



TOWN OF PALM BEACH

Building and Zoning Department

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, MAY 23, 1990 AT 12:30 P.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The May 23, 1990 Architectural Commission was called to order at 12:32 p.m. by Chairman Jeffery W. Smith.

II. Roll Call

PRESENT: Jeffery W. Smith, Chairman
Jane R. Grace, Member
Lesly Smith, Member
John Schuler, Member
Marie Hope, Member
Laurel Baker, Alternate Member
Jesse Newman, Alternate Member

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

ABSENT: Jorge Sanchez, Member
Joanna Frost-Golino, Member
Leighton Rosenthal, Alternate Member

RECORDING SECRETARY: Mary A. Pollitt

III. Approval of Minutes of April 25, 1990 Meeting.

MOTION MADE BY MRS. GRACE TO APPROVE THE MINUTES.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

Mr. Moore informed the Commission that a copy of a new "Certification of Action" form has been given to each Commission member for review. A form is to be filled out when a project is denied. Reasons for the denial are enumerated on the form. The applicant or his representative is to receive a copy of this form when a project is denied.

IV. Project Review

A. Deferrals and Continuations: Minor and Major Projects.

B6-90 Addition and Remodeling

Applicant: Mr. and Mrs. Holden Luntz
Address: 234 Seminole Avenue
Architect: SKA Architect + Planner
Project Description: Remodeling and addition to the existing residence.

The project was deferred until the May meeting at the request of the architect.

The architect requests the project be deferred until the June meeting.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

B10-90 New Residence

Property Owner: Mr. and Mrs. Lopata
Address: 234 Eden Road
Architect: Robert Kolany
Project Description: A new regency style residence.

The project was approved at the February meeting with the conditions samples of the colors of the building (gray and white), tinted glass, driveway materials and a landscape plan be submitted to the Commission.

The tinted windows and color chips were approved at the February meeting.

The architect requested deferral of the landscape plan and driveway material samples until the May meeting.

Robert Kolany presented a site drawing showing the driveway layout. Mr. Kolany also presented samples of the stone to be used for driveway material.

Brian Simms presented the landscape plan for the project. The front yard consists of 40% green space and consists of three layers of hedging requiring low maintenance and maintained by a drip system.

The gray and white house will have a landscaping color scheme of

lavender, pink and silver with red accents. An existing ficus hedge surrounds the property.

Mr. Moore reminded Mr. Simms and Mr. Kolany that no plantings are to be planted in the right-of-way areas. Mr. Moore also stated the Town's Comprehensive Plan requires a minimum of 15% of the landscaped area to be Xeriscaped.

Six foot gate posts (including ornamentation) were shown on the site plan.

MOTION MADE BY MR. SCHULER TO APPROVE THE LANDSCAPE PLAN AND MATERIALS AS PRESENTED.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B20-90 Addition and Remodeling

Applicant: 1616 South Ocean Beach, Inc.
Address: 1616 South Ocean Boulevard
Architect: Stephen J. Ginocchio
Project Description: Upper level addition, new gates, drives and parking courts

The architect requested deferral until the May meeting.

The architect requests the project be deferred until the June meeting.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B22-90 Commercial Building

Applicant: Dr. Steve Spector
Address: 242 Sunset Avenue
Designer: Michelle Ackerman
Project Description: New two-story, commercial, Mediterranean style office building

The project was conceptually approved at the March meeting with the conditions working drawings with details and a detailed landscape plan be submitted to the Commission.

The designer requested this project be deferred until the May meeting.

Michelle Ackerman presented an elevation drawing showing the embellishments on the facade. Cast stone accents will be used on the front facade. Arches with recesses and cast stone accents on the pilasters have been added.

Landscaping planned for the front of the building will conceal some of the detail work. Kathy Mock presented a landscape plan for the project which is designed for the different heights of the details on the building.

Photographs were presented of the area. The building will be located in the middle of the 200 Sunset Avenue block. A parking lot is next door to the property.

The height of the building is 35 feet to the top of the elevator tower.

