

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, MAY 25, 1994, 9:30 A.M. AND 1:00 P.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The May 25, 1994 Architectural Commission meeting was called to order by Chairman Joanna Frost-Golino at 9:30 a.m.

II. Roll Call

PRESENT: Joanna Frost-Golino, Chairman
Leighton Rosenthal, Vice-Chairman
Laurel Baker, Member
Lindley Hoffman, Member
Bruce Helander, Member (attended afternoon session)
Allen Wyett, Member (arrived at 10:00 a.m.)
Cathleen McFarlane, Alternate member (attended morning session)
Lowry Bell, Alternate member

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

ABSENT: Marie Hope, Member

RECORDING SECRETARY: Mary A. Pollitt

At the beginning of the meeting, the voting commissioners were: Mrs. Frost-Golino, Mr. Rosenthal, Mrs. Baker, Mr. Hoffman, Mrs. McFarlane (voting for Marie Hope) and Lowry Bell (voting for Bruce Helander). Mr. Wyett became the seventh voting member when he arrived at 10:00 a.m.

III. Approval of minutes from the April 27, 1994 meeting.

MOTION MADE BY MRS. MC FARLANE TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. BELL.

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 until the April meeting for restudy.

No one was present at the April meeting and the project was deferred until the May meeting.

Doug Root reviewed the revisions and the previously approved plan from the September, 1993, meeting.

The Commission noted (comparing the two drawings) that the approved drawing had three arches across the front that are the same size. The arches are not equal on the new submission. Also, the proportion of the columns to the arches was preferable on the original approval. The rear portico and the cornices on the north and south elevations were discussed. Mr. Root noted the cornices wrap around the corners.

Mr. Hoffman noted the front facade was "busy with the arches" and preferred a simpler design. Mr. Hoffman suggested the bay window be reduced in size.

Mrs. Frost-Golino suggested revising the most recent submission to pick up on details from the September (1993) approved drawings.

Mrs. Baker expressed concern about the garage placement. The original approval had a three car garage entrance off a front motor court area. The latest submission shows a side entrance garage (on the east side) with a circular driveway in the front.

Mr. Frank read a letter received from William D. Sohier, 240 Clarke Avenue, dated April 30, 1994. The letter requested the Commission focus on the landscaping between the Stones and the Sohiers. The existing hedge is only ten feet tall and in need of trimming. Mr. Sohier also mentioned that if a garage faces Clarke Avenue, it would be the first one on the street to do so. The alley behind the properties has a drainage problem after a rainstorm thus making the garages opening onto the alley a problem.

Mr. Frank reported no other letters from neighbors were received this month. However, Mrs. Joseph A. Webster, 220 Clarke Avenue, wrote a letter that was presented at the April meeting. Mrs. Webster pointed out the garage on the front of the house sets a precedent for Clarke Avenue. Mrs. Webster (who was in the audience) maintains the garage is a service area and should be positioned as such.

Mrs. Wendy Stone addressed the Commission. She stated the garage entrance was changed to the side to allow for a change in the second floor plan located over the garage.

Mr. Root added the garage doors were placed on the side (in lieu of a rear entry garage) to keep them away from the back yard as this area is designed for outdoor living.

Mrs. Frost-Golino stated a rear entry garage to complement the other houses in the neighborhood was preferable. The original approval was successful because the details were compatible with other houses in the neighborhood.

Mr. Hoffman added he had problems with the detailing on the most recent submittal.

Mr. Rosenthal questioned the placement of the garage doors although the second floor plan was changed.

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT FOR THE RE-STUDY OF THE DETAILING ISSUES AS DISCUSSED AT THIS MEETING.

MOTION SECONDED BY MRS. BAKER.

Before the vote was taken, Mr. Root requested the Commission consider approving the project with design changes as conditions of the approval. Mr. Root stated this deferral will slow up the building process.

Mrs. Frost-Golino reminded Mr. Root the Commission approved the project in September, 1993. Mr. Root did not return to the Commission until six months later with any requests. The Commission did not hold up the project for six months--it was the applicant's decision to re-design.

MOTION CARRIED UNANIMOUSLY.

Mr. Root requested direction on the entry garage area.

Mrs. Frost-Golino suggested showing the garage door area in detail--making the details similar to other homes in the area. She also suggested presenting a landscape plan showing the proposed site screening in the garage area.

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 architect requests deferral until the June meeting.

