

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, MAY 26, 1993, 12:30 P.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The May 26, 1993 Architectural Commission meeting was called to order at 12:30 p.m. by Vice-chairman John Schuler.

Mr. Schuler welcomed the newest member of the Commission, Alternate Allen Wyett.

Mr. John C. Randolph, Town Attorney, acting upon Mr. Schuler's request, outlined the duties of the commission members and the role of the alternate members as of this time. Mr. Randolph noted the Town Council is studying the structure of the Town's commissions and the duties of the alternate members.

II. Roll Call

PRESENT: John Schuler, Vice-chairman
Marie Hope, Member (arrived 12:35 p.m.)
(left meeting between 1:10
p.m. and 3:00 p.m.)
Jorge Sanchez, Member (left meeting at 3:15 p.m.)
Leighton Rosenthal, Member (left meeting at 5:00 p.m.)
Laurel Baker, Member
Lindley Hoffman, Member
Allen Wyett, Alternate Member

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

ABSENT: Joanna Frost-Golino, Chairman
Cathleen McFarlane, Alternate Member
Bruce Helander, Alternate Member

RECORDING SECRETARY: Mary A. Pollitt

III. Approval of Minutes of April 28, 1993

MOTION MADE BY MR. HOFFMAN TO APPROVE THE MINUTES.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

IV. Project Review

A. Deferrals and Continuations: Major and Minor Projects

B11-93 New Residence

Applicant: Mr. and Mrs. Joseph Rimoni
Address: 218 Miraflores Drive
Architect: Eugene Fagan
Project Description: New single family, one story residence

The project was approved at the February meeting with the condition the details of the windows, French doors and garage doors; color samples and landscaping be presented at a later meeting.

The project was deferred from the April meeting.

No one was present to represent the applicant.

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

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B76-91 Landscape Plan

Applicant: Mr. and Mrs. Mark Klaine
Address: 157 Dolphin
Architect: Robert L. Bell
Project Description: Landscape plan

The project was deferred from the April meeting.

John Hogan from MacLean Landscaping Company recapped the project.

Mr. Hogan presented photographs taken from the second floor of the Klaine's residence looking towards the back yards of the neighbors Mrs. Elliott and Mr. Atkinson.

A wooden fence has been installed between the Klaines and the Elliotts.

Mr. Frank read a letter from Bart Moore, PhD., who selected the twenty-two feet tall sea plum trees with an eight to ten foot spread. These trees will provide adequate screening for the neighbors.

Two 10'-12' seagrapes have been added to the front of the garage. The perimeter hedge will be maintained at six feet. It will be installed at 36 inches. The palms, shown on the original landscape plan will be installed.

Photographs presented to the Commission showed the existing vegetation.

Mr. Hoffman reported he visited the site and observed the rear of the property from the Klaines' second story rear windows and found no problems with the proposed landscaping.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE LANDSCAPE PLAN AS PRESENTED.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B84-92 Landscape plan

Applicant:	Mr. and Mrs. James Zisson
Address:	1679 North Ocean Boulevard
Architect:	John F. Colamarino
Landscape Architect:	Lang Design Group
Project Description:	New two story, single family residence

The landscape plan was deferred from the April meeting.

James Zisson, John Colamarino and John Lang presented the project.

Mr. Zisson requested members of the audience not be allowed on the stage during his presentation.

Mr. Randolph replied the audience has a right to view any of the proposed plans if they cannot see from their seats in the audience.

John Lang presented the landscape plan. The plan has not

significantly changed since the last meeting but was available in the Building and Zoning Department to allow any interested parties time to review the plan and the rendering of the east and south elevations.

The plan calls for the installation of a pink grapefruit citrus tree in the southwest corner along Arabian. Four - 18' ficus trees with 8-12 feet spread are planned along Arabian Road. A specimen 20 plus feet ficus is planned for the corner of Arabian and North Ocean Boulevard.

The ficus hedge along Arabian turns the corner onto North Ocean Boulevard.

Mr. Sanchez read his recommendations for the landscape plan given to Mr. Lang before the April meeting. Mr. Sanchez thinks the planting is appropriate for the lot. He also commented on the site screening for the garage area.

Mrs. Yvelyne Marix addressed the Commission and commended them for their handling of this project. She stressed the importance of the landscaping for the project because the house is different from any in the neighborhood. She expressed concern for the maintained height of the vegetation.

