

**MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, MAY 24, 1995 AT 9:00 A.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

- I. **CALL TO ORDER:** The meeting was called to order at 9:04 a.m. by Chairman Leighton Rosenthal.

II. **ROLL CALL**

PRESENT: Leighton Rosenthal, Chairman
Laurel Baker, Vice Chairman
Bruce Helander, Member
Ethel Lindsey, Member
John H. Schuler, Member
Lowry M. Bell Jr., Alternate Member
Robert E. Deziel, Alternate Member
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Lindley Hoffman, Member
Sally Gingras, Member
George Fisher, Alternate Member
John C. Randolph, Town Attorney

RECORDING SECRETARY: Cynthia M. Delp

A. Classification of April absence of Mr. Fisher.
(See Other Business)

III. **APPROVAL OF THE MINUTES FROM THE APRIL 26, 1995 MEETING**

MOTION BY MRS. LINDSEY FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.

IV. **PROJECT REVIEW**

A. **NEW BUSINESS - MAJOR PROJECTS**

B33-95 Addition

Applicant: Mr. Gregory Holloway

5/24/95 ARCOM MEETING

Address: 209 Wells Road
Architect: Eugene Fagan
Project Description: Add pool cabana & maid's room; also new front - from
Crescent Drive to Wells Road

The application submitted was insufficient and returned to the architect. Project deferred by staff to the June meeting.

MOTION BY MRS. LINDSEY FOR DEFERRAL OF THIS MATTER TO JUNE.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.

B34-95 Addition

Applicant: Mr. W. Michael Gretschel
Address: 1230 North Ocean Boulevard
Architect: Smith and Moore Architects, Inc.
Project Description: Entry foyer addition; new circular drive; new sun deck

As no one was present relative to this project, it was deferred to the end of the agenda. The item was later heard after item #C05-95.

Architect John Moore presented a photo board of the surrounding properties. This is a late 50's Florida style home. The existing straight driveway will be changed to a circular concrete driveway. A new 100 square foot entry foyer addition will occur on the east side, extending out from the structure. The existing pool will be relocated, and a sundeck will be created off the master bedroom wing on the east side. Boat storage space will occur under the new sundeck.

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

B35-95 Addition

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

The application submitted was insufficient and returned to the architect. The architect has requested a deferral of this item to the June meeting.

MOTION BY MR. SCHULER TO DEFER TO THE JUNE MEETING.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.

B36-95 Addition

5/24/95 ARCOM MEETING

Applicant: Ms. Sally Ross Soter
Address: 198 Via Marina
Architect: The Pandula Architects
Project Description: Second floor addition and miscellaneous site modifications

This application needs a variance. The architect has requested an informal review of the project. Final review and approval of this item will be deferred until the July ARCOM meeting.

Architect Eugene Pandula stated that this project requires a variance relative to height, point of measurement, which is largely due to the natural slope of Via Marina and the natural rise of the land. The house was built in 1929 with a front entrance that faces Via Marina. The second floor will be extended partially over the first floor to add a master suite at the south end of the house, approximately 900 square feet of additional space. A large awning area will be deleted and be replaced with a free standing structure. The existing asphalt and concrete driveways will be changed to a cast stone border with paver brick infill. The existing swimming pool on the east side will remain, but the decks and walkways will be embellished with brick and paving materials. On the ground floor, at the dining room, a window will be changed to a french door; a small stoop and steps will be constructed to lead to the garden area. An east balcony will be added at the new master suite and also on the west above the new french doors. A new site wall will be screened by vegetation. The yard will be leveled out and a garden area created. A free standing pavilion mimics the details of the house with textured stucco walls and white painted wood columns with chamfered edges. The color of the house will be changed from light yellow with a dark roof to apricot with a clay tile roof. Beige cast stone with umber grout will be used. Mr. Pandula continued with a review of the elevations.

Mr. Deziel felt that the proposed building color was too close to the proposed roof color, and asked that it be reviewed prior to returning to the commission in July. No other negative feedback was offered. Mr. Rosenthal and Mr. Schuler felt the changes were very attractive.

Let the record show that it was understood by all that this matter will return to the Commission formally in July. No motion for deferral was necessary.