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

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B11-94 New Residence

Applicant: Picchio Ltd.
Address: 210 Eden Road
Architect: Randall Stofft
Project Description: New two story residence

The project was approved at the April meeting with the condition the landscaping, colors, walls and driveway details be presented at a later meeting.

Oscar Otura from Randall Stofft's office and Dave Proctor presented the landscape plan, paver and color samples.

The two color mix concrete pavers will be used in a basket weave design. The house color samples were tan and beige. The barrel tile roof is a mixture of three blended colors.

A plan for a black gate was also presented. (Mr. Frank requested a copy of that gate plan be left with the Commission.)

Mr. Proctor presented the landscape plan. The east side of the property showed ficus trees with under planting. The west side imitates the east side but does have a gate. A total of eight royal palms were shown across the front of the property. Four of these are against the front of the residence. Extra hedging will be in the front median.

MOTION MADE BY MR. BELL TO APPROVE THE LANDSCAPING AND THE SAMPLES.

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

No one was present to represent the applicant.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT.

MOTION SECONDED BY MRS. MC FARLANE.

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.

No one was present to represent the applicant.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT.

MOTION SECONDED BY MRS. MC FARLANE.

MOTION CARRIED UNANIMOUSLY.

B21-94 New Residence

Applicant: George S. Kantor
Address: 765 Hi-Mount Road
Architect: The Lawrence Group
Project Description: Construct two story residence with pool

and surrounding verandas

The project was deferred from the April meeting.

Gene Lawrence, Phil Maddux (landscape architect), George Kantor (owner) and Paul Prosperi (attorney) were present for the presentation of the project.

Mr. Prosperi explained the height elevations of the area and the height elevations of the neighbors to the east. Mr. Prosperi mentioned the road is 12'0" and the site is 18'0". He stated the site cannot be altered because of the large banyan trees existing on the property. The owner does not wish to disturb the large tree canopy. A large coral rock formation exists on the site.

To the east, the property is bordered by a water pumping station and 758 North Lake Way owned by Mrs. Oleda Casscells. Mr. Prosperi pointed out, using a site plan, the distances between the Casscells' residence and the proposed residence. The residences are 80 feet apart and the octagon guest house is 75 feet from Mrs. Casscells' residence.

Photographs of the Hi-Mount Road side were presented showing the vegetation on the site. Mr. Prosperi contends the tree canopy will conceal the proposed residence.

Mrs. Frost-Golino asked if Dr. Kantor would agree to a deed restriction concerning the site screening of the property with landscaping?

Phil Maddux outlined the details of the landscaping. The existing tree canopy is 25 to 45 feet. Mr. Maddux noted an existing 20 - 25 foot ficus nitada hedge with an intermediate ficus and sapodilla hedge exists on Mrs. Casscells' property. Mr. Maddux would like to add a 6 - 8 foot podocarpus hedge to screen the existing fence in this area.

Mrs. Frost-Golino asked Mr. Maddux if the proposed residence will be visible from Hi-Mount Road? Mr. Maddux replied, "No."

On the west property line at the entry to the site, two - twenty-five foot seagraves will be transplanted. The proposed residence will be totally screened by the large banyans and added landscaping. The relocated octagon land-marked house will not be visible either.

Gene Lawrence presented photographs of the octagon house. He noted on a site plan the location of the octagon guest house in relationship to the Casscells' property. Mr. Lawrence pointed out a space of 14 feet between the guest house and Mrs. Casscells' garage. Mrs. Casscells' garage is very close to the lot line.

Mr. Lawrence addressed the Commission's concerns about the differences between the design of the proposed residence and the proposed separate garage building (and gym area). The garage doors are louvered, changed from the last presentation, and the shutters have been lengthened and are operable. On the second floor west elevation of the garage a balcony with French doors has been added. These details are intended to tie the two buildings together. Mr. Lawrence researched plantation styles before designing this residence.

The proposed residence contains 5,000 square feet of living area.

Dr. Kantor addressed the Commission. He read letters from three neighbors: Richard M. Furlaud, 745 Hi-Mount Road; Thomas Keresey, 735 Hi-Mount Road; and Mrs. Putnam Humphreys; 756 Hi-Mount Road all expressing approval for the project.

William Cudahy, 742 Slope Trail, addressed the Commission. Mr. Cudahy addressed the issue of the zoning code's height requirement above the crown of the road and the subsequent variance issued. Due to the height of the site above sea level, he requested the first floor elevation comply with the intention of the code and the granted variance.

