



TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, FEBRUARY 28, 1996 AT 9:00 A.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

II. ROLL CALL

PRESENT: Leighton A. Rosenthal, Chairman
Laurel Baker, Vice Chairman
Lindley Hoffman, Member
Bruce Helander, Member
Ethel Kinsella, Member
Sally Gingras, Member
John H. Schuler, Member
Lowry M. Bell Jr., Alternate Member
Robert E. Deziel, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator

RECORDING SECRETARY: Gretchen Dayton

III. APPROVAL OF THE MINUTES FROM THE JANUARY 24, 1996 MEETING

**MOTION BY MRS. KINSELLA TO APPROVE THE MINUTES.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

IV. PROJECT REVIEW

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B4-96 Addition, New Facade and New Roof

Applicant: Joseph J. Bianco
Address: 180 Barton Avenue
Architect: Warren Bohn
Project Description: Addition of new second story, addition to ground floor, new exterior facade details and new clay barrel tile roof.

This project was approved at the January meeting with the provision to re-study the windows on the east elevation.

The architect requested deferral to the March meeting.

MOTION BY MR. SCHULER TO DEFER THIS PROJECT TO THE MARCH MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B6-96 Enclose Courtyard, New Loggia and Tennis Pavilion

Applicant: Mr. and Mrs. Paul Van Der Grift
Address: 1300 North Ocean Way
Architect: The Pandula Architects
Project Description: Enclose courtyard with connecting walkway, new loggia and new tennis pavilion.

Staff recommends deferral as the project requires a special exception and site plan review by the Town Council prior to ARCOM review.

MOTION BY MR. SCHULER TO DEFER THIS PROJECT TO THE MARCH MEETING.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B8-96 Addition and Roof Change

Applicant: Alice Bush Gronewaldt
Address: 535 South County Road
Architect: Thomas Kirchhoff
Project Description: Roof material changing from asphalt to white concrete tile.
Addition of a bedroom over existing open porch.

Architect Thomas Kirchhoff presented the project. The owners want to add a second floor addition over an open porch area. The roof will be re-worked over the main portion of the house. Trusses will be added to support the extra weight of the cement tile on the roof.

There were no ex-parte communication disclosures regarding this project.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.**

Mr. Schuler asked Mr. Randolph if a blanket statement for ex-parte communication disclosures could be made at the beginning of each meeting.

Mr. Randolph felt it was best to ask for disclosures as each item comes up for review. The applicants and concerned citizens will be in attendance to hear the announcements.

B9-96 Addition

Applicant: Robert Lloyd George
Address: 346 Crescent Drive
Architect: SKA Architect & Planner, Inc.
Project Description: Small second story addition with wood balcony.

No one was present to represent this project.

**MOTION BY MRS. BAKER TO DEFER THIS PROJECT TO THE END OF THIS
SECTION OF THE AGENDA.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

This item was heard after item #B12-96.

Architect Jackie Albarran presented a photo board of Crescent Drive. There are two, 2-story homes on either side of this project. The addition will be centered on two gabled roof ends to balance the house. The addition will have a front wood balcony off of two new bedrooms.

Mrs. Kinsella suggested centering the driveway entrance with a central motor court to screen the garage from the street.

Mr. Schuler suggested new landscaping which would also help screen the garage from the street.

Ms. Albarran said she would relay the suggestions to the owners, but the driveway is in excellent condition.

There were no ex-parte communication disclosures regarding this project.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED
WITH SUGGESTED CHANGES TO THE DRIVEWAY AND LANDSCAPING.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.**

B10-96 Addition

Applicant:	Mr. and Mrs. Stefan Richter
Address:	159 Dunbar Road
Architect:	Omura Casey, Inc.
Project Description:	Addition of family room, breakfast room and laundry room.

No one was present to represent this project at this time.

**MOTION BY MR. SCHULER TO DEFER THIS PROJECT TO THE END OF THIS
SECTION OF THE AGENDA.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

This item was called after item #B9-96.

Architect Dudley Omura presented the project. The existing home was designed by John Volk in 1938. There has been very little renovation done to this home. The proposed project is mainly interior renovations. A roof structure with columns will be added at the front door entrance. The back porch area will be enclosed to create a new laundry room. The building will be painted yellow and dark green shutters will be installed.

