

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, JUNE 22, 1994, 9:30 A.M. AND 1:00 P.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The June 22, 1994 Architectural Commission meeting was called to order by Vice-Chairman Leighton Rosenthal at 9:35 a.m.

II. Roll Call

PRESENT: Leighton Rosenthal, Vice-Chairman
Marie Hope, Member
Laurel Baker, Member
Lindley Hoffman, Member
Bruce Helander, Member
Allen Wyett, Member

Tracey Biagiotti, representing Town Attorney John C. Randolph
Robert L. Moore, Director of Planning, Zoning and Building
Timothy M. Frank, Planner/Projects Coordinator
(attended the morning session)

ABSENT: Joanna Frost-Golino, Chairman
Cathleen McFarlane, Alternate Member
Lowry Bell, Alternate Member

RECORDING SECRETARIES: Mary A. Pollitt (morning session)
Janet Schumacher (afternoon session)

All six members present voted throughout the entire meeting except as noted in the following minutes.

III. Approval of minutes from the May 25, 1994 meeting.

MOTION MADE BY MR. WYETT TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

IV. Project Review

A. Deferrals and Continuations: Major Projects

B65-93 Revisions

Applicant: Dr. Ross and Wendy Stone
Address: 230 Clarke Avenue
Architect: Douglas Robert Root
Project Description: Facade revisions to an approved project

This project received approval at the September 22, 1993 meeting, re-submitted at the March meeting and was deferred at the May meeting for restudy.

Douglas Root summarized the changes made to the design of the project since the September, 1993 approval. The originally approved rendering of the front facade was shown to the Commission.

Since the May meeting, Mr. Root made additional changes. The current design more closely resembled the original approval.

Mr. Rosenthal asked Mr. Root to identify the changes made to the originally approved plan. Mr. Root noted the master bath area and the porch area changes. Additionally, the entrance has been "pushed forward".

Responding to a question from the Commission, Mr. Root reported the roof pitch is 4/12, and barrel tile will be used for the roof.

Mrs. Baker questioned the distance of the cabana on the plans as it related to the proposed future pool? Mr. Root responded the "cabana" actually serves as a bathroom area for the west side of the residence.

Mr. Wyett asked if hurricane shutters will be built into the walls given the configuration of the windows and the difficulty of adding shutter housing to the windows.

Mr. Root replied that the built-in shutter cost factor will be considered. The hidden, built-in shutters are preferred by the owners.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT WITH THE CONDITION A LANDSCAPE PLAN BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

B10-94 Addition

Applicant: Mrs. Peter Schuster
Address: 1720 South Ocean Boulevard
Architect: Bridges, Marsh & Carmo
Project Description: Second story addition

The project was approved at the April meeting with the condition elevation drawings showing all the windows on the first and second floors on all elevations and the relationship of the shutters to these windows be included and presented at a later meeting.

The project was deferred from the May meeting by request of the architect. The architect requests deferral until the July meeting.

MOTION MADE BY MRS. HOPE TO DEFER THE PROJECT UNTIL THE JULY MEETING.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B64-93 Revisions

Applicant: Gay Cinque
Address: #9 Golfview
Architect: Eugene Fagan III
Project Description: Revision to an approved project

This project was approved at the August, 1993, meeting, and revisions were presented at the April, 1994 meeting. The project was deferred from the May meeting.

The architect requests deferral until the July meeting.

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

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B15-94 Remodel Facade

Applicant: Cook International
Address: 350 Royal Palm Way
Architect: Gordon Mock
Project Description: Exterior "facade" remodeling including new windows; two story entry with columns; new cornice and roof; keystone trim around windows; pale yellow stucco finish

The project was approved at the April meeting with the condition the windows and any cornice changes at the top of the building be submitted at a later meeting. The project was deferred from the May meeting.

The architect requests deferral until the July meeting.

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

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B24-94 Demolish/Construct Two-Family Dwellings

Applicant:	Barry Boyce, Trustee
Address:	353 Chilian 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.

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 MRS. HOPE.

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 vice-chairman.

At the end of the meeting, a blanket motion was made to defer those projects to the July meeting where no one was present to represent the applicant.

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 May meeting.

