a two story residence on each of parcels 4 and 5 (211/215 Oleander Avenue). Addition to existing Temple, using the same materials and form as on the existing facility.

Mr. Paul Rampell, attorney representing Temple Emanu-El addressed the commission. The properties at 211/215 Oleander are a 4 bedroom apartment complex and an old single family residence, these would

be demolished and replaced with beautiful gardens. He also commented that the neighborhood could use this improvement.

Mr. Gene Lawrence showed photographs of the neighborhood street scape and site plans with the addition to the west of the new sanctuary. The north elevation showed four new arches and a center entrance. The east elevation change is only to add a door to the education facility. The south elevation showed the new sanctuary and the existing building.

Mr. Jeff Blakely viewed the neighborhood and plans to blend the landscaping on County Road and Seminole which consist of royal palms and black olive trees. The acquired property would be made into a park to be used ceremonially and will be open to the public during certain hours of the day. There will be a sculpture location, seating walls, walkways and a circulation path throughout the park. He showed elevations of the Temple and the existing landscaping which will be relocated throughout the park.

Mrs. Frost-Golino commented on the south elevation property along Oleander and the existing residence which is located near the parking for the Temple. Mr. Carmo assured her there will be a 10 foot opaque hedge for privacy between the two. The black olive trees along Seminole are attractive and she is happy with the idea more will be planted.

Mr. Carmo also stated there will be a mix of flowering trees, palms, fragrant trees, and ground cover.

Mr. Wyett commended the architect on the excellent job and the Temple can be proud of the addition to the town.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

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)

No one was present to represent the applicant.

THE PROJECT WAS DEFERRED UNTIL THE END OF THE MEETING USING THE

BLANKET DEFERRAL MOTION.

This item was heard after the meeting reconvened at 2:00 p.m.

Mr. Ken Spina presented drawings of the project. A curved wall at the end of the cul de sac with two white single swing gates and urn planter and sculpture of a woman holding a torch on both sides. The curved wall relates to the element of the cul de sac and statues.

Mrs. Frost-Golino felt the gate was ornate and suggested it be simpler without the double curve. It seems to take away from the statues. Mr. Spina said he would go back to his client about the gate.

Mr. Frank stated a neighbor contacted him regarding the statues and Mrs. Baker and Mr. Hoffman had real concerns regarding the statues in that neighborhood. Mr. Spina knew the statues would be a problem but wanted input on the project and will return with changes.

MOTION TO MADE BY MRS. BAKER TO DEFER THE PROJECT TO THE OCTOBER MEETING.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

Mr. Frank suggested hearing Variance No. 35-94 Richard Danton, 146 Sunset Avenue not listed on the agenda.

Virginia Dominice represented the applicant and stated the apartment unit was originally 7 units and reduced to 5 units with increased landscaping and decreased parking. She explained the applicant received a variance for three parking spaces in front of the property.

Mrs. Dominice showed landscape plans of the property and of the new parking spaces which will have a smooth concrete finish and pavers with grass.

Mr. Moore and Mr. Randolph stated that the commission not take action today as the project did not appear on the agenda and will be brought back for the October 26, 1994 meeting. Guidance and feedback is what the commission can do today.

Mrs. Frost-Golino stated she liked the way the architect concealed the parking spaces and commented on the nice presentation.

At this time, Dr. DePaulo asked to comment on his Item B64-94 on the agenda which was voted on earlier in the meeting.

Meeting reconvened at 2:00 p.m.

Members present were Mrs. Frost-Golino, Mr. Rosenthal, Mrs. Hope, Mrs. Baker, Mr. Wyett and Mr. Hoffman.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A61-94 Hardscape

Applicant: Sandler Residence
Address: 1290 North Ocean Boulevard
Landscape Architect: Lang Design Group
Project Description: Pool; patio and driveway alterations

Project was approved for the pool area at the August meeting with conditions architectural plans be resubmitted at the September meeting for the carport enclosure, driveway and patio alterations.

