

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

WEDNESDAY MAY 25, 2005

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. CALL TO ORDER

II. ROLL CALL

Floyd L. Wideman, Jr., Chairman
Morgan Dix Wheelock, Vice-Chairman
Marvin Rosenberg, Member
Leslie A. Shaw, Member
Nikita Zukov, Member
William P. Feldkamp, Member
William J. Strawbridge Jr., Member
Leslie C. Diver, Alternate Member
Thomas M. Youchak, Alternate Member
Robert L. Moore, Director Planning, Zoning & Building
Veronica Close, Assistant Director Planning, Zoning & Building
John C. Randolph, Town Attorney
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Secretary

ABSENT:

Jeffery Smith, Alternate Member (excused absence)

Note for the record; Dr. Rosenberg and Mr. Youchak were in attendance after the roll call.

III PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Chairman Wideman.

IV APPROVAL OF THE MINUTES FROM THE APRIL 27, 2005 MEETING. MOTION BY MR. WHEELOCK TO APPROVE THE MINUTES. MOTION SECONDED BY MR. ZUKOV. MOTION CARRIED UNANIMOUSLY.

V SWEARING IN PERSONS TESTIFYING.

Persons testifying were sworn in at this time and periodically throughout the meeting.

VI PROJECT DEFERRALS/REMOVALS

B95-04/SP15-04 Addition

Address: 247 Worth Avenue
Applicant: Jane B Holzer
Architect: The Lawrence Group
Project Description: Addition of a partial second floor, 1700 square feet over the first floor of approximately 1258 square feet. Materials, height, colors are compatible with the existing building. Existing retail use is unchanged.

This project was deferred from the December meeting to address the Worth Avenue Design Guidelines. It was deferred from the January, February, March and April meetings at the architect's request.

The architect requests removal from the agenda.

B20-05 New Residence

Address: 110 Angler Avenue
Applicant: Eileen Morris
Designer/Architect: R.E. Townsend and Associates/Ignacio Reyes
Project Description: New two story single family residence "French inspired."

This project was deferred from the February and April meetings at the architect's request. It was deferred from the March meeting for restudy.

The architect requests removal from the agenda.

B24-05/SP3-2005 New Residence

Address: 1695 North Ocean Way
Applicant: David Frisbie, Trustee
Architect: Dailey Janssen Architects
Project Description: Demolition of existing residence. Construction of new two-story residence, guest house, pool, hardscape, and landscape.

Demolition was approved at the March meeting and the new construction was deferred for restudy from the March and April meetings.

The architect requests deferral to the June meeting.

A6-05 Landscape, Hardscape & Gate

Address: 444 North Lake Way
Applicant: Robert Jaffe
Designer: Mario Nievera Design
Project Description: Proposed hardscape, planting and gate design.

This project was deferred from the March meeting for restudy, and it was deferred from the April meeting at the designer's request.

The designer requests deferral to the June meeting.

A20-05 Front Entry

Address: 218 Vial Linda
Applicant: Matt McCormick/Chad Hoeft
Designer: MPerry Design
Project Description: Change existing front entry.

The designer requests removal from the agenda.

MOTION BY MR. SHAW TO DEFER PROJECTS B24-05 AND A6-05 TO THE JUNE MEETING AND TO REMOVE PROJECTS B95-04, B20-05 AND A20-05 FROM THE AGENDA.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

VII TOWN COUNCIL PROJECTS - VARIANCE REQUESTS

Formal action may or may not be taken relative to these projects.
None.

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

VIII PROJECT REVIEW

B19-05 Demolition and New Residence

Address: 232 (226) Tradewind Drive (lot 48)
Applicant: Taja Realty Trust
Architect: Smith and Moore Architects
Project Description: Demolition of an existing Regency style house and replace it with a new two-story Caribbean Georgian style house.

This project was deferred from the February meeting for a correction of the current property owner. It was deferred from the March and April meetings for restudy.

Ms. Diver and Mr. Feldkamp said they spoke to the architect. Mr. Wheelock said he met with the architect and visited the site.

Architect Harold Smith introduced Project Manager William Waters and Attorney Maura Ziska. Mr. Smith stated that the revisions to the project included the addition of a Chippendale railing, lap siding at the second floor, and a Dutch gable roof element.