There were no ex-parte communication disclosures regarding this project.

**MOTION BY MR. HOFFMAN TO APPROVE THIS PROJECT AS PRESENTED.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

B11-96 New Storefront

Applicant: Revillion, Inc.
Address: 224-A Worth Avenue
Architect: The Lawrence Group Architects
Project Description: Replace existing storefront with new clear glass and light bronze metal. Change existing sign to new sign.

This item was heard after item #B8-96.

Architect James Lucas presented photographs of the existing storefront. The work will be done after May 1, 1996. The store front is only 14' wide. Therefore, the entrance will be angled inward to allow for more display area. There will be double doors with one opening inward and the other opening outward. A new sign will be installed with cut out bronze letters. A 2' high parapet will be placed on top of the building.

Mrs. Gingras felt something should be placed behind the parapet to maintain the roof line and screen the equipment on the roof.

Mr. Hoffman felt the doors may cause problems for people entering and exiting with the doors opening in opposite directions.

There were no ex-parte communication disclosures regarding this project.

**MOTION BY MR. HOFFMAN TO DEFER THIS PROJECT TO THE MARCH MEETING TO RE-STUDY THE FRONT DOORS AND THE SCREENING OF THE EQUIPMENT ON THE ROOF.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

B12-96 New Duplex

Applicant: Seminole Estates, Inc.
Address: 253 Seminole Avenue
Architect: Donald Headdon Lang
Project Description: New two family dwelling

Staff recommends deferral of this project as the application and plans reflected the wrong address and re-advertising is necessary.

MOTION BY MRS. KINSELLA TO DEFER THIS PROJECT TO THE MARCH MEETING.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B13-96 Demolition and New Residence

Applicant:	Dr. and Mrs. Marvin Rosenberg
Address:	1204 North Ocean Blvd.
Architect:	J.F. Brennan Design/Build, Inc.
Project Description:	Demolition of existing single family home and construction of new single family home.

Architect Jim Pearson presented the project. The existing residence was built in 1960. The proposed project is a two story Mediterranean style with one story wings. The two story portion will face North Ocean Boulevard and will have a view of the ocean. The driveway will enter on the side from Nightingale Trail into an open loggia with a two car garage below. The building will be white stucco with a red cement tile roof. The total floor area of the proposed house is 7,919 square feet. The cubic content ratio is 4.49.

Mr. Baker stated the proposed house is approximately 2,000 more square feet than the existing house on this lot.

Mr. Hoffman said there are one story houses on either side of this property. There are three levels to this house; the garage, the main floor, and the floor above.

Mr. Frank stated the last set of plans received did not meet the code. The stairs and storage areas in the garage were not included in the cubic content. Therefore, the total floor area is over the maximum allowed at 4.5. The top of the plate on the house exceeds the height requirements and there are other minor code problems. The architect is aware of these minor problems and will rework the plans.

Commission comments are as follows:

1. The house is too massive for the area.
2. The cubic content ratio of this house needs to be calculated.
3. A street scape of Nightingale Trail is needed.
4. A cubic content ratio study is necessary to determine if this project meets the criteria of the area.
5. The garage door needs to be re-worked, possibly making two doors.

6. The north elevation should be setback 15' and windows should be added or make it a 1-story element.
7. The center section, on the front elevation is too busy. There are too many french doors on the first floor. There two different window treatments on the second and first floors
8. The column reliefs should be taken off or modified as they look too strong for the house.
9. The front door and the lower level door need to be re-studied.

Mr. Randolph stated the zoning code dictates certain parameters, but we also have an architectural code which adds to the zoning code. There is a need to look at houses within 200' of this project in relation to similarity.

Dr. Rosenberg addressed the Commission and supported the proposed project. He stated the homes within a 200' radius are old, dilapidated, bungalow homes. If the Commission goes by the strict interpretation of this code, he will not come back, as he will not build a bungalow on this property. He told the Commission they need to look forward, remove old bungalow homes and replace them with beautiful new homes.

Mr. Deziel said there has to be a reasonable ~~transgression~~ transition from our old to our future.

There were no ex-parte communication disclosures regarding this project.

