

**MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, JUNE 28, 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 Leighton Rosenthal.

II. **ROLL CALL**

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

ABSENT: Bruce Helander, Member
 George Fisher, Alternate Member

RECORDING SECRETARY: Gretchen Dayton/Cynthia M. Delp

A. Classification of April and May absence of Mr. Fisher.

Mr. Rosenthal stated that he received a letter from Mr. Fisher explaining his absences. Mr. Fisher had made arrangements to be away prior to his appointment to ARCOM.

Mr. Randolph said the ordinance is currently being considered for amendment to provide for no more than three absences in a year, and no more than two consecutive absences at any time. This ordinance should take effect in November.

**MOTION BY MRS. LINDSEY FOR DEFERRAL OF CLASSIFICATION OF MR. FISHER'S APRIL AND MAY ABSENCES.
SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

Mr. Randolph stated that a motion was not required at this time.

B. Classification of May absence of Mr. Hoffman.

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Mr. Hoffman's May absence was excused by the Chairman.

- C. Classification of May absence of Mrs. Gingras.
Mr. Frank read a letter into the record from Mr.s Gingras relative to previously planned travel arrangements.
Mrs. Gingras' May absence was excused by the Chairman.
- D. Classification of June absence of Mr. Helander.
Mr. Helander's absence was excused by the Chairman.

Mr. Frank a read letter from Mr. Bell asking to be excused for the July meeting, and a letter from Mrs. Lindsey asking to be excused for August meeting. Both were excused from these meetings by Mr. Rosenthal.

III. APPROVAL OF THE MINUTES FROM THE MAY 24, 1995 MEETING

**MOTION BY MR. SCHULER FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED 6-1-0.
MR. HOFFMAN ABSTAINED AS WAS NOT AT THE MAY MEETING.**

IV. PROJECT REVIEW

A. NEW BUSINESS - MAJOR PROJECTS

B-15-95 Demolition and new Duplex

Applicant: Janina Radtke
Address: 239 Australian Avenue
Architect: Randall Stofft
Project Description: Demolition of existing building and construct new luxury duplex.

As no one was present to represent this project, it was deferred to the end of the section of the agenda.

**THE MOTION WAS MADE BY MR. SCHULER TO DEFER
THIS PROJECT UNTIL THE END OF THIS SECTION OF THE AGENDA.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

Let the record show that Mr. Bell twice sponsored the same motion to approve the project with double garage doors rather than single one, and with the provision that the floor plans be brought back to ARCOM for review. In either case, there was no second to the motion.

This item was later heard after item #B50-95.

Mr. Frank has not received a demolition report from the architect, however, Mr. Stofft stated that

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the existing building is in disrepair and has no historical value. He stated the proposed duplex will have a single family look with one driveway entering from Australian Avenue and the other entering from Hibiscus Avenue.

Though she was very pleased with Mr. Stofft's design, Mrs. Baker said the plans submitted at this meeting were not the ones she reviewed last week. Due to the late submission of the revised plans, and a lack of additional required information, lengthy discussion took place concerning a time limit for plans to be submitted prior to the meetings. It was decided to continue with the same procedure at this time.

**MOTION BY MR. BELL FOR DEFERRAL TO THE JULY MEETING.
SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

B43-95 Demolition and New Residence

Applicant: Mr. & Mrs. Paul Pellitieri
Address: 180 Atlantic Avenue
Architect: Jeff Gapstur
Project Description: Demolition of existing building and construct new Single Family Residence.

Application returned to architect. Project does not meet minimum code requirements.

**MOTION BY MR. SCHULER FOR DEFERRAL OF THIS MATTER TO JULY
MOTION SECONDED BY MRS. BAKER.
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

No one was present to represent this project.

**MOTION BY MRS. LINDSEY FOR DEFERRAL OF THIS MATTER TO THE END OF
THIS SECTION OF THE AGENDA.
MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

This item was called again before the "Major items, Deferrals and Continuations".

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

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B45-95 New Residence

Applicant: American Farm Investment Corporation
Address: 1260 South Ocean Blvd.
Architect: Thierry W. Despont
Project Description: New two story residence with exterior courtyard, tennis court and swimming pool situated in landscaped gardens.

Present were Attorney Peter Broberg, representing the applicant, and Dennis Cheka from the office of Thierry Despont Architect. A large portion of the property is mangrove area, which is federally mandated. To preserve the mangrove area, there is an EPA and DERM agreement to set up a buffer zone with new plantings of twenty five feet around the mangrove area. This project has come before the Town Council for a fifteen foot variance for tennis court and a sub division agreement to place a driveway at the north end of the site. The Town Council approved both requests.