No one was present to represent the applicant.

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

At the end of the meeting, a blanket motion was made to defer those projects to the July meeting where no one was present to represent the applicant.

B28-94 New Residence

Applicant: Mr. and Mrs. Joe Jack Merriman
Address: 11 South Lake Trail Circle
Architect: John Gosman
Project Description: Construct new residence

The project was approved at the May meeting with the condition details of the victorian trim along the eave line, color samples and a landscape plan be submitted at a later meeting.

The architect requests removal from the agenda.

MOTION MADE BY MRS. BAKER TO REMOVE THE ITEM FROM THE AGENDA.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B30-94 New Residence

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

The applicant requests deferral until the July meeting.

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

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B34-94 New Residence/Guest House

Applicant: 38 East Corporation
Address: 1330 South Ocean Boulevard
Lot 2, Casa Apava Subdivision
Architect: Ferguson, Murray, Shamamian
Project Description: Construct new residence and guest house

The project was deferred until the June meeting at the architect's request.

Mark Ferguson presented a site plan for the project. Three structures, a main house, a guest house and a garage joined by a motor court, a yard area and walls make up the "compound" project. The garage is the building closest to South Ocean Boulevard. However, an existing wall and landscaping from the original Casa Apava Estate site screens most of the buildings from the road. Only the second floor roofs will be visible.

Mr. Ferguson describes the project as "a collection of small buildings..(in an) informal arrangement". The buildings do not make a strong architectural statement but are nestled in with the plantings and the mangrove areas.

The stucco buildings have barrel tile roofs with exposed outriggers. Small casement, wood windows are utilized throughout. The style of the buildings is adapted to the existing Casa Apava main house (the old Bolton estate) and the existing boat house on the inlet on another lot.

Presently, the nearest residence is two lots to the north and one lot to the south. This area is currently being developed.

Mr. Ferguson noted 40% of the site is "wild" with existing landscaping and mangroves.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE CONDITION A LANDSCAPE PLAN BE PRESENTED AT A LATER MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B37-94 New Residence

Applicant:	Kenn Karakul
Address:	132 El Brillo
Architect:	Thomas M. Kirchhoff
Project Description:	Construct new, two story residence; pool and cabana

The project was deferred from the May meeting at the architect's request.

No one was present to represent the applicant.

DEFERRED UNTIL THE END OF THE AGENDA USING THE BLANKET DEFERRAL.

This project was heard at the end of the major items.

Tom Kirchhoff presented plans for the two story residence to be constructed at the northeast corner of El Brillo Way and South County Road. The proposed residence faces El Brillo with a curved

drive through on the El Brillo side and an entrance to the three car garage off of South County Road. An approximately seven foot high wall runs from the garage to the rear property line screening the proposed pool cabana and pool.

The style of the proposed residence is similar to one Mr. Karakul built two doors away last year. The two story stucco residence has a terra cotta flat cement tile roof (8/12 roof pitch), white wood and stucco moldings, white wood windows and doors with divided lights and operable, white aluminum shutters.

Photographs of the area were also presented by Mr. Kirchoff.

Mrs. Hope requested Mr. Kirchoff consider a wall and hedging along the County Road side of the property. Mr. Kirchoff replied no other walls existing along that portion of South County Road, and he would like to use hedging as the site screening material. He did agree to discuss the issue of the wall at the time the landscape plan is presented at a later meeting.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE CONDITION A LANDSCAPE PLAN, INCLUDING A DISCUSSION OF A WALL, BE PRESENTED AT A LATER MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B38-94 Cabana

Applicant:	Ron Schram
Address:	1420 North Ocean Boulevard
Architect:	Eugene Fagan III
Project Description:	Construct new beach cabana

The project was deferred from the May meeting for re-study.

Eugene Fagan presented four elevation drawings of the proposed beach house.

Since the original presentation, the roof has been changed. Mr. Fagan offered two variations for the front (Ocean Boulevard side) of the cabana including one with a round window.

The Commission members preferred the elevation with the round window as it matched a window in the main residence.