B37-95 Addition

Applicant: Mr. and Mrs. Thorne Donnelley
Address: 209 Banyan Road
Architect: David R. Miller, AIA
Project Description: Exterior modifications to existing first floor at the west side of the house; new construction on the second floor to enclose the porch area at the west end of the house

Architect David Miller gave the presentation on behalf of the Donnelley's who are Contract Purchasers of this mid-30's Fatio house. He was prepared with a photo board of the surrounding properties as well as this property. He explained that the house is set back 55' from the road, and that the additional square footage is in compliance with the code. The master suite will be extended, to create a closet, over the first floor porch at the west end of the property which had been enclosed with windows. The second floor addition details will match the existing residence, and the first floor area below will be modified to match the existing residence. Mr. Miller stated that a true brick veneer or a stucco finish to match the brick will be used exteriorly.

5/24/95 ARCOM MEETING

MOTION BY MR. BELL FOR APPROVAL WITH THE PROVISIO THAT THE EXTERIOR MATERIAL WILL BE A TRUE BRICK PAINTED TO MATCH THE EXISTING RESIDENCE ON BOTH THE FIRST AND SECOND FLOORS.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B38-95 New Residence

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

Let the record show that neither of the architects were present...Mrs. Gingras, because she is an ARCOM member, and Mrs. Divoll, due to family illness. The owner, Mrs. McAllister presented the project. She stated that a variance is in place for the property, which she called very narrow. The footprint of the house, she stated, is only 21% of the 30% allowable. The property is 90' deep x 113' wide, but with the 4' utility easement, the depth is effectively 86'. She reviewed the site plan. Heavy dense foliage is planned for the front and tall palms will soften the front of the house. Many small gardens will occur on the site. Very pale colors were chosen for the house due to a neighbor's very bright house. She referred to the style of the home as an "Island Home." The roof will be a flat tile roof. Shutters required for hurricane protection will be installed.

Mr. Deziel had several areas of concern relative to the design, and they are as follows:

- 1) The massing of the house is too big for the street and the size of the lot, even though the house next door is large. The same mistake should not be repeated.
- 2) There is a lack of architectural detail. All surfaces are flat and simple.
- 3) The color scheme is boring as the walls and roof are basically the same color.
- 4) The roofline is the same all the way across the structure, with no break.
- 4) The architect should be here to present, and he recommended deferral until the architect could be present.

Mr. Rosenthal agreed that it would be better if the architect was present.

Mr. Moore commented that the Town Council granted a variance to this property for the second time as the lot is deficient in depth, not size. Conditions were placed on the variance, however. The property owner is not to use the lot dimensions as justification for granting future variances. This also applies to ARCOM review in that the lot size cannot be used as a reason for building a house which is too massive. Another condition of the variance is that ARCOM will determine the locations of curb cuts at the property, with final approval of same to be given by the Department of Public Works. Mr. Moore likewise felt that it would be to the owner's advantage to have the architect present, but also to hear the feedback given here today.

Mr. Schuler felt that the doors and windows need clarification on the drawings.

Mr. Bell agreed with Mr. Deziel regarding the roofline going straight across the house with no break. He also felt that the garage doors, which face the street, should occur on the east side of the house to enable a side entry. The owner stated that about 50% of the houses on this street have front loading garages. Mr. Deziel stated that this property is 113' wide, which is 13' wider than most lots

5/24/95 ARCOM MEETING

in the Town. He therefore advocated that the house be repositioned on the lot to enable a side loading garage. The owner wants to place a garden on the east side, and therefore prefers a front loading garage.

The plans show two curb cuts. Mr. Frank stated that a center cut driveway will work on the property and that the design of the house does not require two cuts. Mr. Moore commented that there was a great deal of discussion at the Town Council level relative to the number of curb cuts on this site, with the final result that ARCOM will make the determination. He stated that Public Works will not permit a curb cut on the property line, and requires a minimum of 3' from the property line for cuts. Mr. Helander stated that the design will probably not be approved without a side loading garage, although the commission is sympathetic to the owner's desire for a garden.

MOTION BY MR. HELANDER TO DEFER TO JUNE FOR RE-STUDY.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.

Mr. Moore stated that the State law has changed regarding elected and appointed officials and their access to either opponents or proponents of an issue. Such access will soon be permitted, but with certain disclosure requirements. This matter will be discussed at the June 13, 1995 Town Council meeting.