The Commission discussed the projected heights of the vegetation. Mr. Zisson indicated the trees (and hedges) would be allowed to grow.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE PROJECT WITH THE STIPULATION THE HEDGE BE MAINTAINED AT A MINIMUM OF 8 FEET AND THE FICUS TREES BE MAINTAINED AT A MINIMUM 20 FOOT LEVEL.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY WITH THE STATED STIPULATION.

B13-93 New Residence

Applicant:	Casacore, Inc., Robert Eigelberger, President
Address:	201 Kawama Lane
Architect:	Noe Xavier Guerra
Project Description:	Construct new two story residence

The project was deferred from the April meeting.

The applicant requests deferral until the June meeting.

MOTION MADE BY MR. ROSENTHAL TO DEFER THE PROJECT UNTIL THE JUNE MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B14-93 New Residence

Applicant: Casacore, Inc., Robert Eigelberger,
President
Address: 207 Kawama Lane
Architect: Noe Xavier Guerra
Project Description: Construct new two story residence

The project was deferred from the April meeting.

The applicant requests deferral until the June meeting.

MOTION MADE BY MR. SANCHEZ TO DEFER THE PROJECT UNTIL THE JUNE MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B15-93 Alterations and Additions

Applicant: Mr. and Mrs. George Milidrag
Address: 445 Antigua Lane
Architect: Ginocchio and Spina Architects
Project Description: Alterations to front, sides and rear of
residence; cabana bath addition; canvas
cabana unit addition and partial removal
of existing overhang

The project was approved at the March meeting with the conditions pictures of the statues be submitted prior to installation and samples of the roof tile be submitted.

The project was deferred from the May meeting.

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

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B21-93 New Residence

Applicant: Solcon 3000
Address: 127 Everglade Avenue
Architect: Slattery and Root
Project Description: Construct two story, single family residence

The project was deferred from the April meeting.

Douglas Root presented the original rendering of the residence before his firm was hired as the architect. He compared that rendering to the plan he is presenting at this meeting.

Mr. Root noted the Commission considered the original drawing "too massive and too ornate".

The revised drawing shows a flat roofed, two story structure with a parapet with balustrades over the window areas. Quoins are shown on the corners of the residence and rounded quoins on the front entry area. Balconies with curved railings are shown on the second floor for each window area. The rounded second floor windows/doors have banding details and a keystone on top of each window/door. Other details include banding at the top of the first and second floors. Rectangular outlines are inside the second floor banding.

The front elevation has been changed to include a recessed front entry.

Mr. Frank noted that no dimensions were given on the submitted elevation drawings.

Mr. Root replied the residence is 28 feet high; the top of the beam is 19'4".

The garage door is visible from the street, but the curved driveway partially screens the doors.

Mr. Schuler thought the house is overpowering for the size of the lot. He suggested removing the balconies (he objects to the grille work) on the second floor and changing the windows.

Mr. Hoffman commented that Mr. Root has done a good job re-working the project. Mr. Hoffman would like to see a roof height comparison to other houses in the immediate area.

Mr. Sanchez said the design is vastly improved, but, according to the measurements given, the house is maximized to the limit.

The Commission discussed the other houses on the street based on

photographs submitted by Mr. Root.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE CONDITION THE BALCONIES BE SIMPLIFIED. THE APPLICANT MUST RETURN WITH THE BALCONY PLAN, THE MATERIALS AND A LANDSCAPE PLAN.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

B23-93 Addition

Applicant:	Richard Limehouse
Address:	215 Mediterranean
Architect:	Michael Olsten
Project Description:	Construct second floor addition

The project was deferred from the April meeting.

Shelby Williams, representing Mr. Limehouse, presented photographs of the existing residence.

The elevation drawings show a flat roof, second floor addition over the garage area (south side of residence).

Mr. Wyett suggested a tree of some size be planted in the front to partially site screen the addition.

Ms. Williams stated the residence will be sandblasted and repainted after the addition is built.

The Commission requested Ms. Williams provide more detailed drawings than the ones presented.

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT TO JUNE TO PROVIDE ADDITIONAL INFORMATION.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B26-93 Addition

Applicant:	David S. Mack
Address:	958 North Lake Way
Architect:	Richard Meyer
Project Description:	Construct second floor addition

The project was deferred from the April meeting.

No one was present to represent the applicant.

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

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B27-93 Parking Deck

Applicant:	J. Grace
Address:	230 Sunrise Avenue
Architect:	The Lawrence Group
Project Description:	Roof deck parking on proposed one story structure replacing an existing two story structure

The project was deferred from the April meeting.

The architect requests deferral until the June meeting.