The style of the house is Southern France Provencal with stucco, barrel tile roofs, stone and cast stone and walled court yards. The main house, staff quarters, guest house and media room are an arrangement of separate buildings connected by interior court yard walls and garden spaces, like a small french town. The second floor is the master suite on the main house. The walls, an integral mix sand plaster, stucco base, will be done in natural colors, mottled to give an aged appearance. Shutters will be dark green with black cast iron. Doors will be mahogany oiled doors in a natural finish. Stone pavers will be done in french limestone, travertine and another type of limestone.

The windows are an eclectic style as they are not uniform in shape and size. This style of windows is popular in the south of France. Due to the groin vaults in the ceiling of the pool room, the windows need to remain as they are.

Discussion took place concerning the garage doors facing the street. It was suggested placing the garage on the south side of the building to achieve a side loading garage. Mr. Cheka said a large banyan tree may have to be relocated in order to place the garage doors on the south side, but he felt that his client would also be in favor of this change.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE EXCEPTION OF THE GARAGE PLACEMENT, WHICH SHALL BE CHANGED TO A SIDE LOADING GARAGE.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

B46-95 New Facade

Applicant: Palm V Associates
Address: 244 Worth Avenue
Architect: Lawrence Group
Project Description: Installation of a new facade incorporating clear glass, light bronze metal and signage & reuse of existing awning.

Architect Gene Lawrence presented the project. He said they propose removal of existing facade and installation of a straight line of glass from column to column with a glass door in the middle. A white awning above the top of the windows will be installed. There will be wall signage in 18" bronze letters and window and door signage in 3" letters.

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Mr. Frank said the three signs are maximum for the code at twenty square feet. It was agreed to reduce the size of the letters on the sign above the building to match the size of the existing shops signage, and to eliminate the door signage.

**MOTION BY MR. BELL TO APPROVE THE PROJECT AS AMENDED.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

B47-95 Demolition & New Residence

Applicant: E.M.C. Mortgage Corporation
Address: 600 Island Drive
Architect: Pandula Architects
Project Description: Demolition of single family residence and removal of swimming pool vessel.

Architect Gene Pandula said there is no proposal for a new residence at this time. The house is in great disrepair and the mortgage company now owns the property. The property has been the subject of several code violations and it is a liability hazard. The home was built in 1951 with several additions added later. Mr. Babcock was the original architect.

Mr. Frank read into the record a letter from Dr. Arthur A. Morris, owner of the neighboring property strongly, approving of the proposed demolition.

**MOTION BY MR. BELL TO APPROVE DEMOLITION OF SINGLE FAMILY RESIDENCE AT 600 ISLAND DRIVE.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

B48-95 New Residence

Applicant: Addison Development Corporation
Address: 208 Via Tortuga
Architect: Addison Development Corporation
Project Description: New two story custom residence in a french mediterranean revival architecture with 4/12 pitch roof and pool.

Carlos Martin represented the project for Addison Development Corporation. The proposed residence is French Mediterranean and will be situated on a lot size of 22,200 square feet and have a three car garage. A small tower shown on the elevation is a staircase in the front of the house. The transom of glass over the front door and all the windows will be made of impact resistance glass. There will be a front driveway entry and a separate service driveway.

**MOTION BY MR. BELL TO APPROVE THE PROJECT.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

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B49-95 Addition

Applicant: Dr. Robert Lorello
Address: 1404 N. Lake Way
Architect: Patrick Segraves
Project Description: Two story addition to rear of house.

Patrick Seagraves represented the project. The addition will be four hundred square feet and will match the previous addition in the front of the house. Casement windows will be used on this addition. Eventually, the other windows will be replaced to match the new addition.

MOTION BY MR. SCHULER MADE THE MOTION FOR APPROVAL AS PRESENTED, BUT STRONGLY URGED THE OWNER TO CHANGE ALL OF THE HOUSE WINDOWS TO CASEMENTS.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

B50-95 Tile Roof; Front Entrance and Balcony

Applicant: David Kamenstein
Address: 830 S. Ocean Blvd.
Architect: Lowry M. Bell, Jr.
Project Description: New clay tile roof, new front entrance, new balcony on east elevation.

Mr. Bell has declared a conflict of interest, and will not be voting on this project.
(Voting Conflict form on file.)

Mr. Bell gave the presentation on behalf of Mr. Kamenstein who is the Contract Purchaser. Mr. Kamenstein wanted to change the house to a Mediterranean style. There will be a new stone front entry with a wrought iron balcony above the front door and new quoining installed. A new altusa "S" clay tile roof will be put on and french doors placed in the bedroom. A balcony with half tiles will occur across the entire east elevation.

