

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

WEDNESDAY, FEBRUARY 22, 2006

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. CALL TO ORDER

Chairman Wideman called the meeting to order at 9:00 a.m.

II. ROLL CALL:

Floyd L. Wideman, Jr., Chairman
Morgan Dix Wheelock, Vice-Chairman
Nikita Zukov, Member
William P. Feldkamp, Member
Leslie C. Diver, Alternate Member
Thomas M. Youchak, Alternate Member
Jeffery Smith, Alternate Member
John C. Randolph, Town Attorney
Veronica Close, Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Secretary

ABSENT:

Leslie A. Shaw, Member (excused)
Marvin Rosenberg, Member (un excused)
William J. Strawbridge Jr., Member (excused)

III PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Chairman Wideman.

IV APPROVAL OF THE MINUTES FROM THE JANUARY 25, 2006 MEETING.

MOTION BY MR. WHELOCK TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

V SWEARING IN PERSONS TESTIFYING.

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

Mr. Shaw addressed the commission and said that it has been an honor serving on ARCOM with all of Commission Members. He explained that because he was appointed to the Zoning Board, he had to resign from the Architectural Commission and would not attend today's meeting.

Chairman Wideman read a letter from the Preservation Foundation regarding a restrictive covenant that was placed on a hedge located at 513 North County Road. The letter states that the twenty-foot tall hedge was removed and replaced with bushes. Town Attorney Randolph said that this is a Code Enforcement Board matter and if it were placed on the ARCOM agenda, the property owner would have to be notified. Ms. Close confirmed that this matter is being handled by Code Enforcement Department.

Vice-Chair Wheelock announced that three commission members will be retiring with this meeting, but only one of them is here today. On behalf of the remaining Commissioner's, he acknowledged their appreciation for the work Dr. Rosenberg did on the commission with his concern and graciousness; Mr. Shaw for his detailed attention and concerns for town wide affairs; and, Chairman Wideman for his leadership and liaison with other commissions and town council. He said the town owes them deep appreciation for their time and devotion to public duty.

VI PROJECT DEFERRALS/REMOVALS

B85-05 Addition

Address: 245 Worth Avenue
Applicant: Jane B. Holzer
Architect: The Lawrence Group
Project Description: Addition of partial second floor of approximately 1,700 s.f. over a first floor of approximately 1,258 s.f. Materials, height and colors are compatible with the existing building. Retail use is unchanged.

This project was deferred from the September, October, November, December and January meetings at the architect's request. The architect requests removal from the agenda.

MOTION BY MR. WHEELLOCK TO REMOVE PROJECT NUMBER B85-05 FROM THE AGENDA.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

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.

The architect requests deferral to the March meeting.

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.

The architect requests deferral to the March meeting.

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 meeting at the architect's request. Again, the architect requests deferral to the March meeting.

MOTION BY MR. WHEELLOCK TO DEFER PROJECTS B10-06, B15-06 AND B102-05 TO THE MARCH MEETING.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

VII TOWN COUNCIL PROJECTS - VARIANCE REQUESTS

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

B95-05/SE20-05 New Residence

Address: 447 Primavera Avenue
Applicant: Randall and Barbara Smith
Architect: Smith and Moore Architects
Project Description: Demolition of an existing two-story residence and construction of a new two-story residence with pool, hardscape, and landscaping.

This project was deferred from the September and December meetings at the architect's request. The October meeting was canceled due to Hurricane Wilma. Demolition was approved at the November meeting and the new construction was deferred for restudy.

Mr. Feldkamp, Mr. Wideman and Mr. Strawbridge said they met with the architect and reviewed the plans. Mr. Wheelock and Mr. Zukov said they met with the architect and visited the site.

Attorney Ray Royce, representing the applicant, said the Town Council approved their height plane variance.

Architect Harold Smith said that stone pediments were added to the first floor windows and stone casings at the second floor windows. He indicated that Landscape Architect Steve Dauber was available to answer any questions regarding the landscaping.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B109-05/V1-06 Additions & New Building

Address: 9 Lagomar Road and 12 Lagomar Road
Applicant: Roberto A. deGuardiola & Joanne M. deGuardiola
Architect: Thomas M. Kirchhoff
Project Description: Additions and renovations to existing three-story residence including:
1. A new one story pool pavilion and garage (basement)
2. A new two-story building consisting of entry gallery, office, and guest rooms.
3. Interior renovations to the existing structure.
4. New pool, hardscape, and preliminary landscape.