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

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B24-90; was A25-90 - Renovation

Property Owner: Stefan Richter
Address: 245 Worth Avenue
Architect: Rex Nichols Architect & Associates, Inc.
Project Description: Storefront renovation

This project was approved at the April meeting with the condition samples of the materials to be used on the storefront be presented at the May meeting.

Rex Nichols and Stefan Richter presented samples of the stone, similar to keystone, to be used on the front of the building.

MOTION MADE BY MRS. HOPE TO APPROVE THE MATERIAL SAMPLE.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B25-90 Renovation

Applicant: Mrs. Ruth Morrow
Address: 593 Island Drive
Architect: Hoffman, Schofield Colgan and Kirchoff
Project Description: Raise roof, enclose porch, add garage

This project was approved at the April meeting with the condition the applicant return with a garage plan that would have the

garage doors open into the courtyard.

Lindley Hoffman presented a site plan drawing showing the "garage" door opening into the courtyard. This is a 17 foot carport with no doors. The front wall of the carport would be solid (stucco) and landscaped.

A photo of the house was presented to the Commission.

MOTION MADE BY MRS. SMITH TO APPROVE THE DESIGN OF THE CARPORT.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

Mr. Hoffman presented a drawing of the proposed gate posts (with urns) which would be at the ends of the front hedge.

MOTION MADE BY MRS. SMITH TO APPROVE THE GATE POSTS AND URNS.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B26-90 New residence

Applicant: Leonard and Pat Sousa
Address: 1300 North Ocean Blvd.
Architect: Edward H. Sheahan III
Project Description: New one story, Regency style residence

The project was conceptually approved at the April meeting with the conditions the following areas be restudied: the windows, the addition of a roof, the color the house and the glass tint and the landscape plan.

Ed Sheahan presented an elevation of the front of the residence and a list of the suggestions of the Commission incorporated in the re-design of the residence. Those suggestions included:

1. varying the height of the parapet along North Ocean Boulevard
2. lowering the balustrade height to be in correct proportion
3. bringing the "quoins" into more classic proportion and not using them on all corners
4. adding French style light fixtures to the elevations
5. making the "entablature" more substantial and continuing the banding to unify the elevations
6. deleting the parapet pineapples and decorative vases
7. using the same pattern in all semi-circular windows for consistency
8. making the sitting room window narrower to be in more proportion
9. adding a mullion to the living and breakfast room windows; using operable French doors at each side

10. using a light tint to the glazing
11. "squaring off" the sitting and bedroom windows
12. On the Merrain elevation - making the bedroom windows in more classic proportions
13. using stamped concrete in lieu of pavers in driveway areas
14. using salt tolerant plants (no gardenias)
15. use bedroom window heads (deleting the entablature-crossing semi-circular windows)

The applicant wishes to retain the "Regency" style of the residence and prefers no roof (other than a flat roof) on the structure. The preferred colors are gray and white.

The Commission asked that Mr. Sheahan return with a complete landscape plan, identifying the plant materials and the percent of the Xeriscape.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITION.

B27-90 Second story addition

Applicant: John Raimondi
Address: 1420 North Ocean Boulevard
Architect: Miguel Mazure
Project Description: Second story addition

The applicant requested deferral until the May meeting.

Mr. Raimondi presented a site plan and elevation drawings of the proposed project. The style of the house would be changed from Bermuda to Modern. The use of various sizes of windows and the vertical treatment of building materials are incorporated in the design of the house. One square area is open to view the Ocean.

A second floor addition and staircase have been added.

Mr. Raimondi's photographs were of properties in the area, not adjacent properties, that are similar in style. Mr. Smith requested to see pictures of the existing house and the neighboring properties within 200 feet of the house.

Mr. Raimondi suggested he could obtain those pictures and return to the meeting later in the day.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT UNTIL THE END OF THE MAJOR ITEMS ON THE AGENDA.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

Mr. Raimondi returned to the meeting and was heard after project B47-90.

Photographs of the existing residence and neighboring properties were presented to the Commission.

The overall height of the house would be 27 feet.

Mr. Schuler commented the renovation was not in keeping with the neighborhood. A discussion followed on the "modern" appearance of the house compared to the neighboring properties.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT TO RESTUDY THE APPEARANCE OF THE HOUSE IN RELATIONSHIP TO THE NEIGHBORING PROPERTIES.

