

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, FEBRUARY 23, 1994, 9:30 A.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The February 23, 1994 Architectural Commission meeting was called to order by Chairman Joanna Frost-Golino at 9:31 a.m.

II. Roll Call

PRESENT: Joanna Frost-Golino, Chairman
John Schuler, Vice-Chairman (arrived at 10:30 a.m.)

Jorge Sanchez, Member
Leighton Rosenthal, Member
Laurel Baker, Member
Lindley Hoffman, Member
Cathleen McFarlane, Alternate Member
Bruce Helander, Alternate Member
Allen Wyett, Alternate Member

Scott Gardner Hawkins, representing the Town Attorney
Robert L. Moore, Director of Planning, Zoning and
Building
Timothy F. Frank, Planner/Projects Coordinator

ABSENT: Marie Hope, Member

RECORDING SECRETARY: Mary A. Pollitt

At the beginning of the meeting, the following members were voting:

Mrs. Frost-Golino, Mr. Sanchez, Mr. Rosenthal, Mrs. Baker, Mr. Hoffman, Mrs. McFarlane (voting for Mr. Schuler) and Mr. Helander (voting for Mrs. Hope).

III. Approval of minutes from the January 26, 1994 meeting.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE MINUTES.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

IV. Project Review

A. Deferrals and Continuations: Major Projects

B2-94 New Residence

Applicant:	Robert C. Jr. and Nina Lawrence
Address:	30 Middle Road
Designer:	Mike Wolski
Project Description:	Construct new two story residence

This project was deferred for restudy from the January meeting.

Mr. Frank announced no new plans were received prior to the day of this meeting as required for deferred projects.

The Commission members stated they had not seen any new plans, individually, before the meeting. Mr. Wyett suggested the interested neighbors should have time to review any changes before the Commission hears possibly final plans for a project. Mrs. Frost-Golino added the Commission could review the plans, in an effort to move the project along, subject to further review by the neighbors before any action would be final.

Mike Wolski presented a site plan and explained the changes made since the January meeting. The garage area, still facing Middle Road, has been moved back approximately four feet to a distance of thirty-eight feet from Middle Road. Mr. Wolski mentioned the hedging material across the front of the property will be ficus.

The changes to the building elevations since the January meeting include eliminating the quoins and emphasizing the horizontal lines. The roof line has been changed. The gable roof over the front entrance has been changed. An addition roof (break) line has been added on the north. The two columns at the entrance support a flat roofed element with rectangular detailing.

The elimination of the two story element at the entrance concerned some of the Commission members. The new design does not tie into the rest of the house. The banding is the detail "holding it together".

Mr. Hoffman commented the garage is not far enough away from the street.

Don Kino, Smith Architectural Group, represented Spencer Partridge, 22 Middle Road, addressed the Commission.

Mr. Kino reported he had attempted to obtain a revised set of plans from Mr. Wolski during the month of February. He contacted the chairman and found she had not been contacted either nor had other individual members been contacted by Mr. Wolski. He attempted to reach Mr. Wolski by telephone and wrote a letter. No response was received from Mr. Wolski. The garage doors still face Middle Road. The facade may or may not be a problem as addressed by the Commission. Mr. Kino concluded he is not prepared to summarize his clients concerns at this time and requests deferral of the project.

Jacqueline Albarran deMendoza, architect, representing G. A. Seelbinder, 25 Middle Road, addressed the Commission.

Ms. Albarran-deMendoza agrees with the general comments made by Mr. Kino. She added her client would like to see the new design agree with other houses in the neighborhood and requested time to review any new plans and/or changes.

Mrs. Frost-Golino requested Mr. Wolski re-submit photographs of the neighboring properties.

Mr. Hoffman added, he is "not convinced the garage can't be moved back."

Robert Lawrence, owner, addressed the Commission and apologized for any confusion. He would like to meet with individual Commission members before the March meeting to work out the details.

Additional comments from the Commission members included the possible creation of a courtyard, moving the entrance into the driveway area and a deed restriction for hedging to site screen the garage area.

Mrs. Frost-Golino suggested Mr. Wolski and Mr. Lawrence create a landscaping overlay for the front elevation before the next meeting. This would allow the Commission and interested parties to see the configuration of the landscaping to the site screening of the garage doors.