MOTION BY MRS. BAKER TO DEFER THIS PROJECT TO THE MARCH MEETING TO ADDRESS THE ISSUES THAT WERE DISCUSSED.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

Let the record show a five minute break was called at this time.

The meeting reconvened at 11:04 a.m.

Discussion took place concerning how the Commission should handle requests for demolition of small houses to be replaced with very large houses.

It was decided to have a workshop meeting to discuss the general guidelines for ARCOM.

B14-96 Demolition and New Residence

Applicant: Jonathan F. Rapaport
Address: 1557 North Ocean Blvd.
Architect: Quincy Johnson, Barretta
Project Description: Demolition of existing single family home and construction of new single family home.

Architect Kevin Culhan and property owner Jon Rapaport presented the project. The existing house was designed by Emily Obst in 1951. Mr. Rapaport presented photographs of the existing house and stated the desire is to demolish and re-build. The proposed house is a one story Mediterranean style. The driveway will enter into a central motor court with a side entrance for the garage. A covered deck area will attach the guest house to the main house. The front elevation will have traditional Mediterranean arches, cast stone columns and a clay barrel tile roof. The building will be a cream color with beige trim and banding. The windows will have true divided lites. Removable shutter panels will be used for window protection. There will be cast stone shell shaped medallions along the cornice of the front facade.

Mr. Hoffman felt that wooden appliques rather than cast stone would be more appropriate along the cornice.

Mr. Deziel felt this project does not have the true, soft Mediterranean style.

Mr. Rapaport stated he has designed the house to make it marketable. He felt the style is a nice blend of contemporary and Mediterranean.

Mr. Helander felt the front facade was lively and interesting and had no problem with the proposed project.

Mrs. Gingras suggested a covered portico all the way across the front entrance with full round columns.

Debbie Agresti, the neighbor to the east of this project, addressed the Commission. Mrs. Agresti felt the guest house was too close to her property and was concerned with noise that may come from this property.

Mr. Rapaport stated there are no windows on the east elevation in the guest house and the building is within the required setbacks. There is an existing ficus hedge along the property line which will provide privacy for the neighbors.

Mr. Deziel said if the guest house were located on the other side of the property, it would effect the sun on the pool; and the landscaping will help buffer any noise.

It was also suggested moving the pool equipment from the east side of the property which will help eliminate noise.

Mrs. Agresti preferred having the building relocated, but was satisfied with the comments and presentation of this project.

There were no ex-parte communication disclosures regarding this project.

**MOTION BY MRS. KINSELLA TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

B15-96 New Facade

Applicant: Robert Malesardi
Address: 255 Southland Road
Architect: Gerhard Selzer
Project Description: New entrance, entry roof and change garage into a master suite.

Architect Gerhard Selzer presented the project. The existing house was built in 1954 by Howard Shelton. The proposed project includes a new garage, a new entrance, expansion of the kitchen, and conversion of the existing garage into a master suite. The rusted trellis work will be removed and wood columns will be installed on the front porch. Stucco will be applied around the front door entry. The driveway will remain the same with a straight entry into the garage from street. As the garage is not a full two car garage, a single door must be used.

There were no ex-parte communication disclosures regarding this project.

**MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.**

B16-96 Front Entry and Driveway

Applicant: Richard Greenfield
Address: 576 Island Drive
Architect: Blue Minges Architect
Project Description: Add front entry, add privacy wall and change driveway.

Architect Blue Minges presented the project. A new front entry and new loggia with a trellis on the rear elevation will be added. The existing driveway and rear patio will be replaced with patterned concrete in a new configuration.

Mr. Schuler felt the windows and french doors with clear glass panes and divided lites above were conflicting. He felt the Indian style front door and the windows were a conglomeration of different activities.

Mrs. Baker said, given what the architect had to work with, the presentation is a wonderful enhancement to this house.

Mr. Minges stated the 6' privacy wall will hide the fixed glass portion of the windows from the street.

There were no ex-parte communication disclosures regarding this project.