Mr. Fagan noted a four foot wall along North Ocean Boulevard will partially site screen the structure.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT USING THE ELEVATION WITH THE ROUND WINDOW.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B40-94 New Residence

Applicant:	U. S. Trust Company, Trustee Ann Fisher
Address:	334 North Woods Road
Architect:	Denis B. LaBerge
Project Description:	New Residence

The project was deferred from the May meeting.

Paul Prosperi reviewed the project for the Commission including the site plan review by the Town Council. Mr. Prosperi noted the property contains 77,000 square feet--equivalent to eight building lots in the R-B zoning district. The footprint of the proposed residence covers 18,000 square feet. Approximately 60% of the site will be landscaped.

Mr. Prosperi explained the layout of the residence starting with the lakeside. The closest set back on the lake side is 49 feet. The north and south set backs are 22 and 25 feet, respectively. The east set backs are 35, 50 and 60 to 75 feet as they affect the neighbors to the east. Mr. Prosperi reiterated the set backs are greater than the zoning code allows. If the property had been subdivided, the neighboring residences could have had new residences closer than this one will be.

Mr. Prosperi stated the existing hedging is to be maintained. Palm trees will be added and three to four layers of landscaping will be planted between the facade of the new residence and the property lines.

Mr. Prosperi displayed a rendering of the view from the cul du sac entrance at North Woods Road. The rendering showed the gate posts and the corner of the residence. Mr. Prosperi emphasized this is all that will be visible from the entrance due to the placement of the house on the site and the planned landscaping. He further emphasized the use of bougainvillea over the pergola areas that will be used to obstruct the facade.

Photographs of the neighboring properties, including the three neighbors to the east, were presented.

Mr. Hoffman expressed his concern with the west facade. He questioned the 218 foot long expanse, including the pergola, that could be re-studied to provide additional details to "break-up" the long expanse.

Mr. Propsperi responded by describing the area in great detail including the landscaping. He again emphasized the pergolas as screening tools.

Mr. Hoffman responded he has a problem with the 218 foot expanse and thinks there is not enough delineation in that area.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT WITH THE CONDITION A LANDSCAPE PLAN AND ARCHITECTURAL DETAILS BE PRESENTED AT A LATER MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED 5/1 WITH A ROLL CALL VOTE. MR. HOFFMAN VOTED NEGATIVELY.

B49-94 Renovation

Applicant:	Mr. and Mrs. Robert DeMario
Address:	275 North County Road
Architect:	Eugene Fagan III
Project Description:	Request removal of approved outriggers

Paul Thibadeau, Esquire, presented a front elevation drawing showing the appearance of the residence without the exposed outriggers.

Mr. Thibadeau reported Mr. and Mrs. DeMario chose flat barrel tile for the roof not barrel tile (they were given the option of either by the Commission previously). The outriggers look "out of character" with the flat cement tile roof and the style of the residence.

Mr. Thibadeau also requested the bar service window be allowed to remain a "non casement" window. The Commission had specified all the windows were to be the casement style.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE OMISSION OF THE OUTRIGGERS AND TO APPROVE THE BAR SERVICE WINDOW IN A NON-CASEMENT STYLE.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

(Mrs. Hope was out of the room when the vote was taken.)

B. New Business - Major Projects

B41-94 New Residence

Applicant:	Antos Glogowski
Address:	305 Indian Road
Architect:	Randall Stofft

Project Description: Construct new two story residence

Randall Stofft and John Land (Landscape Architect) presented plans for the proposed two story residence. Photographs of the neighboring properties were also presented.

The front entry uses flat, precast stones around double glass doors. A rounded, precast stone trim detail was shown over the doors, and stone columns framed the entrance. Flat, cement roof tiles will be used. The roof has a 5/12 pitch. A smooth, stucco finish will be used on the residence. Mr. Stofft indicated he would return with samples of the materials.

The two single story elements on the front have rounded top, divided light windows with shutters. The second floor divided light windows all have flat tops. The two windows in the guest bedroom element over the garage have only one shutter on one side of the window. Mr. Stofft agreed to change the windows to allow for a pair of shutters on each window.

The three car garage entrance is on the west side of the garage, not facing the street.

The Commission asked Mr. Stofft if he would consider adding a window to the blank front wall west of the garage area (this is a bedroom). He agreed to do this.