MOTION MADE BY MR. ROSENTHAL TO DEFER THE PROJECT FOR RESTUDY BASED ON THE COMMENTS BY THE COMMISSION MEMBERS UNTIL THE MARCH MEETING.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

B3-94 New Residence

Applicant:	Noiseau Enterprises, Inc.
Address:	146 Atlantic Avenue
Architect:	Randall E. Stofft

Project Description: Construct new one story, single family residence

This project was deferred for restudy from the January meeting.

Randall Stofft presented revised elevation drawings showing the changes since the January meeting.

Mr. Stofft did not submit plans to the Building Department but did meet individually with Commission members and present revised plans to them.

At the January meeting, the Commission stated the detailing on the elevation drawings was "too heavy". The items changed from the last meeting include eliminating the balustrades on the railings and using a lighter rail detail. Some of the windows have been squared off. The entry has been changed and the windows in the entry area have been reduced in size.

Mrs. Frost-Golino asked if the changes made to the front elevation have been made to the other elevations. Mr. Stofft replied they had not but the changes would be through-out the design and a new set of plans would be prepared reflecting those changes and submitted to the Building Department.

The Commission designated Mr. Frank to review those drawings for the corrections as described at this meeting.

Mr. Stofft added all storm shutters will be built into the design of the building.

Mrs. Baker questioned the sizes of the two front windows as appearing different on the drawing. Mr. Stofft stated he would match the two windows in question.

Mr. Sanchez requested the use of ficus nitada hedging along the sides of the property not currently having hedging material. Mr. Stofft agreed to that provision noting the specified plant list called for hedges to be planted at five feet.

Mr. Sanchez also suggested eliminating the junipers on the front of the property. The look is tropical and these are not tropical trees.

The Commission discussed the proposed three foot wall along the sidewalk in front of the house. The wall detail will have to be submitted at a later meeting. Some of the Commission members suggested eliminating the wall and using hedging in its place to tie in with neighboring properties. Photographs were used for comparison purposes.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE

FOLLOWING CONDITIONS:

1. SUBMIT DRIVEWAY MATERIALS AND BUILDING COLOR SAMPLES AT A LATER MEETING.
2. RESUBMIT WALL DETAIL AND LANDSCAPE PLAN WITH FICUS NITADA HEDGING AND ELIMINATION OF THE JUNIPERS
3. SUBMIT REVISED ELEVATION PLANS AS DISCUSSED.

MOTION SECONDED BY MRS. MCFARLANE.

MOTION CARRIED UNANIMOUSLY.

B87-92 Landscape Plan, Details

Applicant:	Brazilian Development Company
Address:	240 Australian Avenue
Architect:	SKA Architects, Pat Segraves
Project Description:	Landscape plan, details of garage doors and wall

No one was present to represent the applicant. The Commission chose to make a blanket motion to cover all non-present applicants.

MOTION MADE BY MR. HOFFMAN TO MOVE THE PROJECT TO THE END OF THE MORNING MEETING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

The project was heard at 10:45 a.m. after item B6-94. When this project was heard, the following members were voting: Mrs. Frost-Golino, Mr. Schuler, Mr. Sanchez, Mr. Rosenthal, Mrs. Baker, Mr. Hoffman, and Mrs. McFarlane (voting for Mrs. Hope).

Pat Segraves, SKA Architects, presented photographs of the project taken on Tuesday, February 22nd. These photographs were compared with approved plans, on file in the Building Department, for the project.

Mr. Frank explained that during an inspection by a Building Department inspector, it was noted some of the existing details on the project did not match the approved set of plans. Mr. Frank visited the site and issued a "red-tag" on the wall and the garage door area. Mr. Segraves was instructed to return to the Commission with the information required at the time the original approvals were given (February, 1993).

Mr. Frank added the wall was built on the property line with no

landscaping in front of it as indicated on the approved set of plans. The wall can be built adjacent to the lot line and is not a code problem.