Mrs. Baker was concerned mixed use of wrought iron upstairs and half tiles at the second floor balconies. Also, the drawing had the appearance of upstairs windows and first floor arches being unaligned.

MOTION BY MR. HOFFMAN FOR APPROVAL ON THE BASIS THAT THE WINDOWS LINE UP WITH THE ARCHES, THAT CONSIDERATION BE GIVEN TO CHANGING THE HALF TILES TO WROUGHT IRON ON THE EAST ELEVATION BALCONY, AND REVISED DRAWINGS BE SUBMITTED.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

Let the record show there was a ten minute recess at 10:40 A.M.

Skip Randolph returned to his office at this time and was on standby if needed.

The meeting reconvened at 10:50.

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B65-93 Revisions to previously approved Residence.

Applicant: Dr. & Mrs. Stone
Address: 230 Clarke Avenue
Architect: Smith & Moore Architects
Project Description: Revisions to previously approved 2-story residence. Changes include reduction of 3-car garage to 2-car garage, addition of second 2-car garage, additional space in play room closet, reduction of rear balcony, change Doric capitals to Corinthian, deletion of second floor balcony and cast stone railing.

This item was later heard after item #B15-95.

Mr. John Moore and Mr. Ken Lagan presented this request. Let the record show that Mrs. Stone was in the audience and did address the Commission. Mr. Frank noted that ARCOM had previously given two approvals for this project, one under a different architect and once under Smith and Moore. Mr. Frank further stated that this project is under the "Deferrals" section as it was previously seen by ARCOM, however, if ARCOM feels the changes are too significant, it could be postponed for advertisement as a major item. Mr. Frank stated that the application was filed too late for advertising.

The architects reviewed the proposed changes as listed in the project description. The originally approved three car garage will be reduced to two car space, while a newly proposed second tow car garage will mirror the reduced garage with a motor court between. The architects and the owner felt that the neighbors would be happier with this design than the original, as new design blocks the view of the stone garages from the neighbors.

Various ARCOM members expressed the opinion that these changes were more than "minor" changes to a previously approved plan, and felt noticing the neighbors was in order. Mrs. Stone stated that she is very anxious to start construction and was seeking an approval today. Mr. Deziel commented that this project was last seen by ARCOM in March of 1994, quite some time ago, and ARCOM should not be hurried into an approval now. Mr. Bell felt that the owner should not be held up on a technicality, and if advertising was required it should have been done. Some negative comments were made regarding the proposed corinthian column, driveway symmetry, lack of detail on the front garage elevations, the size of the windows above the door, and the banding of the windows. Mrs. Baker asked for color samples as well.

After lengthy discussion, it was decided to defer this item to the July meeting as too many changes were requested.

**MOTION BY MRS. LINDSEY TO DEFER TO JULY TO REVIEW TODAY'S PROPOSED REVISIONS AND GIVING CONSIDERATION OF COMMENTS MADE TODAY.
MOTION SECONDED BY MR. SCHULER.**

Mr. Deziel asked that ARCOM not be restricted to review only certain portions of the project, and called for just a plain deferral. (Mr. Moore had previously stated that when an approved project comes back for major revisions, the project is open for comment.)

**MOTION BY MRS. LINDSEY FOR DEFERRAL TO THE JULY MEETING.
MOTION SECONDED BY MR. SCHULER.**

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MOTION CARRIED 6-1-0, WITH MR. BELL OPPOSING.

Mr. Rosenthal asked the owner and architects to keep the comments of the Commission in mind when presenting next month.

Let the record show that at 12:00 p.m. there was a recess called until 1:15 p.m.

Let the record show the members present were Mr. Rosenthal, Mrs. Baker, Mrs. Lindsey, Mr. Schuler, Mrs. Gingras and Mr. Deziel.

B. DEFERRALS AND CONTINUATIONS: MAJOR PROJECTS

As item #B38-95 was taken out of sequence, item #B33-95 and item #B35-95 were heard later.

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

The architect requested deferral to the July meeting.

**MOTION BY MRS. LINDSEY TO DEFER TO JULY.
MOTION SECONDED BY HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

B35-95 Addition

Applicant: Mr. Henry D'Abo
Address: 246 Esplanade Way
Architect: Nichols Schwab
Project Description: Second story addition over southwest corner; total window
replacement

At the May meeting the project was deferred to the June meeting.
Applicant requests deferral to the July meeting.

