

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, APRIL 27, 1994, 9:30 A.M. AND 1:00 P.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The April 27, 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
Allen Wyett, Member
Cathleen McFarlane, Alternate Member
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

The six voting members are Mrs. Frost-Golino, Mr. Rosenthal, Mrs. Baker, Mr. Hoffman, Mr. Helander and Mr. Wyett. The seventh voting (alternate) member, Mrs. McFarlane, is voting for Mrs. Hope.

III. Approval of minutes from the March 23, 1994 meeting.

The minutes were amended (item B27-93) to include in condition 1 of the motion to approve, "brackets and the medallion trim" to be submitted to staff for approval.

MOTION MADE BY MR. HELANDER TO APPROVE THE MINUTES AS AMENDED.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

IV. Project Review

A. Deferrals and Continuations: Major Projects

B27-93 Commercial Building

Applicant: John R. Grace
Address: 230 Sunrise Avenue
Architect: The Lawrence Group
Project Description: One story commercial building with roof top parking

Richard Leja from The Lawrence Group presented an elevation drawing showing the revision of the roof trellis.

The plan showed an additional wood trellis constructed of 2 x 4's extending 24 inches or 2 feet out of the front of the building. 2 x 4's were shown forming a trellis the entire length of the parking ramp. These trellises would be painted white. The building will be an off-white color.

Mrs. Frost-Golino suggested the support columns for the trellises on the north and east elevations be symmetrical with the columns on the balconies. Mr. Leja agreed to change the columns.

Mr. Leja noted the addition to the landscaping plan of 18" pittosporum bushes.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PLAN WITH THE COLUMN CHANGES AS NOTED AND BASED ON THE CONDITION THE STAFF APPROVES THE REQUIRED DRAWINGS AS SPECIFIED IN THE MARCH 23, 1994 APPROVAL.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

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 and was deferred until the April meeting for restudy.

No one was present to represent the applicant.

A blanket motion for deferral was made for any project where no one is present to represent the applicant.

MOTION MADE BY MR. WYETT TO DEFER THE ITEM UNTIL THE END OF THE MAJOR ITEMS/MEETING IF THE APPLICANT IS PRESENT OR TO THE NEXT MEETING IF THE APPLICANT IS NOT PRESENT.

MOTION SECONDED BY MRS. MC FARLANE.

MOTION CARRIED UNANIMOUSLY.

Two neighbors, Mrs. Joe Webster, 220 Clarke Avenue and Dr. William Sohler, 240 Clarke Avenue, were present at the meeting. These neighbors requested notification for the next presentation of this project.

B10-94 Addition

Applicant:	Mrs. Peter Schuster
Address:	1720 South Ocean Boulevard
Architect:	Bridges, Marsh & Carmo
Project Description:	Second story addition

The project was deferred from the March meeting for restudy of the design, the submission of a line drawing of the elevations of the adjacent residences and for a site screening plan.

Jim Carmo reviewed the presentation given at the March Architectural Commission meeting. The March presentation showed a copper, hip roof on the second story addition.

Mr. Carmo presented a new elevation drawing showing a flat roof on the second story addition. The height of the roof is 7.5 - 8 feet above the existing one story parapet. The second story addition is set back approximately five feet on all sides, thus reducing the impact of the second story.

The pediment above the front entry has been reduced with the addition of the second floor.

Mrs. Frost-Golino said the new elevation is a compromise, architecturally. From a strictly architectural viewpoint, the previous elevation (with the hip roof) was preferable. However, this elevation "fits in" with the neighborhood and is responsive to the architecture of the neighborhood.

Mr. Hoffman and Mr. Rosenthal like the flat roof version of the second story addition.

Mr. Carmo presented a line drawing showing the height relationship between the residences to the north, south and west. Additionally, a model of the residence showing the proposed addition was presented.

Frank Lynch, Esquire, representing several homeowners in the area, expressed their concern for the massive appearance of a second story on the residence. Mr. Lynch requested site screening be considered. The neighbors are primarily concerned about the appearance of the addition and that it be in keeping with the design of the Clarence Mack houses in the neighborhood. Additionally, Mr. Lynch expressed concern about the traffic and noise during the construction phase. He asked that the hours be limited to season hours and season noise requirements.

Mr. Moore pointed out the hours and noise issues would have to be addressed to the Town Council for action.