B39-95 Addition

Applicant: William and Lisa Kaye
Address: 302 Eden Road
Architect: SKA, Pat Seagraves
Project Description: Enclose carport and build addition to existing residence

Architect Pat Seagraves presented this request for a two story addition of a garage with two bedrooms above it. The addition, with dormers, will be in the rear of the property and will have a slightly higher roofline than the rest of the house. Mr. Seagraves reviewed the associated photo board and the elevations of the house. Objections were heard to too many varied size unaligned windows on one facade.

MOTION BY MR. BELL FOR APPROVAL OF THE PROJECT WITH THE PROVISIO THAT THE WINDOWS BE MADE MORE UNIFORM AND ALIGNED AS WAS DESCRIBED AT THE MEETING.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

B40-95 New Residence

Applicant: Mr. and Mrs. Hugh Davis
Address: 218 Kenlyn Road
Architect: Smith Architectural Group

5/24/95 ARCOM MEETING

Project Description: New 2 story Monterey style residence

The application submitted was insufficient and returned to the architect. Completed drawings were received on 5-19-95.

Architects Jeffery W. Smith and Don Kino were present for this item. Mr. Frank read a letter into the record from Mr. F. Conroy, 201 Kenlyn Road, wherein he stated that he was pleased with the project. A photo board was shown. Mr. Smith stated that the owners need a two story home as they have three small children. No pool is planned for the site as a safety precaution for the children. The house will be done in the Monterey style, an informal style, which is in keeping with the beach area at the north end of the island. The garage is typical of the Monterey style and as such, is not attached. Its garage doors do face the street, however, which is also typical of the Monterey style. The garage doors (louvered at the top and paneled at the bottom) will be 100' from the street and will be screened by a brick piered wall with pickets and a gate. The exterior material of the house will be done in Old brick veneer painted Chippy white. Details include Chippendale railing, 6 over 6 double hung windows with green shutters, flat clay tile roof.

Mr. Rosenthal felt that the large window on the first floor front elevation looks unfinished. Mr. Smith stated that this window is frankly, still being studied. Mr. Helander stated that in this case, the garage doors are so far back and screened that front loading is not a problem.

MOTION BY MR. SCHULER FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.

Mr. Schuler complimented the design as it is in keeping with this family oriented, neighborhood area of Palm Beach.

B41-95 Additions

Applicant: Mr. Lindley M. F. Hoffman
Address: 211 Bermuda Lane
Architect: Lindley M. F. Hoffman
Project Description: Single story additions to existing single story house totaling 326 sq. ft.; removal of existing entrance porch

Ms. Linda Smith presented this project on Mr. Hoffman's behalf. The proposal adds a dining room, removes the entry porch and replaces it with a small entry foyer addition, and adds a bay window, with built-in roll up shutters, off the kitchen area. The Bermuda style will be maintained, along with the same color scheme...cream for the house, dark green for the shutters, and a white flat tile roof. Some quoining will be added at the circle head window at the front door. The front door will be paneled.

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

B42-95 Addition

5/24/95 ARCOM MEETING

Applicant: Mr. and Mrs. Patrick Henry
Address: 630 Crest Road
Architect: John B. Gosman
Project Description: Second floor addition

Architect John Gosman stated that the existing building is CBS construction, but the addition will be frame stucco. He maintained that placing a second floor on this house will in no way intrude on any neighbor's privacy, as evidenced by his photo board. Mr. Deziel commented that another window should be added on the on the Crest road elevation to maintain symmetry, and he did not care for the roof on the addition. There was discussion relative to the addition roof being too identical to the first floor roof. It was mentioned that the addition stands out so much with its crisp gable edges, and softening the edges would be preferred.

MOTION BY MRS. BAKER FOR APPROVAL WITH THE ADDITION OF ANOTHER WINDOW ON THE SOUTH FACADE.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a ten minute recess at this point, 10:45 a.m.
The meeting reconvened at 10:55 a.m.