After discussion, Mr. Smith agreed to raise the roof pitch, keep the Dutch gable roof, and remove the bay windows.

MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE JUNE MEETING.

Mr. Frank read a letter from Scott and Virginia Gordon, 216 Tradewind Drive, stating that they are in favor of the project.

MOTION DIED FOR A LACK OF A SECONDED.

Mr. Smith asked to make the elevation changes and present them at the end of the meeting.

MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE END OF THE MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

This project was called again after item number A21-05.

Architect Harold Smith presented the revised drawings to the Commission.

**MOTION BY MR. WHELOCK TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. FELDKAMP.
MS. DIVER OPPOSED.
MOTION CARRIED 6-1.**

B34-05 New Residence

Address: 271 La Puerta Way
Applicant: Walker III Family Partnership of Florida LTD
Designer: Solis Designs
Project Description: New two-story single family residence, two-car garage, five bedrooms home in a Bermuda styling with wood shutters, louvered dormer and smooth stucco/simulated stone entry.

This project was deferred from the April meeting for restudy.

Mr. Wheelock said he spoke with the attorney and reviewed the plans.

Architect Jorge Perez introduced Designer Pablo Solis. Mr. Solis indicated that they addressed the Commissions comments by lowering the roof and narrowing the width of the building.

The architect was asked to use a one-story element next to the one-story house to the east. The proposal was described as too boxy and massive for the neighborhood.

**MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE JUNE MEETING.
MOTION SECONDED BY MR. STRAWBRIDGE.
MOTION CARRIED UNANIMOUSLY.**

B35-05 New Storefront

Address: 150 Worth Avenue #113
Applicant: Worth Avenue Associates LTD
Architect: Mesa Architecture
Project Description: New storefront (Vilebrequin - Suite 113)

This project was deferred from the April meeting for restudy.

Mr. Zukov and Mr. Wheelock said they met with the architect.

Steven Roy, with Mesa Architecture, presented the revised plans to the Commission.

Mr. Frank noted for the record that the new plans were not given to staff prior to the meeting.

MOTION BY MR. SHAW TO APPROVE THE PROJECT WITH THE CONDITIONS THAT THE PLANS MEET THE TOWN'S STANDARDS FOR SIGNAGE, AND TO REPLICATE THE FOOTER/KICK PLATE ON THE BOTTOM TO MATCH THE STOREFRONT TO THE EAST, AND TO KEEP THE BOX LOGO WITH THE SIGN. MOTION SECONDED BY MR. WIDEMAN. MR. ZUKOV AND MR. STRAWBRIDGE OPPOSED. MOTION CARRIED 5-2.

B. NEW BUSINESS - MAJOR PROJECTS

B40-05 Addition

Address: 251 Merrain Road
Applicant: William S. Williams
Architect: Smith and Moore Architects
Project Description: Second floor addition; enlarge an existing one-car garage; various interior alterations.

Mr. Zukov, Mr. Wheelock, Mr. Feldkamp and Dr. Rosenberg said they met with the architect.

Architect Jon Moore proposed expanding the one-car garage and adding a second floor to the existing house.

MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT SUBJECT TO COMING BACK WITH LANDSCAPE PLANS, WIDEN THE SHUTTERS, LOWER THE WINDOW HEIGHTS TO YIELD TWELVE INCHES ABOVE THE WINDOW, ELIMINATE THE MASONRY WING WALLS, SIMPLIFY THE MUNTINS IN THE GARAGE DOOR, HAVE A DRAINAGE STUDY DONE BY THE TOWN ENGINEER, AND LOWER THE CHIMNEY. MOTION SECONDED BY DR. ROSENBERG. MOTION CARRIED UNANIMOUSLY.

B41-05 Demolition & New Hotel

Address: 215 Brazilian Avenue
Applicant: Ajit Asrani
Architect: Rafael Cruz-Munoz
Project Description: Demolition of existing building and rebuilding within the approved footprint.

Mr. Youchak, Mr. Zukov, Mr. Wheelock, and Mr. Strawbridge said they met with the owner and reviewed the plans.

Property Owner Ajit Asrani stated that they are seeking permission from the Town Council to provide for underground parking. He asked for input from the Commission regarding the proposed style of architecture.