Mrs. Frost-Golino responded the March submission (with the copper roof) was deferred for restudy because of the neighborhood image.

Mr. Lynch asked if the proposed residence will be a three story structure with the addition of the second story.

Mr. Frank reported that David Zimmerman, Assistant Building Official, had reviewed the plans for all zoning requirements and ruled this is not a three story house.

Mr. Carmo described the residence as a multi-level house, but not a three story residence as defined by the zoning codes.

In response to questions from the Commission, Mr. Carmo noted the changes on the first floor. French doors would be added on the front. Mr. Carmo presented photographs of the existing residence. A small piece of grille work and medallions would be added on the Parc Monceau elevation.

Mrs. Frost-Golino questioned the integration of shutters on the second floor and with the changes on the first floor. Mrs. Frost-Golino stated she likes the shutters as shown in the photographs.

A discussion followed concerning the viability of using shutters on the residence. The Commission preferred using shutters but noted some problems exist given the window positioning. Mr. Carmo committed to leaving shutters on the unaltered windows.

John Gosman, architect, representing Mrs. Kamin, 116 Parc Monceau, commented on the Clarence Mack style of architecture and noted the residence has shutters on it presently.

Mrs. Baker expressed concern for the landscaping and the driveway area. Mr. Carmo said he would submit a landscaping plan at a later

meeting.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT 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 TO BE PRESENTED AT A LATER MEETING.

MOTION SECONDED BY MR. ROSENTHAL.

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 deferred from the March meeting for restudy and to allow the architect time to submit a line elevation for the adjacent residences and submission of requested photographs.

Randall Stofft, architect, and Dave Bodker, landscape architect, presented elevations of the revised plan presented at the March meeting. Mr. Stofft pointed out the building's height has been reduced. The details on the front facade have been "lightened up". The front door and openings have been reduced. The balcony railings are now wrought iron, and the eaves have been simplified.

Mr. Stofft presented a line drawing showing the relationship of this residence to the neighboring residences. Mr. Stofft noted the set backs on either side are 20 and 15 feet respectively.

The landscape architect addressed the issue of the trees on the east side of the property and the site screening of the west (pool) side. The existing fichus and palm trees will be left on the east side. The scrub under planting will be removed. New fichus hedges will be planted inside existing hedging.

Denis Hanrahan, 220 Eden Road, expressed concern about the many windows on the second story facing her property on the west. Additionally, 18 of the 22 homes in the area have white tile roofs. This house will have barrel tile. Ms. Hanrahan is concerned with the mass and conformity of the proposed residence.

Mrs. Frost-Golino responded the architect's site plan shows the residence is set significantly to the east--away from Ms. Hanrahan's residence.

Mr. Stofft replied other barrel tile roofs are in the area but agreed they are not in the majority. The roof pitch is 4/12 thus reducing the impact of a tile roof. The height of the building is 19'6" to the eave and 24'10" to the top of the roof.

Mr. Bodker addressed the issue of the west site screening. Twenty foot coconut palms are planned for the west side; 12 foot ligustrum trees and 14 foot Chinese fan palms. A six foot wall will be constructed between this property and Ms. Hanrahan's property. Mr. Stofft will return with wall colors and details. Mr. Bodker added Royal palms will be used across the front of the property.

Lisa Bertles, 226 Eden Road, wrote a letter to the Commission. Ms. Bertles stated the project does not lend itself to the character of Eden Road and is an overly extravagant home.

Mrs. Frost-Golino responded to Mrs. Bertles letter by noting Mr. Stofft had simplified and reduced many of the details to bring the design more in line with the other residences on Eden Road.

The Commission discussed the detail over the front entrance, the windows and the surround over the door area. Mrs. Baker expressed concern for some of the details on the front facade.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT WITH THE CONDITION THE LANDSCAPING, COLORS, WALLS AND DRIVEWAY DETAILS BE PRESENTED AT A LATER MEETING.

MOTION SECONDED BY MRS. MC FARLANE

MOTION CARRIED UNANIMOUSLY.

B13-94 Addition

Applicant:	Faraway Shores, Ltd.
Address:	144 Chilean Avenue
Architect:	Robert L. Bell
Project Description:	Garage addition

The project was deferred from the March meeting at the request of the architect.