C01-95 Addition

Applicant: RYCHAD Trust
Address: 1029 North Ocean Boulevard
Architect: Smith Architectural Group
Project Description: Second story addition over pool pavilion

It was noted that this home was reviewed at last month's meeting, but a variance was required, for point of measurement, for the second story addition over the pool pavilion. The variance had since been obtained. The second story will contain space for two bedrooms, a living area and kitchenette.

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

C02-95 Demolition

Applicant: Arturo Burigatto
Address: 261 Seminole Avenue
Representative: Francis X. J. Lynch, Esq.
Project Description: Demolition of an existing single family residence

5/24/95 ARCOM MEETING

The applicant requests that this item be removed from the agenda.

MOTION BY MRS. LINDSEY FOR REMOVAL FROM THE AGENDA.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.

C03-95 Gates

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

An application for ARCOM review and drawings were not submitted. Project deferred by staff to the June meeting.

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

C04-95 New Residence

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

Mr. Ray Flow presented the plans for his home. He stated that the existing house on this lot will be demolished and a new home in the Key West or Florida Cracker style will be built. He showed a photo board of the surrounding structures. The exterior material will be synthetic wood clapboard painted taupe, and it will have a concrete shake shingle roof. The circular driveway will be paved with Old Chicago brick. Mr. Schuler commented that the front facade is very busy, and the windows are low in height. He felt that there were too many different style windows used on the house. He commented that this style house is totally different from others in this neighborhood, and felt that it is a very overpowering type of house for this family neighborhood. He felt it was an R-A type house being placed in the R-B Zoning District. Mrs. Baker stated that although this new style is refreshing, the window selection is questionable and the railing shown conflicts with the style of the house. She felt that the material choices were fine, but the design needs to be simplified. Mr. Rosenthal commented that the design styles used on the home clash. Mr. Deziel stated that there is not one full two story home on all of the pictures shown. All had only a partial second story. He felt that the massing of this house was not right for the size of the lot and the neighborhood.

Mr. Frank commented that this house is 25% larger than the rest of the homes in the north end. He stated that zoning allows certain maximums, but ARCOM must give approval of the design. The house cannot be out of character with the neighborhood. He suggested that the owner do a floor area ratio and cubic content study, comparing this house to the neighborhood houses.

Mr. Deziel summarized for the applicant's benefit. The Commission feels that the house is too big,

5/24/95 ARCOM MEETING

too different, and too busy a design. He suggested that most of the half-round windows be eliminated, and that the railings be made softer. Mrs. Baker added the suggestion that the single garage door be changed to two garage doors with proper screening so that it is not a major feature.

Mr. Frank also pointed out that the plan does not meet the code with respect to height. The structure is 23' in height, when a maximum of only 22' is permitted.

Upon questioning, the applicant admitted that he had omitted a portion of this project from the application, i.e., the demolition of the existing structure. Therefore, the applicant will need to file a new application, and surrounding property owners will have to be renotified.

MOTION BY MR. SCHULER FOR DEFERRAL AS RE-STUDY IS RECOMMENDED.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

C05-95 Townhouses

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

The applicant requests that this item be deferred until the June meeting.

MOTION BY MRS. LINDSEY FOR DEFERRAL TO JUNE.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B. DEFERRALS AND CONTINUATIONS: MAJOR PROJECTS

B04-95 Remodel

Applicant: Ms. Jani Whitney
Address: 127 Oceanview Road
Architect: Eugene Fagan III
Project Description: Remodel existing residence and add a partial 2nd floor

The project was approved at the February meeting with conditions the applicant restudy the front door, windows on the garage and matching windows with sidelights and return to the March meeting. The architect requested deferral to the April meeting, and again to the May meeting.

No new drawings have been submitted for this project.

Mr. Deziel recalled that at last month's meeting, Mr. Moore made the statement that if this applicant was not prepared to be heard at this meeting, removal from the agenda should be considered. Mr.

5/24/95 ARCOM MEETING

Frank added that on the evening before the meeting, partial drawings were submitted, but they were not available to those members of the Commission or the public who requested them earlier.

MOTION BY MRS. BAKER FOR REMOVAL FROM THE AGENDA.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B74-94 Modification

Applicant: Jeffrey Raynor, P.A. (Trustee)
Address: 496 Northlake Way
Architect: Bridges, Marsh & Carmo, Inc.
Project Description: Modification of elevations and reduced square footage to an approved new residence

The Project was deferred from the March and April meetings.
No new drawings have been submitted for this project.