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY.

B28-90 New Construction

Applicant:	The Wells Road Land Company
Attorney:	Peter S. Broberg
Address:	133 Wells Road
Architect:	Don Boitnott, Jr.
Project Description:	Construct new residence

The demolition of the existing house was approved at the April meeting. The construction of a new residence was deferred to restudy the submitted elevations that were dissimilar and of less quality than other neighboring structures.

Peter Broberg and Don Boitnott presented the project. Mr. Broberg explained the original application for the project included two residences. Only one of the plans was presented at the April meeting. Plans for both residences will be presented at this meeting.

Mr. Frank told the Commission no plans for either residence were submitted before the meeting.

House Number B28-90A: Mr. Boitnott presented a new elevation drawing and noted the design changes including the windows. Additional detail has been added to the house. The exterior would be cream colored stucco with a light gray slate roof. Storm shutters would be concealed and built into the house during construction.

The driveway materials would be pavers.

The Commission discussed the details of the house.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT WITH THE CONDITION THE LANDSCAPE PLAN AND THE COLOR OF THE DRIVEWAY MATERIALS BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY.

House Number B28-90B: (second house at 133 Wells Road)

The tentative address of this residence is 131 Wells Road.

An elevation drawing of this residences was presented. The lot is 130 feet wide, and the garage faces the street. The house is approximately 100 feet wide with 15 foot setbacks on each side. This house has been sold by Mr. Gottfried. The prospective buyers are working with the architect on the design.

The house is designed around the loggia/swimming pool area in the rear of the property. A center entry from Wells Road is shown on the site plan. A twenty foot hedge is existing.

The house is predominantly one story with second story living quarters for servants and a game room over the pavilion on the east side of the house.

The Commission members discussed the entrance of the garage facing Wells Road. All designs coming before the Commission are encouraged to have side entrances if at all possible. Mr. Smith suggested the garage area could be re-designed and "pushed back".

MOTION MADE BY MRS. SMITH TO DEFER THE PROJECT TO RESTUDY THE GARAGE ENTRANCE THAT FACES THE STREET.

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE REASON.

B31-90 New Residence

Applicant:	Bertram I. and Lucille Cohen
Address:	N. Lake Way/Cherry Lane
Architect:	Lyons-West and Associates
Project Description:	New single family, two story residence

The project was deferred from the April meeting to allow further study of the design incorporating the comments of the Commission members.

Sam West presented plans enumerating the changes made since the April meeting. The two story house has a 5/12 roof pitch. The original 35 foot overall height has been reduced to 28 feet; thus

reducing the massing of the house. The amount of glass used in the house has been reduced. Clear glass will be used throughout. A sample of the clay roof tile was presented. The coloring of the tile has a mottled effect.

The front yard set back is 40 feet from the right of way line. The north set back is 16 feet. Ten feet of that may be in the easement required for the utilities. The North Lake Way set back is 33 feet from the property line. A discussion followed concerning the utilities set back. Mr. Moore stated the details of the easement will have to be worked out before a building permit may be obtained.

Mr. Schuler questioned the use of the number of French doors and the panels giving the house a "busy" look. Mr. West replied solid doors may be substituted for some of the French doors.

Mr. Smith suggested the use of rounded arches, not elliptical arches, on the front of the residence. Mr. Schuler concurred.

The Commission discussed the height and appearance of the storeroom/mechanical room over the garage. The entire wall looks "too solid" and "imposing on the corner". The addition of two windows would "break-up" the wall mass as viewed from Cherry Lane.

Denise Meyer, owner of the property next door, questioned the overall height of the house as it relates to her proposed one story residence on the adjoining lot. Mr. West replied one small window faces the east, and he did not think the privacy factor is an issue.

Mrs. Meyer also questioned plans for the gazebo. Mr. West said the plans for the gazebo would be submitted at a later meeting.