Mrs. Casscells presented photographs of the rear of her property and requested a wall be constructed, as high as possible, on Dr. Kantor's property to site screen the guest house.

Dr. Kantor replied he would rather use landscaping in place of a wall. The wall and installation of the footings would be problems, especially in the event of a hurricane.

Mrs. Frost-Golino asked Dr. Kantor if he would agree to a deed restriction, keeping the vegetation as presented at this meeting, on all four sides of the property?

Dr. Kantor agreed to the deed restriction.

Mrs. Casscells questioned the height of the fence allowed by code.

Mr. Moore replied the allowed height is 7'0". Mr. Moore also assured Mr. Cudahy the allowed first floor elevation will be correct.

MOTION MADE BY MR. BELL TO APPROVE THE PROJECT, INCLUDING THE LANDSCAPE PLAN, WITH THE CONDITION A DEED RESTRICTION BE RECORDED TO PROVIDE LANDSCAPING AND VEGETATION REQUIREMENTS ON ALL FOUR SIDES OF THE PROPERTY AS DISCUSSED AT THIS MEETING.

MOTION SECONDED BY MR. ROSENTHAL.

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 deferred from the April meeting for re-study.

Ron Kolins, attorney for the applicant, introduced the project. Mr. Kolins noted the project has been re-designed incorporating the recommendations from the Commission at the last meeting.

Mr. Kolins presented the previously submitted elevation drawings and a site plan for the project. The site backs up to the Chesterfield Hotel.

New front elevations were presented. The mass of the roof has been changed. The barrel tile roof has been lowered, thus reducing the size of the roof. Outriggers replace the banding detail at the edge of the roof.

The color of the stucco buildings will be beige. The balcony areas have been reduced and wrought iron is used in place of cast stone. The windows have been lined up. Awnings were added to some of the windows.

In response to the Commission's questions concerning the installation of storm shutters, Mr. Lang replied the storm shutters will be built in to the structures.

Mr. Land outlined the details of the proposed landscape plan. The plan showed site walls that are 12.5 feet inside the lot line except for the existing walls. The existing coconut palms will be relocated and under planted with Malaysians. The existing fig on the corner will remain. A six foot ficus hedge will be planted. The wall is hedged on both sides. The plan also includes a cluster of gumbo limbos. Royal palms on the lot will be relocated.

Mr. Hoffman questioned the placement of the air conditioning units. Mr. Lang responded they would be located in the rear corner of the property and will be site screened.

Mr. Lang also presented a cross section drawing through the site showing the relationship of the proposed structures to the other buildings in the neighborhood.

Mr. Lang presented samples of the antique color clay roof tile, the stone coping and the beige stucco (house finish). A medallion design shown on the buildings was not presented.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT (INCLUDING THE

LANDSCAPING) WITH THE CONDITION THE DRIVEWAY MATERIALS, THE WROUGHT IRON SAMPLE FOR THE BALCONIES, THE STONE MEDALLION SAMPLE AND AWNING COLOR SAMPLES BE SUBMITTED TO THE COMMISSION AT A LATER DATE.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

A separate motion was considered for the demolition request.

Mr. Kolins and Mr. Lang indicated two telephone calls were received concerning the possible moving of the existing house. They stated they would not demolish the house if the house can be moved in a reasonable length of time.

MOTION MADE BY MRS. BAKER TO APPROVE THE DEMOLITION OF THE STRUCTURE IF THE HOUSE CANNOT BE MOVED IN A REASONABLE LENGTH OF TIME WITH THE CONDITION THE SITE BE SODDED/SEEDED AND IRRIGATED IF CONSTRUCTION HAS NOT BEGUN WITHIN 90 DAYS OF DEMOLITION.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

B60-93 Landscape Plan

Applicant:	Dr. Michael and Virginia Longo
Address:	1109 North Ocean Boulevard
Architect:	Daum/Kraus/Reppert
Project Description:	Landscape Plan

No one was present to represent the applicant.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT. (This is a blanket motion, covering any projects where no one is present to represent the applicant.)

MOTION SECONDED BY MRS. MC FARLANE.

MOTION CARRIED UNANIMOUSLY.

B89-93 Modifications

Applicant:	Mr. and Mrs. Robb Allan
Address:	300 Tangier Avenue
Architect:	Smith Architectural Group
Project Description:	Revisions to exterior elevation

Don Kino presented the revisions to the previously approved plan.