**MOTION BY MRS. KINSELLA TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. HOFFMAN.
MR. SCHULER VOTED NEGATIVELY.
MOTION CARRIED 6-1.**

B17-96 and C60-95 New Residence

Applicant:	Sid H. Eibl
Address:	286 Jamaica Lane
Architect:	Mario Lamendola
Project Description:	New Residence

Variance for a point of measurement for the height of the proposed house was denied by the Town Council at the December meeting.

This project was deferred from the December and January meetings.

Staff recommends deferral.

There were no ex-parte communication disclosures regarding this project.

**MOTION BY MRS. KINSELLA TO DEFER THIS PROJECT TO THE MARCH MEETING.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

B18-96 Additions and Roof Change

Applicant: Jeremy and Anna Abbott
Address: 202 Kenlyn Road
Architect: Miklos and Associates
Project Description: Front entry addition, second floor bedroom addition and roof change.

Architect Greg Miklos presented the project. The proposed addition includes a master bedroom, childrens' bedroom and a terrace. The front entrance will have a wood french door with divided lites with pre-cast stone columns on either side. Interior renovation will be done on the first floor. Rounded stucco soffit will replace the ornamental frieze. A terra cotta flat tile roof will be installed and the building will be a buff color. Stucco panels will be installed under the new windows and long shutters will be added.

Commission comments are as follows:

The front elevation is different than the other elevations.
The front door is small compared to the size of the proposed entrance.
A white tile roof would be better than the proposed terra cotta color.
The addition roof intersects underneath the existing roof.
The front elevation is out of proportion.
The colonial shutters do not match the style of the house.

Property owners Mr. and Mrs. Abbott addressed the Commission and stated the house is difficult to work with and felt this was the best design possible. Mrs. Abbott agreed to install a white tile roof, but wanted to keep the shutters. Mrs. Abbott asked to have approval today.

There were no ex-parte communication disclosures regarding this project.

MOTION BY MR. SCHULER TO DEFER THIS PROJECT TO THE MARCH MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

C2-96 Garage Addition

Applicant: Robert Deziel
Address: 214 Plantation Road
Project Description: One story garage addition.

Request for a variance of a 10 foot side yard setback was approved by the Town Council at the February meeting.

Mr. Deziel has a conflict of interest. A Conflict of Interest form is on file.

Staff recommends deferral of this project.

MOTION BY MR. SCHULER TO DEFER THIS PROJECT TO THE MARCH MEETING.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

Let the record show a lunch break was called at this time.

The meeting reconvened at 2:05 p.m.

Let the record show Mr. Helander, Mrs. Kinsella and Mr. Deziel were not in attendance.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS
TO BE HEARD AFTER 1:00 P.M.

A148-95 Landscape

Applicant: Mr. and Mrs. Englestein
Address: 680 South Ocean Boulevard
Architect: KM Associates
Project Description: Landscape

This project was deferred from the November, December and January meetings.

Mr. Frank stated this project was approved last March and there are a few landscape material changes. Staff will approve these material changes.

THIS ITEM WAS REMOVED FROM THE AGENDA BY CHAIRMAN ROSENTHAL.

A154-95 Roof Change

Applicant: J. Patell
Address: 111 Atlantic Avenue
Architect: Blue Minges
Project Description: Re-roof with cement tile.

This project was deferred from the November, December and January meetings.

No one was present to represent this project.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

C59-95 Pergola

Applicant: Mrs. Gerald Lind
Address: 149 Via Palma
Project Description: Pergola

The Town Council approved the request for variance at the December meeting.

This project was deferred from the December and January meetings.

No one was present to represent this project.

MOTION BY MRS. BAKER TO DEFER THIS PROJECT TO THE MARCH MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A3-96 Awning

Applicant: Mrs. Barbara Seedman
Address: 220 North Ocean Blvd.
Contractor: Awnings by Jay, Inc.
Project Description: Awning.

This project was deferred from the January meeting.

Contractor Al Cornell presented the project. The awning will cover the second story entrance. The awning will be a 1/4 round style to conform to the shape of the railing. The coral color will match the existing awning on the first floor.

Mr. Hoffman suggested a shed type awning to match the existing awning.

There were no ex-parte communication disclosures regarding this project.

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

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A13-96 Revisions to Previously Approved Plans

Applicant: Mr. and Mrs. Bill Soter
Address: 198 Via Marina
Architect: The Pandula Architects
Project Description: Delete 2nd floor window, revise french doors at dining room and revise french doors at the master suite.