The Commission discussed the 18 inch precast stone column with the leaf trim at the top shown on the rear elevation. Mr. Stofft agreed to re-design the column.

Mr. Lang presented a preliminary landscape plan. Five existing sable palms on the property will be relocated. Coconut palms will be used across the front of the lot. The back area will remain open. Mr. Lang will return with a final landscape plan.

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

1. CHANGE THE WINDOWS ON THE SECOND STORY WITH THE ONE SHUTTER AND ADD A PAIR OF SHUTTERS TO EACH WINDOW.
2. CHANGE THE COLUMN IN THE BACK OF THE RESIDENCE.
3. ADD WINDOW(S) ON THE BLANK WALL WEST OF THE GARAGE.
4. RETURN TO THE COMMISSION WITH THE PLANS SHOWING THE CHANGES. (ITEMS 1 THROUGH 3)
5. RETURN WITH A LANDSCAPE PLAN AT A LATER MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B42-94 New Residence

Applicant: Mr. and Mrs. John Schuler
Address: 200 Jungle Road
Architect: Smith Architectural Group
Project Description: Construct new two story residence

The architect requests deferral until the July meeting.

MOTION MADE BY MRS. HOPE TO DEFER THE PROJECT UNTIL THE JULY MEETING.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B43-94 New Residence

Applicant: Mr. and Mrs. Max Fisher
Address: 931 North Lake Way
Architect: Lindley Hoffman
Project Description: Construct new two story residence

Lindley Hoffman has a conflict of interest for this project. He is the architect of record for the project. A conflict of interest form is on file in the Town Clerk's office.

Before Linda Smith, Architect, presented the project, Mr. Frank read a letter from Paul Prosperi, representing next door neighbor, Trent Steele, at 286 Jamaica Lane. Mr. Steele requested three conditions: build a seven foot high wall between the properties; install a ficus hedge (minimum 12 feet) between the properties; and locate the air conditioning and pool equipment on another side of the proposed residence.

Frank Chopin, Esquire, representing Mr. and Mrs. Fisher, responded to Mr. Steele's concerns. The landscape plan will be submitted at the July meeting. Mr. Chopin indicated Mr. Hoffman committed to build the wall and move the mechanical units. However, Mr. Steele had expressed concern about the service doors on the rear of the house creating a heavily trafficked service area with high noise levels. Mr. Chopin noted Mr. Steele's swimming pool is located in what would be the current zoning side yard set back and did purchase the home knowing this fact. Mr. Chopin further stated this area will not provide a highly "busy" area but the one door opens into an area used for lawn mower and gardening supply storage.

Ms. Smith presented photographs of the neighboring properties and a site plan showing the proposed residence.

The proposed residence is located on the corner of North Lake Way and Jamaica Lane. The entrance will be from Jamaica Lane. The driveway will extend to the north slightly and go around the north edge of the residence and enter the garage located at the rear.

The main entrance is a two story element with a balcony topped by a wrought iron railing over the entrance door that has side lights. Ms. Smith described the architectural style as "classic". The flat top windows have divided lights and keystone trim above them. Shutters are shown on all windows. Quoining is shown at the corners. The west elevation shows a curved roof supported by four columns over three pairs of French doors entering from the loggia into the pool area. The pool is within the side yard set backs on North Lake Way.

Ms. Smith discussed the window (in the bedroom area on the second floor) at the rear of the residence with the Commission. Mr. Prosperi expressed concern about the location of this window as it overlooks Mr. Steele's pool area. Mr. Prosperi requested complete site screening in this area.

Ms. Smith also presented a line drawing showing the relationship of the proposed residence to existing adjacent homes. The proposed residence has a lower roof line than some others.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT WITH THE CONDITION A LANDSCAPE PLAN BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

B44-94 Demolition

Applicant:	Dan Swanson
Address:	560 South Ocean Boulevard
Architect:	none
Project Description:	Demolish main residence, pool, pool pavilion and other out buildings

Paul Prosperi presented the request for demolition.

Mr. Frank read the historical report on the building. The residence is fifty+ years old and reflects the work of several architects.