*Please note that Lang Design group has requested deferral of the remaining portions of this project to the October meeting.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT TO THE OCTOBER MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS - MINOR PROJECTS

A70-94 Walkway and Columns

Applicant: M. Robert Chaffee
Address: 249 Brazilian Avenue
Contractor: Stone Age Pavers
Project Description: Remove existing concrete front entrance walkway; replace with paver bricks, coral border and tile inlays; install front entrance columns with urns to support antique entrance gates

Mr. Chaffee showed drawings of the front entrance columns with urns and photos of the terracotta pavers with inlays of coral and hand painted tiles.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A71-94 Sign

Applicant: Burt and Lovey Handlesman
Address: 256 Worth Avenue (Gucci Courtyard)
Tenant: Dan Bohlmann/Shardan International, Inc
Project Description: Location of sign

Staff requested removal of project from agenda as it was a landmark item.

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

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A72-94 Modification

Applicant: C. O'Flaherty Garcia
Address: 241 South Woods Road
Owner/Builder: C. O'Flaherty Garcia
Project Description: Modification of front entrance on an existing single family residence

George Richards represented the project and requested removal of existing stucco non bearing columns and replacing with round columns.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A73-94 Awning

Applicant: Moda Imports, Inc./Kaufman Jewelers
Address: 210 Worth Avenue
Architect: The Lawrence Group Architects, Inc.
Project Description: New awning

Mr. Gene Lawrence represented the applicant and requested approval of three new awnings. They would be blue stripe and will match the existing awnings on the property.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A74-95 Fence

Applicant: Grace Trail Homeowners
Address: Beach front access/across from 170 N.
Ocean Boulevard
Contractor: Access Control Specialists
Project Description: 26 feet of decorative aluminum fence

No one was present to represent the applicant.

THE PROJECT WAS DEFERRED UNTIL THE END OF THE MEETING USING THE
BLANKET DEFERRAL MOTION.

A75-94 Plaque & Sign

Applicant: Russeck/O'Hara Gallery
Address: 245 Worth Avenue
Contractor: Phil Rowe Signs
Project Description: Install one 10"x16" bronze plaque and
install 2 sets of cut-out letters

Steve Rowe represented the applicant and showed drawings of the
proposed sign. The letters are hi-density black foam letters, 6-
1/2" high with some slightly smaller and a 10" x 16" plaque.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A76-94 Addition

Applicant: Mr. and Mrs. S. Polan
Address: 249 South Woods Road
Architect: Noe X. Guerra
Project Description: Addition of front entry cover and facade
(fenestration)

No one was present to represent the applicant when called.

The project was heard at the end of the meeting after Item #A84-94.

Mr. Noe Guerra represented the applicant corrected to be Ms. Polan.
Elevation drawings were presented showing the change of the entry
which give a more dramatic entrance. A covered front entry and
change of roof pitch is proposed and quoins will be changed from
alternating to straight. A slightly rounded balcony with a picket
type trim around each of the openings is proposed.

Mrs. Frost-Golino stated the roof pitch and eave detail are very different from the rest of the house. The owner was present and stated she didn't want the roof pitch to match existing. A photo of a neighboring residence showed a similar type of entry cover. Mrs. Frost-Golino was also concerned with all the quoins showed and suggested removing the quoins on the two story section. Ms. Polan stated foliage will hide most of the second story quoins and will be hardly noticeable.

Ms. Polan stated the quoins are necessary to maintain the consistency of the residence as they are on the guest house and main house and on the new front entrance.

Mr. Hoffman had a problem with the front entry columns being too thin and Mr. Guerra stated they could be wider.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE CONDITION THAT THE COLUMNS BE WIDER WITH STAFF APPROVAL.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED 4/2 WITH MR. BELL AND MRS. FROST-GOLINO VOTING NEGATIVELY.