Mr. Segraves explained the garage doors, facing Hibiscus, were painted the same color as the building to de-emphasize their size and space. The "black holes" at the bottom of the doors are to allow water to pass in/out of the garage areas during a heavy rain storm. These areas will be replaced with louvers and painted to match the garage doors.

Jeff Blakeley, the landscape architect, presented a revised landscape plan. Mr. Blakeley would like to add travelers palms and other vegetation on the east property line to site screen the adjacent apartment building. Two planters with vegetation have been added on the east side in the pool areas.

Mr. Segraves reported the paver stone material has been installed in the driveway area. The Commission did not approve this material before it was installed.

The Commission discussed the conditions placed on approvals and the follow-up to insure these conditions are met.

Mr. Moore questioned Mr. Blakeley and Mr. Segraves on the plan for the draining of any (rain) water from the site. The area indicated by Mr. Blakeley for additional vegetation is the area where a berm or water retention grading would be accomplished to prevent drainage onto the neighboring property (which is lower). Mr. Moore reminded both architects that no certificate of occupancy would be issued unless a drainage plan, agreed to by both of them, is submitted to the Town.

Mr. Rosenthal requested Mr. Segraves and Mr. Blakeley present plans to the Commission reflecting and showing all the conditions on the site as they are and as they will be.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT TO ALLOW THE ARCHITECTS TIME TO PREPARE A PLAN SHOWING ALL THE DETAILS TO INCLUDE ALL THE PROBLEMS EXPRESSED AT THE FEBRUARY MEETING FROM ALL COMMISSION MEMBERS AND STAFF.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

Mr. Segraves requested the Commission act separately on the issue of the garage doors as presented by the photographs.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE GARAGE DOORS WITH THE CONDITION THE LOUVERS BE PAINTED THE SAME COLOR AS THE BUILDING.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B16-93 Revisions

Applicant:	Mary S. Conrad
Address:	105 Banyan Road
Architect:	The Pandula Architects, Inc.
Project Description:	Revisions to previously approved plan include new garage and living room bay window

Eugene Pandula presented a site plan showing the three revised areas. Elevation drawings delineated the proposed changes.

The first area showed the approved windows changed to two pairs of French doors with a barrel tile roof over the doors.

The second change involves the service wing/garage area. A mansard barrel tile roof will be changed to a straight parapet.

The third area Mr. Pandula requested was the bay window area (previously approved for a bow window change), and he requested this be left as originally built.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

B35-93 Revised Landscape Plan

Applicant:	Preservation Foundation
Address:	386 Hibiscus
Landscape Architect:	Sanchez & Maddux
Project Description:	Revised landscape plan

Jorge Sanchez has a conflict of interest with this project. His firm, Sanchez & Maddux, is the landscape architect of record for the project. A conflict of interest form is on file in the Town Clerk's office.

Mr. Wyett is voting in place of Mr. Sanchez.

Phil Maddux presented the rendering of Pan's Garden to the Commission. He also presented a revised landscape plan for the garden.

The original landscape plan was adjusted to meet the Town's Public

Works Department's requirements.

The six foot wall, along the streets, will have a 2-21/2 feet of shrubbery.

Mr. Maddux also wanted to plant three large magnolia trees behind the Casa Apava wall installed to the rear of the property.

MOTION MADE BY MRS. MC FARLANE TO APPROVE THE REVISED LANDSCAPE PLAN.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

Mr. Schuler arrived at the meeting at 10:30 a.m. Mr. Helander is no longer voting. Mrs. McFarlane is voting in place of Mrs. Hope. Mr. Wyett is not voting.

B. New Business - Major Projects

B5-94 Demolition

Applicant:	Mr. and Mrs. Peter May
Address:	1375 South Ocean Boulevard
Architect:	Ferguson, Murray & Shamamian
Project Description:	Demolition of two story residence

Jim Martindale, Worth Builders, presented the site plan for the project.

The structures on this property have received previous demolition approvals.

A total of five structures are on the property. Four of the five structures will remain, the one story residence closest to South Ocean Boulevard, the boat house, the garage and a maintenance building. The two story residence located between the one story residence and the boat house will be demolished. The previous demolition approval granted by the Architectural Commission in August, 1993, called for the demolition of all the structures EXCEPT the boat house.