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

1. CHANGE THE ELLIPTICAL ARCHES TO TRUE ARCHES
2. CHANGE THE TWO SMALL WINDOWS BY THE SIDE OF THE FRONT DOOR TO LARGER PANES
3. THE PAIR OF PANEL DOORS ON THE FRONT ENTRANCE SHOULD BE AN EIGHT FOOT MINIMUM HEIGHT
4. SUBMIT DRAWINGS OF THE LANDSCAPE PLAN, DRIVEWAY AND GAZEBO AT A LATER MEETING
5. ADD WINDOWS ON THE SOUTH SIDE (CHERRY LANE) OF THE BUILDING TO "BREAK UP" THE SOLID WALL
6. OBTAIN UTILITIES EASEMENT BEFORE APPLYING FOR BUILDING PERMIT

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITIONS.

B33-90 New Residence

Applicant: Mr. Ralph Hibbard
Address: 115 Oceanview Road
Architect: Pecht-Wensing Architects + Planners
Project Description: New two story residence with swimming pool

The project was deferred from the April meeting with the suggestion comments of the Commission members be considered in the re-studying of the project.

The architect requests the project be withdrawn.

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

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY.

B35-90 Addition

Applicant: Elizabeth H. Howe
Address: 432 Seabreeze Avenue
Architect: Lindley Hoffman
Project Description: One story garage addition

The project was deferred from the April meeting.

Lindley Hoffman presented a site plan showing a "dog-leg" approach to the garage. The previous submission had a straight garage approach from the street.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B36-90 Addition

Applicant: Gregory and Edwina Kempf
Address: 300 North Ocean Boulevard
Architect: Robert Nichols
Project Description: Second floor addition

The project was deferred from the April meeting.

Robert Nichols presented an elevation drawing showing the second story addition over the garage. The cupola has been moved away

from the addition. Window changes have been made also.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

A43-90 Shutters

Applicant: Paul Chase
Address: 10 Middle Road
Contractor: Folding Shutter Corporation
Project Description: Install one pair, white, aluminum, non-electric folding accordion shutters

No one was present in the audience to represent the applicant at the either the April meeting or the May meeting.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A44-90 Awning

Applicant: Tomoko Gallery
Address: 313-A Worth Avenue (Via Petite)
Contractor: South Florida Awning Company
Project Description: Awning

No one was present in the audience to represent the applicant at the April meeting. The project was deferred until the May meeting.

South Florida Awning requests a deferral.

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

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY.

B5-90 Addition

Applicant: Mr. and Mrs. Alfonso Fanjul, Jr.
Address: 1161 North Lake Way
Architect: John B. Gosman
Project Description: Changes to previously approved project; second floor addition

The materials for the bank include barrel clay tile for the roof, smooth white stucco for the facades and anodized bronze aluminum.

Mrs. Smith asked Mr. Hoffman if the bank building materials will match the materials used on the existing building in the complex. Mr. Hoffman replied alterations to the existing building will be made to complement the bank which will be the anchor building for the complex.

Mr. Hoffman offered to provide elevation drawings of the project as originally submitted and drawings for all four elevations if the project could be deferred until the end of the meeting.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

Mr. Hoffman returned at the end of the meeting with the elevation drawings. The Commission reviewed these drawings.

A landscape plan for the bank building including lighting and 30 - 40% Xeriscape planting will be submitted at a later meeting.

MOTION MADE BY MRS. GRACE TO APPROVE THE PROJECT AS SUBMITTED WITH THE LANDSCAPE PLAN TO BE SUBMITTED LATER.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

(The Commission recessed from 3:00 - 3:20 p.m.)

Mrs. Baker left the meeting.

B. New Business - Major Projects

B34-90 Addition

Applicant:	Mr. and Mrs. Donald Dick
Address:	201 Indian Road
Architect:	Gerhard Selzer
Project Description:	Addition of bathroom and closet to match existing residence

Mr. Gerhard Selzer, architect, presented an elevation drawing showing the 100 square foot bathroom and closet addition. The materials on the addition will match the existing structure.

This project was approved at the February 28, 1990 meeting.

John Gosman presented a copy of the approved plan for the project. The owner requests a new design be considered with the emphasis on a roof finial that is three feet above the roof line. The roof would be copper.

Photographs of the heavily landscaped property were presented.

