



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

WEDNESDAY, MARCH 22, 2006

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. CALL TO ORDER

Vice-Chair Wheelock called the meeting to order at 9:00 a.m.

II. ROLL CALL:

Morgan Dix Wheelock, Vice-Chair

Nikita Zukov, Member

William P. Feldkamp, Member

William J. Strawbridge, Jr., Member

Leslie C. Diver, Member

Thomas M. Youchak, Member

Kenn Karakul, Alternate Member

Samuel M. Boykin, Alternate Member

Mark Bennett, Alternate Member

Stirling E. Clarke, Attorney

Veronica Close, Director Planning, Zoning & Building

Timothy M. Frank, Planning Administrator

Gretchen Dayton, Secretary

ABSENT:

Jeffery Smith, Member (excused)

III PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Wheelock.

IV APPROVAL OF THE MINUTES FROM THE FEBRUARY 22, 2006 MEETING. MOTION BY MR. FELDKAMP TO APPROVE THE MINUTES. MOTION SECONDED BY MR. ZUKOV.

V SWEARING IN PERSONS TESTIFYING.

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

V ELECTION OF OFFICERS

Ms. Close asked for nominations for the Chair of the Architectural Commission.
Mr. Strawbridge nominated Mr. Wheelock.
As there were no other nominations, Ms. Close closed the nominations.

Ms. Close asked for nominations for the Vice-Chair of the Architectural Commission.
Mr. Feldkamp nominated Mr. Zukov.
As there were no other nominations, Ms. Close closed the nominations.

VI SWEARING IN PERSONS TESTIFYING.

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

VII PROJECT DEFERRALS/REMOVALS

B10-06 / SE 1-06 New Residence

Address:	5 & 6 Ocean Lane
Applicant:	Richard L. Kurtz
Architect:	The Lawrence Group Architects
Project Description:	A new two-story house with a basement for parking and a detached carriage house with garage on the first floor and staff facilities on the second floor.

This project was deferred from the February meeting at the architect's request. The architect requests deferral to the April meeting.

B18-06 New Residence

Address: 230 Esplanade Way
Applicant: Mr. Michael Barasch
Architect: Bogart Architectural
Project Description: New residence on a vacant parcel of land. Constructed of concrete block and stucco, engineered truss roof, flat cement roof tile, impact resistant windows.

The applicant requests deferral to the April meeting.

MOTION BY MR. FELDKAMP TO DEFER PROJECTS B10-06 AND B18-06 TO THE APRIL MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B21-06 New Cabana & Addition

Address: 256 Palmo Way
Applicant: Robert and Cristina Warfield
Architect: SKA Architect + Planner
Project Description: A new pool cabana in the rear yard, (behind the main house), a new bay window, enclose an exterior room and rework the front opening at garage and miscellaneous changes to doors and windows.

The architect requests removal from the agenda.

B22-06 Fenestration Changes

Address: 233 Plantation Road
Applicant: Dr. Curtis and Mrs. Sherri Emmer
Architect: SKA Architect + Planner
Project Description: Two new bay windows and miscellaneous changes to doors and windows.
The architect requests removal from the agenda.

MOTION BY MR. FELDKAMP TO REMOVE PROJECTS B21-06 AND B22-06 FROM THE AGENDA. MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

VIII TOWN COUNCIL PROJECTS - VARIANCE REQUESTS

Formal action may or may not be taken relative to these projects.

B11-06/SPR 5-06 Building Renovations (Demolition & Rebuild)

Address: 2842 South Ocean Boulevard
Applicant: City National Bank of Florida
Architect: Oscar Garcia
Project Description: This project is to convert an existing 134-room hotel into a 107-room condominium hotel. The building will be completely renovated, including the demolition and reconstruction of the entire interior and exterior walls, and the addition of a partially sunken 220-space parking structure to replace the existing 144-space surface parking lot. The swimming pool will be relocated to the 4th floor of the building and new tennis courts will be built on top of the new parking structure. With the new parking structure, the proposed entry drive will ramp up to the new lobby entry level. This building will remain five stories over a basement. The overall building height and widths will not change. We are proposing glass railings, light stucco and stone for the alteration of the existing building.