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

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

A39-93 Light Fixture

Applicant:	Martha Gottfried Real Estate
Address:	219 Worth Avenue
Contractor:	Carpenter Electric
Project Description:	Install light fixture to light sign

The project was deferred from the April meeting.

Vance Carpenter explained the project to the Commission.

The light fixture will be painted white to match the building. It will be installed above the awning and below the lettering.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A43-93 Shutters

Applicant: Louis Vuitton
Address: 251 Worth Avenue
Contractor: Folding Shutter
Project Description: Install three rolling shutters on front of store

The project was deferred from the April meeting.

No one was present to represent the applicant for the shutter project.

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

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

No one was present at the end of the meeting.

MOTION MADE BY MRS. HOPE TO DEFER THE PROJECT.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

Valerie Zolaga requested the Commission hear a project for a logo to be installed on the glass door of Louis Vuitton. Ms. Zolaga stated the glass door is a safety hazard and the logo is needed to keep customers from running into the glass.

The Commission noted there are other glass doors on Worth Avenue and these are not a "safety hazards" as defined by the Building Department.

Mrs. Baker pointed out it is unfair to the applicants who have gone through the proper procedure of filling out an application to hear new projects (that are not emergencies).

Mr. Wyett said the public safety issue should be considered.

MOTION MADE BY MR. SANCHEZ TO HEAR THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION FAILED 3/3 WITH A ROLL CALL VOTE AS FOLLOWS:

YEA: MR. SANCHEZ	NAY: MR. HOFFMAN
MR. ROSENTHAL	MRS. BAKER
MR. WYETT	MR. SCHULER

The project will be heard at the June meeting.

A44-93 Awning

Applicant: Jay Ryan
Address: 250 Osceola Way
Contractor: Tropical Awning
Project Description: Install awning

The project was deferred from the April meeting.

No one was present to represent the applicant.

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

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A47-93 New Roof

Applicant: Mr. and Mrs. Mike Page
Address: 257 Via Linda
Contractor: E. B. Walton
Project Description: Construct flat roof on east elevation over portion of existing pool patio

The project was deferred from the April meeting.

E. B. Walton presented drawings of the changes. The reflected ceiling detail showed outlookers on three sides. The columns are wood with a cap and base added. The 6" x 6" columns sit on 8" x 8" bases.

Photographs of the house were presented.

The 12' x 23' addition can be seen inside the front property wall--especially the roof with the outlookers.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A48-93 Remodeling

Applicant: Beach Shop - Siamese Trader
Address: 300 Peruvian Avenue
Engineer: Gator Engineering Services, Inc.
Project Description: Install a glass door; 2 - 3x4 windows; one glass showcase

The project was deferred from the April meeting.

David Salisbury, owner, presented photographs of the existing building.

The revised elevation drawings show the window changes. The windows have been made the same size.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

A53-93 Landscaping

Applicant: Beach Point Condominium Owners Association
Address: 2660 South Ocean Boulevard
Landscape Architect: Cotleur Hearing
Project Description: Landscape plan for area between the Intercostal and South Ocean Boulevard

The project was deferred from the April meeting.

Rob Cotleur presented a series of photographs, mounted on a board, showing the existing vegetation and identifying the vegetation planned for removal.

A large area of mayhoe would be removed; 40 small mangroves (in 3 gallon containers) would be planted.

Mr. Sanchez expressed concern about removing all the mayhoe as identified on the photographs. He also questioned the removal (to another location) of the existing coconut palms.

The Commission members agreed the mixture of palms in the vegetation was preferred.

Mr. Sanchez suggested removing all the Brazilian peppers but removing only part of the mayhoe and keeping it trimmed. Geiger and other native trees such as buttonwood could be planted in the large area vacated by the mayhoses. Mr. Sanchez expressed concern about the viability of the proposed mangroves surviving in total.

MOTION MADE BY MR. SANCHEZ TO DEFER THE PROJECT TO PROVIDE MR. COTLEUR TIME TO REVIEW THE PROJECT PROVIDING A MIXTURE OF TALL MATERIALS INCLUDING PALMS AND TRIMMED MAYHOE IN THE PLAN.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE REMOVAL OF THE EXISTING BRAZILIAN PEPPERS IMMEDIATELY.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A55-93 Carport

Applicant:	Patricia Schmidlapp
Address:	695 South County Road
Contractor:	Sunshine Aluminum Specialties, Inc.
Project Description:	Install 18'x11' (9'high) white aluminum carport

The project was deferred from the April meeting.

