

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION SPECIAL MEETING TUESDAY, FEBRUARY 6, 1996 AT 10:00 A.M.

I. CALL TO ORDER

II. ROLL CALL

PRESENT: Leighton A. Rosenthal, Chairman
Laurel Baker, Vice Chairman
Lindley Hoffman, Member
Bruce Helander, Member
Ethel Lindsey, 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
Gretchen Dayton, Recording Secretary

Mr. Moore stated the purpose for this meeting is for the Phipps Estates Development to re-visit approvals given by this Commission. The issue is the type of roofing material used on the two entry buildings and material ready for installation on another house. The plans call for a mission barrel tile roof, and what was installed is an "S" tile roof on both entry buildings. The "S" tile roofing material is loaded on Mr. Schott's house, but not installed. The inspector did not catch the problem with the "S" tile and gutters on the entry buildings which were not shown on the plans.

Mr. Dan Swanson addressed the Commission. He apologized for the necessity of this meeting and for having his designer put "mission barrel tile" on the plans. He did not think there was an issue between an "S" tile and a barrel tile. He stated there are a considerable number of homes with "S" tiles, clay and cement throughout town. The intent was to give the homeowner as much flexibility to color and style of their homes as possible.

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Mr. Bell stated the Commission prefers clay barrel tile, but has approved "S" tile in certain circumstances.

Mr. Schuler agreed and stated roof structures have been a significant factor at many Commission meetings. He asked Mr. Swanson if he was aware the "S" tile was not in compliance with what was specified on the plans.

Mr. Swanson said if he was aware the plans stated "barrel" tile, he would have requested a material change much sooner.

Discussion took place concerning the difference between barrel tile and "S" tile, and the difference in cement and clay tiles.

Mr. Rosenthal asked Mr. Swanson how he could reconcile letting the homeowner have what they want, and the mandate that has been given from ARCOM as to certain specifications and details.

Mr. Swanson stated he would never have offered the owners the range of colors and the range of tiles if he knew it was a major issue.

Mr. Bell stated that gutters were installed in front of the barrel tile instead of below, and it effects the appearance of the roof considerably. He also said the working drawings did not show gutters on the buildings.

Mr. Swanson stated the gutters may not have been noticed on the working drawings because they are an "O.G." gutter and a continuation of the moldings.

Architect Carlos Martin presented a sample of the "S" tile used on the entrance buildings, and several pictures of houses in town with the "S" tile roofs.

Mr. Deziel stated when the project was originally presented, it was a monumental situation because twenty homes were being proposed. A project of this size received a great deal of scrutiny, not only at ARCOM meetings but at Town Council meetings. He recalls hearing at the Town Council meeting that this was going to be an authentic, Palm Beach, Mediterranean style project.

Mr. Swanson stated the Town Council and ARCOM did not want twenty two homes exactly the same. At the time the project was presented, he was asked not to build ultra-modern homes and Regency style homes in this development.

Mr. Deziel stated the authentic Palm Beach style does not mean all of the homes would be the same. He felt an "S" tile, whether it is clay or cement, is not an authentic roofing

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material. He felt the old time Palm Beach architecture does not include "S" tile even though some homes have been approved with "S" tile.

Mr. Hoffman stated "S" tile has been approved in certain circumstances where the situation warranted, and other requests for "S" tile have been disapproved. He felt the "S" tile is probably appropriate to the scale of the small buildings at the entrance. However, he felt the "S" tile is not appropriate for the scale of Mr. Schott's house or some to the other larger houses. He agreed with the other Commissioners and did not want to see "S" tile throughout the development.

Mr. Helander agreed, the "S" tile is in scale with the small houses and did not have an issue with the gutters. He also did not want to see "S" tile throughout the development.

Mr. Rosenthal said when ARCOM makes decisions it is important enough to follow through and make sure these are carried out by the builder. If there are slight variances here and there, it could lead to a disregard of the Commission's work.

Mr. Randolph stated at the request of the applicant, a special meeting has been set to have a clarification from the Commission, or a modification as to what has been previously approved.

**MOTION BY MR. HOFFMAN TO APPROVE THE "S" TILE THAT IS ON THE TWO ENTRANCE BUILDINGS, THE GUTTERS ON THE TWO ENTRANCE BUILDINGS BE REMOVED, AND A CONCRETE BARREL TILE ROOF BE INSTALLED ON MR. SCHOTT'S HOUSE.
MOTION SECONDED BY MRS. BAKER.**

After some suggestions from the Commission, Mr. Swanson stated he will meet with the homeowners to decide colors and materials before bringing future projects before ARCOM. Mr. Swanson requested a material change for Mr. Schott's house from barrel tile to clay "S" tile.