This project was reviewed at the December meeting with a motion supporting the variance, but no

formal action was taken regarding the project. It was deferred from the January meeting at the architect's request.

Zoning Administrator Paul Castro stated that this project received all of the variance requests.

The architect was not in attendance at this time.

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

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

This project was heard after item number B16-06.

Architect Thomas Kirchhoff reminded the commission that this project was presented at the December meeting, and he is here today to present the changes the commission requested at that meeting. He pointed out that the stairs leading to the entrance were moved away from the property line. Also, alterations on the west elevation include removal of a one-story building section to make room for a loggia.

The windows and the flat roof section of the stair tower were discussed. Because this was the only flat roof section on the house, it was suggested adding a stone cornice or some decoration below the roof line to alleviate the thin roof appearance. The long and narrow windows also needed to be restudied.

MOTION BY MR. WHELOCK TO APPROVE THE PROJECT AS PRESENTED WITH THE CONDITION THAT THE ARCHITECT GIVE MORE ATTENTION TO THE STAIR ROOF AND WINDOWS.

MOTION SECONDED BY MR. ZUKOV.

ROLL CALL:

MR. WHELOCK YES

MR. ZUKOV YES

MR. FELDKAMP YES

MS. DIVER NO

MR. YOUCHAK YES

MR. SMITH NO

MR. WIDEMAN YES

MOTION CARRIED 5-2.

B6-06 V2-2006 Renovations

Address: 230 Royal Palm Way
Applicant: FJK Properties, Inc.
Architect: Ed Oliver
Project Description: Renovations to an existing four-story building including the building of a mansard style parapet roof, addition of two tower features, facade modifications, interior reconfiguration and enclosing of a staircase on the rear of the building. The use of intensity of the project, as well as the circulation and parking will all remain the same.

This project was reviewed at the January meeting with a motion supporting the variance, but no formal action was taken regarding the project.

MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE END OF THIS SECTION OF THE AGENDA.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.

Mr. Wheelock said he met with the property owner and the architect.

Architect Kurt O'Rourke with Oliver, Glidden & Spina, informed the commission that the variance that they requested was approved. They modified the project by using architectural cast concrete on the north elevation instead of stucco. A simple hip style roof was added to the front stair element and a full hip roof will be used at the rear stair element. All of the false windows on the west elevation were removed as requested. The window panes were reduced from five panes to three panes which were carried across the third floor elevation. All of the mechanical equipment and the elevator shaft will be hidden by a tower element. In addition, a screen wall of aluminum panels on a metal frame will hide the view. Mr. O'Rourke agreed to add sound attenuation at the cooling tower.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. WHELOCK.
MR. FELDKAMP OPPOSED.
MOTION CARRIED 6-1.

B7-06/V9-06 Enclose Carport

Address: 1290 North Ocean Blvd.
Applicant: Herbert C. Pohlmann
Architect: SKA Architect + Planner/ Jacqueline Albarran
Project Description: Raise existing top of beam two-feet at center (one-story portion) and east terrace. Raise door headers in this area from six-feet, eight-inches to eight-feet high. Enclose an existing carport. Match the existing roof and all details.

This project was reviewed at the January meeting with a motion supporting the variance, but no formal action was taken regarding the project.

Mr. Frank said the architect asked that this project be heard in sequence with project B12-06.

MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO LATER IN THE MEETING.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

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

Architect Jackie Albarran said that this will be the third time this project has been reviewed in eleven months and it has been approved every time.

Note: No formal action was taken to approve the project at the previous meetings.

MOTION BY MR. SMITH TO APPROVE THE PROJECT AS PRESENTED LAST MONTH.

MOTION SECONDED BY MR. WHEELOCK.

MOTION CARRIED UNANIMOUSLY.