Mr. Kino noted the driveway entrance has been moved to the north. On the front elevation, two windows have been changed to one. The interior changes, including two bathroom areas, have necessitated the creation of two small windows. The chimney has been eliminated.

Changes to the back elevation include making three French doors two French doors and eliminating one French door in lieu of a picture window.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE REVISIONS WITH THE PROVISIO THE ORIGINAL CONDITIONS OF APPROVAL TO PROVIDE COLOR SAMPLES AND ROOF TILE MATERIALS AT A LATER MEETING BE COMPLIED WITH.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B74-93 Modifications

Applicant:	Mr. and Mrs. Irwin Kramer
Address:	1295 South Ocean Boulevard
Architect:	Smith Architectural Group
Project Description:	Revisions to exterior elevation

Don Kino presented plans for the gate house (not previously presented) and revisions to the east facade. Three French doors have been added to the east elevation drawing.

The gate house is located thirty feet from the north property line. The gate house has an arched portal drive-through with living quarters on the second level. A kitchen in the gate house received a variance previously from Town Council.

Mr. Kino also presented a drawing for the addition of a wrought iron gate.

MOTION MADE BY MR. WYETT TO APPROVE THE REVISIONS AND THE GATE HOUSE.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

The Commission adjourned at 12:00 p.m. and reconvened at 1:05 p.m. The seven members present and voting were: Mrs. Frost-Golino, Mr. Rosenthal, Mrs. Baker, Mr. Hoffman, Mr. Helander, Mr. Wyett and Mr. Bell.

B. New Business - Major Projects

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

John Gosman presented photographs of the site and neighboring properties.

A site plan showed the location of the proposed one story residence. The front of the garage is set back 46 feet from Lake Trail Circle. The front of the house is approximately 38 feet further back. A motor court is in the front with a small pond with a clump of bamboo or a shade tree.

Mr. Gosman described the style of architecture as a mixture of Carribean/Jamaica/Victorian. Many details from houses built in the islands have been incorporated in this design.

The east elevation (or front of the house) has fixed french doors with jalousie shutters. All the shutters are operable. The wooden shutter design is in a chevron pattern. Mr. Gosman presented photographs of buildings with scalloped trim as shown on the eaves of this house.

The cement tiled roof has the appearance of wood shakes and has a pitch of 4/12. The north elevation shows the elevated portion of the roof to allow light into the garden area. Mr. Gosman also presented a photograph of a similar roof with the cement tiled roof.

MOTION MADE BY MR. BELL TO APPROVE THE PROJECT WITH EITHER A CEMENT TILE OR CEDAR SHINGLE ROOF AND WITH THE CONDITIONS DETAILS OF THE VICTORIAN TRIM ALONG THE EAVE LINE, COLOR SAMPLES AND A LANDSCAPE PLAN BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B29-94 Demolition

Applicant: Mr. and Mrs. John Schuler
Address: 200 Jungle Road
Contractor: John Mitchell
Project Description: Demolish existing one story residence

John Schuler and John Mitchell presented photographs of the

existing residence and a synopsis of the history of the residence.

The house was built in the 1950's by Mike Burrows. The one story house has a cement tile roof, awning windows, sliding glass doors and a patio in the rear. No architect was listed in the Town records.

Mr. Mitchell pointed out the neighborhood has several different styles of architecture.

Mr. Schuler noted the alley will be the service area for the proposed two story residence he plans to build on the site.

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

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B30-94 New Residence

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

Michael Burrows introduced the project. The design of the proposed residence on the lake is patterned after Egyptian architecture. The plan consists of several living areas with a series of connecting colonnades between the areas. Mr. Burrows described the residence as a pavilion house with gallery space. All the primary rooms have lake views. The column shapes and designs are similar to columns seen in Egyptian temples.

Charles Harrison Pawley described the materials to be used on the residence. The house finish will be stucco with either a cement tile or clay tile roof. Mr. Pawley showed the site plan, showing the house set back forty-five feet from the street.

The east and west elevations were presented. The north and south elevations were not available. Mr. Pawley noted the lowest ceiling height in the house is 12'0".

Mr. Moore questioned the location of any mangrove areas on the site plan as presented and the relationship of the residence and the swimming pool to these areas?