**AMENDED MOTION BY MR. HOFFMAN TO APPROVE A CLAY "S" TILE FOR THE SCHOTT'S HOUSE, APPROVE THE "S" TILE THAT IS ON THE TWO ENTRANCE BUILDINGS AND REMOVE THE GUTTERS ON THE TWO ENTRANCE BUILDINGS.
MOTION SECONDED BY MRS. BAKER.**

Mr. Lewis Schott addressed the Commission and stated the appearance of the Phipps house is very attractive which has an "S" tile roof. He felt the barrel tile was too large for his house and asked Mr. Swanson to change it to an "S" tile.

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Mrs. Joanna Frost-Golino addressed the Commission and stated the issue of "S" tile versus clay barrel tile is a large issue. This is an issue of maintaining standards of quality and beauty versus compromise. The architecture in Palm Beach is extremely high quality and Palm Beach is an exceptional place to live. When this project came before ARCOM and reading in the Town Council minutes, Mr. Swanson spoke about this being a high quality project, perhaps even landmark status. She felt that if this project has a potential for landmark quality, the Commission should not even consider looking at something which is not of the same quality as clay tile. This is a special project and there is no reason to compromise at this point. She felt that if "S" tile is approved it will be a statement and the Commission will have a hard time approving clay barrel tile on any other house in town. She then asked the Commission to carefully consider their decision.

Mr. Schuler agreed with Mrs. Frost-Golino and stated Mr. Swanson indicated he would create the same feeling as the original buildings in this area. He compared the gazebo at the end of Casa Bendita which has a clay barrel tile roof and the guard houses. Mr. Schuler felt the gazebo and the guard houses are dissimilar and the feeling of the area has not been maintained.

Mr. Deziel felt that everyone that votes to accept the "S" tile is making a monumental change in direction as to where the architecture is going in town.

Mr. Bell stated concrete barrel tile was originally approved and Mr. Hoffman was trying to change it to clay. Mr. Bell felt the clay "S" tile is better than concrete barrel tile.

THE AMENDED MOTION WAS RESTATED BY MR. HOFFMAN TO APPROVE THE CONCRETE "S" TILES WHICH ARE CURRENTLY ON THE GUARD HOUSES, REMOVAL OF THE GUTTERS ON THE GUARD HOUSES AND APPROVAL OF CLAY "S" TILE FOR THE SCHOTT'S HOUSE.

A ROLL CALL VOTE WAS CALLED ON THE MOTION AS FOLLOWS:

MR. HOFFMAN	YES
MRS. BAKER	YES
MR. HELANDER	YES
MRS. LINDSEY	YES
MRS. GINGRAS	YES
MR. SCHULER	NO
MR. ROSENTHAL	YES

MOTION CARRIES 6-1.

III. ADJOURNMENT

**MOTION BY MRS. BAKER TO ADJOURN THE MEETING AT 11:15 A.M.
MOTION SECONDED BY MRS. SCHULER.
MOTION CARRIED UNANIMOUSLY.**



Leighton A. Rosenthal, Chairman

ven roof tile ust have style Palm Beach

town planner cracks
n after a developer uses
e instead of barrel tile.

JO O'MEILIA

each Post Staff Writer

LM BEACH — Psst, the Phipps
s buildings have S tile roofs.
ev were supposed to be barrel tile, of

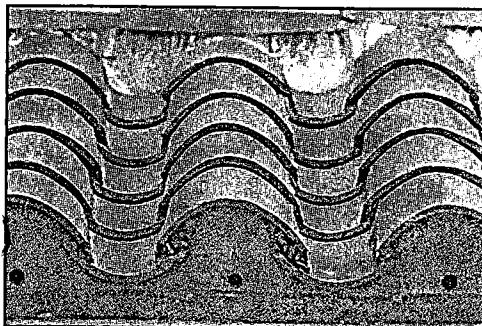
wn inspectors didn't notice, but the
l eye of Town Planner Tim Frank

developer Dan Swanson was sum-
Tuesday before the architectural
ssion, the town's arbiter of building

e S tile had been laid on the cons-
s building and the property manag-
ice, and more was about to be laid on
Schott's 10,000-square-foot home,
t to be built in the development.
e made a mistake. We did not mean
what we said on the plans," Swanson
didn't know it was a big issue."
anson's Addison Development is
g custom homes on 23 lots that once
part of the 20-acre Phipps estate.
g price: \$3 million.
e commission prefers the authentic
rrel tile for Mediterranean-style
because it replicates the Palm



S-tile costs less to install.