Mr. Moore provided a brief history of the property. Originally, this was part of the Bolton Estate--covering the area from the lake to the ocean. The Landmarks Commission reviewed the entire estate in 1981.

Mrs. Bolton subdivided the property in 1985-86. The Hansens purchased part of the property later selling to Robert Meister who

sold to the present owner, Peter May.

Mr. Moore noted two existing kitchen agreements in effect will be voided by this demolition.

The remaining boat house has recently been remodeled and brought into compliance to codes.

The Commission decided, since a request for demolition was heard approximately six months ago, this can be treated as an extension of that approval.

MOTION MADE BY MRS. BAKER TO APPROVE THE EXTENSION OF THE DEMOLITION OF THE TWO STORY RESIDENCE AS REQUESTED WITH THE CONDITION THE AREA BE SODDED/SEEDED AND IRRIGATED WITHIN NINETY (90) DAYS OF DEMOLITION IF NEW CONSTRUCTION HAS NOT BEGUN.

MOTION SECONDED BY MRS. MC FARLANE.

MOTION CARRIED UNANIMOUSLY.

B6-94 Beach House

Applicant:	Patricia Sousa
Address:	1300 North Ocean Boulevard
Engineer:	David E. Voss
Project Description:	Construct beach house

Patricia Sousa presented the project for the proposed 10' x 20' beach cabana located on the east side of North Ocean Boulevard across the street from her residence.

Mrs. Sousa noted she had previously appeared before the Architectural Commission (June, 1993) for the approval of the fence along North Ocean Boulevard. The shadow-box fence is part of this project and has not yet been constructed.

In response to questions from the Commission concerning the topography of the beach front, Mrs. Sousa said all the grades will remain the same as they are now.

The overall height of the beach house is twelve feet. Inside ceiling height is approximately eight feet. The design is similar to the main residence. The entry door is solid glass.

The Commission requested to see photographs of the site and the main residence. Mrs. Sousa did not have any with her.

MOTION MADE BY MR. SANCHEZ TO DEFER THE PROJECT UNTIL 1:00 P.M. TO ALLOW TIME TO PROVIDE PHOTOGRAPHS OF THE CABANA SITE AND THE MAIN RESIDENCE.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

Mrs. Sousa returned to the meeting at 1:00 p.m. with the requested pictures. The project was heard at 2:05 p.m.

After reviewing the photographs and comparing them to the presented plan, the Commission discussed the style of the cabana and the proposed height.

Mr. Hoffman commented it will "stick up like a sore thumb". He suggested adding a pitched roof with a classic cornice that would relate to the style of the main residence.

Mrs. Frost-Golino questioned the height of the cabana. She suggested the height be reduced.

After discussing these issues, the Commission decided approval could be given for the project if a revised drawing integrating their suggestions was submitted to Mr. Frank for review of these conditions prior to the issuance of the building permit.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE CABANA WITH THE CONDITIONS A NEW PLAN BE SUBMITTED (TO MR. FRANK) WITH A HIP BERMUDA STYLE ROOF WITH FLAT WHITE CEMENT TILE SIMILAR TO OTHER BEACH HOUSES IN THE AREA. THE DESIGN MAY HAVE A CLASSIC CORNICE.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

Responding to questions from the Commission, Mr. Moore stated the appointments for the expired terms of Mr. Schuler and Mr. Sanchez to the Architectural Commission will be taken up at the March 8th Town Council meeting. Mr. Rosenthal is eligible for reappointment. Should the Council fail to take action on the appointments, the current members will remain until their places are filled.

Mr. Schuler expressed his appreciation for the opportunity to serve on the Architectural Commission and noted it has been a pleasure to serve with the various other members over the years.

Mr. Sanchez agreed with Mr. Schuler's statements and thanked the members.

The Commission reconvened at 1:10 p.m. Mr. Sanchez and Mr. Helander were not present. Mr. Wyett is voting in place of Mr. Sanchez. The members voting are: Mrs. Frost-Golino, Mr. Schuler, Mr. Rosenthal, Mrs. Baker, Mr. Hoffman, Mrs. McFarlane and Mr. Wyett.