**MOTION BY MR. SCHULER TO DEFER TO THE JULY MEETING.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

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B38-95 New Residence

Applicant: Bruce and Susan McAllister
Address: 240 Bahama Lane
Architect: Sally Gingras and Leslie Divoll, Joint Venture Architects
Project Description: New 2 story CBS residence with pool

The application was heard at the May meeting and was deferred to June for re-study.

Mrs. Gingras has declared a conflict of interest, and will not be voting on this project. (Voting Conflict form on file.) Court Reporter Becky Lash was present to record the proceedings regarding this project. Attorney Frank Lynch, representing Mr. and Mrs. McAllister, stated the project was before the Board last month, at which time the architects were not present due to circumstances beyond their control. Mrs. McAllister gave the presentation last month. The drawings have been revised pursuant to comments made last month. Mrs. McAllister has also shown the plans to her available neighbors in the interim. Sally Gingras and Leslie Divoll presented the project today.

Mrs. Gingras said there were several points of concern brought up at the last meeting and responded to each as follows:

1) The massing of the house is too big for the street and the size of the lot, even though the house next door is large. The same mistake should not be repeated.

They reduced the size of the house to thirty eight hundred square feet which is in keeping with neighboring houses, and they cut five feet out of the width of the house.

2) There is a lack of architectural detail. All surfaces are flat and simple.

By looking at a two dimensional drawing it is difficult to see the detail. There are nine different vertical planes to the facade. It was stated that each element is simple, yet they are arranged in a complex way.

3) The color scheme is boring as the walls and roof are basically the same color.

Due to the renderings being generated by computer, the color is not exact. Mrs. Gingras presented a color swatch of Benjamin Moore paint #928 for the walls, a light brown roof tile and the trim will be done in white.

4) The roof line is the same all the way across the structure, with no break.

There are seven different roof forms on the front of the house.

There are louvered shutters for every opening on the house except for pocket shutters on the 16' openings. The revised plans show a smaller mass house with a single car garage. The owners decided to go with a single car garage to reduce the mass rather than reduce living space, or garden space. Garden space is of primary importance to this owner, and the architecture supports the gardens. Mr. Schuler offered various suggestions to enable the owner to have a two car garage. Mrs. Divoll said the owners would rather have a garden on the east side of the property.

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Mr. Moore stated for the record that the Town Council granted a variance to this property as it is deficient in depth; it has enough width, in fact, it is oversized in width. The Town Council in its deliberations, has discussed the concept of one and two driveway cuts. The minimum west driveway cut would be six feet from the driveway with three foot flair, so the flair itself will be no closer than three feet to the west property line. If this is the case, it will be the Public Works minimum driveway cut with concerns of oncoming traffic. The Town Council is the supreme authority over the Public Works Department and Town Engineer. The number of driveway cuts, however, was determinable by delegation of authority from the Town Council directly to ARCOM. The issue of one or two driveway cuts, and the placement if they meet the Public Work's minimum standards thereof, was delegated and referred to ARCOM's jurisdiction. If the applicant were to be dissatisfied with ARCOM's decision, they have the ability to appeal to the Town Council.

MOTION BY HOFFMAN FOR APPROVAL OF THE PROJECT.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.

C03-95 Gates

Applicant: Elizabeth Raese
Address: 735 North Lake Way
Representative: Peter S. Broberg, Esquire
Project Description: Property gates to be placed on North Lake Way and Ridgeview Drive

An application for ARCOM review and drawings were not submitted. The project was deferred by staff from the May meeting.

Attorney Broberg requested removal of this item from the agenda.

MOTION BY MR. HOFFMAN FOR REMOVAL OF THIS ITEM FROM AGENDA.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.

C04-95 New Residence

Applicant: Ray and Sharon Flow
Address: 1350 North Ocean Boulevard
Architect: Kunik & Associates Architects
Project Description: New two story residence

This item was deferred from the May meeting for re-study. Mr. Kunik represented the project and stated the project is in two parts: Demolition of existing residence and construction of a new two story residence. Mr. Frank said he has not received the demolition report from the architect, therefore requested deferral of demolition to next month.

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Mr. Kunik stated that a non-conforming lot variance is already in place. The size of the structure has been reduced by 400 square feet and lowered the height from 23' to 21' to meet the code. The once ornate railings were simplified to vertical railings. The garage is on the south west corner of the property. The windows will have arches only on the lower level of the house. Shutters will be installed on the second floor to help with hurricane insurance and add detail to the house. The balcony mass was reduced and pulled away from the street. The garage doors were changed from one 16' door to two doors with arched transoms having the same trim as the rest of the house. Windows to be added to the rear of house. The french doors were reduced from 3.0' to 2.5'. The other windows will be no greater than 2.5' wide.