Mr. Smith commented the new design does not blend with the rest of the house and is not an architectural enhancement.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. NEWMAN.

MOTION FAILED 3 TO 4 WITH A ROLL CALL VOTE AS FOLLOWS:

YEA:	LESLY SMITH	NAY:	MARIE HOPE
	JOHN SCHULER		LAUREL BAKER
	JESSE NEWMAN		JANE GRACE
			JEFFERY SMITH

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT FOR RESTUDY.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B84-89 Commercial Buildings

Applicant:	Biltmore Galleria, Paul Prosperi
Address:	255 and 265 Sunrise Avenue
Architect:	Hoffman, Schofield, Colgan and Kirchoff
Project Description:	Construct new office buildings

This project was conceptually approved at the October, 1989 meeting.

Lindley Hoffman presented the landscape plan and an elevation drawing for the project.

A traffic study has been submitted and approved. The entrance on Sunrise does not conflict with the Publix entrance. The entrance, as originally designed, was moved.

Mr. Smith commented he did not remember the bank drive thru as shown on the elevation drawing. Mr. Smith has difficulty understanding the roof and drive thru concept as shown on this elevation drawing. The drive thru is on the north side of the site plan.

Mr. Hoffman stated the project will be accomplished in phases; the bank will be finished first and the plaza will be second.

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

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B38-90 Storefront Renovation

Applicant: Stefan Richter
Address: 243 Worth Avenue
Architect: Rex Nichols Architect & Associates, Inc.
Project Description: Storefront renovation; includes facing material of limestone slabs with 2 display windows

The architect requests this item be removed from the agenda.

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

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B39-90 Demolition

Property Owner: Mr. and Mrs. Anthony Mooter
Applicant: Wells Road Land Company, Inc.
Address: 132 El Brillo
Architect: none
Project Description: Demolition of existing structures

(Mr. Smith has a conflict with this item and excused himself from the meeting. Mrs. Smith is acting chairman.)
~~Frank Lynch~~, Attorney, representing the owners of the property, presented photographs of the existing residence and neighboring properties.

MOTION MADE BY MR. SCHULER TO APPROVE THE DEMOLITION WITH THE CONDITION THAT THE NEW OWNER SUBMIT PLANS FOR A NEW RESIDENCE TO THE COMMISSION BEFORE A DEMOLITION PERMIT IS ISSUED.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITION.

(Mr. Smith returned as Chairman.)

B40-90 New Residence

Applicant: William A. Meyer, President
Palm Beach Land Investments, Inc.
Address: Lot 3, Plat of Graham Eckes Academy
Architect: Kenneth J. Hirsch

Project Description: New Regency style residence

Bill and Denise Meyer presented plans for a new house on lot 3 of a newly developed subdivision on the site of the former Graham Eckes Academy. The name of the new street is Windsor Court.

The 5,000 square foot house will be built next door (east) to a planned personal residence of the Meyers. The one story (two stories over servants' quarters) Regency style house will cost approximately \$1,700,000.

The height of the house is 24 feet to the top of the parapet. The windows are 6 feet high and start 2 feet from the interior floor. The ceiling heights of the rooms vary. Mrs. Meyer prefers the ceiling heights to give the interior rooms a feeling of "largeness". The windows were designed to provide for easier interior window trimming.

The Commission discussed the banding on the exterior elevation at the top of the windows. Suggestions included providing 8 foot windows (not six foot windows) or lowering the banding one foot.

MOTION MADE BY MR. NEWMAN TO APPROVE THE PROJECT WITH THE CONDITION THE WINDOWS BE RAISED OR LOWER THE BANDING ONE FOOT.

MOTION SECONDED BY MRS. HOPE.

THE MOTION FAILED 3/3 WITH MR. NEWMAN, MRS. GRACE AND MRS. HOPE VOTING YEA.

MR. SCHULER, MRS. SMITH AND MR. SMITH VOTED NAY.

MOTION MADE BY MRS. SMITH TO DEFER THE PROJECT UNTIL THE JUNE MEETING TO RESTUDY THE DESIGN INCORPORATING THE SUGGESTIONS OF THE COMMISSION AND SUBMIT A LANDSCAPE PLAN.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE SUGGESTION.