C. Deferrals and Continuations - Minor Projects

A152-93 Awnings

Applicant: Diane McClaine
Address: 200 Queens Lane
Contractor: Tropical Awning Company
Project Description: Install 2 awnings (visible from N. Ocean Way)

The project was deferred from the December meeting to allow the contractor to provide sufficient information for the presentation.

These awnings have been installed and the permit issued with staff approval.

Staff recommends removal from the agenda.

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

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

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 January meeting.

No one was present to represent the applicant.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

The Commission discussed the signage change with staff. If the style and size of the lettering is the same or similar to the

previous sign, staff approval may be given in lieu of returning to the Commission.

D. New Business - Minor Projects

A9-94 Awnings

Applicant: Mr. and Mrs. Johannes Rummeny
Address: 315 Barton Avenue
Contractor: American Awning Company, Inc.
Project Description: Install 4 door and 2 window awnings

Todd Moran presented a site plan and photographs for the proposed project.

Mr. Moran presented a light beige/medium brown striped fabric sample for the awnings.

Mr. Schuler questioned the width of the (too large) stripes.

Mrs. Frost-Golino, Mr. Schuler and Mrs. McFarlane preferred a plain light beige color (like the sample) with no stripes.

Mrs. Baker commented either sample color is fine with no stripes.

The Commission also discussed the style of awnings. The sketch showed a return to hide the awning frame at the ends. Mrs. Frost-Golino and Mr. Hoffman preferred a return; Mr. Schuler preferred a beige awning with no return.

MOTION MADE BY MR. SCHULER TO APPROVE THE AWNINGS WITH THE CONDITION THE COLOR BE BEIGE (NO STRIPES) AND HAVE NO RETURNS.

The motion died for lack of a second.

MOTION MADE BY MR. WYETT TO APPROVE THE AWNINGS AS SUBMITTED.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED 4/3 WITH MR. SCHULER, MR. HOFFMAN AND MRS FROST-GOLINO VOTING NEGATIVE.

A10-94 Renovations

Applicant: Michael Burrows
Address: 345 North Lake Way
Architect: Charles Harrison Pawley
Project Description: Change entry and location of garage doors;
addition of balcony on garage area

Charles Harrison Pawley presented a rendering for the proposed project. Mr. Pawley explained the garage doors will be moved from the side entrance of the garage to the front entrance of the garage. The garage doors will be screened from North Lake Way. The existing garage doors are not easily accessible from the front motor court area.

The Commission discussed the possibility of requiring a deed restriction to provide for site screening along North Lake Way to prevent a future owner from eliminating the required hedging.

Mike Burrows, owner of the property, stated a new, formal courtyard is being created and landscaping will site screen the garage doors. Mr. Burrows expressed his concern that deed restrictions may frighten a potential buyer.

Mr. Pawley noted the other areas of proposed changes are the entry and the addition of a new balcony on the side of the garage.

The columns and railings on the existing front balcony will not be changed. The new balcony on the garage will match the existing balcony. The rear balcony will also match. This balcony is visible from the Bike Trail.

Mr. Pawley added the colors will remain the same as existing--white with black shutters.

Mrs. Frost-Golino pointed out the submitted drawings do not specify this, and requested that Mr. Pawley submit a new set of drawings to the Town (Mr. Frank) with the phrase "colors to match existing house" noted on the plans.

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

1. A DEED RESTRICTION FOR FOLIATION OF SUFFICIENT SIZE TO SITE SCREEN THE GARAGE DOORS BE RECORDED.
2. THE NEW BALCONIES MATCH THE EXISTING FRONT BALCONY.
3. A NEW PLAN, WITH THE APPROPRIATE CHANGES AND NOTATIONS, BE SUBMITTED TO THE TOWN STAFF.

MOTION SECONDED BY MRS. MC FARLANE.

MOTION CARRIED UNANIMOUSLY.

A11-94 Window and Door Changes

Applicant: Jane Buffett
Address: 540 South Ocean Boulevard
Architect: "Blue" Minges
Project Description: Replace and add windows and French doors
on east and west elevations

Blue Minges presented elevation drawings showing the proposed changes. Photographs were also presented.

Mr. Minges noted the house was designed by Marion Sims Wyeth with several later additions.