**MOTION BY MR. BELL TO APPROVE NEW TWO STORY RESIDENCE.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

Mr. Frank recommend approval of demolition of existing residence subject to providing staff with demolition report.

**MOTION BY MRS. LINDSEY TO APPROVE DEMOLITION OF EXISTING RESIDENCE
SUBJECT TO DEMOLITION REPORT SUBMITTED TO STAFF.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

C05-95 Townhouses

Applicant: Longwolf J.V., Dr. Michael Longo, Raymond Wolf
Address: 230-232 Brazilian Avenue
Architect: Daum, Inc.
Project Description: Five new 3 story Multi-Family unit

This item was deferred from the May meeting.

Mr. Moore stated this property has received a variance for lot coverage in order to have underground parking. Mr. Moore noted that the applicant did not maximize his use of the obtained Special Exception for height, as they only built up to 28.6".

Jerry Daum, President of Daum, Inc., presented a photo board of existing structures in the surrounding area showing a mixture of architecture.

The parking entrance to the building is one way leading in on the west side and exiting on the east side with 14 parking spaces under the building. The driveway turnouts are within the code.

The building is a spanish style with a french influence, high covered entrances with 3 columns, and cement medallions on the building. To keep in character with the neighborhood an "S" tile roof was selected.

Comments regarding the project were as follows:

- 1) The front facade is too massive, enormous doorways with windows above, and small windows on the second floor.

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- 2) There are too many different architectural aspects for one project making it too ornate and very pronounced from the street.
- 4) The townhouse does not achieve a balance with the neighboring properties.
- 5) The project should be simplified.
- 6) A flat red clay tile roof was suggested rather than an "S" tile.
- 7) Because of the size of the building a three dimensional model was suggested for the next presentation.

For the record Mr. Moore stated the elevators were not put in the underground parking area as FEMA requirements would not allow it for flood insurance. Any design to accommodate the roof structure is strictly the developer's decision and not a Town Council requirement.

MOTION BY SCHULER TO RETURN THE PROJECT TO THE ARCHITECT FOR RE-STUDY BASED ON THE COMMENTS MADE.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

It was noted that the applicant must file for demolition of the existing structure for next month's meeting.

B26-95 New Residence

Applicant: David, Robert, Richard & Frances Frisbee
Address: 614 Tarpon Way
Architect: REG Architects
Project Description: Two story single family residence 6400 square feet; 3 car garage & 1200 square feet of porches in a Mediterranean Spanish style with 'S' type clay roof; cream stucco walls; dark green shutters & dark base.

The project was deferred from the April meeting so that the roof, front entry, divided windows on the front elevation, and the two lower bath windows could be re-studied. Conceptual approval was granted at the April meeting for the footprint.

At the May meeting this item was further deferred to the June meeting for re-study of the front entry element and the rear porch area.

Architect Rick Gonzalez presented the project. The front door entry was simplified with a recess of about 2' instead of a roof area with columns. The fire place was moved from the front of the house to a central location in the living room. The rear balcony is tripled in width with a wrought iron railing. The footprint was reduced 5% to 8% while still keeping most of the views with windows and doors for natural light. The cubic content was also reduced.

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

MOTION SECONDED BY SCHULER.

MOTION CARRIED UNANIMOUSLY.

Let the record show Mr. Gonzalez requested that item #A55-95 and item #A56-95, under minor

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projects be heard at this time. The Commission agreed to hear these items out of order.

A55-95 Repair exterior, Windows, Entry

Applicant: Mr. & Mrs. Nenberg
Address: 237 El Bravo Way
Architect: Rick Gonzalez
Project Description: Repair exteriors, new windows, balcony & modify entry-way.

Architect Rick Gonzalez presented a photo board of neighboring houses. The existing windows and gutters are rotted out. All windows will be replaced and standardized. The windows on the right wing of the front facade will be replaced with french doors, and a balcony will be added. The entry has existing court yard with a gate which will be restored as well as all the wrought iron detailing on the house. The entrance will be embellished with some coquina work. The railings will be brought up to the life safety code which is 42". All features will be restored as much as possible.

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

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

A56-95 Windows, Entryway, Garage doors

Applicant: Gilbert & Lyn Kapelman
Address: 1511 N. Ocean Blvd.
Architect: Rick Gonzalez
Project Description: Replace windows; remodel entry way; remodel garage doors
add side & rear french doors.

Architect Rick Gonzalez presented photos and an elevation of the existing home, which was built in the 1970's. He also presented a sketch of the proposed entryway which will be simple with a gable roof, an archway and two columns for protection from the weather. The aluminum windows are stained with iron from the irrigation system, and will be replaced with double or single hung windows with divided lites. The security grills will also be removed from the windows. The french doors on the side elevation, and in the rear portion of the house will be replaced. The owner wanted to add three 16" medallions to the outside of the house.