A77-94 Modifications

Applicant:	Mr. and Mrs. Jimmy Buffett
Address:	540 South Ocean Boulevard
Architect:	F. Kirk Stetson
Project Description:	New exterior vehicular gates; perimeter wall height extension; new wood balcony railing; removal of exterior stucco quoins; new pair of French doors and shutters to existing roof deck; new flat cement tile roofing.

Mr. Kirk Stetson represented the applicant and showed drawings of the project. There is an existing wall with pylons and sliding gates on Via Marina and swinging gates on South Ocean Boulevard, which would be remote operated, are planned.

Mrs. Frost-Golino asked if the gates on Via Marina are set back enough to meet the required code and if not a variance may be needed or plans would have to be modified.

MOTION MADE BE MR. HOFFMAN TO APPROVE THE GATES AS PRESENTED AND DRAWN WITH THE CONDITION IF GATES NEED TO BE SET BACK, THEN APPLICANT MUST RETURN WITH NEW DRAWINGS.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

The second item was the perimeter wall extension which has not been modified since construction. It has deteriorated sections and structural cracks in some sections. They would like to repair and replace some sections and add to the height bringing it up to 6' high. The color of the wall would be the same color of the residence with a coquino stone cap.

MOTION MADE BY MR. WYETT TO APPROVE THE WALL.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

The third item is new balcony railings that are Bermuda style with Caribbean overtones. It would be 1-1/4" round wood dowels with intermediate horizontal rails and a top rail would be a molded section and stained mahogany.

MOTION MADE BY MR. WYETT TO APPROVE THE RAILING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

The fourth item is to remove the existing exterior quoins to simplify the appearance of the house.

MOTION MADE BY MR. WYETT TO APPROVE THE REMOVAL OF THE STUCCO QUOINS.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

The fifth item was the removal of a bay window and install French doors with a balcony outside master bedroom.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE INSTALLATION OF THE FRENCH DOORS AND ADDING A BALCONY.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

The last item was the change of roof tiles to a grey cement tile with chamfered edge to give a cleft slate look to the roof.

The color of the residence will be Oriental Silk with a linen white trim and the shutters and gates will be black green.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE ROOF TILES AND PAINT COLORS.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A78-94 Modifications

Applicant:	Amici Partnership
Address:	288 South County Road
Architect:	The Lawrence Group Architects, Inc.
Project Description:	Replace fixed glass with operable windows; extend planters to the east side of building; add chimney at first floor roof

Mr. Gene Lawrence presented drawings of the project. They would like to install casement windows over the planters on Royal Palm Way and have the same with an entry on South County Road. A chimney will be installed to accommodate a new wood burning oven on the first floor roof.

MOTION MADE TO APPROVE THE PROJECT BY MRS. BAKER.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A79-94 Alterations

Applicant:	Jay Crompton
Address:	1558 North Ocean Way
Architect:	SKA Architect & Planner
Project Description:	New hipped roof over garage; relocate garage door; delete one window front elevation; new hipped roof at pool cabana

Mr. Pat Seagraves presented drawings of the project. The residence is Bermuda style and a new hipped roof over the garage and cabana is planned to match the existing residence. A window on the front elevation will be removed and a garage door relocated.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A80-94 Awning

Applicant:	Myrna Baxter
Address:	320 Peruvian Avenue

Architect: SKA Architect & Planner
Project Description: New awning over entry door and new sign on north facade

Mr. Pat Seagraves presented elevation drawings of the project. The building will be painted a light beige with white trim and black doors. There will be 11 square ft of signage with Roman style letters 10" in height. The awning is white with a 2" black band.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE

MOTION CARRIED UNANIMOUSLY.