The architect requests removal from the agenda.

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

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B49-93 Revision

Applicant: Mr. and Mrs. Robert DeMario
Address: 275 North County Road
Architect: Eugene Fagan III
Project Description: Remove bands on elevations for previously approved project

Eugene Fagan presented a revised elevation drawing for the front facade.

The changes include removal of the underneath soffit and base lines; lowering the front entrance; removing the arch over the front entrance; 12 inch columns replacing 16 inch columns and window size changes. The Commission noted the additional details make the design appear very busy.

Mrs. Frost-Golino suggested two options: either remove the outriggers (under the eaves) and leave the banding or keep the outriggers and remove the banding.

The plan also showed the approved three window section has been changed into one large window. The Commission agreed the three windows were preferable.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE REVISIONS WITH THE CONDITIONS THE OUTRIGGERS BE RETAINED; REMOVE THE BANDING AND CHANGE THE WINDOWS TO VERTICAL CASEMENT WINDOWS.

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.

Eugene Fagan presented a summary of the approved conditions from the August, 1993, meeting.

The revision request includes changing the roof pitch to 3.5/12 and retaining original chimney. The two-two story columns originally approved would be constructed as well as the approved stairway.

Mr. Hoffffman and Mrs. Frost-Golino questioned using the two story columns if some of the previously approved details are omitted. They suggested re-thinking the portico area.

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT TO RE-WORK THE PORTICO AREA.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B. New Business - Major Projects

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

Gordon Mock presented elevation drawings showing the proposed renovation.

The existing precast window frames are to be removed. The drawing shows columns installed on top of the first floor planters. This will not be allowed by zoning and will have to be altered to allow for the zoning restriction.

The front facade of the first two floors will be clad in 12" x 24" blocks of keystone. The windows will be replaced and will have keystone trim and sills. Mr. Mock stated the windows will be either wood or aluminum. Quoins will wrap around the corners of the building. The building will be re-stuccoed. Mr. Mock presented a pale yellow color sample for the stucco.

The drawing Mr. Mock presented showed the cornice at the top of the building stopping at the corner of the building and not carry around the corner to the west elevation (highly visible from Royal Palm Way).

A handicap ramp will be added as well as two new walls on the first floor. The first floor will have one entrance and one exit.

Mr. Mock, responding to questions from the Commission, stated the signage has not yet been resolved. This will be submitted at a later date.

MOTION MADE BY MR. HELANDER TO APPROVE THE PROJECT WITH THE CONDITIONS THE WINDOWS (WOOD OR ALUMINUM) AND ANY CORNICE CHANGES AT THE TOP OF THE BUILDING BE SUBMITTED TO THE COMMISSION AT A LATER MEETING.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B16-94 Remodel

Applicant:	Palm V Associates
Address:	238/240 Worth Avenue
Architect:	Robert L. Bell
Project Description:	Construct new entry door and display windows; new awning; raised parapet with stone cap; new rolling lattice screen

Robert Bell presented photographs of the building and an elevation drawing showing the proposed changes.

The parapet on the west elevation drawing will be raised from 36" to 42" and have a cast stone cap. A new wrought iron decorative railing extends from the end of the parapet to an existing two story building.

Below the parapet, a French door and a window topped by a shed style awning will be installed. This area is next to a dumpster area. A design for a rolling lattice screen was shown to site screen the dumpster area.

No additional square footage is being added to the building.

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

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

Mr. Helander was out of the room for the following project. Mr. Bell is voting in his place.

B17-94 Remodel

Applicant:	Power-Love Associates
Address:	250 Worth Avenue
Architect:	Robert L. Bell
Project Description:	Construct new balcony with cast stone corner column and pair of French doors on each side with decorative railing at existing second floor office area

Robert Bell presented photographs of the project and elevation drawings showing the areas of proposed construction on the east and south elevations.

A barrel tile roof will be installed on east elevation. On the second floor, a French door with a cast stone corner column and header will be added. A new balcony with a wrought iron, black railing supported by cast stone brackets will be created in front of the French doors. An existing window on the east elevation will be removed.

On the south elevation, an existing air conditioning unit will be removed on the second floor.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

Mr. Helander returned to the meeting. Mr. Bell is no longer voting.