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

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B30-95 Addition

Applicant: Mr. & Mrs. Eliot Gordon
Address: 143 Casa Bendita
Architect: Brower Architectural Associates
Project Description: Single story addition & driveway change

This item was deferred from the April and May meetings.

Architect Ken Brower presented the project. He stated the original application was for a two story

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addition which has been changed to a single story addition. The addition will match the character of the existing house. The addition is for an additional garage, a

study and a corridor leading to the master bedroom. The driveway will be extended to the east into the new garage.

**MOTION BY MR. BELL FOR APPROVAL OF PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

Further discussion took place regarding screening the garage with landscaping. It was decided, if the hedges were removed, the garage would then be in view of the street.

**MOTION BY MR. SCHULER TO RECONSIDER THIS ITEM.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. SCHULER APPROVE THE PROJECT PROVIDED THAT THE
OWNER TO FILE A DEED RESTRICTION TO GUARANTEE LANDSCAPING
PERPETUITY TO SCREEN THE GARAGE.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

Let the record show the meeting was recessed for ten minutes to reconvene at 3:18 p.m.

Let the record show Mr. Deziel, Mr. Bell and Mr. Hoffman left the meeting at this time.

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

A44-95 Landscape, Driveway, Entrance Gates

Applicant: Mr. & Mrs. Kramer
Address: 1295 South Ocean Blvd.
Architect: Smith Architectural Group, Inc.
Project Description: Landscape Plan, Driveway Plan, Entrance Gates and
associated walls.

The Architect requests deferral to the July meeting.

**MOTION TO DEFER UNTIL JULY BY MR. SCHULER.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A45-95 Awnings

Applicant: Mr. & Mrs. Keenan
Address: 140 El Mirasol

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Contractor: Hoover Canvas Products
Project Description: Bullnose style awnings for front of house front door and two front windows. White with yellow border.

Contractor Rick Wagner representing Hoover Canvas Products presented this project. The house has no awnings at this time. The awnings will be white with a yellow scallop to cover the front door and two windows.

**MOTION BY MRS. GINGRAS FOR APPROVAL AS PRESENTED.
SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A46-95 Awnings

Applicant: R. Lanting
Address: 110 Seaspray Avenue
Contractor: Hoover Canvas Products
Project Description: Two front window awnings. Eggshell and green stripe.

Rick Wagner of Hoover Canvas Products presented this project. The awnings will be 2 x 2 in size and a "shed" style. The awnings will be over the two front windows in eggshell with a green stripe.

**MOTION BY MRS. LINDSEY FOR APPROVAL AS PRESENTED.
SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

A47-95 Sign

Applicant: Peter Greene
Address: 105 North County Road
Contractor: Ferrin Signs
Project Description: Wall mounted sign.

Contractor Chuck Capella representing Ferrin Signs presented this project. The sign would have finished brass letters to read "Island Trading Company". The sign will be placed in the alcove area on the east side of North County Road.

**MOTION BY MR. SCHULER FOR APPROVAL AS PRESENTED.
SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

A48-95 Driveway

Applicant: Mr. & Mrs. Wilkens
Address: 1565 North Ocean Way
Architect: Morgan Wheelock
Project Description: Driveway change from chatoochoochee to cast stone with brick.

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Contractor Bill Irwin presented the project. They would like to change the existing chatoochooche driveway with cast stone in a 2 x 2 inlay design with brick accent.

**MOTION BY MR. SCHULER FOR APPROVAL AS PRESENTED.
SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

B33-94 Front Entry Doors

Applicant: Mr. & Mrs. Ted Fogg
Address: 146 Via Del Lago
Architect: The Pandula Architects, Inc.
Project Description: Revise originally approved wood transom above front entry doors to clear glass with decorative aluminum grille, painted black.

Architect Eugene Pandula presented this project. He stated that ARCOM originally approved this project in May, 1994 and is scheduled for completion in sixty days. By deleting the two wood panels above the front door and replacing with clear glass, more light will be brought into the house.

**MOTION BY MR. SCHULER FOR APPROVAL AS PRESENTED.
SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

A49-95 Windows

Applicant: Mr. & Mrs. Merck
Address: 244 Palmo Way
Architect: Pandula Architects
Project Description: Enlarge existing bay window.

Architect Eugene Pandula stated this project is a kitchen remodel to accommodate a built-in seat at the end of the kitchen.