Mr. Frank stated that he was notified that the applicant requests removal of this item.

MOTION BY MRS. BAKER FOR REMOVAL FROM THE AGENDA.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

Let the record show that Mr. Deziel was not present at this point.

B16-95 Demolition & New Duplex

Applicant: Zack Ciomek
Address: 250 Everglade Avenue
Architect: Randall Stofft
Project Description: Demolition and construction of new duplex with landscaping plans

The projects demolition portion was approved and the new construction portion was deferred to the April meeting for re-study. At the April meeting, the project was deferred to May for re-study of the design looking toward a less symmetrical design with a single family feeling.

Attorney Dean Vegosen, Architect Randall Stofft, and the Applicant, Zack Ciomek were present. Mr. Vegosen showed the previous renderings which had been presented to ARCOM, and then the new design pursuant to ARCOM's comments last month. The roofline and treatments are not symmetrical. There is a tower on one side only. The structure appears much more like a single family dwelling. The landscape plan will return to the Commission at a later date and is not part of this application.

Mr. Helander commented, as one of the strongest objectors to the previous designs, that this is a marked improvement with a design more like a single family home.

MOTION BY MR. BELL FOR APPROVAL AS SUBMITTED TODAY.

MOTION SECONDED BY MRS. LINDSEY.

5/24/95 ARCOM MEETING

Mr. Schuler felt the design was overpowering for Everglades Avenue. He felt it should be simplified and that some of the windows appeared very heavy. Mr. Bell responded that he is very impressed with the changes which were made in response to ARCOM's concerns.

ROLL CALL VOTE: MR. BELL: YES
MRS. LINDSEY: YES
MRS. BAKER: NO
MR. HELANDER: YES
MR. SCHULER: NO
MR. ROSENTHAL: YES

MOTION CARRIES 4-2-0.

Let the record show that the Mr. Stofft had requested the B28-95 be heard next due to his time restraints. The Commission agreed to hear this item out of order.

B28-95 Demolition & New Residence

Applicant: Misbah & Hend Ahdab
Address: 560 Island Drive
Architect: Randall E. Stoff Architects
Project Description: Demolition & construction of new two story single family Mediterranean style residence

The project was approved at the April meeting except for the east elevation which was deferred for further study.

Architect Randall Stofft presented a re-worked east elevation pursuant to comments heard at last month's meeting. The re-design shows lighter iron railings with two small columns, squared window at the master bedroom and simple wrapping iron railing elsewhere. Mr. Schuler felt that the facade was still too busy. Mr. Helander commented that the objections last month were few and they have been addressed, with the design being toned down and improved. Mr. Stofft also presented an alternative to the window over the door on the front elevation, also pursuant to comments made last month. It was decided that the original design was preferred for that window.

MOTION BY MR. BELL FOR APPROVAL WITH THE REVISED REAR (EAST) ELEVATION.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED 5-1-0, WITH MR. SCHULER CASTING THE NEGATIVE VOTE FOR REASONS PREVIOUSLY STATED.

Let the record show that Mr. Deziel returned at this point.

B21-95 Demolition; Alteration; Addition

Applicant: Stuart Subotnick, Trustee
Address: 88 Middle Road
Architect: Bridges, Marsh & Carmo

5/24/95 ARCOM MEETING

Project Description: Demolition of an existing garage/staff apartment structure; alterations to south facade; alterations to north facade; construction of two car garage addition; flower room to east side

Demolition of the existing garages with staff apartment was approved at the April meeting; and the proposed construction of a new 1400 square foot structure (B22-95) was deferred along with the remainder of B21-95 as the Commission requested a complete site plan to review the overall proposed development.