Architect Ralph Cruz-Munoz reported that the 65 year-old hotel is an Art Deco style that has had several repairs over the years. He stated that Mr. Asrani had permission from the Town Council to rebuild the hotel within the same footprint.

MOTION BY MR. WHEELOCK TO APPROVE THE DEMOLITION SUBJECT TO ERECTING A SIX-FOOT SCREENING AROUND THE SITE AND TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Mr. Cruz-Munoz, stated that there were a series of variances approved by the Town Council to construct an addition to the hotel. They also approved the existing non conformities; the five-foot rear setback, the twenty-five-foot front yard set back and the three-story building height.

Mr. Asrani also stated that several variances were approved for an addition proposal, but asked the Town Council if it would be more efficient to demolish the old building. He indicated the the underground garage would require a variance.

Attorney Randolph said that the Commission can comment on the project, but it would not be formally before them today.

The Commission had several suggestions to better improve the architecture. It was noted that the underground parking may alter the layout of the hotel, but it was strongly recommended.

MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE JUNE MEETING FOR RESTUDY.

Mr. Moore stated that there are some issues regarding the site plan review and the applicant will

file additional variance requests. The Commission's input will be required at some point.

Mr. Frank noted that the ARCOM application did not indicate that any variances were being requested.

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

B42-05 Demolition

Address: 1902 South Ocean Boulevard
Applicant: Laurie S. Silvers
Attorney: Frank Chopin
Project Description: Demolition of existing main house, pool house, and pool. All vegetation will be removed.

Mr. Wheelock said he met with the attorney and visited the site. Mr. Zukov said he met with the attorney.

Architect Roger Syfter reported that the house was built in the 1920's. The house was renovated in 1960 by architect John Volk.

Mr. Wheelock observed the existing vegetation as, "not worth saving."

**MOTION BY MR. WHEELOCK TO APPROVE THE DEMOLITION SUBJECT TO
THE CONSTRUCTION OF A SIX-FEET SCREE AROUND THE PROPERTY.
MOTION SECONDED BY DR. ROSENBERG.**

B43-05 Addition

Address: 242 Colonial Lane
Applicant: Reynco, Inc.
Architect: James C. Paine, Jr.
Project Description: Proposed addition to single story residence of a front porch, rear pool, and single car garage, (in place of an existing carport).

Mr. Wheelock said he visited the site.

Architect Jim Pain proposed replacing a carport with a garage, adding a front entry porch, and a swimming pool in the back yard. The garage will have a gable roof to match the roof on the house.

The architect was asked to use stucco on the gable roof of the garage, to make the shutters

operable, and to paint the garage door to match the house. He was also asked to come back with a landscape plan for the front yard as all of the vegetation had been removed.

Attorney Kevin Stack, representing Phelps Montgomery who resides at 221 Monterey Road, requested project deferral until they have an opportunity to speak with the architect. His client's main concern was building a privacy wall to divide the two properties.

It was pointed out that the waterline of the swimming pool was inches from the property line leaving no room for planting or a privacy wall.

MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE JUNE MEETING.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B44-05 New Residence & Hardscape

Address: 735 Island Drive
Applicant: Say Hey, LLC
Architect: Thomas M. Kirchhoff
Project Description: New two-story Georgian residence. New pool, hardscape, and preliminary landscape.

Ms. Diver, Mr. Zukov, Mr. Wheelock, Mr. Feldkamp and Dr. Rosenberg said they met with the architect.

Architect Tom Kirchhoff presented a Georgian style house with flat, red roofing material and acid washed cast stone details.

MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT WITH THE PROVISION TO MOVE THE DRIVEWAY TO THE GARAGE, ITS WIDTH SOUTH, (ABOUT TWELVE FEET).

MOTION SECONDED BY MR. STRAWBRIDGE.

SUBSTITUTE MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS PRESENTED WITH THE PROVISION TO COME BACK TO ARCOM WITH THE LANDSCAPE AND HARDSCAPE ALLOWING THE ARCHITECT FLEXIBILITY WITH THE DRIVEWAY LOCATION.

MR. WHEELOCK WITHDREW HIS MOTION AND MR. STRAWBRIDGE WITHDREW HIS SECOND.

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

B45-05 Demolition & New Residence

Address: 236 Esplanade Way
Applicant: Robert V. Matthews
Architect: Phoenix Architecture
Project Description: Demolition of existing residence. Construct a new two-story residence with Mediterranean features.