B18-94 Demolition/New Residence

Applicant:	G. and Annie C. Vlachos and Peter S. Broberg, Trustee
Address:	243 Clarke Avenue
Architect:	Smith and Moore Architects, Inc.
Project Description:	Demolition of existing residence; construction of two story, Mediterranean style residence with a three car garage, pool and cabana

Bill Elias, the purchaser of the property, gave a summary of the history of the house for demolition purposes. Mr. Elias stated no record of the name of the architect exists. The house was built in 1926 and is in very poor condition.

Harold Smith presented plans for the two story residence. Additionally, photographs of the neighboring properties were presented.

The Mediterranean style two story residence has a one story garage wing. The three garage doors face the alley, not Clarke Avenue. The barrel tile roof has a 4/12 roof pitch

The first floor front elevation shows five pairs of French doors topped by rounded windows. A cast stone balustrade is in front of three pairs of the doors. Flat stone columns are shown on the sides of the doors. The main entrance has arched pecky cypress doors with a stone relief surround.

The height of the house is 21' 0" to the top of the beam on the

second floor.

Mr. Smith added the front of the lot will have pillars and landscaping between them.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE CONDITIONS A LANDSCAPE PLAN, PILLAR DESIGN AND MATERIALS BE PRESENTED AT A LATER MEETING.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A separate motion was made for the demolition of the existing residence.

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

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B19-94 Remodel

Applicant:	Avril Mallardi
Address:	217 Mockingbird Trail
Architect:	The Pandula Architects
Project Description:	Remodel existing loggia; change existing wood columns to cast stone and add gable with transom window at the entrance doors--above the existing roof

Gene Pandula presented a site plan and an elevation drawing showing the location and the proposed changes to the front facade.

The existing pea rock driveway would be replaced with paver bricks. The right end of the residence would have new clay tile infill panels with painted float finish stucco sections between them.

The front entry area showed a new gable roof with barrel tile to match the existing roof. The gable has a round detail above the arched opening. The entry is supported by cast stone columns. These columns are partially repeated across the front of the house.

The Commission suggested changing the configuration of the double set of two columns at the entrance to two single columns.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE CONDITION THE COLUMNS AT THE ENTRANCE BALANCE WITH THE COLUMNS ON EITHER SIDE.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

Mr. Hoffman left the meeting at 11:25 a.m. Mr. Bell is voting in his place.

B20-94 Addition/Remodel

Applicant:	Mr. and Mrs. Charles Bronfman
Address:	501 North Lake Way
Architect:	Michael Johnson
Project Description:	Addition; expand existing canopy; new trellis over existing terrace; infill wall at existing door opening

Mike Johnson explained the project with the use of a site plan and elevation drawings.

An existing awning over the dining terrace is being extended. A wine cellar is being remodeled close to the Lake Trail. On the south portion of the residence, on the Lake Trail side, a new trellis over an existing terrace is being constructed.

A new exercise room addition is shown on the front of the residence. The tennis court is between the residence and North Lake Way.

All the materials and finishes match the existing residence.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. WYETT.

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

Richard Leja, from The Lawrence Group, presented photographs of the lot and the neighboring properties.

Mr. Leja explained the existing landmarked, octagonal structure located on the property will be moved to the southeast corner of the property. This clapboard building will have the wings removed, and the central portion of the structure will be retained.

The first floor elevation is 34.5 feet. Hi-Mount road is approximately 25 feet. The garage, gymnasium and guest house (relocated) will be at elevations between 25 and 35 feet.

The gym and the garage are connected by a porte cochere and are the closest buildings to Hi-Mount Road and are no closer at any one point than 30 feet. The house is oriented east and west. The entrance to the house faces a motor court constructed of brick paving blocks.

Mr. Leja explained some of the details on the Bermuda style house. The roof is white cement tile. The finish on the house is beige stucco. Five sets of white French doors are shown on the front elevation. Green shutters are shown on some of the windows and/or doors. The glass is tinted bronze. The north, south, and east elevations are completely surrounded by verandas on both first and second floors. Approximately 14 concrete, stucco finished, round columns on capped, larger square bases support the first floor veranda on the east and west elevations. The second floor columns and railings are plastic. The roof is white cement tile with outriggers located under the eaves.

The three car garage has two stories. The gymnasium and porte cochere are one story structures. The garage doors have a pickled white finish.