This project was deferred from the February meeting as no one was present.

No one was present to represent this project when it was called to the table.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE APRIL MEETING.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

B16-06/V Addition: Demolition and Rebuild

Address: 1438 North Ocean Blvd.
Applicant: Mr. and Mrs. Michael Schultz
Architect: SKA Architects
Project Description: Renovation of existing house demolition of the existing two-story addition, and new two-story addition to match architectural styles.

This project was deferred from the February meeting at staff's recommendation.

Mr. Feldkamp, Mr. Zukov and Ms. Diver said they met with the architect and reviewed the plans.

Mr. Frank explained that the plans were missing dimensions and it could not be determined if this project meets the zoning code. In addition, the ARCOM application did not have any information regarding the variance requests. He further explained that this house was voluntarily slated to be landmarked, but the Landmark's Commission felt the addition overpowered the original house.

Meantime, the applicant withdrew the landmark's application and have applied to ARCOM for approval of the addition. Architect Pat Seagraves replied that Mrs. Day deemed the house not significant enough to be landmarked. Mr. Frank pointed out that Mrs. Day rendered her opinion after the Landmark's Commission reviewed this project. He suggested that ARCOM review the variance request only so that Town Council will have their comments for their next meeting.

Mr. Seagraves presented elevations of the original house designed by Gustav Maass. The applicant requests demolition of the two-story addition that was built in the 1960's and to construct a new addition in its place. He explained that four variances are being requested for the addition project. The first request is for a point of measurement as the garage level of the house sits at 9-feet, 5-inches which becomes the point of measurement for the house. They would like to raise the point of measurement to 16-feet, 5-inches to the dune line. The second request is for a building height plane in order to keep the existing high-pitched roofs. The third request would allow installation of dormer windows having living space behind them. Finally, they request a variance to install gable end windows.

Mr. Seagraves presented a streetscape drawing which prompted remarks from the Commission that this project was overbearing and too close to the house next door. He responded that his drawing was not correct and that the house next door was not as small as it was shown.

It was commented that due to the topography of the land, the point of measurement variance request is acceptable. However, the addition was massive and too uniform in appearance. The architect was asked to come back with building material/color sample board and landscaping next month.

Zoning Administrator Paul Castro said there is approximately 60-feet between the houses. However, this house is substantially taller than the neighboring house even though it sits at the same location on the dune.

MOTION BY MR. ZUKOV TO RECOMMEND THAT THE PROJECT ARCHITECTURALLY MERITS THE VARIANCE REQUESTS.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B102-05 New Residence

Address: 251 Kenlyn Road
Applicant: Jerry Wheeler
Architect: Mesa Architecture
Project Description: Construction of a new two story Mediterranean style home.

This project was deferred from the October meeting due to Hurricane Wilma. Demolition was approved at the December meeting and the new residence was deferred for restudy. It was deferred from the January and February meetings at the architect's request.

Mr. Frank read a letter from Hamlin Beattie, 1263 North Lake Way, stating that he reviewed the plans and was in favor of the proposal.

Ex parte communications were disclosed and noted in the December Meeting Minutes.

Architect Steven Roy presented revised drawings showing a tower entry feature and a two-story element on the front elevation.

Eric Adams, 1269 North Lake Way, was concerned with vegetative screening. He wanted to make sure there will be enough room to plant an adequate amount of landscaping.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE APRIL MEETING.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

B13-06 Storefront Renovation

Address: 216 Worth Avenue
Applicant: Napoleon Palm Beach LLC
Architect: Brower Architectural
Project Description: Renovation of an existing store, materials include: cream color lime stone, security glass, stainless steel window frames and stainless steel columns. The project includes a new sign.

This project was deferred from the February meeting for restudy.

Mr. Youchak said he spoke with the designer on the telephone. Mr. Wheelock said he visited the site. Ms. Diver said she met with the designer.