But the town prefers barrel tile.

Beach styles of the 1920s and 1930s.

It costs about 75 percent more in labor
and materials than the second-generation
clay S tile although the two are nearly
indistinguishable to the layman's eye.

"It just doesn't have the terrific feel,"
said alternate member Robert Deziel.

By a 6-1 vote, the commission allowed
the S tile to remain on the two buildings,
ordered the rain gutters removed and
insisted on clay instead of concrete S tile on
Schott's home.

"I do not want to see S tile throughout,"
warned Commissioner Lindley Hoffman of
the remaining lots in the development.

ARCOM 12/21/94

The project was deferred from the September and October meetings and again at the November meeting to give the surrounding property owners a chance to review the sculpture drawings and restudy the gates and placement of the statues.

Mr. Ginocchio stated objections were made on the original plans for the gates and statues presented and they have eliminated these items from the new drawings. The only item now is the replacement of an existing wall and the addition of two planters at the driveway entrance.

Mr. Frank read a letter from Mrs. Metzger, on behalf of other neighbors in the area and herself, stating they were dissatisfied with the originally planned statues. They stated a great improvement to the residence has been done but suggested the statues be placed in the privacy of their own garden. Mr. Frank also stated he spoke to Mrs. Metzger regarding the revised drawings and she had no objection to the changes submitted.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B80-94 Alterations/Additions

Applicant: Addison Development (Phipps Subdivision)
Address: 450 North County Road
Architect: Addison Development
Project Description: New entry archway; two accessory storage buildings; garden wall; fountain; entry gate to park; and two entry gates to project from North Lake Way

The project was deferred from the October and November meetings.

Mr. Carlos Martin presented elevation drawings of the project. The drawings consist of two pedestrian archways, accessory storage buildings, garden wall, fountains and gates.

The pedestrian archway is approximately 20 feet high and 18-19' wide, has cast stone materials and quoins, decorative stone finials and mosaic tile insert. The center walk will have interlocking or chicago pavers.

Mr. Bell stated the storage buildings were approved and the only part of the project needing approval would be the entry archways.

Mr. Rosenthal felt the design of the entrance of the pedestrian walkways were much too ornate

ARCOM 12/21/94

for the purpose intended. He felt the ornate design was different than any other entry or archway in town.

Mr. Martin stated landscaping will be covering part of the entrance archways to give it a weathered appearance.

Mr. Rosenthal stated if landscaping will be covering the arch than maybe it should be restudied and not be so ornate with the tiles and pineapples on the archway. He thought if simplified and not made so grand it may be more appropriate for the community.

Mr. Swanson, president of Addison Development, stated the tiles were changed to be more subtle and if the decorative stone pineapples were objectionable they could be eliminated, but wanted the project to get started as soon as possible.

Mr. Helander stated that any way you look at this project, your going to be looking at a large development with the scale of the project to be taken into consideration and liked the openness of the two sided pedestrian entrance. He also stated the property itself has an old charm spirit and the architectural detail and facade is appropriate for the type of development planned. He also feels the landscaping and vines planned for the arches will add to the charm of the development.

Mrs. Lindsey suggested simplifying the arch by eliminating the top portion where the ceramic tiles and pineapples are situated.

Mr. Bell complimented the architect on the outstanding work on the project and removing the large arch since the last meeting has helped the grand appearance the project had.

Mr. Hoffman felt the design was too elaborate and the top of the arch seemed too overpowering and should be simplified.

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT TO THE JANUARY MEETING FOR THE APPLICANT TO RESTUDY AND SIMPLIFY THE DESIGN OF THE PEDESTRIAN ARCHES.

MOTION SECONDED BY MRS. LINDSEY.

A ROLL CALL VOTE WAS TAKEN

AYE: MR. HOFFMAN
MRS. LINDSEY
MR. ROSENTHAL
MRS. BAKER

NAY: MR. BELL
MR. HELANDER

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MOTION CARRIED 4/2 WITH MR. BELL AND MR. HELANDER VOTING NEGATIVELY.

Mr. Wyett did not vote on this project as he was not present during the time of the presentation or discussion.