Architect Gene Pandula stated the project was approved last June. The owners felt it would be better to reduce the amount of doors facing traffic to cut down on noise. The revision to the plans include; eliminating one window in the guest bedroom, and reducing the double french doors to one pair of french doors on each floor.

There were no ex-parte communication disclosures regarding this project.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

A14-96 Exterior Building Repairs

Applicant: Poinciana Management, Inc.
Address: 50 Cocoanut Row
Architect: The Lawrence Group Architects
Project Description: Remove rotten wood and apply stucco to building.

This item was not on last month's agenda but it was reviewed and given tentative approval.

There were no ex-parte communication disclosures regarding this project.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED AT
LAST MONTH'S MEETING.
MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

A15-96 Sign

Applicant: Costanza Barilla
Address: 155 Worth Avenue
Contractor: Phil Rowe Signs
Project Description: Install one wood sign on east side of building.

Business owner Costanza Barilla presented a photograph of the building. The sign will be white with black letters and placed on the east side of the building.

Mr. Frank stated the sign cannot be placed in the proposed location. The sign has to be below the floor level of the second floor.

It was decided the sign can be approved for the style and verbiage. The location can be determined by staff at a later date.

There were no ex-parte communication disclosures regarding this project.

**MOTION BY MRS. GINGRAS TO APPROVE THE STYLE AND VERBIAGE OF
THE SIGN, AND SUBJECT TO MEETING THE CRITERIA
OF THE ZONING ORDINANCE.
MOTION SECONDED BY HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

A16-96 Property Wall

Applicant: Mr. and Mrs. Applebaum
Address: 325 Via Linda
Architect: Innocenti & Webel
Project Description: Property wall

Landscape Architect Linda Zolman presented pictures of the property. The wall would be a continuation of an existing wall. There will be a formal garden installed on this lot in the future. The wall will be four feet high with iron arches, in steps, with gardenia or hibiscus trees planted behind the iron work.

There were no ex-parte communication disclosures regarding this project.

**MOTION BY MR. BELL TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

A17-96 Roof Material Change

Applicant: Dr. Carlo Bilotti
Address: 196 Via Del Mar
Contractor: Tara Management
Project Description: Change roof from clay barrel tile to clay "S" tile.

Property Owner Tina Bilotti presented the project. Extensive renovations have been done to the house. A new roof is necessary and she would like to put a clay "S" tile on the roof. Mrs. Bilotti stated many new homes in Italy have clay "S" tile roofs. She stated the insurance company prefers "S" tile roofs rather than a high profile roof.

Mr. Moore stated that each house must be looked at in its own merits. The Commission must consider the materials being used in this project and on the homes in the surrounding area. South Florida Building Code and Palm Beach County Building Code Advisory Board have developed new standards for installation of tile roofs in Dade, Broward and Palm Beach Counties.

Mr. Schuler said most of these homes in this area are Mediterranean style with barrel tile roofs.

~~Mrs. Baker relayed the wishes of a neighbor to this property, and said that she would like to see a barrel tile roof on this house.~~

Mr. Bell disagreed and stated the "S" tile is not a deterrent and recommended approval of an Altousa "S" tile.

There were no ex-parte communication disclosures regarding this project.

**MOTION BY MR. SCHULER TO DENY THE ROOF MATERIAL CHANGE.
MOTION SECONDED BY MRS. BAKER.**

ROLL CALL VOTE AS FOLLOWS:

MR. SCHULER	YES
MRS. BAKER	YES
MR. HOFFMAN	YES
MRS. GINGRAS	YES
MR. BELL	NO
MR. ROSENTHAL	YES

MOTION CARRIES 5-1.

A18-96 Revisions to Previously Approved Plans

Applicant: Sir Anthony and Lady Evelyn Jacobs
Address: 100 Casa Bendita
Architect: Smith Architectural Group
Project Description: Revisions to previously approved plans.

Architect Jeff Smith presented the project. The overall appearance of the house remains the same. The house will be reduced in size as one bedroom will be eliminated. The ground level windows at the front entry will be eliminated. The project will have a clay barrel tile roof.