Mr. Prosperi maintained the house is in poor condition and has been altered drastically. The front windows are aluminum awning types.

Mr. Frank read a letter from Elizabeth Hanley, 91 Middle Road. She was concerned about damage from the demolition procedure that might occur to her house. She did not object to the demolition.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE DEMOLITION WITH THE CONDITION THE LOT BE SODDED/SEEDED WITHIN 90 DAYS AFTER DEMOLITION IF CONSTRUCTION HAS NOT BEGUN.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B45-94 Demolition

Applicant: George M. and Lyn M. Ross
Address: 321 Tangier Avenue
Architect: none
Project Description: Demolish main residence, pool and garage

Mr. Frank read a report submitted from Mr. Prosperi concerning the history of the property. The house was built in 1937. The style is a modified Bermuda. The architect is unknown. The house was occupied by Mary Sanford until her death.

Paul Prosperi requested permission to demolish the structures listed.

MOTION MADE BY MRS. BAKER TO APPROVE THE DEMOLITION OF THE BUILDINGS WITH THE CONDITION THE SITE BE SODDED/SEEDED AND IRRIGATED WITHIN 90 DAYS IF CONSTRUCTION HAS NOT BEGUN.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B46-94 Demolition

Applicant: Jeffrey S. Raynor, Trustee
Address: 496 North Lake Way
Architect: Carmo, Bridges & Marsh
Project Description: Demolish main residence, pool, guest house and garage

Jim Carmo presented a short history for the residence. He described it as a significantly non-conforming residence. The style is Georgian or late Victorian. Mr. Frank added the Monterey style includes elements of these styles.

Mr. Carmo said the applicant plans to construct a new, conforming residence on the site.

MOTION MADE BY MR. WYETT TO APPROVE THE DEMOLITION WITH THE CONDITION THE SITE BE SODDED/SEEDED AND IRRIGATED IF CONSTRUCTION HAS NOT BEGUN WITHIN 30 DAYS.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B47-94 Addition

Applicant: Dr. and Mrs. Kaye
Address: 302 Eden Road
Architect: Smith Architectural Group
Project Description: Construct two story garage addition

No one was present to represent the applicant.

MOTION MADE BY MRS. HOPE TO DEFER THE PROJECT UNTIL THE JULY MEETING.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B48-94 Addition

Applicant: Palm V Associates
Address: 238/240 Worth Avenue
Architect: Robert Bell
Project Description: 170 Square foot addition to southwest corner of building

Mr. Robert Bell was not present at the time the project was called. It was deferred (the blanket deferral) until the afternoon session and was heard at 1:00 p.m.

The Commission recessed at 11:30 a.m. and reconvened at 1:00 p.m. Mr. Bell presented the floor plan and an elevation drawing for the proposed addition. The location is next to "Nature's Way", a restaurant on the first floor. This addition will not be part of that space but will be a new tenant space.

The elevation drawing shows a two story element with a window in each level. The windows have fixed glass--the second story window features a round top with a spoke effect divided light on the top part. Cast stone trim and a panel are shown on the windows.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

(Mrs. Hope was out of the room for the previous project and did not vote on the issue. The voting members were: Mrs. Baker, Mr. Hoffman, Mr. Helander, Mr. Wyett and Mr. Rosenthal.

C. Deferrals and Continuations - Minor Projects (scheduled for 1:00 p.m.)

A21-94 Column Ornamentation

Applicant: Robert Jenney
Address: 220 Via Bellaria
Contractor: Ed Hansen, Tile and Marble
Architect: Patrick Segraves
Project Description: Ceramic tile bands at entry column capitals

The project was deferred from the May meeting for reconsideration by the applicant.

No one was present to represent the applicant.

The architect wished to defer the project until the July meeting.

MOTION MADE BY MRS. HOPE TO DEFER THE PROJECT.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A26-94 Valance Awning

Applicant: Mrs. Beatrice Tollman
Address: 977 South Ocean Boulevard
Contractor: American Awning Company, Inc.
Project Description: Install 4" blue and white striped awning around perimeter of residence

The project was deferred from the afternoon session of the May meeting to allow review by seven members of the Commission.