Mrs. Frost-Golino commented the garage does not relate well to the main house. She questioned the absence of symmetry in the garage door placement. Since these buildings are closest to Hi-Mount Road, she asked Mr. Leja if the owner would consider a deed restriction for site-screening hedging as part of a project approval.

Mrs. Frost-Golino also questioned the type of shutters and the dimensions of the windows and how all of these tie together with the main house.

Mrs. Frost-Golino requested a drawing showing the relationship of the size and height of this house in comparison to neighboring properties.

Oleda Casscells, 756 Slope Trail, objected to the height of the proposed residence overlooking her residence. Mrs. Casscells was also concerned about the guest house location (close to her

property) and its use.

Mrs. Frost-Golino requested Mr. Leja use the Casscells property in his height comparison.

Mrs. Baker, Mr. Wyett and Mrs. Frost-Golino commented on the main house. These comments included the design looks "hodge-podge", and one suggestion was made to "step back" the second floor veranda or "soften" the design by redesigning the verandas.

MOTION MADE BY MRS. BAKER TO DEFER THE PROJECT FOR RE-STUDY BASED ON THE COMMENTS AT THIS MEETING.

MOTION SECONDED BY MRS. MC FARLANE.

MOTION CARRIED UNANIMOUSLY.

B22-94 Additions/Remodel

Applicant:	Jeffrey M. Picower
Address:	1410 South Ocean Boulevard
Architect:	Ferguson, Murray & Shamamian
Project Description:	Construct new attached three car garage, covered passage and study, expand second floor on north elevation; relocate metal grillwork at entry loggia

Mark Ferguson presented photographs of the site including aerial photographs.

Mr. Ferguson presented two designs. The owner has not decided definitely which one he prefers.

The first design showed the addition of a three car garage, a covered passage and a study. The driveway would be changed if this addition was built.

The second submitted design does not have the garage addition and is lesser in scale.

The Commission liked both designs.

MOTION MADE BY MR. HELANDER TO APPROVE BOTH DESIGNS GIVING THE OWNER THE OPTION OF CHOOSING EITHER.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B23-94 Addition/Renovation

Applicant: Peter and Leni May
Address: 1375 and 1409 South Ocean Boulevard
Architect: Ferguson, Murray & Shamamian
Project Description: Realign gravel driveway through 1375;
alter openings to existing site walls;
relocate existing gates at 1409 to 1375;
construct new one story, 3 car garage

Mark Ferguson presented aerial photographs of the two properties. Additionally, a site plan showed the merging of the two properties.

The existing boat house, located at 1375 South Ocean, has four small windows that will be changed to match the windows on the other elevations of the boat house.

A new three car garage is planned for 1375 South Ocean. The architectural style, Spanish or Mission, matches the existing staff cottage at that location. The existing garage at 1409 South Ocean would be converted to another use.

Mr. Moore asked Mr. Ferguson if a unity of title would be filed for the two pieces of property. If not, the ordinance requires at least one garage space be maintained for 1409 South Ocean.

Mr. Ferguson replied he did not know the status of a unity of title but will take the matter under advisement.

Mr. Ferguson also presented photographs and drawings of the existing gate at 1409 that will be moved to 1375 pending a variance request. The piers on either side of the gate would be a stucco finish. Mr. Ferguson commented he showed the gates before the variance was heard to provide complete information on the entire project to the Architectural Commission.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT SUBJECT TO THE QUESTIONS CONCERNING THE UNITY OF TITLE AND ANY VARIANCES.

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

Donald Lang, architect, presented a site plan for the project showing two buildings with two units each.

The existing residence on the site is a single family home with a garage apartment. Photographs of the site and neighboring properties were presented.

Mr. Frank read the letter pertaining to the history of the residence as required for any demolition. The house was built in 1925. The architect is unknown. The house contains approximately 2200 square feet. The architectural style is Mediterranean.

Mr. Helander expressed his regret over the intended demolition of the existing residence. He said this is the type of residence that historically represents Palm Beach. The house appears basically sound and could possibly be relocated to another lot instead of being demolished. Mr. Helander added to replace a piece of history with four units crowded onto the property is disappointing.