(Mr. Newman left the meeting.)

B41-90 Demolition

Applicant:	Mildred R. Hecht
Address:	325 Via Linda
Architect:	none
Project Description:	Demolish residence

Marvin Rosen, representing the Applebaums, potential buyers of the property, presented the project.

Photographs of the property were submitted. The Applebaums want a larger and more stately residence. This property is located on the lake.

No plans are available for the new residence. The closing is planned by August 31, 1990 and demolition would occur after that date.

MOTION MADE BY MRS. SMITH TO APPROVE THE DEMOLITION WITH THE CONDITION HOUSE PLANS AND/OR LANDSCAPE PLANS BE SUBMITTED TO THE COMMISSION BEFORE THE DEMOLITION PERMIT IS ISSUED.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITIONS.

B42-90 Demolition/New Residence

Applicant:	Stuart Scharaga
Address:	210 Wells Road
Architect:	Randall Stofft Architects
Project Description:	Demolish existing residence; construct new one story, courtyard style, single family residence

Randall Stofft, architect for the project, presented pictures of the existing structure and neighboring properties.

MOTION MADE BY MRS. SMITH TO APPROVE THE DEMOLITION OF THE EXISTING HOUSE.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A site plan for the project showed the location of the proposed residence. This property is next to the North Fire Station. The residence surrounds a courtyard, the center of interest. The Mediterranean facade of the house with a tower and a double roll "S" clay tile roof will be painted white. The roof pitch will be 4.5/12. Cast stone will be used as accents on the front. The pecky cypress garage doors face the fire station.

The Commission members discussed the front facade as compared to the other three sides of the building. Mr. Schuler commented the Mediterranean style should wrap around the building, not stop at the front corners.

Mr. Smith added the massing of the windows to the stone is not the same on the sides and rear of the building as compared to the front.

Mr. Scharaga, the owner of the property, discussed the appearance of the front facade as compared to the other sides of the

building.

MOTION MADE BY MR. SCHULER TO CONCEPTUALLY APPROVE THE PROJECT WITH THE CONDITION DETAILS OF THE WINDOWS, DOORS, GATES, A LANDSCAPE PLAN AND THE SUGGESTIONS OF THE COMMISSION MEMBERS BE STUDIED AND SUBMITTED AT THE JUNE MEETING.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

B43-90 New Residence

Applicant: Mr. and Mrs. Frazier Wellmeier
Address: 206 Queens Lane
Architect: Robert F. Sonberg
Project Description: New Mediterranean style residence

Mr. Frazier Wellmeier and Bob Sonberg presented the project to the Commission.

Photographs of the site and neighboring properties were presented. The height of the proposed two story residence is twenty-five feet.

Mr. Schuler suggested the banding on the facade should be continuous; not have variegated stucco in between.

Both Mr. Schuler and Mrs. Smith suggested larger windows should be used to enhance the design of the residence.

MOTION MADE BY MRS. SMITH TO CONCEPTUALLY APPROVE THE PROJECT WITH THE CONDITIONS A PLAN INCLUDING DETAILS ON THE WINDOWS AND A LANDSCAPE PLAN BE SUBMITTED TO THE COMMISSION AT A LATER MEETING.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITIONS.

B44-90 Guest House and Pool

Property Owners: Gerard Haryman and Denise Valentini
Applicant: Jamie Nassehi, Superior Construction & Design
Address: 137 Dunbar Road
Architect: Millard Wright, Superior Construction & Design
Project Description: New one story guest house and pool

Mr. Frank received a letter from Mrs. Winston Guest requesting the property be exterminated for rats before and during construction.

Jamie Nassehi presented photographs of the existing house.

The guest house and pool will be in the front yard. The plans also reflect other modifications to the house are planned including the entrance.

MOTION MADE BY MRS. SMITH TO CONCEPTUALLY APPROVE THE PROJECT WITH THE CONDITION DETAILED PLANS INCLUDING LANDSCAPING, PAVING AND COLOR SAMPLES BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITION.

(Mrs. Smith left the meeting.)