Mr. Moore and Mr. Randolph stated it would help if the board would clarify suggestions made to the applicant on the changes that would help in the approval of the project at the next meeting.

Mr. Rosenthal and Mr. Hoffman both agreed if the applicant could simplify the arches by eliminating the balusters and pineapples above the arch it may help the design be more acceptable.

Mr. Fitzgerald, attorney for the Addison Group, addressed the Commission. He stated at the last Town Council meeting negative comments were made to Mr. Swanson by Mr. Wyett, a member of the Architectural Commission on the project and he requested that Mr. Wyett not be allowed to vote on this project in the future.

Mr. Randolph stated Mr. Wyett was not in the room during the presentation of the project, nor did he vote, therefore Mr. Fitzgerald's comments were irrelevant to this project.

Mr. Rosenthal stated as acting Chairman, it was inappropriate for this matter to be considered at this time and Mr. Fitzgerald then left the meeting.

B82-94 Demolition

Applicant: George Welch
Address: 254 Atlantic Avenue
Architect: Randall Stofft
Project Description: Demolition of existing structure

The project was deferred from the November meeting and the architect requested deferral to the January meeting.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT TO THE DECEMBER MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

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located on two of the four lots of the property. Demolition is requested and a single family dwelling is proposed by Euro-Homes Inc. on the entire four lots.

Mrs. Frost-Golino stated a requirement for demolition is a letter of history which does not require the size of the residence being demolished. She feels the size should be added to keep in mind when construction for a new residence is proposed.

Mr. Brooks was at the meeting for some input on the style and design for the proposed residence and any information that would be helpful for his ARCOM presentation in the future.

The Commission gave suggestions on garage locations and/or screening of garage doors and the style and size of the new residence which is important in that particular neighborhood.

MOTION MADE BY MR. BELL TO APPROVE THE DEMOLITION WITH CONDITIONS THE LOT BE SEEDED/SODDED AND IRRIGATED WITHIN 90 DAYS AFTER DEMOLITION IF CONSTRUCTION HAS NOT BEGUN.

MOTION SECONDED BY MR. WYETT.

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

Mr. Wyett had comments about trash being left in the streets on major renovations and new construction. He felt a yard trash disposal area should be set aside on these projects for the enormous amount of debris which accumulates. Mrs. Frost-Golino realized the problem but commented on the way it would look on the homeowners property the time in between trash pickup. Mr. Wyett stated he saw where some homeowners have a concrete pad for the yard trash which is screened from view. Mrs. Frost-Golino thought it would be a good idea to add it to the guidelines.

Mr. Wyett excused himself from the meeting at 10:00 a.m.

B80-94 Alterations/Additions

Applicant:	Addison Development (Phipps Subdivision)
Address:	450 North County Road
Architect:	Addison Development
Project Description:	New entry archway; two accessory storage buildings; garden wall; fountain; entry gate to park; and two entry gates to project from North Lake Way

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT TO THE JANUARY MEETING FOR THE APPLICANT TO RESTUDY AND SIMPLIFY THE DESIGN OF THE

1/25/95 ARCOM MINUTES

PEDESTRIAN ARCHES.

Mr. Dan Swanson presented revised drawings of the pedestrian arches which were modified from the previous meeting.

Mrs. Frost-Golino thought the simplification of the design added more mass to the style and looked top heavy. The three arches and open balustrades had a more Gothic or Mediterranean style than the revised drawings.

Mr. Helander thought the previous design was more appropriate, interesting and historic than the new revised plans. He appreciated the time and effort in the revisions but favored the previous rendering of the arches.

Mr. Rosenthal stated the objection originally was the appearance of a gated community which the Commission did not feel was appropriate. He thought the arches are magnificent and doesn't question the beauty, but questioned if that is what is wanted in the heart of Palm Beach by the Commission.

Mrs. Frost-Golino agreed with the original concept of the look of a gated community but feels if done tastefully and is set back the 57 feet proposed and carefully landscaped than it may look like another special, unique, Palm Beach property.

MOTION MADE BY MR. BELL TO APPROVE THE DRAWING SUBMITTED AT THE DECEMBER MEETING FOR THE PEDESTRIAN ARCHES WITH THE CONDITION THE BALUSTRADES ON TOP REMAIN OPEN AND NOT SOLID.

MOTION SECONDED BY MRS. HOPE.