No one was present to represent the applicant and the project was deferred until the end of the meeting under the blanket deferral made earlier. It was heard after item A48-94 at approximately 2:20 p.m. The five commission members present to hear the project were: Mrs. Hope, Mrs. Baker, Mr. Hoffman, Mr. Wyett and Mr. Rosenthal.

Acting Chairman Rosenthal offered his apologies to Mr. Shawzin on the number of members present to hear the project (The reason the project was deferred from the May meeting was to allow the applicant a hearing with seven commission members.)

Maurice Shawzin, representing Mrs. Tollman, presented a sample of the awning material. This sample was off white with a horizontal blue bar trim (not a solid line, but broken bars) at the bottom of the key cut border. At the May meeting, Mr. Shawzin had presented a blue and white striped sample which the Commission did not like.

Mr. Shawzin noted the home was originally an office. This awning border was designed to enhance and improve the appearance of the residence.

The Commission members discussed the appearance of the proposed awning on the residence. The comments included, "The awning added a commercial appearance to the building." One member also noted the residence is very close to South Ocean Boulevard and the Australian pine hedge in front of the residence provides poor site screening.

Mr. Hoffman stated no type of material awning was suitable for the style of the residence. The residence is a one story, flat roofed structure with horizontal wood siding.

MOTION MADE BY MR. WYETT TO DENY THE AWNING BASED ON SECTION 5-387(G) OF THE ARCHITECTURAL REVIEW AND PROCEDURE PORTION OF THE ORDINANCE:

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

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY WITH A ROLL CALL VOTE.

A27-94 Renovations

Applicant:	Julian and Pamela Beck
Address:	257 Sanford Avenue
Designer:	Mike Wolski
Project Description:	Modifications to existing one story residence

The project was deferred from the May meeting.

No one was present to represent the applicant.

The project was deferred until the end of the meeting under the previously made motion for blanket deferral.

The project was deferred until July under the provisions of the blanket motion.

A28-94 Shutters

Applicant: Mr. and Mrs. Stanley Knowlton
Address: 255 Seaspray Avenue
Contractor: Folding Shutter Corporation
Project Description: Install three colonial shutters and one Bahama shutter

The project was deferred from the May meeting.

No one was present to represent the applicant.

The project was deferred until the end of the meeting under the previously made motion for blanket deferral.

The project was deferred until the July meeting.

A29-94 Awnings

Applicant: 3200 South Ocean Boulevard Coop
Association
Address: 3200 South Ocean Boulevard
Contractor: Tropical Awning Company
Project Description: Replace awnings

The project was deferred from the May meeting.

The representative from Tropical Awning presented samples of the colors for the awnings and photographs of the front of the building.

MOTION MADE BY MR. WYETT TO APPROVE THE AWNINGS.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A30-94 Awning

Applicant: John Logsdon and Susan Thomas
Address: 200 Mockingbird Trail
Contractor: Major Canvas Awnings, Inc.
Project Description: Install 27' white fabric awning over back patio and across front of garage

The project was deferred from the May meeting for additional information, i.e. a sketch and photograph.

The representative from Major Canvas Awnings presented a drawing of the proposed carport awning. The drawing showed both plain and scalloped edges. The 20 foot wide awning sloped from the side of the house (9'7" high) across the driveway to the support posts

(7'7" high). The awning would be 25 feet deep (length).

A survey showed the location of the awning in front of the existing garage.

Mrs. Pollitt read three letters of support for the carport awning received from the following neighbors: Dr. John Eader and David Vallese, 208 Mockingbird Trail; Michael and Lorraine Andrews, 255 Mockingbird Trail; and Mr. and Mrs. Dario Rodriguez, 209 Mockingbird Trail.

Photographs were presented showing the front of the residence and neighboring properties.

A discussion followed concerning the size and visibility of the awning. The awning representative said the design could not be changed because of the kitchen windows. The slope of the awning would cut into the window area. He also stated the awning could not be shortened from the 25 feet.

Mr. Hoffman suggested a permanent structure, i.e. wood, solid roof, would be preferable to the awning.

Mrs. Hope added the awning is not an enhancement to the property.

Responding to a question from the Commission, Mr. Moore stated the Building and Zoning Department has no objections to a carport awning if it meets the zoning requirements.