B8-06/ SPR 3-06 Additions

Address: 10 Sloan's Curve Drive
Applicant: RDD Enterprises LLC
Architect: David R. Miller
Project Description: Increase in the building footprint. Infill of existing interior courtyard at first and second levels.

There were no ex parte communication disclosures

Architect David Miller presented the project and stated that this is one of fifteen town homes, many of which have had additions. He noted that they have met with the Architectural Commission of Sloane's Curve and with representatives from the D.E.P. for a field permit, which is part of the variance request.

Responding to the comment that the three new windows were different from the neighbors on either side, Mr. Miller said that there is no consistency of windows throughout the condominium.

MOTION BY MR. WHELOCK TO APPROVE THE PROJECT SUBJECT TO TOWN COUNCIL APPROVAL.

MOTION SECONDED BY MR. ZUKOV.

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.

Zoning Administrator Paul Castro indicated that this project requires a substantial variance from the building height plane set back requirement. In addition, a side yard set back variance will be required for the proposed addition to the rear of the house.

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

Architect James Smiros explained that the garage will be relocated to the rear of the property.

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They are requesting a variance to fill in a flat roof section that connects to a hip roof. The guest house will be demolished and a new one built in its place. He mentioned that the house was originally designed by Maurice Fatio. They plan to replace the original railing design, add pilasters and a vented gable element to the entry. The addition to the rear of the house will be done in stucco rather than clap board siding which was noted on the plans. He proposed an apricot building color with a cream color trim. The roofing material will change from a white concrete tile to a wedge shape Ludowici tile.

Mr. Castro mentioned that the roof height variance included the entry feature, as well as the areas of the roof to be filled in.

Mr. Smith wanted to know all of the variances that this application was requesting and recommend that this information be added to the ARCOM agenda.

Mr. Castro explained that in the RB zoning district, the deeper the lot the more the house is required to be set back from the street. In this case, the house is located close to the front property line. Therefore, the proposed entry element and added roof height require variances. As well, they propose expanding and enclosing an open deck which also requires a variance.

Dougle Fletcher, speaking for Florence Chase who lives at 10 Middle Road, requested that no future windows or skylights be installed on the north elevation, even though no windows are indicated at this time.

Mr. Wheelock thought the new guest house needed to be restudied and that a full landscape presentation was necessary. He felt that the proposed stucco color was a little too rich.

Mr. Feldkamp noted that the original railing differed from what was being proposed and the entry pediment was not part of the original Fatio house.

Ms. Diver was opposed to the height of the roof as it looked massive to its next door neighbors, and the increased height did not add to the architecture. The proposed roof color change was also objectionable to the design of the house.

Mr. Youchak believed that the drawings should be updated to reflect the changes that were mentioned during his presentation. He asked that the site wall be restudied.

Mr. Smith said he did not like recommending variances that are not absolutely necessary. He questioned the quoins on the building and noticed that they did not round the corners as they normally do.

Mr. Simiros pointed out that the original house had only four corners and they did not plan adding any more quoins to the building.

Mr. Zukov suggested coming back with a totally different design of the cabana.

MOTION BY MR. WHEELOCK TO RECOMMEND TO THE TOWN COUNCIL THAT THE PROJECT ARCHITECTURALLY MERITS THE VARIANCE.

MOTION SECONDED BY MR. ZUKOV.

MS. DIVER OPPOSED.

MOTION CARRIED 6-1.

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.

No one was present to represent this project.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

This project was called to the table after item number A36-05, and again no one was present to represent the project.

MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE MARCH MEETING.

MOTION SECONDED BY MR. ZUKOV.

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.

Architect Maura Ziska indicated that Mr. Frank sent a letter to the architect recommending deferral to the March meeting as the plans and application were incomplete.

**MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE MARCH MEETING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B111-05 Addition

Address: 695 North Lake Way
Applicant: James and Amelia Engel
Architect: SKA Architect + Planner
Project Description: Addition of a single-story loggia to the rear of the home and two-story addition to an existing single-story, Regency style home to be approximately 2,280 square feet.

This project was deferred from the December and January meetings for restudy.