A roll call vote was taken as follows:

Aye	MR. BELL	NAY	MR. ROSENTHAL
	MRS. HOPE		MRS. LINDSEY
	MRS. FROST-GOLINO		
	MR. HELANDER		
	MRS. BAKER		

MOTION CARRIED 5/2

The property is heavily landscaped and much of the existing trees and some landmark specimens will remain. Vines will cover the garden wall which is 18 feet high with a 30 foot ficus hedge behind the wall for screening.

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Mr. Jeff Smith and Don Kino presented drawings and aerial photos of the project. The property is located at the end of Woodbridge Road at the Intercoastal and north of Mar-a-Lago. The residence is a now a red brick colonial and proposed is an Italian Mediterranean style renovation with an entire facade change.

Proposed is a wall in front of the residence with plantings and gates needing Town Council approval. A one story wing on the south side of the residence will have a 2nd floor addition and the wing on the north side will be demolished with a larger wing added. The center portion of the residence has low ceiling heights and will be totally demolished to increase the ceiling height.

The exterior trim is cast stone and coquino with arches, columns and a barrel tile roof with a 4 x 12 pitch. An existing detached 3 car garage will be attached to the main residence with a wrap around loggia.

MOTION MADE BY MR. BELL TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

B12-95 New Residence

Applicant: Mr. & Mrs. Lewis Schott
Address: 450 North County Road Lot #1 (Phipps Estates)
Architect: Addison Development
Project Description: New two story custom residence in Mediterranean Revival architecture with 4 in 12 roof pitch and an occasional application of pre-cast stones

Mr. Glen Santayana, representative for the Addison Development presented drawings and site plans of the project.

The site is on North County Road bordered by Kawama Lane and North Lake Way and Miraflores on the north. It is the first residence proposed in the Phipps Estates Subdivision, is 12,000 square feet and situated on a 33,000 square foot lot. A large Banyan preservation tree will remain on the property and the entrance motor court with pavers surrounds the tree.

The design of the residence is a spin off from a 1926 preserved Landmarked home in Texas that his client requested be reproduced. The main residence is two-story, Spanish Mediterranean style, with a 4 x 12 Mission concrete barrel tile roof. It also has decorative wood outriggers, decorative precast stone columns, balustrades, and details with a light texture stucco facade. The site has a separate one-story guest house similar in style with a decorative metal railing, a covered gazebo with decorative metal work and a 25'x 40' swimming pool.

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A row of existing ficus trees on the property along North County Road will remain with a 4 foot wall and an additional 12 foot high hedge planted in back of the wall for total screening. The four foot wall also exists on Kawama Lane and a proposed 9 foot hedge will screen the south end of the property.

The Commission complimented Mr. Santayana on his superb presentation of the project.

MOTION MADE BY MR. BELL TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

B13-95 New Two Story Residence

Applicant: Dilow Estates, Inc. & Rori, Inc.
Address: 200 Banyan Road
Architect: John Gosman
Project Description: New two story residence, CBS, clay tile roof

Mr. Bell declared a conflict of interest in this project because of a business relationship and did not vote. He presented the project to the Commission with drawings and photographs of surrounding properties.

Proposed is a two story Mediterranean style residence with barrel tile roof and a side entrance garage. The proposed residence is approximately 7,000 square feet and sits on a 26,625 square foot parcel on Banyan Road.

The Commission wanted to review additional elevation drawings of the proposed residence which was not available and they had a problem with the appearance of the front door.

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT FOR A RESTUDY OF THE FRONT DOOR AND SECOND ELEVATION.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY. (Mr. Bell did not vote)

B14-95 New Two Story Residence

garage is proposed but not visible from the right-of-way.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B79-94 Demolition

Applicant: James Dunworth
Address: 245 Seminole Avenue
Architect: SKA Architect & Planner/Pat Seagraves
Contractor: Cobra Incorporated
Project Description: Demolition of existing structures (house and garage)

Mr. Seagraves presented photos of the existing property which is below flood level and needs a great deal of repair. There was no history on the property or known architect but a letter will be submitted stating these facts.

MOTION MADE BY MRS. BAKER TO APPROVE THE DEMOLITION WITH THE CONDITION THE LOT BE SODDED/SEEDED WITH IRRIGATION WITHIN 90 DAYS AFTER DEMOLITION IF CONSTRUCTION HAS NOT BEGUN.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED 5/2 WITH MR. HELANDER AND MRS. HOPE VOTING NEGATIVELY.