Mr. Minges plans to combine several of the smaller rooms and make them into larger rooms.

The proposed new wood windows will match the existing windows.

The shutters on the second floor do not operate. They are purely decorative. One chimney will be eliminated. The fire place inside the house is also being eliminated. A screened porch will be added on the first floor.

Mr. Schuler suggested changing the one proposed large window to two windows to "tie-in" to the existing window styles of the residence. Mr. Hoffman and Mrs. Frost-Golino agreed with Mr. Schuler.

Mr. Minges added lattice work on the first floor, shown in the photographs, will be removed.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE CONDITIONS THE LARGE, PROPOSED WINDOW ON THE EAST END OF THE SECOND STORY BE CHANGED TO TWO WINDOWS AND THE SHUTTERS SHOWN ON THE SECOND STORY BALCONY BE REMOVED.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A12-94 Rail/Gate

Applicant: Milada J. Sabova
Address: 236 El Pueblo Way
Contractor: (owner)
Project Description: Install 3' (high) x 9' fence (rail) on
east side of house and 3' (high) fence
and gate (total 9' long) on the west side
of the house

Vladimir Sava, legal guardian for Milada Sabova, presented a site

plan for the project.

Mr. Sava stated the purpose of the fence is to enclose the back yard and to confine a very small dog.

Mr. Sava presented photographs of the east and west sides of the property. The detailed drawing of the fence and the gate was on the presented plan.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

A13-94 Gazebo

Applicant:	Kenneth Wolofsky
Address:	129 Clarendon Avenue
Architect:	Brett Armstrong
Project Description:	Build gazebo and deck area

Brett Armstrong presented a site plan showing the plans for the proposed project on the east side of the residence. Mr. Wolofsky has purchased property adjoining his residence. Mr. Armstrong proposes to construct a gazebo and deck area over a river (lagoon area) and fountain area. The water will recirculate.

A four foot wall is planned in front of the gazebo area. A six foot sculpture is planned for the fountain. Mrs. Frost-Golino reminded Mr. Armstrong the Commission will have to review the sculpture at a later meeting.

The cedar gazebo will have a barrel tile roof. The house is cocquina stone.

The driveway is shown in paver blocks on the site plan. An asphalt extension of the driveway will continue to the alley.

The Commission suggested the roof pitch match the existing roof pitch of the residence. Mr. Armstrong stated the roof pitch of the gazebo is 6/12.

Mrs. Frost-Golino requested Mr. Armstrong to provide the Town staff with a detailed plan, showing the correct roof pitch, as soon as possible.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE CONDITIONS THE GAZEBO ROOF PITCH MATCH THE EXISTING RESIDENCE AND THE APPLICANT RETURN FOR APPROVAL OF THE SCULPTURE WHEN IT HAS BEEN SELECTED.

MOTION SECONDED BY MRS. MC FARLANE.

MOTION CARRIED 6/1 WITH MRS. BAKER VOTING NEGATIVE.

Mrs. Baker explained her vote was negative because the application did not contain complete information on the waterfall.

Mrs. Frost-Golino reminded Mr. Armstrong to provide Mr. Frank with an updated plan.

A14-94 Ornamentation

Applicant:	C. G. Goldsmith
Address:	220 Wells Road
Architect:	Ames Bennett
Project Description:	Add stucco ornamentation and quoining

Mrs. Baker declared a conflict of interest for this project. Her husband, Robin Baker, has a legal connection with the owner of the property through his law firm. A conflict of interest form is on file in the Town Clerk's office.

Six members of the Commission are voting.

Gerry Goldsmith and John Mitchell, Contractor, addressed the Commission.

Mr. Mitchell presented elevation drawings showing the proposed addition of stucco banding and quoining. A planter will be added to the front of the building. Finials may or may not be added at a later time according to Mr. Goldsmith.

Photographs of the existing residence were also presented.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

Adjournment

The meeting was adjourned at 2:30 p.m. The next Architectural Commission meeting will be Wednesday, March 23, 1994 at 9:30 a.m. in the Town Council chambers.

Respectfully submitted,

Joanna Frost-Golino, Chairman

JFG:mp