Mr. Lang continued with the presentation of the plans for the two buildings. The buildings are similar in design but are not mirror images of each other. The garages are on the fronts of the buildings but all have side entrances. The corner unit has a driveway entering from Cocoanut Row. The two center units share a motor court with common driveway entering from Chilian. The east unit has a separate driveway entering from Chilian. Two of the units contain 3,715 square feet; the other two units contain 3,950 square feet.

The roof is clay barrel tile--terracotta color. The light beige stucco walls have a textured finish. The trim (quoins) is precast coquina and the beige windows are wood clad. The fascia trim is cedar with 8 inch copper guttering. The patio and deck will be precast stone.

Mrs. Frost-Golino suggested re-studying the roof pitch. It is 6/12, and Mrs. Frost-Golino suggested trying 4/12 to reduce the appearance of mass. She also mentioned the windows should be re-studied including the large rounded windows over the main entrances. Some of the elevations are too busy and have too many details. Wrought iron may be a choice for the balconies in place of the stone balustrades.

Mr. Wyett stated the two buildings do not add anything to the neighborhood.

Mrs. Baker suggested scaling down and softening the entrances.

Mr. Helander reiterated an attempt should be made to save the existing residence..

Mr. Moore, responding to Mr. Helander's concern, noted the area is

zoned for multi-family structures.

MOTION MADE BY MR. WYETT TO DEFER THE ENTIRE PROJECT, INCLUDING THE DEMOLITION, FOR RE-STUDY.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

B25-94 Addition

Applicant: Irene Ritman
Address: 215 Via Del Mar
Architect: Smith Architectural Group
Project Description: Construct second floor addition

Jeffrey Smith presented elevation drawings showing the proposed second floor addition between two existing elements. The purpose of the addition is to allow access between the second floor areas without returning to the first floor.

Photographs of the residence were also presented.

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

MOTION SECONDED BY MRS. MC FARLANE.

MOTION CARRIED UNANIMOUSLY.

B26-94 Demolition/Construct Two-Family Dwelling

Applicant: The Cocoanut 340 Company
Address: 340 Cocoanut Row
Architect: Behar, Font & Duran
Project Description: Demolish existing structure; Construct two-story, two-family dwelling

Richard Danton, owner of the property, and Virginia Rodriguez, architect from Behar, Font & Duran, presented a site plan and elevation drawings for the project. Photographs of the site and the neighboring properties were also presented.

The existing structure is in a state of disrepair and has no redeeming architectural value. The building was constructed before 1924; no original building permit exists for the structure. The existing structure has four units. The proposed structure would have two units.

The proposed structure would be built on the existing footprint at 7.6 feet elevation. The two story structure has a Spanish barrel tile roof with outriggers below the eaves facing Cocoanut Row. The

remainder of the roof is flat with outriggers below the flat roof section. Two chimneys are on each side of the building.

The front facade has two sets of French doors for the main entrances. Two rounded, gated openings are on each end of the front. The second floor has four sets of French doors. Each unit has two pairs facing a balcony with a wrought iron railing.

A site wall with hedging behind it faces Cocoanut Row. Each unit has a rounded entrance gate located near the end of the wall.

The Commission complimented the architect on the simplicity and character of the design.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE DEMOLITION OF THE EXISTING STRUCTURE WITH THE CONDITION A WRITTEN DEMOLITION REPORT BE SUBMITTED TO STAFF AND THE LOT BE SODDED/SEEDED AND IRRIGATED IF CONSTRUCTION HAS NOT BEGUN WITHIN 90 DAYS OF DEMOLITION.

MOTION SECONDED BY MRS. MC FARLANE.

MOTION CARRIED UNANIMOUSLY.

MOTION MADE BY MR. HELANDER TO APPROVE THE PROJECT FOR THE NEW STRUCTURE AS PRESENTED WITH THE CONDITION A LANDSCAPE PLAN BE PRESENTED AT A LATER MEETING.

MOTION SECONDED BY MRS. MC FARLANE.

MOTION CARRIED UNANIMOUSLY.

B27-94 Additions

Applicant:	Church Mouse
Address:	374 South County Road
Architect:	J. L. Thompson Architects, Inc.
Project Description:	Construct two additions

Jeff Thompson, architect, presented a site plan for the project. Photographs were also presented.

Two open areas of the building will be closed in. The area in front of Jo's Restaurant, facing Chilian Avenue, will be extended to the edge of the existing building. A small area between Poster Graphics and the office used by the Church Mouse will be filled in. All materials and finishes will match the existing building.