Architect Pat Seagraves said that his client did not want a single story addition as the commission had requested last month. He presented the original presentation and two alternative drawings of a two-story addition. One drawing showed the mansard roof removed with an extension of the wall. Another drawing showed the mansard roof lowered, starting at the parapet.

**MOTION BY MR. SMITH TO APPROVE THE PROJECT WITH THE
CONTINGENCY TO USE THE LOWER MANSARD ROOF AND REMOVE THE
WINDOWS.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B. NEW BUSINESS - MAJOR PROJECTS

B12-06 Demolition

Address: 252 Cherry Lane
Applicant: Sandra Brady
Architect: SKA Architect
Project Description: Demolition of an existing one-story residence.

The demolition request was not included in the original project description, only the new residence was indicated. The replacement building was presented to the commission last month and it was approved. Therefore, the demolition request was noticed to the neighbors and put on this month's agenda for review.

This project has heard after item number B7-06.

There were no ex parte communications disclosed regarding this project.

The demolition report was not read into the record, but the letter in the file indicated that the house was built in 1955 and designed by Howard Chilton. The house is in fair condition and it is the architect's opinion was that it has no great architectural value.

MOTION BY MS. DIVER TO APPROVE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS AND KEEP HEDGES THROUGH CONSTRUCTION.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B13-06 Storefront Renovation

Address: 216 Worth Avenue
Applicant: Napoleon Balm 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.

There were no ex parte communications disclosed regarding this project.

No one was preset to represent the project at this time.

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

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

This project was called again after item number B11-06.

Mr. Wheelock and Mr. Zukov said they visited the site.

Designer Raphael Saladrigas presented the store front renovation project with building materials of limestone and stainless steel. Stainless steel will be used in the lettering for the sign, the store front, and a column at the corner of the store. He mentioned that the sign will have back lighting.

It was commented that not only the amount of stainless steel, but the sign with back lighting was not in keeping with Worth Avenue or the Worth Avenue Design Guidelines.

MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT WITH A LIMESTONE COLUMN ON THE WEST END.

MOTION DIED FOR A LACK OF A SECOND.

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

MOTION SECONDED BY MR. ZUKOV.

ROLL CALL:

MR. FELDKAMP	YES
MR. ZUKOV	YES
MR. WHEELLOCK	NO
MS. DIVER	NO
MR. YOUCHAK	NO
MR. SMITH	NO
MR. WIDEMAN	NO

MOTION FAILED 5-2.

MOTION BY MS. DIVER TO DEFER THE PROJECT TO THE MARCH MEETING TO SHOW MORE BALANCE IN THE FRONT FACADE AND TO LEAVE IT UP TO THE ARCHITECT HOW THIS WILL BE PRESENTED.

MOTION SECONDED BY MR. SMITH.

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.

Attorney Ron Kolins requested deferral to the end of the meeting as the court reporter was not in attendance at this time.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Court Reporter Jeannie Evans was in attendance to record the proceedings of this project.

Mr. Smith said he spoke with Mr. Roddy and Mr. Kaywell, who are neighbors to this project. Mr. Youchak said he visited the site and met with Mr. Kaywell. Ms Diver said she met with Mr. Seagraves, Mr. Kaywell and spoke with Mr. Kolins on the telephone. Mr. Feldkamp said he met with Mr. Kaywell and Mr. Seagraves. Mr. Wideman said he met with Mr. Kaywell and spoke to Mr. Kolins on the telephone. Mr. Wheelock said he visited the site, met with Mr. Seagraves, Mr. Broberg, Mr. Kaywell and spoke to Mr. Kolins on the telephone. Mr. Zukov said he visited the site, met with Mr. Kolins and Mr. Kaywell.

Architect Pat Seagraves presented the plans that were previously approved with the second floor addition flush with the first floor. The revised plans have the second floor moved back ten feet, no longer flush with the first floor, and two windows added. He offered to eliminate one of the windows by covering it up on the inside with drywall.

Attorney Ron Kolins requested that all records, transcripts, tapes, letters, minutes of ARCOM of previous hearings on this project be incorporated by reference into the record. He stated that the changes to the project had administrative approval. From an architectural standpoint, he argued that the windows were an improvement. He read a letter from his client, Marcie Stollof, requesting verification of an administrative approval for an architectural element.