Mr. Burrows replied he had received a letter from the county regarding the large specimens on the site. No small mangroves

exist. Apparently, the sea wall has been repaired, thus not allowing any sea water to penetrate the area inside the wall. Previously, smaller mangroves were in this area but are not there presently.

Mr. Moore indicated the Building and Zoning staff would be doing further research on this issue.

Mrs. Frost-Golino reminded Mr. Pawley and Mr. Burrows the Commission would need to see the two elevations, photographs of the neighboring properties as well as other architectural information not presented at this meeting.

Mr. Hoffman raised the issue of the architectural design of the project, and asked the question, "Is it too similar or dissimilar (to other properties in the area)?"

Mrs. Baker commented on the excessive amount of paving as shown on the site plan. The driveway was shown on the area that has a deed restriction for the view from Casa Apava on the ocean through to the lake. This area is bordered by royal palms. The Commission questioned if the deed restriction allowed the placement of the driveway on this area.

MOTION MADE BY MRS. BAKER TO DEFER THE PROJECT TO ALLOW THE APPLICANT TIME TO PRESENT THE REQUIRED ELEVATIONS, PHOTOGRAPHS AND RESEARCH THE ANSWERS TO THE QUESTIONS POSED AT THIS MEETING.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B31-94 Remodel

Applicant:	Charles Caronia
Address:	760 Island Drive
Architect:	Blue Minges
Project Description:	Remodel--raise two roofs; re-roof; add quoining and trellises; re-paint

Blue Minges presented elevation handouts to the Commission showing the three areas of construction.

Photographs of the residence and the neighboring properties were also presented.

Mr. Minges reported the roof will be concrete tile.

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

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B32-94 Addition

Applicant: Maya Langes-Swarovski
Address: 1676 South Ocean Boulevard
Architect: Ames Bennett
Project Description: Construct second floor addition

Ames Bennett presented photographs of the existing property. The property extends from the lake to the ocean.

Mr. Bennett presented photographs of the existing residence and the neighboring properties.

The east elevation drawing shows two sets of French doors with side lights above the main entrance. A set of French doors flanks both sides of the center section. Balconies with balustrade railings to match the first floor are shown on the plan.

The materials will match the existing structure. The residence will be painted a light yellow.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B33-94 New Residence

Applicant: Nita S. Fogg
Address: 146 Via Del Lago
Architect: The Pandula Architects
Project Description: New Residence

Gene Pandula presented photographs of the property and the adjacent sites. The property is heavily landscaped and has four historic trees on the site.

The proposed one story residence has cast stone on the lower half of the facade and a float stucco finish above the stone. Four rounded arches are featured on the front facade. One arched opening looks into the front entry. Each of the three arches frames an area of tumbled marble over two smaller arched windows. The effect is "arches within arches". Cast stone trim is shown under the eave area in the center section while outriggers are shown in the same areas on the two wing sections. Pecan wood trim is shown on the windows. The clay barrel tile roof is a blend of three colors.

MOTION MADE BY MR. BELL TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

Brett Armstrong presented a landscape plan for the project.

Much of the existing vegetation will be retained around the perimeter of the property. Coconut and fish tail palms, an orange (citrus) tree and various types of under planting will be added to the site. The palms will be planted with 12 - 13 feet of bare wood. There is an existing wall on the property.

MOTION MADE BY MR. WYETT TO APPROVE THE LANDSCAPE PLAN.

MOTION SECONDED BY MRS. BAKER.

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 applicant requests deferral until the June meeting.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

Mr. Bell left the meeting at 2:30. Six members were voting after he left.

B35-94 Addition

Applicant:	Dr. Daniel and Elaine Tucker
Address:	202 Manana Lane
Architect:	Michael Clark
Project Description:	Second story addition; screen existing patio area; laundry and storage addition

Michael Clark stated the elevation drawings have been changed from the previously submitted set. He displayed new plans mounted on boards showing the reduction in height of the addition. The floor plan showed the new addition area.

Photographs of the property were presented.

Mr. Clark, responding to staff questions concerning the square footage, stated the screened area was included in his calculations.

Mrs. Frost-Golino suggested wrought iron could be used as trim not the heavier balustrades and added the window proportions were not consistent.