**MOTION BY MR. SCHULER FOR APPROVAL AS PRESENTED.
SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A50-95 Awning; Driveway; Removal of Medallion

Applicant: Chilian Avenue Estates, Inc.
Address: 347, 349, 351, 353 Chilian Ave.
Architect: Donald Lang
Project Description: Awnings, Driveway, and removal of medallion in front of building.

As no one was present to represent this project, it was deferred to next month.

**MOTION BY MRS. BAKER FOR DEFERRAL TO THE JULY MEETING.
SECONDED BY MRS. LINDSEY.**

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MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. GINGRAS FOR RECONSIDERATION OF THIS ITEM.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

Architect Donald Lang presented this project. The awnings will be 8' x 8' in a linen color. The driveway pavers will be a mixture of buff, charcoal and orange colors. Due to the abundance of existing stone detailing on the building, the owner wanted to remove the stone medallion.

MOTION BY MRS. LINDSEY FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

A51-95 Column & Windows

Applicant: Mr. & Mrs. Avis
Address: 217 La Puerta
Contractor: Benno Janssen III
Project Description: Remove existing decorative aluminum columns/railings
replace with cast stone. Remove existing aluminum casement
windows, replace with vinyl clad casement.

As no one was present relative to this project, it was deferred to the end of the agenda. The item was later heard after item #A32-95.

Contractor Benno Janssen presented the project. The existing scrolled wrought iron decoration in the front of the house will be replaced with cast stone columns. The existing aluminum casement windows will be replaced with vinyl clad casement windows.

MOTION BY MR. SCHULER FOR APPROVAL AS PRESENTED.

SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

B16-95 Landscaping

Applicant: Z. Ciomek
Address: 250 Everglade Ave
Architect: Roy-Fisher Associates
Project Description: Landscaping plan.

Ms. Connie Roy-Fisher presented a landscape plan showing two court yard entries, one for each townhouse. A ficus hedge and palm trees will separate each unit. The landscape plan for one of the units will have straight lines while the other has curvilinear lines

MOTION BY MRS. LINDSEY FOR APPROVAL AS PRESENTED.

SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

6/28/95 ARCOM MEETING

A52-95 Landscaping

Applicant: Euro-Homes, Inc.
Address: 127 Everglade Ave.
Architect: Roy-Fisher, Associates
Project Description: Landscaping plan.

Ms. Connie Roy-Fisher presented this project. There are two existing black olive trees and a large ficus hedge on site that will remain. Ficus trees will be planted in the existing ficus hedge for more height. The spa will be accented by palms and a short balustrade.

**MOTION BY MRS. BAKER FOR APPROVAL AS PRESENTED.
SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

A53-95 Kitchen Remodel & Patio

Applicant: Mario Mudano
Address: 420 Brazilian Ave.
Architect: Peter Gilstad
Project Description: Existing kitchen and adjacent garage will be
remodeled into an enlarged kitchen and utility storage space.

A barrel-tile covered brick patio will be attached to the north
elevation of the two-story existing portion of the house.

As no representative for this project was present and a variance is required, it was deferred to the August meeting.

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

A54-95 Re-roof

Applicant: McNamara
Address: 127 Kings Road
Contractor: Ron Bell
Project Description: Remove clay barrel tile on roof and replace with spanish "S"
tile.

Richard Eaton, field supervisor for Bell Roofing represented the project. They propose removing the existing clay barrel tile roof and replace with a altusa clay "S" tile.

**MOTION BY MR. SCHULER FOR APPROVAL AS PRESENTED.
SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

A57-95 Remodel

6/28/95 ARCOM MEETING

Applicant: Zukov
Address: 201 Queens Lane
Architect: Trezise Design Associates
Project Description: Delete two windows, add one second level door, delete second level wing at northwest corner of structure.

Architect Steven Trezise presented this project. He stated they did an addition to this house several years ago which they now propose to remove. The house is in need of some minor interior remodeling. The owner would like to convert an open space on the first level back into a garage. Two windows need to be deleted, one in the master shower and a small window in the front of the house. When the second level addition is removed, they will install a new railing on the upper level deck and put french doors off the master bedroom.

**MOTION BY MR. SCHULER FOR APPROVAL AS PRESENTED.
SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

A58-95 Business sign

Applicant: Burt Handlesman
Address: 234 Worth Avenue
Contractor: Custom Signs Today
Project Description: New Business Sign, Awning.

Mr. Ken Wise representing Richard Danskin Galleries presented this project. The sign will have teal blue lettering, made of plastic with matching teal blue awnings over the door and window.