Mr. Kolins read a list of names and addresses of persons in support of this project as follows: Anthony and Deborah Nicolette, and Rita Boyer, 124 Seagate Road; Jill and Brad Kaufman, 151 Seagate Road; Alane and Varick Foster, 162 Dolphin Road; Joseph F. Crossen, 218 Dolphin Road; Robert Satter, Esq., 140 Seagate Road; Paul T. and Sylvia K. Heiner, 167 Dolphin; Vicki

Wheeler, 215 Angler; and Scott Derrin, 167 Seagate Road.

Attorney Peter Broberg, representing Mr. and Mrs. Kaywell, reminded the commission of the previous review that resulted in removal of two windows on the south elevation. He indicated that an administrative review had been sought by Ms. Stollof, but the plans did not have all of the requested changes clouded or circled on the plans. These changes included the additional windows on the south elevation and relocation of the site wall. He asked for a written agreement to assure there will only be one window on the south elevation, heavy screening will be placed on Ms. Stollof's side of the property, and the site wall will remain in its present location. Mr. Broberg wanted a letter objecting to this project from Willie DeGray, 110 Seagate Road, to be made part of these minutes.

David Larson, 223 Orange Grove Road, referred to recent RB Zoning Indexing Plan meetings that took place in town. He said there were a significant number of citizens who were concerned about the loss of privacy with the construction of two-story homes. Many of them believed that a governing body, such as ARCOM, should have the power to manage these problems and deal with privacy issues as they arise.

John and Margaret Kaywell, 201 Angler Avenue, asked the Commission to consider the emotional well being of their family when reviewing this project.

Mr. Kolins questioned the claim to privacy in the north end of town because of the small lots. He presented photographs of Mr. Kaywell's back yard and pointed out that a neighbor already has a balcony and windows overlooking his property. He indicated that the wall would have to be moved in order for Ms. Stollof to maintain the hedge that exists on the south property line.

Landscape Architect Jim Towery presented the landscape and hardscape plans. He believed that if the existing hedge could be maintained at a height of sixteen to eighteen feet, it would alleviate the window concerns. In order to create space to plant tall palm trees, he suggested modifying the hardscape along the rear of the property.

Mr. Wheelock reminded the architect that it is a requirement to present landscaping when a two-story project is being proposed to show how it will screen itself from the neighbors. He also requested a full landscape plan with elevations of the house.

Although many changes had been made to this project, the Commission's main concern was with the two windows that were added on the rear elevation.

MOTION BY MS. DIVER TO APPROVE THE ORIGINAL RECOMMENDATION WITH ONE WINDOW, RETURN WITH LANDSCAPE AND HARDSCAPE, AND IF ANY CHANGES TO WINDOWS TO THIS FACADE, THEY COME BACK TO ARCOM FOR APPROVAL.

MOTION DIED FOR THE LACK OF A SECOND.

MOTION BY MR. WHEELOCK TO APPROVE THE ARCHITECTURAL CHANGES WITH THE EXCEPTION OF THE ADDITIONAL WINDOWS AND TO COME BACK WITH LANDSCAPE PLANS, AND TO COME BACK TO ARCOM WITH ANY FUTURE MODIFICATIONS TO THIS PROJECT.

Mr. Kolins stated that they came here today with a package of changes. He thought that, right or wrong, administrative approvals were given and a permit was issued. He asked to withdraw the application and continue with the original design because it seemed that the project was leaning toward denial.

Mr. Randolph stated that this project could not be withdrawn at this point. The applicant would have to wait for the commission to take action.

**MOTION SECONDED BY MR. YOUCHAK.
ROLL CALL:**

MR. WHEELOCK	YES
MR. YOUCHAK	YES
MR. ZUKOV	NO
MR. FELDKAMP	NO
MS. DIVER	YES
MR. SMITH	YES
MR. WIDEMAN	YES

MOTION CARRIED 5-2.

Mr. Seagraves requested additional changes to the project at this time. He proposed the addition of a trellis with columns over the front balcony. The other request was to change the front door and shutters to a mahogany color.