Dean Wells presented photographs of the existing residence showing the proposed location of the carport. Mr. Wells stated the carport is being installed to provide shelter for the caretaker's automobile.

The proposed carport is 9 feet tall.

Mr. Hoffman suggested the columns should be clad, and embellishments should be added to the fascia. The aluminum carport is not in keeping with the "look" of the rest of the residence.

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT FOR FURTHER STUDY OF DETAILS.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B34-92 Landscape Plan

Applicant:	Mr. and Mrs. Wilbur Boutell
Address:	240 Tangier Avenue
Architect:	Smith Architectural Group
Project Description:	Landscape plan

Don Kino presented a landscape plan showing the proposed planting for the residence. The plan calls for zoysia grass, several types of palm trees, banana trees, bamboo, ferns and several different types of annuals.

A podocarpus hedge is planned surrounding the residence. Mr. Kino mentioned a ficus hedge exists on the property.

The two island areas in front of the residence showed vegetation but were not identified.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE LANDSCAPE PLAN WITH THE EXCEPTION OF THE TWO ISLANDS IN FRONT OF THE RESIDENCE THAT NEED TO BE DEFINED.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B98-92 Revisions

Applicant:	Augustine and Domenica Falcione
Address:	970 North Lake Way
Architect:	Milton Klein & Associates
Project Description:	Revisions to a previously approved plan

Milton Klein presented drawings showing the proposed changes to the plan. He noted a unity of title between two pieces of property has provided a central courtyard.

The owners would also like to add a skylight to the entrance area. The present entrance will be removed, and a new area created. An existing shed will be removed, and a flat roof addition will be added to the residence.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B. New Business - Major Projects

B30-93 Addition/Renovations

Applicant:	Lucia N. Musso
Address:	111 Clarke Ave.
Architect:	SKA (Jacquie Albarran)
Project Description:	Addition and remodeling

Jacquie Albarran presented photographs of the existing residence

and the neighboring properties.

Ms. Albarran indicated the Mediterranean style house will be returned to its original design. The area around the door will remain but will be painted as it was originally. A cast stone balcony will be added above the front door. Additionally, a cast stone floor area will be added in front of the door for plants, etc.

The small second story addition will match the existing residence in details.

The landscaping will be increased as it was originally.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

(Mrs. Hope abstained from voting since she had not heard the entire presentation.)

B24-93 Demolition/New Residence

Applicant:	Kenn Karakul and James Held
Address:	214 El Brillo Way
Architect:	Kirchoff and O'Neil
Project Description:	Demolition of existing residence and construction of new two story residence and cabana

Tom Kirchoff presented photographs of the existing residence and the neighboring properties.

The wall and hedge in front of the house are to remain and be incorporated in the new design.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE DEMOLITION OF THE EXISTING RESIDENCE.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

The new two story, proposed residence covers 20% of the lot. The plans show a stucco finish with a flat cement tile roof (8/12 roof pitch). The windows have mullions with keystones above on the window trim. French doors with mullions are used throughout. The rear features a balcony with a plain railing. The front door is flanked by one story columns.

Mr. Hoffman suggested double fold colonial (operable) shutters be added for decoration and storm shutter protection. Mr. Kirchoff indicated the owners plan to use removable storm shutters.

Mr. Kirchoff stated the air conditioning equipment is to be located behind the garage.

The side yard setbacks are 15 feet and 18 feet 8 inches.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT WITH THE SUGGESTION COLONIAL SHUTTERS BE CONSIDERED AND A LANDSCAPE PLAN BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B28-93 Bath extensions, new pavilion and cabana

Applicant: Allen Bleznak
Address: 960 North Ocean Boulevard
Architect: John Gosman
Project Description: Extend bathroom, add pavilion and cabana

Tony Zoyia, from John Gosman's office, presented a site plan for the project showing the proposed changes. These include additions to the master bathroom on the residence, a new cabana and changes in the walkway areas adjacent to the pool and master bath areas.

Photographs of the neighboring properties were presented in addition to the photographs of the existing residence.

The cabana height is listed at 10 feet 6 inches.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B29-93 Demolition

Applicant: Horst Koch
Address: 1226 North Lake Way
Architect: James C. Paine
Project Description: Demolition of existing residence

Jim Paine presented photographs of the existing residence.

Mr. Paine noted the lot is 85 feet wide, not the 100 feet required

by the Town. Therefore, the Town Council has granted approval to re-build on the lot.