There were no ex-parte communication disclosures regarding this project.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

A19-96 Awnings

Applicant: Daniel and Elaina Tucker
Address: 202 Mañana Lane
Contractor: Awnings by Jay
Project Description: Two new awnings.

Contractor Al Cornell stated the project includes two awnings, one on the second floor and the other at the front entrance. The awnings will be terra-cotta with an egg shell trim to match the roof.

Mrs. Baker suggested the awning color be egg shell with terra-cotta trim.

Mrs. Gingras agreed and said the terra-cotta color will not match the roof.

The Commission felt the awnings did not fit in with the architecture of the house and other suggestions were made.

Mrs. Tucker addressed the Commission and said she was willing to change the awning color, but felt protection from the weather was needed at the front entrance.

There were no ex-parte communication disclosures regarding this project.

**MOTION BY MRS. BAKER TO APPROVE THE SECOND FLOOR AWNING TO BE 11 x 6 1/2 IN A CREAM COLOR WITH TERRA-COTTA TRIM AND COME BACK WITH REVISIONS TO THE FIRST FLOOR AWNING.
MOTION SECONDED BY MR. SCHULER.**

After further suggestions and comments Mrs. Baker withdrew her motion and Mr. Schuler withdrew his second to the motion.

The contractor was asked to come back with a rendering of the proposed project.

**MOTION BY MR. BELL TO DEFER THE PROJECT TO THE MARCH MEETING.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A20-96 Sign

Applicant: Royal Poinciana Chapel
Address: 60 Cocoanut Row
Architect: Raymond R. Wells
Project Description: Replace existing sign with new double faced sign.

Architect Ray Wells presented the project. The existing sign is deteriorated and needs to be replaced. The new sign will be double faced and will be seen from both directions of traffic. The face of the sign will be slightly smaller than the existing sign.

There were no ex-parte communication disclosures regarding this project.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

A21-96 Awning

Applicant: Dempsey's
Address: 50 Cocoanut Row
Contractor: American Awning Co.
Project Description: Change awning color from light gray to green with white trim.

Contractor Joe Matti presented photographs of the building. The awning had to be removed as the slat house is in the process of being repaired. The owner decided to change the awning color from light gray with white trim to green with white trim.

There were no ex-parte communication disclosures regarding this project.

**MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

A22-96 Cabana, Pool and Deck

Applicant: Dilow Estates, Inc.
Address: 220 Banyan Road
Architect: John Gosman
Project Description: New cabana, pool and deck.

Architect Lowry Bell presented the project and stated a Conflict of Interest form is on file. The entrance gate posts were approved at 6' in height at the last meeting. Mr. Bell asked to have the posts raised to 7' and to have the cabana re-located.

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

William J. Condren, the neighbor to the north of this property, addressed the Commission. Mr. Condren presented site plans showing the cabana in three different locations in relation to his property. He felt the size of the cabana would impinge on the view he has of Lake Worth and the site of the cabana does not work for either property.

It was determined the pool has also been moved approximately 10' closer to the cabana.

Mr. Condren was asked why he opposed cabana location at the Town Council meeting. The proposed cabana would have been away from his property and would not obstruct his view of the lake.

Mr. Condren said he retained counsel and it was demonstrated there was no hardship. He said, he took a neutral position as to the location of the cabana at that time.

Mr. Bell stated the original location of the cabana was in the setback. The Town Council turned it down due to the objections from the neighbors as well as hardship requirements. He felt he should be able to put the cabana on the property, (within the proper setbacks), that would best suit the owners. Mr. Bell said Mr. Condren now has a view through his property to the lake.

The question of view rights was discussed and it was determined that this issue would have to be investigated. Mr. Condren stated he was not urging any legal rights.

Mrs. Baker felt the proposed cabana is larger than the previously approved cabana.

Mr. Moore stated the Commission could put a restriction on the cabana to have ARCOM approval if it were ever to be enclosed. There are no restrictions on the

cabana now as it cannot be seen from any public right-of-way. Mr. Rosenthal thought this would be unfair to the future property owner.

Mr. Moore stated that four affirmative votes from the Commission are necessary to pass the location of the cabana, otherwise the original approval stands.