Attorney Paul Prosperi and Architect Jim Carmo returned to the Commission pursuant to last month's deferral. Mr. Prosperi presented a comprehensive site plan as was requested. At last month's meeting, approval was secured for demolition of 86 Middle Road and 121 El Bravo Way, as well as demolition of the existing garage/staff apartment structure at 88 Middle Road. Today's proposal is for an elevation modification of the south facade of the existing house at 88 Middle Road; an addition for a new entrance foyer and second floor mechanical room element on the north facade; a new garage space with two garage doors and a third garage door with pedestrian door inserted; a new two bedroom staff house; and the landscape plan. The landscape plan may have to be modified if the application for abandonment of the south 200 feet of Middle Road is approved. Mr. Prosperi showed an overlay demonstrating how the site plan would be changed if the abandonment is approved. Mr. Carmo reviewed the model as well as the elevations. Any additions use all of the same materials and details as the existing house. Mr. Schuler asked that the door on the new one story staff quarters be changed to a french door with shutters. The applicant's representatives agreed that this could be done.

Mr. Frank stated that surrounding property owners may have been concerned about more traffic on Middle Road, however, this project represents a reduction in density. Mr. Prosperi also assured the Commission that staff parking will be ample and available on site.

Mr. Steve Simone presented the landscape plan as drawn by Florida Landscape Design. Landscaping will be extensive with various water elements, several of them designed to look like natural ponds. The area outside the new entrance foyer will be done in keystone set in sod. The applicant will return to the Commission with driveway entry gates in the future.

MOTION FOR APPROVAL OF THE PROJECT AS PRESENTED BY MR. SCHULER.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

Let the record show that the approval includes B21-95 and the remaining portion of B22-95 as described above.

B22-95 Demolition; Construction 1400 Sq. Ft. Structure

Applicant:	Elizabeth Frank
Address:	86 Middle Road
Architect:	Bridges, Marsh & Carmo, Inc.
Project Description:	Demolition of existing residence; construction of new 1400 square foot structure

5/24/95 ARCOM MEETING

Demolition of existing residence was approved at the April meeting and the proposed construction of new 1400 square foot structure was deferred so that the Commission can review a more complete site plan of the overall proposed development.

MOTION FOR APPROVAL FOUND IN ITEM B21-95.

B26-95 New Residence

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

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

Architect Rick Gonzalez and the owner, Mr. Frisbee, gave the presentation, returning the Commission pursuant to comments made last month. Mr. Gonzalez stated that the roof will not be done in "S" tile. It will either be done in barrel mission tiles or flat clay tiles. He showed a colored rendering of the revised design, which showed revisions to the roofline making some of the roofs hipped. The single shutters, previously shown have been removed and replaced with double shutters in each case. Windows have been aligned on the north wall. The two awkward bathroom windows on the first floor (left elevation) have been eliminated, and a single door inserted for access to the pool area. On the front elevation, hip roofs were added, windows simplified, a balcony was placed over the front entry, and the solid paneled doors were changed to leaded glass doors for more light.

Mr. Schuler felt that the leaded glass doors were not appropriate on the front elevation. Mr. Deziel commented that the main ridge of the roof is still just one big roof, 90' long, without a break except for the hips at both ends. Also, the remaining gables, he felt, still end too sharply, and he suggested hips. Mr. Helander felt that the second floor porch stands out too much, and does not appear to be an integral part of the design. Mr. Deziel agreed stating that it was too small for this long house. The members suggested that it be made much wider, three bays of width wide) or be removed altogether. Mrs. Baker supported the owner's desire for the second floor balcony, especially due to this property's waterfront location. Mr. Deziel stated that this house needs further study, and he stated his personal opinion that last month's approval of the foundation was in error. He felt that the Commission should not be rushed for approvals because of anyone's construction schedule. He stated that this is not your normal house, as it faces too waterways, and as such, is an extremely important house. He felt that the owner and architect had done a good job in responding to the comments last month, but one more month was needed to produce the right product. The architect stated he had no problem with expanding the second floor porch and extending its roof over the columns. Mr. Bell agreed that the roof was now improved, but he was still concerned over the front and rear of the house. He felt that the front entry feature was too small, too weak, and that 90' of roofline was too long. Mr. Gonzalez stated that the entry feature projects out six feet, and is twelve feet wide. Mr. Deziel stated that as designed, the more the entry feature sticks out, the worse it will look as it is so narrow.

5/24/95 ARCOM MEETING

The owner and architect asked for specific areas to be addressed. Mr. Deziel's response:

1) Re-study the entry feature on the first and second floors, making it wider and more pronounced, as twelve feet in width is too small relative to the 90' expanse of roof.

Also the columns are too weak at the front entry.

2) Re-study the rear second floor porch area.