B80-94 Alterations/Additions

Applicant: Addison Development (Phipps Subdivision)
Address: 450 North County Road
Architect: Addison Development
Project Description: New entry archway; two accessory storage buildings; garden wall; fountain; entry gate to park; and two entry gates to project from North Lake Way

No one was present to represent the applicant at the time the project was called.

Mr. Carlos Martin, architect for the project, arrived for the meeting at 10:20 and was heard after Item B72-94.

Mr. Moore stated this project is the Phipps subdivision and approved by the Town Council with conditions staff receive drawings and agreements with the applicant which need to be recorded

and is not yet finalized.

Mrs. Frost-Golino stated she did not see drawings on this project and if any were available for review. Mr. Frank stated they were in Mr. Zimmerman's office while still waiting to be finalized with the Town Council approval but still available for public review.

Mr. Martin presented drawings of the arched entry gate and garden walls with a fountain and two Mediterranean storage buildings with barrel tile roofs. The subdivision is surrounded by Kawama Lane, North County Road and North Lake Way.

There is a park area with existing ficus and banyan trees. There are existing walls and the 34 foot wide by 26 feet high proposed archway will be built to match the design with stone, stucco and marble. The arch is 57 feet from the edge of the road and 32 feet from the property line.

On the landscaping there are existing trees that will remain and some will be relocated with the addition of 8700 new plantings. The gates on the property facing North Lake Way will not be locked from inside or outside. They are intended, primarily to slow down vehicles entering the subdivision and match existing private gates on some of the estates. The roads inside the subdivision are private roads which meet public standards and Town Council has agreed to the gates at the entrance and exit of these roads maintained by the subdivision.

Mrs. Baker stated the public areas proposed are beautiful and asked if some sort of control could be exercised over the individual buildings, to compliment the public buildings. Mr. Martin stated a style of Mediterranean, light colored homes with tile roofs and nothing contemporary is proposed. Mr. Frank believed the Phipps will have some sort of restrictive covenant for the subdivision but will still be reviewed by the Architectural Commission for approval.

Mrs. Frost-Golino wanted to know how the style and size of the archway came about and if the Town Council previously approved these items. Mr. Dan Swanson, stated four or five style of arches were submitted before the Town Council and the one presented today was acceptable to the Town.

Mrs. Frost-Golino wasn't sure how to evaluate the project and stated the criteria of the Architectural Commission as far as being too similar or dissimilar in keeping with the character of the neighborhood. Mr. Helander agreed with Mrs. Frost-Golino and how different the proposed project is to the surrounding neighborhood but being a community upon itself has to be reviewed differently. Mr. Helander thought it was quite grand and formal, but appropriate for the largest tract of undeveloped land on the island.

Mr. Swanson stated that he felt once the stone on the archway becomes weathered it won't seem so formal; which Mrs. Frost-Golino had a problem with. Mrs. Frost-Golino stated it wasn't only the large archway but also the fountain and wall and the attention of the grandness it portrays.

Mr. Rosenthal stated the commission has to acknowledge the fact that this project is a community

within a community and the criteria used in the past cannot be used for this particular project.

Mrs. Frost-Golino agrees with needing a different criteria but does not think the archway needs to be as large or grand as proposed and definitely needs to be toned down to blend in with the area.

Mr. Hoffman agreed with Mrs. Frost-Golino and felt the size of the archway is excessively out of scale and would like to see it smaller.

Mr. Swanson stated part of the reason for the large archway was due to the Fire Department required a certain height for its equipment to enter and exit from the development.

Mr. Bell believed the project was architecturally beautiful and the presentation was great, but agreed with the other members that the entrance was too overpowering for the area.

Mr. Helander stated he found the project nearly flawless. He also agrees the entrance is large but with this community of 32 homes and the grandeur of history of the property, it needs this type of entrance for the size of the project.

Some members thought the notification to area residents should have included (The Phipps Subdivision) along with the applicant listed as Addison Development. Mrs. Frost-Golino suggested deferring the project to the November meeting.

Mr. Randolph stated if the project was deferred, he would see that the Arcom members get a copy of the meeting the Town Council and what was approved for the subdivision and what conditions were imposed before becoming final. He stated the Architectural review is somewhat limited because of the arch and size being approved by the Town Council.

Mr. Bell asked Mr. Randolph if the Town Council approves a project does the Architectural Commission have to agree with the decision or can it be denied. Mr. Randolph stated he would think the Town Council would make the final decision.

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT TO THE NOVEMBER MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B81-94 Demolition

Applicant: Ocean Bay Holdings
Address: 910 South Ocean Boulevard