**MOTION BY MR. SCHULER FOR APPROVAL AS PRESENTED.
SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A59-95 Replace Tile with Marble

Applicant: Mr. & Mrs. Pergament
Address: 333 Sunset Ave
Contractor: Fodor Enterprises, Inc.
Project Description: Replace ceramic tiles with marble on front of building.

Mr. Joe Manco represented Fodor Enterprises, Inc. Mr. Manco said the existing green ceramic tiles on the front of the building are very old and outdated. He proposes replacing the tiles with a light color limestone.

**MOTION BY MRS. GINGRAS FOR APPROVAL AS PRESENTED.
SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

A60-95 Entrances

Applicant: Via 313 ½ Worth Avenue

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Address: 205 Worth Avenue, Suite #201
Architect: The Lawrence Group
Project Description: Modification to second floor entrance and the addition of second floor openings on the north elevations.

Jim Lucas of The Lawrence Group Architects presented the project. ARCOM approved the original plans in September, 1994 for remodeling. The second floor entrance door will be recessed. The addition of second floor windows to match the existing first floor windows will be added on the north side of the building.

Mr. Moore said the Town Council made a condition for the original construction to be done in the off-season to accommodate tenants of the building.

**MOTION BY MRS. BAKER FOR APPROVAL AS PRESENTED.
SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

A61-95 Awning

Applicant: French Villas
Address: 240 N. County Road
Contractor: American Awning Co.
Project Description: Install vinyl carport awning.

Mr. Joe Mattei of American Awnings represented this project. One awning will cover four parking spaces and the other area will cover one vehicle. Both awnings will be done in a green vinyl.

**MOTION BY MR. SCHULER FOR APPROVAL AS PRESENTED.
SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

D. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A32-95 Shutters

Applicant: Hope Jones
Address: 218 Via Linda
Contractor: Wrol Up Shades & Shutters
Project Description: Shutters

As no one was present to represent this project, it was removed from the agenda.

**MOTION BY MRS. LINDSEY FOR REMOVAL FROM THE AGENDA.
SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

V. Adjournment

6/28/95 ARCOM MEETING

The meeting was adjourned at 4:24 p.m. pursuant to a motion made by Mr. Schuler.

The next meeting of the Architectural Commission will be held July 26, 1995 at 9:00 a.m. in the Town Hall, Town Council Chambers, 360 South County Road, Palm Beach.

Respectfully submitted,

Leighton Rosenthal
CHAIRMAN

gd

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME BELL, LOWRY M. JR.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOM	
MAILING ADDRESS 241 BANYAN ROAD		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: PALM BEACH	
CITY PalM Beach	COUNTY	CITY COUNTY OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 28 JUNE 95		NAME OF POLITICAL SUBDIVISION: Town of Palm Beach	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes. The requirements of this law are mandatory; although the use of this particular form is not required by law, you are encouraged to use it in making the disclosure required by law.

Your responsibilities under the law when faced with a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You should complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form should be provided immediately to the other members of the agency.
- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You should disclose orally the nature of your conflict in the measure before participating.
- You should complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Lowry M. Bell Jr, hereby disclose that on 28 June, 1995:

(a) A measure came or will come before my agency which (check one)

☐ inured to my special private gain; or

☒ inured to the special gain of David Komenstein, by whom I am retained.

(b) The measure before my agency and the nature of my interest in the measure is as follows:

B50-95 New clay Tile Roof, New Front Entrance, New
Balcony on EOT —

I am Architect of Record —

28 June 95
Date Filed

Lowry M. Bell Jr
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1985), A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$5,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME GINGRAS, SALLY		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCHITECTURAL REVIEW COMMISSION	
MAILING ADDRESS 153 REEF RD.		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY COUNTY OTHER LOCAL AGENCY	
CITY PALM BEACH	COUNTY PALM BEACH	NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED 6.28.95		MY POSITION IS: ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes. The requirements of this law are mandatory; although the use of this particular form is not required by law, you are encouraged to use it in making the disclosure required by law.

Your responsibilities under the law when faced with a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You should complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
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- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

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- You should disclose orally the nature of your conflict in the measure before participating.
- You should complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, SALLY GINGRAS, hereby disclose that on JUNE 28, 19 95:

(a) A measure came or will come before my agency which (check one)

☐ inured to my special private gain; or

☒ inured to the special gain of BRUCE + SUSAN McALLISTER, by whom I am retained.

(b) The measure before my agency and the nature of my interest in the measure is as follows:

I AM ONE OF THE JOINT VENTURE ARCHITECTS
INVOLVED WITH THE DESIGN OF THE
McALLISTER RESIDENCE.

Refrence to item #B38-95

6.28.95

Date Filed

Sally Gingras

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1985), A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$5,000.