The awning representative stated he was under the impression from the last meeting that the Commission only had questions concerning the straight or scalloped edge and did not question the carport awning itself.

Mr. Rosenthal replied the Commission needed the drawings and the photographs presented at this meeting before a determination could be made about the appropriateness of the carport.

MOTION MADE BY MRS. HOPE TO DENY THE CARPORT AWNING BASED ON SECTION 5-387(G) OF THE ARCHITECTURAL REVIEW AND PROCEDURE PORTION OF THE ORDINANCE:

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

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

D. New Business - Minor Projects

A37-94 Covered Parking Spaces

Applicant: Park Place
Address: 369 South Lake Drive
Architect: Lindley M. F. Hoffman
Project Description: Add covered parking spaces to match existing spaces

Lindley Hoffman has a conflict of interest with this project. He is the architect of record for the project. A conflict of interest form is on file in the Town Clerk's office.

This project was heard after item A46-94 on the agenda.

Mr. Helander had left the meeting at 2:10 p.m. The members voting on this project were Mrs. Hope, Mrs. Baker, Mr. Wyett and Mr. Rosenthal.

Linda Smith presented the site plan and elevation drawing showing the proposed addition of 14 parking spaces for the Park Place condominium. The additional spaces will be in the same vicinity of the original covered spaces. The precast partial concrete cylinders used for the roof covering will match, as closely as possible, the existing partial cylinders.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A38-94 ATM Machine

Applicant: Barnett Bank
Address: 140 North County Road
Architect: Jones + Song Architects and Planners, Inc.
Project Description: Remove existing window--install ATM machine

Young Song presented the elevation drawing showing the location of the proposed automated teller machine on the north side of the building. It will not be visible from North County Road. The machine is 24 inches wide. No back lighting will be used.

A photograph of the building was also presented.

MOTION MADE BY MR. HELANDER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A39-94 Awning

Applicant:	Main Street News
Address:	255 Royal Poinciana Way
Contractor:	Awnings by Jay
	General Caulking and Coating Co., Inc.
Project Description:	New Awning

David Thomas presented a photograph of the building with the proposed awning on the second level super-imposed on the picture. The green and white striped awning covers a balcony that has wrought iron trim on it. The building is painted a light yellow.

Mr. Thomas presented photographs of other awnings on Royal Poinciana Way.

MOTION MADE BY MR. WYETT TO APPROVE THE AWNING.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A40-94 Renovations

Applicant:	Theodore and Alice Tarone
Address:	510 Island Drive
Architect:	John B. Gosman
Project Description:	Remove existing soffit and louvers to expose original eaves; add new entrance portico; add entrance posts

John Gosman presented an elevation drawings showing the proposed changes to the front of the residence as noted in the project description. An existing low planter wall in front of the residence will be removed as well as an existing trellis.

Two columns support the new entry roof.

Precast stone entrance posts were shown at the driveway entrances. These posts had decorative lights on them.

Photographs of the existing residence were also presented.

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

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A41-94 Renovations

Applicant:	Mrs. Joan Jack
Address:	286 Orange Grove Road
Architect:	John B. Gosman
Project Description:	Replace existing front door and awning window with a glass French door and side lights; replace existing awning window with two single hung windows

John Gosman presented an elevation drawing showing the proposed alterations to the front facade. Photographs showed the existing conditions.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A42-94 Renovations

Applicant:	Carol Hall
Address:	674 Island Drive
Architect:	John B. Gosman
Project Description:	Redesign entrance, windows, shutters; garage addition

John Gosman presented a front elevation drawing and a partial site plan showing the proposed changes for the project. Mr. Gosman stated the new entrance will make the front of the building more attractive. The new front doors have grille work above them. A pair of columns, equal to the height of the third step, is located on both sides of the steps. These columns support the flat roofed portico.

The windows on the second floor will also be changed.

The Commission suggested adding quoins, to match the existing quoins, on the sides of the building and garage.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE CONDITION QUOINS BE ADDED TO THE SIDES OF THE BUILDING AND GARAGE.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A43-94 Columns and Quoins

Applicant: Dr. and Mrs. L. Rubin
Address: 140 Dolphin Road
Architect: none
Project Description: Stucco brick columns across front; add
quoins to three front corners

No one was present to represent the applicant.