Ms. Diver, Mr. Zukov, Mr. Wheelock, Mr. Feldkamp and Dr. Rosenberg said they met with the architect.

Architect Lin McColl reported that the existing one-story wood frame house was built in 1946 by J.L. Martin for C.G. VanDewalker. The architect of record was Rick Bovich.

MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION WITH THE PROVISION TO RETAIN ALL OF THE PARAMETER LANDSCAPING, INCLUDING THE ROYAL PALM TREES, AND TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.

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

Architect Lin McColl presented the two-story Mediterranean style replacement house.

Property Owner Robert Matthews presented the landscaping proposal. He mentioned that he canvassed the neighborhood for input regarding this proposal. Out of eleven neighbors, five were for it, three were against it, and two were out of town.

Kevin McClusky, 253 Esplanade Way, appreciated the fact that Mr. Matthews asked the neighbors what they thought of the project. He felt that the proposal was completely dissimilar to this quaint neighborhood. He read a newspaper article written by Jennifer C. Garrigues, 246 Esplanade Way, into the record.

Minnie Pulitzer, 253 Esplanade Way, objected to the proposal.

Sally Gingras, who lives behind this property, referred to the Town's codes relating to dissimilarity; the building height, the architectural compatibility, the appearance of mass from the street and the adjacent properties. She read a letter from Jennifer Garrigues protesting the construction of a two-story house on the street.

Note: This letter was attached to the ARCOM plans.

Ann Metzger, who lives across the street from this project, said the house is too dissimilar to the street.

Brian McDaniels, 220 Esplanade Way, supported the project and remarked that the homes on the street were obsolete.

Mr. Maththews declared that the house is not for speculation, it is being built for the president of his construction company.

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE JUNE MEETING FOR
RESTDY OF THE COMPATIBILITY WITHIN THE BLOCK.
MOTION SECONDED BY MR. ZUKOV.**

**SUBSTITUTE MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS
PRESENTED.
MOTION DIED FOR A LACK OF A SECOND.**

**SUBSTITUTE MOTION BY MR. STRAWBRIDGE TO DENY THE APPLICATION AS
IT IS TOO DISSIMILAR TO THE NEIGHBORHOOD
MOTION DIED FOR A LACK OF A SECOND.**

THE MOTION FOR DEFERRAL CARRIED 6-1 WITH DR. ROSENBERG OPPOSING.

B46-05 New Residence

Address: 101 Seaspray Avenue
Applicant: Wayne and Pamela Garrison
Architect: Peter D. Moor
Project Description: New two-story residence of British Colonial style.

Ms. Diver, Mr. Zukov, Mr. Wideman, Mr. Wheelock and Mr. Feldkamp said the met with the architect.

Architect Peter Moore presented a streetscape drawing and the landscaping was presented by Jorge Sanchez.

Mr. Frank read a letter in support of the project from Robert and Julie Heberlein, 200 South Ocean Boulevard.

**MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A5-05 Roof Material Change

Address: 201 Pendleton Lane
Applicant: Welch
Contractor: Westrun Roofing
Project Description: Change roofing material from flat white concrete to blue dimensional shingle.

This project was deferred from the February, March and April meetings for restudy.

No one was present to represent the project.

**MOTION BY MR. WHELOCK TO REMOVE THE PROJECT FROM THE AGENDA.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

A9-05 Revisions

Address: 1255 North Lake Way
Applicant: Darci Glazer and Joel Kassewitz
Architect: Ralph Choeff
Project Description: East brick face to be covered with new white stucco finish. Existing shutters at windows to remain with new off/white paint finish. New front entry porch, steps and walk of keystones. New keystone tile at existing rear porch, and a new front door.

This project was deferred from the March meeting as no one was present to represent the project. It was deferred from the April meeting for restudy.

No one was present to represent the project.

**MOTION BY MR. WHELOCK TO MOVE THE PROJECT TO THE END OF THE AGENDA.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

Again, no one was present to represent the project.

**MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE JUNE MEETING.
MOTION SECONDED BY
MOTION CARRIED UNANIMOUSLY.**

A12-05 Landscape

Address: 430 Brazilian Avenue
Applicant: Brazilian Ave LLC
Landscape Architect: Lang Design Group
Project Description: landscape

This project was deferred from the April meeting for restudy.