B45-90 Addition and Renovation

Property Owner:	L & V Investments, Inc.
Applicant:	Jamie Nassehi, Superior Construction & Design
Address:	112 Woodbridge
Architect:	Millard Wright, Superior Construction & Design
Project Description:	Second floor addition; new two car garage; circular drive; stucco the existing house and construct new perimeter wall

Mr. Frank read a letter from Lois and Mary Wagner, 124 Woodbridge, dated May 19, 1990, objecting to the second floor addition.

Mr. Nassehi requests the project be deferred until the June meeting.

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

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B46-90 Pool and Cabana

Applicant:	Mr. and Mrs. Peter Tigges
Address:	1560 South Ocean Boulevard
Contractor:	Michael J. Johnson
Project Description:	New landscaping, entry gates and pool cabana

Michael Johnson presented a site plan for the pool cabana,

walls and gate posts. Town Council has granted a variance for the project.

The piers (for the gates) and gates will be 26 feet from the road.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

Steve Dower presented a landscape plan for the project.

MOTION MADE BY MRS. GRACE TO APPROVE THE LANDSCAPE PLAN.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B47-90 Demolition/New Residence

Applicant:	Marvin Rosenberg
Address:	210 Tangier Avenue
Architect:	Ames Bennett
Project Description:	Construct one-story, single family residence

Ames Bennett presented plans for the project.

The existing residence was designed by O.T. Graham, Architect, and was built in 1936.

An elevation drawing showing details of the one story, Regency style house was presented to the Commission.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT AS PRESENTED WITH THE CONDITION A LANDSCAPE PLAN IS PRESENTED AT A LATER MEETING.

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITION.

MOTION MADE BY MR. SCHULER TO APPROVE THE DEMOLITION OF THE EXISTING RESIDENCE WITH THE CONDITION CONSTRUCTION OF THE NEW RESIDENCE COMMENCE WITHIN 60 - 90 DAYS AFTER DEMOLITION OR THE LOT MUST BE LANDSCAPED AND MAINTAINED.

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITION.
(Mr. Newman returned to the meeting.)

C. New Business - Minor Projects

A48-90 Gate

Applicant: Saks Fifth Avenue
Address: 172 Worth Avenue
Contractor: Budget Fence Company
Project Description: Install gate to enclose covered receiving dock area

Diane Roley from Saks Fifth Avenue described the project for the Commission. For safety purposes, the gate would be installed to protect the loading dock. A burglary in the dock area during operating hours prompted the need for the gate. The gate would be closed during the hours of 10:00 a.m. to 6:00 p.m. and remain open all other hours.

The gate design is galvanized steel between two steel poles.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT WITH THE CONDITION THE GATE BE CONSTRUCTED OF GREEN COATED GALVANIZED STEEL.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITION.

A49-90 Awning

Applicant: David Bernard
Address: 234 Park Avenue
Contractor: Artcraft Awning Company
Project Description: Install gray with white band bullnose awning over front door

This awning has been installed for two years (without benefit of a permit). Approval by the Commission is necessary to obtain the permit.

Pictures of the residence were presented.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A50-90 Sign

Applicant: Salvatore Ferragamo
Address: 200 Worth Avenue
Contractor: Phil Rowe Signs
Project Description: Install dark blue aluminum letters on east

side of building

The applicant wishes to have both sides of his building identified by signage. It is a corner location.

Steve Rowe presented elevation drawings of the building. Both signs (lettering) would be painted dark blue.

MOTION MADE BY MR. NEWMAN TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A51-90 Window Change

Applicant:	Mr. and Mrs. Malcolm Glazer
Address:	1482 South Ocean Boulevard
Architect:	Schwab & Twitty Architects
Project Description:	Change 6 rear bedroom windows from 3 ft. wide to 6'6" wide, triple casement windows

Mr. and Mrs. Glazer would like to change three units of rear windows (facing the ocean) from 3 feet wide to 6 feet wide to allow for a better view of the ocean.

On the south elevation, two windows would be changed to French doors.

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

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

A52-90 Chimney enlargement

Applicant:	Mrs. John A. McDougald
Address:	640 South Ocean Boulevard
Architect:	Robert C. Nichols
Project Description:	Enlarge existing chimney by approximately 20 inches

Bob Nichols presented an elevation drawing showing the addition of a flue in the chimney to allow use of an additional fire place.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY.