MOTION BY MR. ZUKOV TO APPROVE THE REQUESTED CHANGES AS PRESENTED.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

Note: All of the letters mentioned and the previous meeting minutes regarding this project are attached to and made part of these minutes.

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A36-05 Roll Shutters

Address: 680 South Ocean Blvd.
Applicant: Alec Englestein
Contractor: Action Hurricane
Project Description: Install electric roll shutters east and south elevations. The boxes above windows and the tracks on the sides will be painted to match the house color.

This project was deferred from the December and January meetings as no one was present.

No one was present to represent the project.

**MOTION BY MR. SMITH TO REMOVE THE PROJECT FROM THE AGENDA.
MOTION SECONDED BY FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

A representative of Action Hurricane was present to represent the project.

**MOTION BY MR. SMITH TO BRING THE PROJECT BACK TO THE TABLE.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

This project was heard at the end of the meeting.

Contractor Eddy Scozzari presented photographs of shutter boxes and tracks that would be applied to the house to accommodate roll down shutters. He assured the commission that the electrical wiring will be hidden in the soffit.

MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT AS PRESENTED.
Mr. Wideman passed the gavel to Vice-Chair Wheelock.

MOTION SECONDED BY MR. WIDEMAN.

ROLL CALL:

MR. FELDKAMP	YES
MR. WIDEMAN	YES
MR. WHEELOCK	NO
MR. ZUKOV	NO
MS. DIVER	NO
MR. YOUCHAK	YES

MR. SMITH YES
MOTION CARRIED 4-3.

Mr. Wheelock passed the gavel back to Mr. Wideman.

D. NEW BUSINESS - MINOR PROJECTS

A1-06 Landscape and Hardscape

Address: 219 Chilean Avenue
Applicant: Euro Homes
Architect: Lang Design Group
Project Description: Landscape & Hardscape

Landscape Architect John Lang proposed cocoanut palm trees along the west property line for privacy. Also, a bougainvillea bush will wrap around some of the building arches and some topiary will be planted at the front door.

Mr. Wheelock recommended additional screening of the parking lot to the east. He congratulated Mr. Lang on the combination of cocoanut palm trees and hedges that were in complete harmony with the street.

Mr. Feldkamp asked Mr. Lang to look into adding another cocoanut palm tree at the street.

MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. SMITH.
MOTION CARRIED UNANIMOUSLY.

VIII OTHER BUSINESS

Ms. Close relayed a suggestion of Mayor McDonald's to hire an outside architectural consultant similar to the services that the historical consultant does for the Landmark's Preservation Commission.

Mr. Wideman stated that there are three architects on the commission and did not see any need for a consultant.

Discussion took place regarding advertising of landscape and hardscape projects. Ms. Close stated that landscaping projects are not advertised. Mr. Frank said that at one time the commission reviewed the landscape and hardscape along with the new construction. As a result, the landscaping was always changed at the end of the job. It was the consensus of the commission to advertise landscaping and hardscaping. Ms. Close said she will check to see if this

would require an ordinance change.

**MOTION BY MR. WHEELOCK TO ADVERTISE ALL LANDSCAPE AND
HARDSCAPE PROJECTS.**

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Ms. Close wanted to thank the retiring board members for all the help they have given to the town staff. Particularly, Chairman Wideman for everything he has done for them. Mr. Wideman responded, that he was sorry to be leaving the commission. He felt that this commission could do more than any other commission to preserve this town.

IX ADJOURNMENT

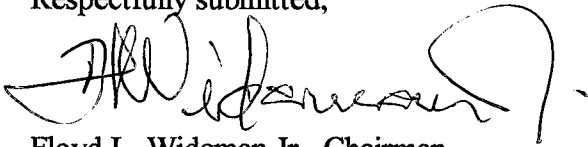
MOTION BY MR. ZUKOV TO ADJOURN THE MEETING AT 12:40 P.M.

MOTION SECONDED BY WHEELOCK.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on March 22, 2006 at 9:00 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "F. L. Wideman Jr.", with a stylized flourish at the end.

Floyd L. Wideman Jr., Chairman