Designer Raphael Saladrigras described the storefront as a glass facade having a limestone cover with a stainless steel sign. He recalled from last month that the commission had some objection to a single stainless steel column. As a result, they changed it to lime stone to match the column at the other end.

After discussion, Mr. Saladrigras agreed to raise the window sills to be one-foot from the ground level, as it suggests in the Worth Avenue Design Guidelines.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH THE PROVISION TO RAISE THE RAIL/SILL AT THE BOTTOM OF THE WINDOWS TWELVE INCHES AND THE RAIL AT THE DOOR TO REMAIN AT SIX-INCHES. MOTION SECONDED BY MS. DIVER. MOTION CARRIED UNANIMOUSLY.

B14-06 Additional Windows to an Addition Project

Address: 120 Seagate Road
Applicant: Marcie Stollof
Architect: SKA Architects
Project Description: Modification to an existing approval to locate windows and add an open pergola over the second story terrace. The project also seeks approval for landscape and hardscape site elements.

The construction portion of this project was approved with modifications and the review of the landscaping was deferred from the February meeting.

Mr. Wheelock said he met with the property owner and the landscape architect to discuss the hedge in the easement on the south side of the property. He also met with the architect, visited the site and had conversations with the owner's and the neighbor's lawyers. Mr. Zukov said he met with the property owner, the owner's attorney and the adjoining property owners.

Landscape Architect Jim Towery proposed hardscape material of Mirabella stone with old Chicago brick accents. To further reduce the amount of paving and gain planting area, he added tree cut outs to the patio area.

After review of the landscape plans, it was thought that the proposed screening on the south side of the property was sufficient to screen the neighbors.

John Kaywell, 201 Angler Drive, asked that a deed restriction be placed on the landscaping along the south side of the property.

Willie DeGray, the neighbor to the east, commented that the landscape plans and the building

plans have changed numerous times. He was concerned that if no deed restriction were placed on the property, it will be changed again.

Attorney Ron Kolins, representing the applicant, urged the Commission not to impose a deed restriction on the landscaping.

Ms. Close asked the Commission, if they ask for a deed restriction, to be very specific as to what plant material will remain on the site.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE APRIL MEETING SUBJECT TO THE TOWN COUNCIL'S REVIEW.

MOTION SECONDED BY MS. DIVER.

ROLL CALL:

MR. STRAWBRIDGE	YES
MS. DIVER	YES
MR. WHELOCK	NO
MR. ZUKOV	NO
MR. FELDKAMP	NO
MR. YOUCHAK	NO
MR. KARAKUL	NO

MOTION FAILED 5-2.

MOTION BY MR. ZUKOV TO APPROVE THE LANDSCAPING AS PRESENTED WITH THE PROVISION TO BRING THE SOUTH ELEVATION BACK NEXT MONTH.

MOTION DIED FOR A LACK OF A SECOND.

Mr. Feldkamp felt that deed restrictions should be executed only when they involve public property issues.

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

MOTION SECONDED BY MR. ZUKOV.

ROLL CALL:

MR. FELDKAMP	YES
MR. ZUKOV	YES
MR. WHELOCK	YES
MR. STRAWBRIDGE	NO
MS. DIVER	NO
MR. YOUCHAK	NO
MR. KARAKUL	YES

MOTION CARRIED 4-3.

B15-06 New Building

Address: 215 Brazilian Avenue
Applicant: Ajit Asrani
Architect: Rafael Cruz-Munoz
Project Description: Please refer to plans approved on April 13, 2004, permitting demolition of an existing building and rebuilding within an approved footprint.

This project was deferred from the February meeting at the architect's request.

No one was present when this project was announced.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE END OF THE MEETING.

MOTION SECONDED BY ZUKOV.

MOTION CARRIED UNANIMOUSLY.

No representatives for this project were in attendance when Chair Wheelock called it to the table after item number A5-06.