The applicant has hired a German architect who is presently working on plans in Germany. When these are ready, they will be presented to the Commission.

Mr. Paine presented a letter to the Commission guaranteeing the maintenance of the lot after demolition if new construction has not begun in the required time period.

Kirby Koolouris, 1221 North Lake Way, addressed the Commission. He is concerned about the existing, fifty year old hedge between his property and Mr. Koch's during the demolition of the existing structure.

Mr. Koolouris is also concerned about the height of the new structure and the potential for water run off if the lot is raised to the required elevation for building.

MOTION MADE BY MRS. BAKER TO APPROVE THE DEMOLITION OF THE EXISTING RESIDENCE WITH THE CONDITIONS THE EXISTING HEDGE BETWEEN THE NEIGHBORS BE PROTECTED DURING DEMOLITION AND THE LOT BE SODDED OR SEEDED AND IRRIGATED IF NEW CONSTRUCTION HAS NOT BEGUN WITHIN 90 DAYS OF DEMOLITION.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B31-93 Addition

Applicant:	Gilbert Thompson
Address:	109 El Mirasol
Architect:	Smith and Paine
Project Description:	One story addition

John Moore presented plans for the 1100 square feet addition to the front of the residence.

The addition features a new entry with columns supporting a portico. The addition is an entertainment room with curved glass portions on both sides of the front door.

Mr. Moore discussed the types of curved glass that are being considered. One company has indicated the glass can be manufactured in one piece; another alternative is to use pieces to create a curved effect.

The Commission expressed concern over the issue of providing hurricane shutter coverage in the curved glass area; specifically,

the tracks used to house the shutters.

Mr. Schuler commented the design of the front door is not in keeping with the window panels on the house. Mr. Schuler suggested the panel sizes need to be larger next to the curved glass portions on the addition.

Mr. Wyett added the windows are not in keeping with the curved glass portions.

Gilbert Thompson, the owner, suggested connecting the sections together by the use of muttons in the window sections.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE CONDITION A PLAN FOR THE CURVED GLASS AREA (STORM SHUTTERS) BE PRESENTED TO THE COMMISSION.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B33-93 Remodel storefront

Applicant:	Moda Imports
Address:	440 South County Road
Architect:	The Lawrence Group
Project Description:	Remodel storefront

Richard Leja presented photographs of the existing storefront. Cloud 10 is giving up a 400 square foot portion of their space to add to the existing art gallery next door. The front of the building will be remodeled to match the existing art gallery. The awning will be removed over this portion, and a new white awning will be added like the art gallery's awning.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B34-93 New residence

Applicant:	Mr. and Mrs. S. Lawrence Schlager
Address:	125 El Mirasol
Architect:	Ames Bennett
Project Description:	Construct new, two story residence

Ames Bennett presented photographs of the existing neighborhood. Mr. Bennett also presented a three dimensional model of the

proposed residence showing the massing of the new residence. The second story portion of the residence is on the east end.

Operational shutters with rounded tops are shown on the first floor windows. The second floor windows have straight tops as do the operations shutters.

The height of the house from the finished first floor is 23'8" to the top of the second floor parapet. The residence has three different roof heights. Each height has a parapet wall with balustrade inserts above the front door and the side windows on both sides of the front door. Detailed grille work covers the front door. The front door has curved detailing over the entry area including two light scones next to the door. Four columns support the arched detailing. Quoins are featured at each building edge in the front and back.

The garage area projects towards El Mirasol. The garage is entered from the side, and the garage doors are site screened from the street.

Mr. Hoffman objected to the visible middle link (parapet) between two of the sections. Working with the model, Mr. Bennett agreed to modify this section.

Mrs. Pat Lester, 7 Via Los Incas, addressed the Commission and requested site screening the two story section that overlooks her back yard or changing the two windows on that section.

Mr. Bennett agreed to show Mrs. Lester the landscape plan before it is submitted to the Architectural Commission.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT WITH THE CONDITIONS THE PARAPET BE MODIFIED AS DISCUSSED AND PAINT SAMPLES AND A LANDSCAPE PLAN BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B35-93 Demolition/Proposed park

Applicant:	Preservation Foundation of Palm Beach
Address:	386 Hibiscus Avenue
Landscape Architect:	Sanchez & Maddux, Inc.
Project Description:	Demolition of existing buildings; future park

Jorge Sanchez has a conflict of interest with this project. His firm is doing the landscape installation for the project. A conflict of interest form is on file in the Town Clerk's office.