3) The gabled roof on one-third of the garage is awkward.

4) Re-study the two awkward gables on the west elevation

5) Re-study the massing of the columns on the first floor to support the porch.

6) Look at the front elevation to determine whether the front facade can be brought out further.

The owner stated that the front elevation could not be brought out further due to zoning restrictions. Mr. Moore responded that the owner has chosen to take advantage of all of the zoning code maximums allowed, and as such cannot do the suggested change to the front facade. Therefore, it is not zoning that has restricted the owner, but his choice to maximize on available options. Mr. Moore stated that when foundation permits are issued, the applicant is asked to sign a Hold Harmless Agreement, so that if work is commenced on the foundation, and then changes are required, the owner commences work at his own risk. Bringing the front facade will require a foundation change. Mr. Frisbee stated that he and his architect have tried very hard to accommodate the concerns of the Commission, but today's suggestion to bring out the front facade is a major change. He added that aesthetics are a matter of personal preference.

Mr. Helander stated that there has been a real spirit of cooperation exhibited by the owner and architect regarding this matter. Mr. Deziel asked that 30 more days be spent to re-study the matter. Mr. Moore advised the Commission that all elements of concern should be told to the owner today, so that if he responds to those concerns, makes changes, and brings those changes back next month, new concerns should not be introduced at that time.

MOTION BY MRS. BAKER TO DEFER THIS ITEM TO THE JUNE MEETING FOR RE-STUDY OF THOSE ELEMENTS DISCUSSED, THE FRONT ENTRY ELEMENT AND THE REAR PORCH AREA.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B30-95 Addition

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

The project was deferred from the April meeting at the request of the Architect.

The architect requests deferral of this item to the June meeting.

MOTION BY MRS. LINDSEY FOR DEFERRAL TO THE JUNE MEETING.

MOTION SECONDED BY MRS. BAKER.

5/24/95 ARCOM MEETING

MOTION CARRIED UNANIMOUSLY.

Let the record show that at 1:15 p.m., there was a recess called until 2:04 p.m.

Let the record show that members present were Mr. Rosenthal, Mrs. Baker, Mrs. Lindsey, Mr. Bell, and Mr. Helander.

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

A39-95 Entry Gates

Applicant: Mr. Kay Brinkman
Address: 241 Jungle Road
Architect: Robert Bell
Project Description: Construction of new 6' high aluminum entry gates with columns at each end to be set back 24' from the edge of the paving at Jungle Road

Architect Robert Bell stated that the proposed automatic decorative gates are centered on the entryway of the house.

MOTION BY MR. BELL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

A40-95 Awnings, Window Changes

Applicant: 191 Bradley Place Partners (Tom Youchak)
Address: 191 Bradley Place
Engineer: Tom Youchak
Project Description: Add bullnose awnings over existing and new windows; place planter boxes beneath windows; addition of bougainvillea; remove 5 existing windows and replace with larger new windows

Mr. Joe Mattei of American Awning presented this request on behalf of Mr. Youchak, for the remodel of the front facade of 191 Bradley Place. The new dome awnings will be red. At the entrance, the same type awning will occur with posts and curtains to accentuate the entrance. It was noted that since Mr. Youchak has been involved with this building, its appearance has been greatly improved.

MOTION BY MR. HELANDER FOR APPROVAL OF THE RED AWNINGS...AMENDED TO INCLUDE THE ENTIRE PROJECT.

MOTION AND AMENDED MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

5/24/95 ARCOM MEETING

A41-95 Carport removal/new garage

Applicant: J. Brent Finnegan
Address: 260 Nightingale Trail
Architect: Kurt M. Johnsen
Project Description: Remove 1 car carport with flat roof & build 1 car garage with pitched roof

Contractor Kurt Johnsen presented this request. Materials for the garage will match the materials of the house. The garage will actually be 4' closer to the street, for a total of 32' back from the street. Mr. Bell asked that the garage door be paneled rather than smooth.

MOTION BY MRS. LINDSEY FOR APPROVAL WITH THE PROVISIO THAT THE GARAGE DOOR BE EMBELLISHED WITH PANELS.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A42-95 Garage Door

Applicant: Mr. Patrick Segraves
Address: 1490 Via Manana
Architect: Patrick Segraves
Project Description: New garage door

Mr. Segraves, Architect and Owner, asked to place paneled white garage doors on both ends of his carport.