Real Estate Broker Eric Adams addressed the Commission and was in favor of the proposed cabana location.

Mr. Hoffman disclosed an ex-parte communication with the applicant.

Mrs. Baker stated Mr. Condren is represented by Gunster, Yoakley and her husband works for this firm, but has had no communication regarding this issue.

Chairman Rosenthal passed the gavel to Mrs. Baker.

MOTION SECONDED BY MR. ROSENTHAL.

Mr. Moore read the criteria necessary for denial of this project.

The previously approved plans were reviewed at this time and several questions were asked about the changes to the cabana.

Mr. Hoffman stated his motion was for the location of the cabana and considering several changes have been made, he withdrew his motion. Mr. Rosenthal withdrew his second to the motion.

MOTION BY MRS. BAKER TO DEFER THIS PROJECT TO THE MARCH MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

C1-96 Partial Property Wall

Applicant:	Sharon Talbot
Address:	258 Seminole Avenue
Project Description:	Concrete block and stucco wall to seclude new air conditioning units.

A variance was approved by the Town Council at the February meeting.

No one was present to represent this project.

Mr. Frank stated this project could be staff approved if there are no ornamentations on the wall. The Town Council directed a property wall be constructed as there are excess air conditioning units on the side of the house.

CHAIRMAN ROSENTHAL REMOVED THIS ITEM FROM THE AGENDA.

A23-96 New Front Door

Applicant: Elizabeth Raese
Address: 735 North Lake Way
Contractor: Glenn Simmons
Project Description: Replace existing wood doors with aluminum and glass doors.

Contractor Glenn Simmons presented the project. The owner would like to replace the wood doors with aluminum and glass doors.

There were no pictures of the house available for this presentation.

Mrs. Raese stated the house is beige with beige shutters and felt the doors would be an asset to the house.

It was suggested to leave this project for staff approval. Mr. Frank asked to have Mr. Schuler's help with the decision. If an approval cannot be made, Mr. Frank stated this item will be placed on the agenda again.

There were no ex-parte communication disclosures regarding this project.

MOTION BY MR. HOFFMAN TO APPOINT MR. SCHULER TO ASSIST THE STAFF IN THE REVIEW OF THIS PROJECT.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

A24-96 Roof Change

Applicant: David Rudnick
Address: 240 Kawama Lane
Contractor: Roofing Unlimited
Project Description: Replace wood shake roof with fiberglass shingle.

Contractor Mike Jackson stated the existing roof is about 15 years old. The fiberglass shingles resemble wood shake and would have a 40 year warranty.

Jeff Smith, a neighbor to this property, addressed the Commission. He stated this roof is the only view from his second floor terrace. He said there are no other houses with fiberglass shingle in this area and suggested cement tile.

Mr. Hoffman said it would be a mistake to replace the wood shake on this house. Mr. Jackson suggested concrete tiles which resemble wood shake, but would like to consult with the owner.

There were no ex-parte communication disclosures regarding this project.

MOTION BY MR. SCHULER TO DEFER THIS PROJECT TO THE MARCH MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

V. OTHER BUSINESS

The subject of ARCOM approving house color changes was discussed. It was decided to have a workshop meeting at the beginning of next month's meeting to discuss several issues.

VI. ADJOURNMENT

The meeting was adjourned at 4:50 p.m.

The next meeting of the Architectural Commission will be held on March 27, 1996 at 10:00 a.m. with a workshop meeting beginning at 8:00 a.m. These meetings will be held in the Town Hall, Town Council Chambers, 360 South County Road, Palm Beach.