Polly Earl introduced the project to the Commission. Photographs showing the deteriorated conditions of the buildings on the property. Ms. Earl stated the buildings have been abandoned for approximately 30 years.

Jorge Sanchez presented a preliminary outline of the property. The property presently has an existing hedge that will be left in place after the demolition.

Mr. Sanchez noted the buildings are a safety hazard and should come down as soon as possible. Mr. Sanchez intends to have landscape plans prepared for the June meeting.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE DEMOLITION WITH THE CONDITION THE PROPERTY BE SODDED OR SEEDED AND IRRIGATED IF NO WORK IS BEGUN WITHIN 90 DAYS.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B36-93 Trellis

Applicant:	Christan Odasso
Address:	201 W. Indies Drive
Contractor:	John Mitchell
Project Description:	Install 8 foot high trellis 2 feet from the north property line

Mr. Sanchez has a conflict of interest with this project. A conflict of interest form is on file in the Town Clerk's office.

John Mitchell and Ames Bennett presented the plan for the lattice enclosure with a shade screen which will serve as an orchid house. The previously existing orchid house was demolished to allow for a recently completed remodeling project. The lattice will be painted white.

Mr. Moore summarized the recent projects at 201 W. Indies. This trellis enclosure did receive a variance from the Town Council. It is classified as a structure.

Mr. Bennett noted the structure is screened from North County Road by an existing hedge.

Mr. N. Gelats, 209 W. Indies, objects to the structure. Mr. Gelats stated all the space on the lot has been used. He objects to the use of fans (as used in the previous orchid house), the possibility of lattice blowing over and too many service people coming to the house to take care of the orchids.

Mr. Mitchell said, at this time, no fans are planned to be used. In the past, one of the fans' blades was hitting the housing making an unusually loud noise.

Mr. Moore told Mr. Gelats the decibel level can be checked if, in the future, the fans become an issue.

Mr. Hoffman suggested a wood fence be installed between the Odassos and Gelats. Additionally, Mr. Mitchell suggested the installation of timers on fans (should they be used).

Mrs. Baker and Mr. Rosenthal suggested the dispute was between the neighbors and did not fall into the area of the decisions the Architectural Commission voted on.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE CONDITION A SEVEN FOOT HIGH WOODEN FENCE BE INSTALLED FROM THE NORTH CORNER OF THE LOT PAST THE CORNER OF THE BUILDING.

MOTION SECONDED BY MRS. HOPE.

MOTION FAILED 3/3 WITH A ROLL CALL VOTE AS FOLLOWS:

YEA: MR. HOFFMAN	NAY: MR. ROSENTHAL
MRS. HOPE	MRS. BAKER
MR. SCHULER	MR. WYETT

Mr. Moore reminded the Commission they were voting on the architectural merits of the project only.

Mr. Wyett questioned the possibility of deferring the project until the Odassos and Gelats could work out differences.

In response to Mr. Hoffman's question to Mr. Gelats, "What is the solution?", Mr. Gelats responded, "There is none."

Mr. Bennett requested a vote on the trellis (enclosure) even with the condition no fans be permitted.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED 5/1, A ROLL CALL VOTE, WITH MR. ROSENTHAL VOTING NEGATIVE.

B37-93 New garage and front entry

Applicant: Dorothy DePaola
Address: 124 Onondaga Avenue

Architect: Steven J. Bruh
Project Description: Construct new garage and front entry

Steven Bruh presented photographs of the existing residence and the neighboring properties and plans for the proposed changes.

The entry has a peaked roof supported by four columns. The single door would be replaced by double entry doors. The existing windows would be replaced with round top windows with banding detail. Curved top shutters are shown on the windows. Quoining details have been added to the corners of the structure.

The proposed garage is at the northwest corner of the structure. The two-cut, curved driveway features a landscaped area between the cuts.

Mr. Schuler suggested a center cut driveway to site screen the garage area from the street. Mr. Hoffman thought the angle to pull into the garage from a center cut would be too difficult to negotiate with a car.

Mrs. Baker suggested moving (shifting) both entrances slightly to the east to obscure the garage door partially, allowing adequate turn around spaces in front of the garage.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE CONDITION THE DRIVEWAY ENTRANCES BE SHIFTED TO THE EAST AND A LANDSCAPE PLAN BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

C. New Business - Minor Projects

A56-93 Awning

Applicant: Bottega Veneta
Address: 239 Worth Avenue
Contractor: Awnings by Jay
Project Description: Replace existing lateral moveable arm awning with fixed steel frame awning

Steve Wagner presented a photograph and a drawing for the proposed change.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A57-93 Driveway

Applicant: Mrs. Denis Hanrahan
Address: 220 Eden Road
Architect: Smith Architectural Group
Project Description: New driveway

Mr. Frank reported to the Commission this project has been reviewed and approved by staff.