A81-94 AWNING & SIGN

Applicant: Nikifores Stoupas
Address: 101 North County Road
Contractors: Southern Awnings & Canvas/Ferrin Signs
Project Description: Additional awnings to complete awning on all windows in same color and style as previously approved; change signage at front of building and place additional sign on east side

Mr. Nikifores Stoupas showed photographs of the project. Additional awnings to match the same existing ones are proposed for windows not having any at the Casablanca restaurant. Signs with black lettering on North County Road and Main Street are proposed.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A82-94 ALTERATION

Applicant: Edward Torres
Address: 313-1/2 Worth Avenue
Contractor: Woolems Inc.
Project Description: Removal of existing planter; construct new seat/wall planter; tile mural

Mr. Jeff Blakely presented photos of the project. An existing red brick planter will be replaced with a new 18" high circular seating planter with a bullnose keystone cap and date palm cluster in the center.

Another planter will be filled with marble and urns and a 64" tile

wall with a boys face will be at this location.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Mr. Gene Lawrence gave a scope of the work planned as some additional work was planned. They plan to clean and replace chipped marble and replace chipped marble with flashed red granite at front entrance. On the second story building, doors are being moved to make a double door and single door entrance and a permanent exist door will be replaced with a glass door. A fountain with pipes exposed and in need of repair will be replaced with a wall with sculptures and artwork.

MOTION MADE BY MR. HOFFMAN TO APPROVE ALL OF THE PROJECT.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A83-94 ROOF MATERIAL

Applicant:	Paivi Alpersen
Address:	157 Everglades Ave.
Contractor:	Keystone Restoration
Project Description:	Change of roof material from clay barrel tile to Spanish "S" tile

A representative from Keystone Restoration presented photos of subject property and neighboring homes with Spanish 'S' tile.

Mrs. Frost-Golino stated the commission usually encourages use of clay barrel tile and flat cement tile instead of Spanish 'S' tiles as they look more attractive.

Mr. Wyett stated that with the surrounding homes having Spanish 'S' tile, he had no problem with not making the applicant go for the additional expense of the clay barrel tile.

MOTION MADE BY MR. BELL TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED 5/1 WITH MRS. FROST-GOLINO VOTING NEGATIVE.

A84-94 MODIFICATION TO PREVIOUS APPROVAL

Applicant: Cook International, Mr. Ed Cook
Address: 350 Royal Palm Way
Architect: Gordon Mock
Project Description: Modification of storefront door (addition of bronze grille) to previously approved application

Mr. James Thorn presented a drawing of the modification on the storefront door which has an addition of a bronze grille.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

At the end of the meeting several items on the agenda did not have anyone to appear for them.

MOTION MADE BY MR. WYETT TO DEFER THESE ITEMS TO THE OCTOBER MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Adjournment

MOTION MADE BY MR. HOFFMAN TO ADJOURN THE MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Mrs. Frost-Golino suggested reviewing the calendar at the next meeting to go over times and dates of upcoming meetings.

The meeting was adjourned at 3:16 p.m. The next Architectural Commission meeting will be Wednesday October 26, 1994 at 9:00 a.m. in the Town Council chambers.

Respectfully submitted,

Joanna Frost-Golino, Chairman

JFG:js

TOWN OF PALM BEACH

ATTENDANCE RECORD (1994)

MEMBERS	1/	2/	3/	4/27	5/25	6/22	7/27	8/24	9/28	10/26	11/	12/
J. Frost-Golino		See		P	P	E	P	P	P			
L. Rosenthal		Previous		P	P	P	P	A	P			
M. Hope		sheet		E	E	P	A	P	P			
L. Baker		for		P	P	P	P	P	P			
L. Hoffman		attendance		P	P	P	P	A	P			
B. Helander				P	P*	P	P**	P	P**			
A. Wyatt				P	P	P	P	A	P			

ALTERNATES	1/	2/	3/	4/27	5/25	6/22	7/27	8/24	9/28	10/26	11/	12/
C. McFarlane				P	P**	A	P	P	E			
L. Bell				P	P	E	E	E	P			
E. Lindsey									A			

NOTES: * attended afternoon session only
 ** attended morning session only

LEGEND: P = Present

E = Excused Absence

U = Unexcused Absence

A = Absence Pending Classification as "Excused" or "Unexcused"