A53-90 Sign

Applicant: Barnett Bank of Palm Beach County
Address: 140 North County Road
Contractor: Bishop Sign Company/William O. Castle & Associates
Project Description: Gold leaf finished individual letters on building

Bishop Sign Company presented an elevation drawing showing the proposed 15 inch letters on the east and north elevations of the building. The letters would be gold leaf on acrylic.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

A54-90 Awning

Applicant: Mrs. Karin Carlisle
Address: 261 El Dorado Lane
Contractor: American Awning Company
Project Description: Install white front door awning

Joe Mattei, American Awning Company, presented a drawing showing the details of the white front door awning.

MOTION MADE BY MR. NEWMAN TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY.

A55-90 Sign

Applicant: Suzanne M. Peoples, M.D.
Address: 375 South County Road
Contractor: Phil Rowe Signs
Project Description: Letters on window and above entrance door: "Suzanne M. Peoples, M.D."

No one was present to represent the applicant.

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

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY.

A56-90 Awning

Applicant: Mrs. D. M. Magowan
Address: 589 North County Road
Contractor: American Awning Company

Project Description: Install canvas style carport

Todd Moran presented a site plan for a carport to provide protection from the weather.

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

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

A57-90 Portico and Window Modifications

Applicant: Helen Starr Bertles
Address: 201 Angler Avenue
Architect: Lee Kearnberg
Project Description: Portico and window modifications

Photographs of the existing residence were presented.

The portico addition would have a tile roof. Other modifications include the addition of bay windows, removing the shutters and awnings and changing the color of the house from white to pink. A solid front door with side lights would be used.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

(Mr. Smith left the meeting. Mr. Schuler is now acting chairman.)

A58-90 Entrance Portico

Applicant: Thomas McKnight
Address: 322 Clarke Avenue
Architect: Smith Architectural Group, Inc.
Project Description: One story entrance portico to be added at existing front door

James from the Smith Architectural Group presented a drawing showing the addition of an entrance portico. French doors would replace the existing doors.

MOTION MADE BY MRS. GRACE TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

The following project was not on the agenda but requested the Commission hear the project.

Applicant: Ed Kassatly
Address: 250 Worth Ave.
Contractor: Fine Construction
Project Description: Remodeling of store

Mr. Frank objected to the hearing of the project at this meeting. He talked to the principals of the project. The project is a major project and needs to be advertised to the neighboring property owners. The principals were advised to apply for the June meeting.

A discussion followed by the Commission members on the merits of hearing the project at this meeting. It was decided the applicants could present the project and receive feedback from the Commission members present at the end of this meeting (Mr. Schuler, Mrs. Hope, Mrs. Grace and Mr. Newman).

Mrs. Kassatly presented the project. The building is to be remodeled to provide office space. One of the arched windows in the courtyard is to be covered; the same stucco would be used in the arched window opening as exists on the building. It would be painted to match the building.

Mr. Schuler noted the Commission members did not find fault with the proposed project, but it must be submitted properly.

Adjournment

MOTION MADE BY MR. NEWMAN TO ADJOURN THE MEETING.

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY.

The May 23, 1990 Architectural Commission meeting was adjourned at 6:10 p.m. The next Architectural Commission meeting will be held June 27, 1990.

Respectfully submitted,

Jeffery W. Smith, Chairman

JWS:mp

B 39-90

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

LAST NAME—FIRST NAME—MIDDLE NAME <i>SMITH, JEFF</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Architectural Commission</i>	
MAILING ADDRESS <i>119 Seagate Rd</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>Palm Beach, FL</i>	COUNTY <i>33480</i>	CITY COUNTY OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <i>5/23/90</i>		NAME OF POLITICAL SUBDIVISION:	
		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, JEFFERY SMITH, hereby disclose that on MAY 23, 19 90:

(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:

*132 E L Brills - Demolition of Structure -
Contacted by owner concerning new structure -
not retained by owner.*

5/23/90
Date Filed

[Signature]
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.