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

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A58-93 Walls

Applicant: Ronald Schram
Address: 1420 North Ocean Boulevard
Landscape Architect: Lang Design Group
Project Description: Change existing wall heights; new walls

John Lang and Ronald Schram presented a site plan for the project showing the proposed walls.

Mr. Lang proposes to raise the existing wall around the pool area to six feet. He also wishes to add a four to five foot wall behind the pool (this will require a variance) in a hazardous area where a drop off exists.

Mr. Lang presented photographs showing the poor condition of the existing vegetation. His plan showed the planting of planting material inside the pool wall.

Mr. Schram, Mr. Lang and the Commission discussed the proposed wall along North Ocean Boulevard on the beach side of the property. Mr. Schram noted this area is being used extensively by surfers and others who want access to the beach. His beach area is the only one in the area not fenced.

Mr. Moore reminded Mr. Schram and Mr. Lang of the zoning requirement to allow visual access to the ocean by either pedestrians or automobile traffic. Fifty per cent of the frontage must be fenced "openly" (not with solid fencing materials). The other fifty per cent may be solid. The open fifty per cent may be 30 inches high and the remaining may be four feet high. These areas may be interspersed also. (Grille work may be alternated with

concrete.)

MOTION MADE BY MR. WYETT TO APPROVE THE WALLS WITH THE EXCEPTION OF THE OCEAN WALL. THE APPLICANT MUST RETURN WITH A PLAN FOR THAT WALL.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A59-93 Shutters

Applicant: David Seegul
Address: 210 Kawama Lane
Contractor: Folding Shutter Corporation
Project Description: Install seven rolling shutters

No one was present to represent the applicant.

MOTION MADE BY MRS. HOPE TO DEFER THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A60-93 Shutters

Applicant: Stephen Lewis
Address: 315 Seabreeze
Contractor: Folding Shutter Corporation
Project Description: Install one folding, 12 colonials, one rolling and ten removable storm panels

No one was present to represent the applicant.

MOTION MADE BY MRS. HOPE TO DEFER THE PROJECT.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A61-93 Shutters

Applicant: Jurgen Interiors
Address: 107 Dolphin Road
Contractor: Folding Shutter
Project Description: Install 6 colonial white shutters

No one was present to represent the applicant.

MOTION MADE BY MRS. HOPE TO DEFER THE PROJECT.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A62-93 Walls and gates

Applicant: Thor Ramsing
Address: 254 Jungle Road
Architect: Sidney K. Neill
Project Description: Street wall, gate, piers and masonry
wall with wood picket railing

Sidney Neill presented a site plan showing the proposed locations of the walls and gates. A detail of the wood picket section was also presented.

Mr. Neill presented photographs of the residence to the Commission.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A63-93 Shutters

Applicant: Nancy Johnstone
Address: 537 Island Drive
Contractor: Wrol-up
Project Description: Install 6 rolling shutters

Herb Pelzer presented photographs of the residence.

Mr. Pelzer noted the colonial shutters shown on the pictures are not operable.

The white rolling shutters will be mounted over the tracks.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A64-93 Shutters

Applicant: Phyllis Shellman
Address: 2283 Ibis Isle Road West
Contractor: Rolladen, Inc.

Project Description: Install one white rolling shutter

No one was present to represent the applicant.

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A65-93 Sign

Applicant: Prudential Securities
Address: 50 Cocoanut Row, Suite 100
Contractor: Allstate Sign Company
Project Description: Sign, "Prudential Securities", 13'6"x1',
plus logo

Dave Callahan presented a drawing showing the proposed location of the sign on the building. Photographs of the of the building were presented too.

Mr. Frank noted, presently, illegal signs are on the building.

MOTION MADE BY MRS. HOPE TO APPROVE THE SIGN WITH THE CONDITION ALL ILLEGAL SIGNS BE REMOVED FROM THE BUILDING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A66-93 Wall and fireplace

Applicant: Mr. and Mrs. Alex Fanjul
Address: 110 Chateaux Drive
Architect: Ames Bennett
Project Description: New front wall and fireplace addition

Ames Bennett presented a site plan showing the proposed location for the wall and the fireplace addition.