The Commission discussed other details on the elevation.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT BASED ON THE CONDITIONS:

1. THE STAFF REVIEWS THE FOLLOWING CHANGES--
2. CARRY THE QUOINING DOWN (AS SHOWN ON THE PRESENTED PLAN)
3. CARRY THE BARREL TILE SLOPED ROOF OVER THE PATIO

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

B36-94 Demolition

Applicant:	Max M. Fisher
Address:	931 North Lake Way
Architect:	Lindley Hoffman
Project Description:	Demolition of existing residence

Lindley Hoffman has a conflict 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.

Jackie Miller, Esquire, presented photographs and a site plan for the project.

The house was built in 1950. The Commission agreed it has no architectural significance.

The building plans are not complete at this time but will be submitted at a meeting as soon as they are completed.

MOTION MADE BY MR. WYETT TO APPROVE THE DEMOLITION WITH THE CONDITIONS A DEMOLITION INFORMATION REPORT IS SUBMITTED TO THE

TOWN'S STAFF AND THE SITE IS SODDED/SEEDED AND IRRIGATED IF CONSTRUCTION HAS NOT BEGUN WITHIN 90 DAYS.

MOTION SECONDED BY MR. ROSENTHAL.

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

The architect requests deferral of this project until the June meeting.

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

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B38-94 Cabana

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

Eugene Fagan presented an elevation drawing showing the proposed beach cabana. The building contains a recreation room and a bath.

Mr. Fagan reported the cabana will have a stucco finish and a barrel tile roof.

Responding to questions from the Commission, Mr. Fagan said he did not have photographs of the site, the main residence or the neighboring properties.

Mr. Wyett remarked, "The cabana has the appearance of a pill box."

Mr. Helander suggested round windows be added on the Ocean Boulevard side and possibly a four foot high wall.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT FOR RESTUDY AND TO SUBMIT PHOTOGRAPHS AS REQUESTED BY THE COMMISSION.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

B39-94 Facade Renovations

Applicant: Jo's of Palm Beach
Address: 375 South County Road
Architect: Robert Bell
Project Description: Facade Renovations

Bob Bell presented a site plan showing the proposed location of the renovations.

The main entrance will be from Peruvian Avenue. The existing courtyard will be enclosed with a skylight in the middle. Another entrance will be from the existing courtyard for the entire building complex leading to the covered parking garage.

Mr. Bell presented photographs of the site.

The elevation drawing shows two French doors for the entry doors. The medallion shown above the doors is existing.

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

MOTION SECONDED BY MR. ROSENTHAL.

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

Paul Prosperi, attorney for the applicant, introduced the project and the architect, Denis LaBerge, and the designer, J. F. Brennan.

Mr. Brennan presented the plan for the 18,000 square foot footprint and explained the configuration of the mass. The main entrance is on the cul du sac facing the lake off North Woods Road. Two sets of gates were shown in the cul du sac area. The driveway extends from west to east along the northern property line exiting on North Lake Way through another set of gates. The set backs from the north edge of the property to the residence at three points (at each neighbor's property) are 35 feet, 50 feet and 75 feet, running east to west.

Mr. LaBerge explained the breakdown of the 34,000 square foot floor plan beginning with the east facade. The private living area is situated basically in sections 11, 12, 13 and 14 as shown on Mr. LaBerge's plan. The center portion of the residence, section 10, contains the gallery, living and dining rooms. Beginning with section 9 and continuing to 1, this area contains the kitchen, garages, guest rooms and staff quarters.

Photographs of the site and other neighboring properties were presented.

Mr. LaBerge described the architectural style as in "the doric order" and enumerated some of the details used on the design.

Mrs. Frost-Golino asked the question, " How does the building relate stylistically to other buildings in the neighborhood?"

Mr. LaBerge responded the style is "old Palm Beach". The building will be constructed of precast stone with a slate roof.

In response to a question from Mrs. Frost-Golino, Mr. Prosperi agreed a deed restriction for landscaping is a possibility.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT WITH THE CONDITION A DEED RESTRICTION CONCERNING THE LANDSCAPING BE RECORDED.

The motion died for lack of a second.

The Commission discussed the style and design of the residence. Comments included: "the two story elements are tight against the set backs.....the house doesn't fit into the neighborhood".

Mrs. Ann Fisher, applicant, addressed the Commission. Mrs. Fisher lives on Hi-Mount Road. She explained the plans had been submitted to the Town before the meeting and meet the Town's requirements.