Landscape Architect John Lang proposed a six-foot high ficus hedge along the front of the property. He mentioned that they would like to replace a dead palm tree at the street that may be on town property.

**MOTION BY MR. WHELOCK TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

D. NEW BUSINESS - MINOR PROJECTS

A14-05 Deck Addition

Address: 900 North Lake Way
Applicant: Craig Menin
Architect: Milton Klein
Project Description: Proposed raised deck addition located at the north west corner of the existing house. Granite finished floor over reinforced concrete flat slab. Flat concrete slab roof. Stucco finish to match existing house.

Architect Milton Klein proposed adding a concrete deck, with glass railings, over an existing terrace.

**MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. WHELOCK.
MOTION CARRIED UNANIMOUSLY.**

A15-05 Roof Material Change

Address: 307 Chilean Avenue
Applicant: Double L Family Ltd. Partnership
Contractor: Atlantic Roofing
Project Description: Re roof building and switch from a flat red clay tile to a 40-year architectural dimensional shingle roof.

No one was present to represent this project.

MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE JUNE MEETING.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

This project was heard again after A21-05.

MOTION BY MR. WHEELOCK TO BRING THE PROJECT BACK TO THE TABLE.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

Property Owner Lucy Webster stated that the roof was damaged from the hurricane. She proposed replacing the existing red clay roofing material with asphalt shingles.

MOTION BY MR. WHEELOCK TO DENY THE PROJECT IN ACCORDANCE WITH THE CRITERIA SET FORTH IN ARTICLE III. ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 18-205 CRITERIA. THE PROPOSED BUILDING IS IN ITS EXTERIOR DESIGN AND APPEARANCE INFERIOR QUALITY SUCH AS TO CAUSE THE NATURE OF THE LOCAL ENVIRONMENT TO MATERIALLY DEPRECIATE IN APPEARANCE AND VALUE.

MOTION CARRIED UNANIMOUSLY.

A16-05 Landscape & Hardscape

Address: 615 Crest Road
Applicant: Richard Richman
Landscape Designer: Mario Nievera
Project Description: Proposed hardscape and landscape designs.

Mr. Wheelock said he visited the site.

Landscape Designer Mario Nievera proposed relocating a royal poinciana tree to the corner of the house and planting a ficus hedge along the front of the property

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

MOTION SECONDED BY MR. FIELDKAMP.

MOTION CARRIED UNANIMOUSLY.

A17-05 Hardscape & Landscape

Address: 1230 North Ocean Blvd.
Applicant: Michael Gretschel
Architect: Paul Tracy, Scott Brown Landscape Architectural Design
Project Description: Hardscape and landscape

Mr. Wheelock visited the site.

Landscape Architect Scott Brown presented precast cast stone pavers with grass joints.

**MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE JUNE MEETING TO RESTUDY THE SWIMMING POOL, AND TO SUBMIT LANDSCAPE PLANS IDENTIFYING THE PLANTS AND THE SIZE CONTAINERS.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

A18-05 Alterations

Address: 243 Merrain Road
Applicant: Mrs. Bradley Van Hoek
Architect: Michael J. Johnson - Architect
Project Description: Remove raised stucco bands; add stucco quoins, pedestal, column capitals and arched beam bottoms. Remove a precast balcony balustrade and brackets; add wood posts with Chippendale railing and wood brackets; add a window with shutters at the garage.

Architect Mike Johnson presented revisions to the existing house as described above.

The Commissioners agreed that the quoins added too much decoration to the house.

**MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE JUNE MEETING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE JUNE MEETING TO RESTUDY THE SWIMMING POOL, AND TO SUBMIT LANDSCAPE PLANS IDENTIFYING THE PLANTS AND THE SIZE CONTAINERS.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

A18-05 Alterations

Address: 243 Merrain Road
Applicant: Mrs. Bradley Van Hoek
Architect: Michael J. Johnson - Architect
Project Description: Remove raised stucco bands; add stucco quoins, pedestal, column capitals and arched beam bottoms. Remove a precast balcony balustrade and brackets; add wood posts with Chippendale railing and wood brackets; add a window with shutters at the garage.

Architect Mike Johnson presented revisions to the existing house as described above.