An elevation drawing showed the design of the chimney and the wall.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A70-93 Awnings

Applicant: Daniel Foxx Shop (Jacques Sellam)

Address: 222 Worth Avenue
Architect: Ames Bennett
Project Description: Add awnings on facade

Ames Bennett presented photographs of the front of the building. Mr. Bennett would like to remove the shutters upstairs, add awnings and paint the building.

Mr. Schuler commented the building is "distinctively different" with the shutters.

Mr. Wyett did not think awnings on the second floor would be a positive addition.

The Commission discussed the possibility of moving the awnings in. Mr. Bennett was asked to submit a color sample also.

MOTION MADE BY MRS. HOPE TO APPROVE THE AWNINGS (SMALLER) WITH SHUTTERS (DO NOT REMOVE) AND MR. BENNETT IS TO RETURN WITH THE AWNING COLOR AND DESIGN.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A67-93 Awning

Applicant: Cashmere Studios
Address: 241 Worth Avenue
Contractor: American Awning Company
Project Description: Install storefront, eggshell awning

Joe Mattei presented a drawing of the proposed awning. The color will be eggshell with rose trim.

MOTION MADE BY MRS. BAKER TO APPROVE THE AWNING.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A68-93 Awning color change

Applicant: Lake Tower Apartments
Address: 250 Bradley Place
Contractor: American Awning Company
Project Description: Change color of previously approved awnings

Joe Mattei presented a site plan for the proposed awning change. The previous approval had been for a marquis style, green with gray

trim awning.

The new design calls for a barrellfront awning, gray and white striped.

MOTION MADE BY MR. WYETT TO APPROVE THE CHANGES.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A69-93 Awning

Applicant:	Nick Angiuli
Address:	130 Brazilian Avenue
Contractor:	American Awning Company
Project Description:	Install front door, dome awning

Joe Mattei presented a drawing showing the dome awning. It is five feet wide and extends two and a half feet from the building. The color is white.

Photographs of the residence were also shown.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE AWNING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Mr. Frank asked if the Commission would review and give feed back only on the project for Joel Martino at 109 Ocean Terrace. This project has been before the Commission several times. Changes have been made recently requiring another appearance. Mr. Frank thinks, if the architect has feed back before the June meeting, the presentation will be more nearly complete. Time is a consideration also, since this project has been on-going for many months.

The Commission consented to give their comments for study/review purposes only.

Robert Bell, architect, presented elevation drawings showing the changes. An additional garage door has been added and the facade has been changed. Mr. Bell noted the height of the residence has not increased.

Mr. Hoffman commented the plan needs conformity and order. Windows "jump up" all over.

Mr. Schuler suggested the windows be studied.

Mr. Martino and Mr. Bell indicated they would have a number of solutions prepared before the next meeting.

Mr. Frank reported he has discussed the staff review (and approval) for hurricane shutters with some Commission members. As long as the architectural details on structures are not covered or altered, staff will approve the applications. The recent requirement by insurance companies for hurricane shutters on structures has increased dramatically the number of requests.

Mrs. Baker noted a number of applicants (or their representatives) do not provide enough information before the Commission meets. She would like to have the staff "tighten up" on the application procedure.

MOTION MADE BY MRS. BAKER TO ALLOW ONLY COMPLETE APPLICATIONS (WITH SUPPORTING INFORMATION) ON THE AGENDA.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

Mr. Moore requested Architectural Commission members NOT park on the east side of Town Hall only on either regular or special Council meeting days.

Adjournment

MOTION MADE BY MR. HOFFMAN TO ADJOURN THE MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

The May 26, 1993 Architectural Commission meeting was adjourned at 6:50 p.m. The next meeting will be held on June 23, 1993 at 12:30 p.m. in the Town Council Chambers.

Respectfully submitted,

John Schuler
Vice-Chairman

JS:mp

B35-93

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

LAST NAME—FIRST NAME—MIDDLE NAME <i>Sanchez, Jorge</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Architectural Commission</i>	
MAILING ADDRESS <i>239 Southland Rd</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: CITY COUNTY OTHER LOCAL AGENCY	
CITY <i>Palm Beach</i>	COUNTY <i>Palm Beach</i>	NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED <i>May 26, 1993</i>		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, Jorge Sanchez, hereby disclose that on May 26,, 19 93:

(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 _____, by whom I am retained.

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

Sanchez & Maddux is the architectural landscape company for the project.

B35-93

ARCOM
5/26/93

Date Filed

5/26/93

Signature

J. Sanchez

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.