MOTION BY MS. DIVER TO DEFER THE PROJECT TO THE APRIL MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B17-06 Demolition

Address: 318 Caribbean Road
Applicant: Marta Maranda Trust
Architect: Ralph T. Cantin
Project Description: Demolition of residence, sod and irrigate building areas, retain perimeter landscaping.

Mr. Wheelock said he visited the site.

Architect Ralph Cantin reported that the house was designed by Henry Harding in 1945. It has had several additions built over the years which have altered the original design. Also, the home has been vacant for about eleven years. Mr. Cantin said that all of the perimeter landscaping will remain on the lot, but he did not have a plan indicating which vegetation.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE APRIL

MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B19-06 Addition

Address: 1181 North Lake Way
Applicant: Mr. Patrick Carney
Architect: Dailey Janssen Architects
Project Description: Second floor addition above an existing one-story garage; match all existing building materials.

There were no ex parte communications disclosed regarding this project.

Architect Ed Dailey said that this project was previously approved by ARCOM in June 2004. The proposal would add two bedrooms and two bathrooms above an existing one-story garage.

Mr. Dailey was asked to present a landscape plan showing how this two-story addition will be screened from its neighbors. A drainage plan was requested as well.

MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT SUBJECT TO APPROVAL OF THE LANDSCAPE AND DRAINAGE PLANS.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B20-06 Demolition & New Residence

Address: 1744 South Ocean Blvd.
Applicant: Norman and Nassrine Traverse
Architect: Harrison Design Associates
Project Description: Demolition of an existing single family residence and construction of a new two-story "Italian Villa." Sienna color stucco over a concrete masonry unit. A tricolor barrel tile roof. The exterior trim will be a creamy color limestone.

Mr. Wheelock said he visited the site.

Attorney Maura Ziska, representing the applicant, requested deferral to the end of the agenda as the architect was not in attendance at this time.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE END OF THIS SECTION OF THE AGENDA.

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

This project was called again after item B23-06. Again, no one was present to represent the project.

**MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO END OF THE MEETING.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

This project was called to the table after item number B16-06.

Attorney Maura Ziska introduced Architect Bill Harrison and Landscape Designer Mario Nievera.

Architect Bill Harrison said the architectural change was suggested by the interior designer who wanted to change the shape of a window.

The architect was asked about the gutter details and down spouts shown on the drawings. Mr. Harrison said the gutters will be set into the cornice detail, but the down spouts will be visible.

**MOTION BY MR. FELDKAMP TO EXTEND THE APPROVAL OF THIS PROJECT
FOR SIX MONTHS.
MOTION SECONDED BY MR. YOUCHAK.
MOTION CARRIED UNANIMOUSLY.**

B23-06 Additions

Address:	298 Tradewind Drive
Applicant:	Thomas and Elaine Schoch
Architect:	SKA Architect + Planner
Project Description:	Enclose front side porches, remove two columns at the rear terrace, add a 10' x 6' extension to cabana and miscellaneous changes to doors and windows.

Mr. Feldkamp, Mr. Wheelock and Mr. Zukov said they met with the architect and discussed the plans.

The architect was not present at this time.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE END OF THE MEETING.

**MOTION SECONDED BY ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

Architect Jackie Albarran was in attendance immediately after the motion had been made.

**MOTION BY MR. ZUKOV TO BRING PROJECT B23-06 BACK TO THE TABLE.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

Ms. Albarran stated that revisions to this house were approved a few months ago. Since then, the owners made interior changes which carried over to the exterior plan. As well, some windows were removed for privacy and some columns were relocated.

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

B9-06/V10-06 Additions, Revisions and Cabana Demolition

Address: 20 Middle Road
Applicant: M.R.R. Holding Corporation
Architect: James Smiros
Project Description: Roof extensions, with clay tiles in red and buff colors, to fill in flat roof areas increasing over all height 3.1'. New entry features to include new rail, pilasters and pediment. Master bedroom addition of 157 s.f. with a new rear balcony. All new railings and windows. Stucco finish in an orange color. New cabana and garage.