MOTION BY MR. BELL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A43-95 Awning

Applicant: Mr. Bruce Helander
Address: 221 Ocean Terrace
Contractor: American Awning Company
Project Description: Install white awning with blue valance on front of house

Let the record show that Mr. Helander declared a Conflict of Interest with respect to this matter. (Voting Conflict form on file.) Mr. Joe Mattei of American Awning Company presented the request as stated above .

MOTION BY MRS. LINDSEY FOR APPROVAL AS SUBMITTED.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

Let the record show that Mr. Schuler returned at 2:23 p.m.

5/24/95 ARCOM MEETING

D. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS
A32-95 Shutters

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

MOTION BY MR. BELL FOR DEFERRAL TO THE JUNE MEETING.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.

B03-95 Revisions

Applicant: Jerome Fisher
Address: 334 North Woods Road
Architect: Robert Henry
Project Description: Window revisions & modifications to facade elements of a previously approved project

Architect Robert Henry stated that on the north elevation, quoining has been added around the arch and a balustrade has been added above the garage doors.

MR. BELL MOVED FOR APPROVAL, BUT THERE WAS NO SECOND.

On the west elevation, two sets of windows have been revised for a three arched look. A gable roof above the master bedroom was removed, so there is only one gable on the west elevation now. A skylight was added above the breezeway. On the east elevation, quoining was added at the arch.

MOTION BY MR. BELL FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.

V. Other Business:

Access to elected and appointed officials

Mr. Moore read Mr. Randolph's memorandum to Mr. Bob Doney, Town Manager, relative to access to elected and appointed officials. (as was discussed after B38-95)
Disclosure forms will need to be completed if such access is achieved in some form and those completed forms will need to be available at the meeting affected. This matter will be discussed further at the June Town Council meeting, so the process is yet pending.

Upcoming absence of Mr. Helander

Mr. Helander indicated that he will be absent from the June meeting as he will be attending an opening of his work in Paris. He requested an excused absence.

Classification of absence of Mr. Fisher

This was on the agenda at the beginning of the meeting, but was overlooked. Mr. Rosenthal stated that Mr. Fisher had informed him that he was unaware, when he was appointed, that there were any attendance requirements. He did, however, write a letter to the Chairman explaining his absence,

5/24/95 ARCOM MEETING

and the Chairman will forward same to staff.

No decision was made as to excused or unexcused today. It will be carried on next month's agenda.

V. Adjournment

MOTION BY MR. BELL FOR ADJOURNMENT AT 2:32 P.M.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held Wednesday, June 28, 1995 at 9:00 a.m. in the Town Hall, Town Council Chambers, 360 South County Road, Palm Beach.

Respectfully submitted,

Leighton Rosenthal
CHAIRMAN

cmd

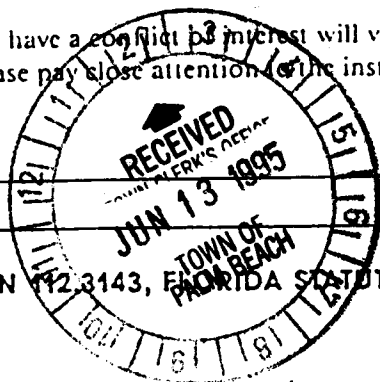
FORM 8B — MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME — FIRST NAME — MIDDLE NAME Helander, Bruce		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Commission	
MAILING ADDRESS 350 S. County Road		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: CITY COUNTY OTHER LOCAL AGENCY Town	
CITY Pal Beach	COUNTY Palm Beach	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach	
DATE ON WHICH VOTE OCCURRED 5/24/95		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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

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



INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

ELECTED OFFICERS:

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

In either case, you should disclose the conflict:

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

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

APPOINTED OFFICERS:

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

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

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

- You should complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- 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, Bruce Helander, hereby disclose that on May 24, 1995:

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

☒ inured to my special private gain; or

☐ inured to the special gain of _____, by whom I am retained.

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

I am the owner of the subject property involved with Item A43-95, 221 Ocean Terrace.

May 24, 1995
Date Filed


Signature

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