The existing awnings will be carried over on the new windows.

MOTION MADE BY MRS. MC FARLANE TO APPROVE THE PROJECT WITH THE

CONDITION NEW AWNINGS MATCH THE EXISTING WHITE AWNINGS.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

The Commission adjourned for lunch at 12:45 p.m. The meeting reconvened at 2:00 p.m.

Mrs. Frost-Golino did not attend the afternoon session. Leighton Rosenthal is the acting chairman. In addition to Mr. Rosenthal, Mrs. Baker, Mr. Helander, Mr. Wyett and Mr. Bell were in attendance. All members present were voting.

C. Deferrals and Continuations - Minor Projects (1:00 p.m.)

A1-94 Sign

Applicant:	Dry Cleaning Depot (Colony Cleaners)
Address:	178 North County Road
Contractor:	Tropical Sign
Project Description:	Change copy on sign from "Colony Cleaners" to "Dry Cleaning Depot"

The project was deferred from the March meeting.

No one was present to represent the applicant.

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

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A15-94 Shutters

Applicant:	Mr. and Mrs. Stanley Knowlton
Address:	255 Seaspray Avenue
Contractor:	Folding Shutter Corporation
Project Description:	Install 3 colonial shutters and one Bahama shutter

The project was deferred from the March meeting.

No one was present to represent the applicant.

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

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A10-94 Revisions

Applicant: Michael Burrows
Address: 345 North Lake Way
Architect: Charles Harrison Pawley
Project Description: Revisions to previously approved plan

Mike Burrows explained the latest revisions to the project and introduced Charles Harrison Pawley, architect.

Mr. Pawley presented new elevation drawings showing the entry dropped back--not extended as far out as previously shown. The garage doors are on the front of the garage, not the side. A second story addition with a balcony and French doors was shown over the garage.

MOTION MADE BY MR. BELL TO APPROVE THE REVISIONS TO THE PROJECT.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

D. New Business - 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

No one was present to represent the applicant.

MOTION MADE BY MRS. BAKER TO DEFER THE ITEM TO THE END OF THE AGENDA.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A20-94 Landscape changes

Applicant: 2600 South Ocean Condo Owners Association
Address: 2600 South Ocean Boulevard
Landscape Architect: Cotleur Hearing, Inc.
Project Description: Eradicate exotic plant species within mangrove area between Ocean Boulevard and the Intercoastal Waterway

Rob Cotleur presented the plan for the removal of the exotic species. This project is located next to the Beach Point Condominium that Mr. Cotleur did last year. Mr. Cotleur stated he would be doing a similar vegetational clean out at this location. Approximately 1/4 to 1/3 of the vegetation and/or weeds will be removed. Low ferns and spider lilies will be planted in the cleaned out area.

In response to questions from the Commission, Mr. Cotleur stated he would not be near the mangrove area.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A21-94 Column Ornamentation

Applicant: Robert Jenney
Address: 220 Via Bellaria
Contractor: Ed Hansen, Tile and Marble
Project Description: Multi-color ornamentation on existing column

The representative from Ed Hansen, Tile and Marble presented a design drawing for the white pineapple trim on top of the existing column.

No photographs of the existing residence and/or columns were presented.

MOTION MADE BY MRS. BAKER TO DEFER THE PROJECT UNTIL THE MAY MEETING FOR PRESENTATION OF PHOTOGRAPHS.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A22-94 Copper Roof

Applicant: Herbert's Market (Gerald J. Herbert)
Address: 155 North County Road
Contractor: H. Gilbert & Associates, Inc.
Project Description: New copper roof over existing canopy

No one was present to represent the applicant:

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

The project was heard at 2:45 p.m.

Harry Gilbert presented a site plan showing the proposed copper roof over the existing canopy.

Mr. Gilbert also presented photographs of the front of the building.

The copper roof will turn green against the existing marble facade of the building.

MOTION MADE BY MR. HELANDER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A23-94 Entry Portico

Applicant: Mr. and Mrs. Paul Mueller
Address: 216 West Indies Drive
Architect: John B. Gosman
Project Description: New entry portico with cast stone columns and wood and stucco pediment with cement tile roof

John Gosman presented a site plan showing the location of the proposed front entrance portico. Photographs of the existing residence were also presented.