Under the blanket motion, the item was deferred until the end of the agenda.

At the end of the meeting, no one was present. The project was deferred until the July meeting using the blanket deferral motion.

A44-94 Window Changes

Applicant: Janeiro's
Address: 191 Bradley Place
Designer: Youchak & Youchak Inc.
Project Description: Install 30" high metal casement and fixed
cove windows between columns and arches

Tom Youchak presented an elevation drawing showing the proposed changes. The windows will have the appearance of doors but cannot be extended to the floor because of the table/seating arrangement inside the restaurant. Mr. Youchak said he studied other restaurants that have doors open to the sidewalks, and this does present a problem to the guests seated in front of these doors.

Responding to questions from the Commission, Mr. Youchak replied the windows would most likely open onto the sidewalk area.

Mr. Moore commented he will have to review the plans for compliance to building codes concerning the windows opening onto the right-of-way.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A45-94 Roof/Driveway/Wall

Applicant: Robert Chaffee
Address: 263 Oleander Avenue
Contractors: Carpenter's Roofing or Altec Roofing
Stone Age Pavers
Project Description: Replace existing roof; new driveway;
replace front wall with columns and ficus
hedge

Mr. Chaffee presented photographs of the existing two story structure and a survey of the property.

Mr. Chaffee wishes to change the flat cement tile roof to "s" tile. The roof pitch is not steep enough to use barrel tile. Mr. Chaffee noted that several of the residences in the area have "s" tile roofs. Additionally, the front wall would be removed and replaced with a ficus hedge. Interlocking pavers would replace the paved driveway area.

Mr. Helander, a former resident of this area, added the proposed modifications would be a tremendous improvement to the property.

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

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

Bruce Helander left the meeting at 2:10 p.m. Five Commission members were voting after Mr. Helander left. They were: Mrs. Hope, Mrs. Baker, Mr. Hoffman, Mr. Wyett and Mr. Rosenthal.

A46-94 Waterfall

Applicant: Kenneth Wolofsky
Address: 129 Clarendon Avenue
Architect: Brett Armstrong
Project Description: Waterfall

Brett Armstrong presented a drawing for the proposed waterfall. The Commission previously reviewed the plans for the gazebo and site development of the area.

The elevation height is six feet. The sculpture is thirty-six inches on a six inch cast coquina slab. The colors are black with white and green rocks.

MOTION MADE BY MR. WYETT TO APPROVE THE WATERFALL.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A47-94 Balustrade Wall

Applicant: C. G. Goldsmith
Address: 220 Wells Road
Contractor: John Mitchell
Project Description: Install a 30" high concrete balustrade wall across the front of the property

John Mitchell presented a site plan and an artist's rendering of the front facade of the residence.

The balustrade wall would extend across the front of the property. The two posts at the driveway entrance would be 42 inches; the remaining posts between the balustrades would be 30 inches.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A48-94 Sign

Applicant: Cape Cod Cafe
Address: 410 South County Road
Contractor: Ferrin Signs
Project Description: Install plate aluminum letters, "Cape Cod Cafe", on side of building (to match existing sign)

Chuck Capella, Ferrin Signs, presented a drawing showing the north face of the building. The applicant would like to have a sign on the north facade, facing South County Road, to allow southbound traffic to see the location of the restaurant. The sign would not extend above the first floor level. The style and color would match the existing sign facing South County Road.

MOTION MADE BY MRS. HOPE TO APPROVE THE SIGN.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

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

MOTION MADE BY MR. WYETT TO DEFER THESE ITEMS (BLANKET MOTION)
UNTIL THE JULY MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

Adjournment

MOTION MADE BY MR. WYETT TO ADJOURN THE MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

The meeting was adjourned at 3:00 p.m. by Acting Chairman
Rosenthal. The next Architectural Commission meeting will be
Wednesday, July 27, 1994 at 9:30 a.m. in the Town Council chambers.

Respectfully submitted,

Leighton Rosenthal, Acting Chairman

LR:mp