Respectfully submitted,


Leighton A. Rosenthal,
Chairman

gd

TOWN OF PALM BEACH

ATTENDANCE RECORD (19 96)

											Fri	Tue
MEMBERS	1/24	2/28	3/27	4/24	5/22	6/26	7/24	8/28	9/25	10/23	11/22	12/12
LEIGHTON ROSENTHAL	p	P										
LAUREL BAKER	P	P										
LINDLEY HOFFMAN	P	P										
BRUCE HELANDER	P	P										
ETHEL LINDSEY	P	P										
SALLY GINGRAS	P	P										
JOHN SCHULER	P	P										
ALTERNATES	1/24	2/28	3/27	4/24	5/22	6/26	7/24	8/28	9/25	10/23	11/22	12/12
LOWRY BELL	P	P										
ROBERT DEZIEL	E	P										

LEGEND: P = Present
 E = Excused Absence
 U = Unexcused Absence
 A = Absence Pending Classification as "Excused" or "Unexcused"

TOWN OF PALM BEACH

RECORD OF VOTING CONFLICTS (19 96)

MEMBERS	1/ 24	2/ 28	3/ 27	4/ 24	5/ 22	6/ 26	7/ 24	8/ 28	9/ 25	10/ 23	Fri 11/ 22	Tue 12/ 12
LEIGHTON A. ROSENTHAL												
LAUREL BAKER												
LINDLEY HOFFMAN												
BRUCE HELANDER												
ETHEL LINDSEY												
SALLY GINGRAS												
JOHN SCHULER												

ALTERNATES	1/ 24	2/ 28	3/ 27	4/ 24	5/ 22	6/ 26	7/ 24	8/ 28	9/ 25	10/ 23	11/ 22	12/ 12
LOWRY BELL	V	VPD										
ROBERT DEZIEL		V										

LEGEND: V = One Voting Conflict during a meeting
 V2 = Two Voting Conflicts during a meeting
 V3 = Three Voting Conflicts during a meeting
 And so on...

VPD = Voting Conflict Previously Declared
 (This category to be used when a conflict has been declared at a previous meeting, and the changes being reviewed are part of an ongoing renovation project. ONLY COUNT ORIGINAL DECLARED CONFLICT FOR ONGOING PROJECT PER JOHN C. RANDOLPH, TOWN ATTORNEY)

DENIAL

CERTIFICATION OF ACTION BY ARCHITECTURAL COMMISSION

The Architectural Commission has denied the following request in accordance with the criteria set forth in Article IX, ARCHITECTURAL REVIEW AND PROCEDURE, Section 5-387 (Criteria)

Application Number and Title: A19-96 Awnings

Applicant: Daniel and Elaina Tucker

Address: 202 Manana Lane

Architect: Contractor: Awnings by Jay

Project Description: Two new awnings on the first and second floors

The above request has been denied by the Architectural Commission for the following reasons:

- ☒ a. The plan for the proposed building or structure is not in conformity with good taste, good design, and in general, does not contribute to the image of Palm Beach as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
- ☐ b. The plan for the proposed building or structure does not indicate the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment more desirable.
- ☒ c. The proposed building or structure is, in its exterior design and appearance, inferior in quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
- ☐ d. The proposed building or structure is not in harmony with the proposed developments on land in the general area, with the Comprehensive Plan for Palm Beach, or with any precise plans adopted pursuant to the Comprehensive Plan.

- e. The proposed building or structure is excessively similar to other structures existing or for which a permit has been issued or to other structures included in the same permit application, facing upon the same or intersecting public or private way (alleys not included) and within two hundred (200) feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

 - (1) Apparently visibly identical front or side elevations.
 - (2) Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement, or
 - (3) Other significant identical features of design such as but not limited to, material, roof line and height or other design elements.
- f. The proposed building or structure is visibly excessively dissimilar in relation to any other structures existing or for which a permit has been issued or to any other structures included in the same permit application, facing upon the same or intersecting public or private way (alleys not included) and within two hundred (200) feet of the proposed site in respect to one or more of the following features:

 - (1) Cubical contents,
 - (2) Gross floor area,
 - (3) Height of building or height of roof,
 - (4) Other significant design features such as materials or quality of architectural design.
- g. The proposed building or structure is not appropriate in its relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).
- h. The proposed development is not in conformity with the standards of this Code and other applicable ordinances insofar as to the location and appearance of the building and structures which are involved.
- i. The project's location and design does not adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

The applicant is advised that appeals must be filed with the Town Clerk within 10 days in accordance with Article IX, Section 5-388 of the Town Code of Ordinances.

CERTIFICATION:

The above denial was issued by the Architectural Commission at their meeting on March 27, 1996.
(date)

TOWN OF PALM BEACH

Leighton A Rosenthal
Chairman, Architectural Commission