The Commission suggested additional time is needed for members to review the plans. Mr. Hoffman suggested a three dimensional model would be helpful and a line drawing showing the relationship of the proposed residence to other neighboring structures.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT TO PROVIDE ADDITIONAL INFORMATION TO THE COMMISSION MEMBERS TO RE-STUDY THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

Mrs. Frost-Golino left the meeting at 3:00 p.m. Vice-Chairman Leighton Rosenthal is Acting Chairman. There were five voting members after Mrs. Frost-Golino left.

Mr. Rosenthal, Mrs. Baker, Mr. Helander, Mr. Hoffman and Mr. Wyett are the voting members for the following projects.

C. Deferrals and Continuations - Minor Projects

A19-94 Awning Color Change

Applicant: Robert B. DeMario
Address: 323-325 Worth Avenue
Contractor: Southern Awning
Project Description: Change color of two awnings to forest green

This project was heard in the morning, after project B74-93.

Kathy DeMario presented photographs of the front of the building.

Mrs. DeMario presented a forest green color sample. The awnings will have white trim.

MOTION MADE BY MRS. MC FARLANE TO APPROVE THE AWNING COLOR.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

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 April meeting.

Patrick Segraves presented photographs showing the existing posts. A cast stone pave driveway is also being added.

Four columns exist across the front of the lot. Only two of the five foot tall columns would have the ceramic tile bands. The columns are two feet wide. One and one-half feet of the total five feet on the columns would be covered by ceramic tile. The remainder of the columns has a stucco finish.

Mr. Segraves demonstrated, using pieces of the different colored ceramic tile, the effect of the tile. Mr. Segraves described the style as "Portuguese".

The Commission discussed the Portuguese style concept. The house is not Portuguese style.

MOTION MADE BY MRS. BAKER TO DEFER THE PROJECT FOR RECONSIDERATION BY THE APPLICANT.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A26-94 Valance Awning

Applicant:	Mrs. B. Tollman
Address:	997 South Ocean Boulevard
Contractor:	American Awning Company, Inc.
Project Description:	Install 4" blue and white striped awning around perimeter of residence

The applicant requested re-submittal for the May meeting. The Commission had approved a 4" blue and white striped awning for the ocean side (east) of the property only at the April meeting.

Maurice Shawzin presented photographs showing the subject valance. A sample of black and white, four inch awning material was also presented.

Mr. Shawzin pointed out a hedge exists in front of the house and requested the Commission reconsider the request for the perimeter awning.

The Commission agreed the use of the awning on the front of the house was too commercial in appearance and opted to defer the project until additional members of the Commission were present, creating a complement of seven members.

Mr. Shawzin presented an optional plan: a white key cut awning (4") with alternating blue bars in a horizontal design.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT UNTIL A FULL COMMISSION CAN HEAR THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

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 April meeting.

No one was present to represent the applicant.

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

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A11-94 Modification

Applicant: Jane Buffet
Address: 540 South Ocean Boulevard
Architect: Blue Minges
Project Description: Add screen enclosure to a previously approved project

Tim Frank requested this item be removed from the agenda. The deed restriction on the property contains restrictive covenants for landscaping. The screen enclosure cannot be seen from South Ocean Boulevard.

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

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

D. New Business - Minor Projects

A27(1)-94 Remodeling

Applicant: Jay Dewing
Address: 156 Dolphin Road
Architect: Robert Henry
Project Description: Convert family room to original garage; revise entrance; enlarge bathrooms on east elevation

Robert Henry presented photographs and plans for the proposed changes.

Presently, a small awning carport exists. The original garage was converted to living space. Mr. Henry proposed to re-convert the garage area to a garage. The garage doors face the street. No other driveway configuration is possible, given the design of the residence.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT WITH THE CONDITION THE DESIGN OF THE GARAGE DOOR BE A RAISED, SQUARE PANEL DESIGN.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

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

No one was present to represent the applicant.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A29-94 Awnings

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

No one was present to represent the applicant.

MOTION MADE BY MRS. BAKER TO DEFER THE PROJECT.

MOTION SECONDED BY MR. WYETT.

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

Phil Mattingly presented a site plan showing the location of the proposed white awnings.

MOTION MADE BY MR. HELANDER TO APPROVE THE AWNINGS.

Motion died for lack of a second.

Mr. Mattingly presented a photograph of the site.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT TO ALLOW THE CONTRACTOR TIME TO PRESENT A MORE COMPLETE SKETCH OF THE PROPOSED AWNINGS.

Mr. Wyett withdrew the motion.