The site plan showed the curved front driveway with a direct entrance from West Indies into the garage. The Commission discussed the possibility of a center cut drive to site screen the garage doors from the street. Mr. Gosman replied there is not enough room for automobile turn-arounds if the driveway is centered.

The front portico is supported by four round columns.

The Commission discussed the two smaller awning windows on the front of the residence. All the awning windows have muntins. Mr. Gosman declined to change these windows due to interior configuration. The Commission suggested screening them with trellises.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT WITH THE CONDITION PANEL TRELLISES BE ADDED IN FRONT OF THE TWO SMALL AWNING WINDOWS ON THE FRONT FACADE.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED 4/1 WITH MRS. BAKER VOTING NEGATIVE.

A24-94 Awning Conversion

Applicant:	Mr. and Mrs. Edwin Burke
Address:	1127 North Lake Way
Architect:	Smith Architectural Group
Project Description:	Conversion of an awning into a permanent structure

Jeffrey Smith, Smith Architectural Group, presented photographs of the existing residence. An elevation drawing showing the existing elevation and the proposed elevation was presented.

The existing awning faces the lake. The drawing shows four round columns added to support the awning. Two columns are located on each end of the awning.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A25-94 Gate and Gate Posts

Applicant:	Rena Rowan
Address:	130 Chilian Avenue
Architect:	Smith and Moore Architects, Inc.
Project Description:	Decorative driveway gate and gate posts

No one was present to represent the applicant.

MOTION MADE BY MR. BELL TO DEFER THE PROJECT UNTIL THE END OF THE MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

The project was heard at 2:55 p.m.

Harold Smith presented a photograph of the pair of wrought iron gates proposed for the driveway. A site plan showed the location of the gates 44 feet from the Chilian Avenue. The pilasters with a small connecting wall are located in the same area.

The driveway is located on the east edge of the property.

MOTION MADE BY MR. BELL TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. WYETT.

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

Todd Moran, American Awning Company, presented a photograph of the residence a sample of the awning material for the proposed awning strip around the residence.

The 4 inch awning strip would hang under the eaves of the flat roofed residence.

The Commission discussed the appearance of the striped awning as seen from South Ocean Boulevard. In addition to the length of the strip, the Commission agreed the awning gave the residence a commercial appearance. The Commission suggested the awning be installed on the ocean side of the residence only.

MOTION MADE BY MR. WYETT TO APPROVE THE AWNING ON THE OCEAN SIDE OF THE RESIDENCE ONLY WITH THE SUGGESTION IF THE OWNER WISHES A DIFFERENT AWNING COME BACK TO THE COMMISSION.

MOTION SECONDED BY MR. BELL.

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

No one was present to represent the applicant. The project was deferred until the end of the meeting.

The project was heard at the end of the meeting.

Julian Beck presented an elevation drawing showing the proposed entry changes. A photograph of the existing residence was also presented.

The entry columns presently support a hip roof with a sloped front over the porch area. The new plan showed an extended hip roof with a curved designed, stucco fascia over the columns. The entry porch is deeper and has a new, louvered front door. Two dormers with fixed glass, one on the front and one on the back, were also shown.

Mr. Wyett stated he preferred the existing entry to the new design.

Jeffrey Smith, 241 Sanford Avenue, addressed the Commission. He expressed the opinion the proposed entry is inappropriate for the Bermuda style residence. He also suggested removing the eyebrow window shown on the drawing.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT FOR RE-STUDY.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A28-94 Sign

Applicant: Antonio Lopez (Antonio Custom Tailor)
Address: 302 South County Road
Contractor: none
Project Description: Signs

Tim Frank presented the materials for the sign at 302 South County Road.

8 inch letters, "Antonio" and 4 inch letters, "Custom Tailor" were shown above the front door. The words "Ladies and Men's" in 2 inch letters were shown on the door.

MOTION MADE BY MR. WYETT TO APPROVE THE SIGN.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

Adjournment

MOTION MADE BY MR. BELL TO ADJOURN THE MEETING.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

The meeting was adjourned at 3:05 p.m. The next architectural Commission meeting will be Wednesday, May 25, 1994 at 9:30 a.m. in the Town Council chambers.

Respectfully submitted,

Joanna Frost-Golino, Chairman

JFG:mp