The Commissioners agreed that the quoins added too much decoration to the house.

**MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE JUNE MEETING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

A19-05 Alterations

Address: 1290 South Ocean Blvd.
Applicant: 1290 South Ocean Blvd Trust
Architect: Smith and Moore Architects
Project Description: Removal of greenhouse roof and replacement with concrete tiles; removal of aluminum greenhouse windows and replacement with wood double-hung windows; removal of staff stair, roof, and columns; removal of staff kitchen and creation of a loggia; hardscape changes.

Architect Harold Smith proposed alterations to an existing house.

**MOTION BY MR. WHELOCK TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

A19-05 Alterations

Address: 1290 South Ocean Blvd.
Applicant: 1290 South Ocean Blvd Trust
Architect: Smith and Moore Architects
Project Description: Removal of greenhouse roof and replacement with concrete tiles; removal of aluminum greenhouse windows and replacement with wood double-hung windows; removal of staff stair, roof, and columns; removal of staff kitchen and creation of a loggia; hardscape changes.

Architect Harold Smith proposed alterations to an existing house.

**MOTION BY MR. WHELOCK TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

A21-05 Revisions

Address: 2315 South Ocean Boulevard
Applicant: Oakland Properties, LLC
Architect: The Lawrence Group
Project Description: Revise exterior elevations of a previously approved project to incorporate precast columns, balustrades and stucco rustication. Cement tile equipment screen similar to the previous approval.

Architect Eugene Lawrence representing Property Owners, Scott Schroder and Victor Alfonso stated that they propose changes to a previously approved site plan. The number of units will be reduced from two per floor, to one per floor. The building will have three units instead of six. The project will preserve all of the previous Town Council approvals.

Mr. Lawrence also presented architectural revisions of the townhouses located to the west of this project at 2310 South Ocean Blvd.,

Zoning Administrator Paul Castro stated that he met with representatives of this project. He was told that the building on South Ocean Boulevard had been reconfigured, which requires Town Council approval before ARCOM's review. He explained that projects are only reviewed by ARCOM before Town Council, when the new construction requires variances.

**MOTION BY MR. ZUKOV TO DEFER THE PROJECT UNTIL IT GOES TO THE
TOWN COUNCIL MEETING.
MOTION SECONDED BY DIVER.
MOTION CARRIED UNANIMOUSLY.**

A21-05 Revisions

Address: 2315 South Ocean Boulevard
Applicant: Oakland Properties, LLC
Architect: The Lawrence Group
Project Description: Revise exterior elevations of a previously approved project to incorporate precast columns, balustrades and stucco rustication. Cement tile equipment screen similar to the previous approval.

Architect Eugene Lawrence representing Scott Schroder and Victor Alfonso stated that they propose changes to a previously approved site plan. The number of units were reduced from two per floor to one per floor. The building will have three units instead of six. The project will preserve all of the previous Town Council approvals.

Mr. Lawrence also presented architectural revisions of the townhouses, 2310 South Ocean Blvd., located to the west of this project.

Zoning Administrator Paul Castro stated that he met with representatives of this project. He was told that the building on South Ocean Boulevard had been reconfigured, which requires Town Council approval before ARCOM's review. He explained that projects are only reviewed by ARCOM before Town Council, when the new construction requires variances.

MOTION BY MR. ZUKOV TO DEFER THE PROJECT UNTIL IT GOES TO THE TOWN COUNCIL MEETING.
MOTION SECONDED BY DIVER.
MOTION CARRIED UNANIMOUSLY.

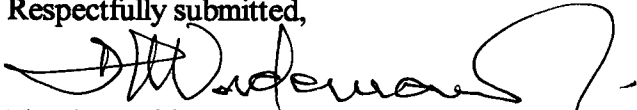
VIII OTHER BUSINESS

IX ADJOURNMENT

The meeting was adjourned at 3:48 p.m.

The next meeting of the Architectural Commission will be held on June22, 2005 at 9:00 a.m.

Respectfully submitted,



Floyd L. Wideman Jr., Chairman

VIII OTHER BUSINESS

None.

IX ADJOURNMENT

The meeting was adjourned at 3:48 p.m.

The next meeting of the Architectural Commission will be held on June22, 2005 at 9:00 a.m.

Respectfully submitted,

Floyd L. Wideman Jr., Chairman