MOTION MADE BY MR. HELANDER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. HOFFMAN.

MOTION FAILED 3/2 WITH MR. WYETT AND MRS. BAKER VOTING NEGATIVELY.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT TO PROVIDE BETTER INFORMATION INCLUDING A SKETCH, PHOTOGRAPH AND POSSIBLE RE-DESIGN OF THE SCALLOPED AWNING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

The Commission recessed for ten minutes and reconvened at 4:05 p.m.

A31-94 Renovation

Applicant: Mr. and Mrs. Garrick Stephenson
Address: 133 Gulfstream Road
Architect: Ferguson, Murray and Shamamian, Architects
Project Description: Replace entry, posts with columns and windows

Mark Ferguson presented elevation drawings and photographs for the

project. Photographs of the neighboring properties were also presented.

Mr. Ferguson noted the existing steps are steep. The steps will be extended to reduce the steepness. The asphalt driveway will be replaced by a brick and precast stone driveway. The front entry has been re-designed with two supporting columns under a pitched roof (same pitch as existing roof).

Two windows were added on the south (rear) elevation.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

(Mr. Helander was out of the room for the above vote and returned for the following project.)

A32-94 Sign

Applicant:	E. R. Aubrey Jeweller
Address:	311 Worth Avenue
Contractor:	Phil Rowe Signs
Project Description:	Gold window lettering (2 spots), "E. R. Aubrey, Jeweller", logo and cut out letters attached to the face of the building

Steve Rowe presented an enlarged photograph/drawing for the proposed sign.

The signage totals 9.75 square feet. "E. R. Aubrey, Jeweller" with a one square foot logo appears above the awning on the building. The six foot long by one foot high sign will be cut out black letters.

"E. R. Aubrey, Jeweller" will appear on the window and on the door in gold lettering.

MOTION MADE BY MR. HELANDER TO APPROVE THE SIGNAGE.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A33-94 Sign

Applicant: Paper Treasures
Address: 217 Worth Avenue
Contractor: Phil Rowe Signs
Project Description: Cut out black letters, "Paper Treasures",
installed on building; gold lettering on
two windows with black outline

Steve Rowe presented a proposal for the signage. "Paper Treasures" will appear in script, black cut-out letters above the awning on the building.

"Paper Treasures", gold with black outlining, was shown on two window locations.

MOTION MADE BY MR. HELANDER TO APPROVE THE SIGNAGE.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A34-94 Remodel

Applicant: Robert and Beverly Lowden
Address: 129 Chilian Avenue
Architect: Richard Wensing
Project Description: Change all windows and doors; reopen
enclosed porch; change gate

Beverly Lowden presented an elevation drawing showing the proposed changes and a photograph of the existing front of the residence.

The front porch was enclosed by a previous owner. Mrs. Lowden wishes to open up the porch, remove the existing windows and leave the arched columns as they originally were. The plan showed the replacement of the existing windows on the first and second floors with rounded top windows with muntins. The drawing also showed the same style of windows used on the driveway side of the residence.

The Commission complimented Mrs. Lowden on the up-grade.

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

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A35-94 Remodel

Applicant: Embassy Trust
Address: 166 Everglade Avenue
Architect: Jim Carmo
Contractor: Dale Howell
Project Description: Change entry roof to balcony; change window same location to door; new front door

Larry Shamin explained the details of the presented front elevation.

The changes, other than the new front door, are on the second floor. An existing window will be changed to a door. The existing roof will have a balcony added to it and detail around the balcony area.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A36-94 Sign

Applicant: Stephane Kelian
Address: 155 Worth Avenue
Contractor: Phil Rowe Signs
Project Description: Cut out matte black letters, "stephane kelian, (smaller: PARIS - underneath)

This project was heard after project A33-94.

Steve Rowe presented an enlarged photograph of the front facade showing the proposed signage above the awning on the building.

"stephane kelian" is in lower case. "PARIS" is in smaller type but all upper case centered below the name.

The white lettering on the door is existing.

MOTION MADE BY MR. WYETT TO APPROVE THE SIGNAGE.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

Adjournment

The meeting was adjourned at 4:45 p.m. by Acting Chairman Rosenthal. The next Architectural Commission meeting will be Wednesday, June 22, 1994 at 9:30 a.m. in the Town Council chambers.

Respectfully submitted,

Joanna Frost-Golino, Chairman

JFG:mp