This project was reviewed at the February meeting for the variance request only. This project was placed at the end of Major Projects at the attorney's request.

Attorney Maura Ziska, representing the applicant, stated that the Town Council approved the variance requests.

Architect James Smiros presented photographs of the cabana building that they request to demolish. He noted that the existing hedges along the property lines and the hedges along South County Road will remain.

**MOTION BY MR. ZUKOV TO APPROVE DEMOLITION WITH THE PROVISION TO
SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

Architect James Smiros said he revised the wrought iron railing at the front entry to be more in keeping with the original architect's design. He displayed the building materials board which indicated that cypress wood will be used for the building trim, the roofing material will be clay in a wedged shape and the cabana will have a copper roof element.

The building materials and colors were thought to be inappropriate for the neoclassical style of architecture.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE APRIL MEETING PAYING PARTICULAR ATTENTION TO THE COLOR AND THE MATERIAL ISSUE.

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

None

D. NEW BUSINESS - MINOR PROJECTS

A2-06 Roof Material Change

Address: 1236 North Ocean Way
Applicant: Donald Sanders
Contractor: Elite Roofing
Project Description: Re roof to change from a flat tile to a Spanish "S" tile.

John White representing Elite Roofing said the homeowner would like to replace the 9" flat white cement tile roofing, which is in disrepair, to a Monier Spanish "S" tile in a color blend of red.

Because the applicant did not have photographs of the house, it was stated that it would be too difficult to make a decision.

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

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

A3-06 Awning

Address: 165 Bradley Place
Applicant: J.G. Fitness LLC
Contractor: J. Di Marzo Construction
Project Description: Change color of existing awnings.

No one was present to represent this project.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE APRIL MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

A4-06 Railing/Fenestration Changes

Address: 1255 North Lake Way
Applicant: Mr. and Mrs. Kasewitz
Architect: Ralph Choeff
Project Description: Extend approved railing at the front entry an additional sixteen feet to the south. Change the single door at the second floor master bathroom to a window.

No one was present to represent this project.

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

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

A5-06 Roof Material Change

Address: 234 Oleander Avenue
Applicant: Hamlin Beattie
Contractor: Frampton Roofing
Project Description: change flat concrete tile roofing to a GAF Timberline Ultra 50 yr.

Property Owner Hamlin Beattie explained that the roof was damaged during the hurricanes. They were unable to find concrete tiles to match the existing roofing material. He proposed dimensional fiberglass shingles as a replacement.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

IX COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING ZONING AND BUILDING DEPARTMENT

Ms. Close informed the Commission that the Town Council elected to have a meeting with all four advisory boards sometime in May,. This meeting is a result of a report from the Civic Association regarding the performance of the boards in general. In addition, suggestions and recommendations from the board members will be considered at this meeting.

Ms. Close reported that an ordinance change was not necessary to advertise landscaping projects. Therefore, staff can start advertising landscape projects for new homes and second floor additions. She also mentioned the issue of building colors, and said that this will be researched further and brought up for discussion at another meeting.

Responding to Mr. Wheelock's recommendation that the duties of code enforcement officers include final inspection of ARCOM approved projects, Ms. Close said that it is the department's intention to apply for additional code enforcement help. Mr. Frank added, that an end of project process is being established which would have the architect sign-off on the plans stating that the architecture is what the commission originally approved.

X COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

There were no members of the general public in attendance at this time.

XI ADJOURNMENT

MOTION BY MR. STRAWBRIDGE TO ADJOURN THE MEETING AT 11:57 P.M.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.

The next Architectural Commission meeting will be held on April 26, 2006 at 9:00 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Morgan Dix Wheelock', with a long horizontal line extending to the right.

Morgan Dix Wheelock, Chariman

MOTION CARRIED UNANIMOUSLY.

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MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.

The next Architectural Commission meeting will be held on April 26, 2006 at 9:00 a.m.

Respectfully submitted,



Morgan Dix Wheelock, Chariman