

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, JANUARY 26, 1994, 9:30 A.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The January 26, 1994 Architectural Commission meeting was called to order by Chairman Joanna Frost-Golino at 9:34 a.m.

II. Roll Call

PRESENT:

Joanna Frost-Golino, Chairman
John Schuler, Vice-Chairman
Leighton Rosenthal, Member
Laurel Baker, Member
Lindley Hoffman, Member
Bruce Helander, Alternate Member
Allen Wyett, Alternate Member

John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning
and Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT:

Marie Hope, Member
Jorge Sanchez, Member
Cathleen McFarlane, Alternate Member

RECORDING SECRETARY: Mary A. Pollitt

Note: All seven members and alternates present are voting. Mr. Helander and Mr. Wyett are voting for Mrs. Hope and Mr. Sanchez.

III. Approval of minutes from the December 15, 1993 meeting.

MOTION MADE BY MR. SCHULER TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

IV. Comments: Preservation Foundation of Palm Beach - "Windows on the Past Program"

Mrs. Polly Anne Earl, Executive Director of the Preservation Foundation, presented the "Windows on the Past Program" to the Commission.

The basic premise of the program is to provide interesting pictures of historical significance, mounted on boards, for the empty commercial spaces in the Town of Palm Beach. The owners of the properties could use these pictures, for a small refundable fee, to enhance the empty window spaces on a temporary basis.

Mrs. Frost-Golino complimented Mrs. Earl on the project and thought the pictures are a "good idea".

Mr. Moore outlined the requirements of the existing Town ordinance, section 12-91, for empty commercial windows. Mr. Moore added although the (Landmarks and Architectural) Commissions view this program in a positive light, the Town Council is the deciding body, and he would recommend this presentation come before them.

MOTION MADE BY MR. WYETT TO RECOMMEND THE TOWN COUNCIL CONSIDER THIS PROGRAM.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

V. Project Review

A. Deferrals and Continuations: Major Projects

B49-93 Front Wall

Applicant:	Mr. and Mrs. Robert DeMario
Address:	275 North County Road
Architect:	Eugene Fagan III
Project Description:	Front Wall

The project was deferred from the December meeting for re-study.

No one was present to represent the applicant.

Mr. Frank noted the architect has other projects on the agenda and was expected to attend the meeting.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT UNTIL LATER IN THE

MEETING.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

Eugene Fagan, architect, appeared before the Commission later in the meeting and requested the front wall be withdrawn from the agenda.

MOTION MADE BY MR. SCHULER TO REMOVE THE PROJECT FROM THE AGENDA.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B84-93 Addition/Site Development

Applicant:	Carol Martino
Address:	144 Seminole Avenue
Architect:	David Miller
Project Description:	Addition, remodeling and site changes

The project was deferred from the November meeting to re-study the proportion of the windows and the columns. No one was present to represent the applicant at the December meeting.

David Miller presented photographs of the existing residence, the residences on either side and across the street.

Mr. Miller described the existing residence as a "ranch style home with Bermuda details". Mr. Miller reviewed the plans presented at the November Architectural Commission meeting. After that meeting, the applicant and architect reviewed the entire project and new plans were prepared.

The front elevation drawing showed the center portion of the building raised with a new front entry design. Four, white, wood columns support the standing seam, metal roof over the double, wood-paneled front doors. The roof will be flat, grey cement tiles.

The Commission and Mr. Miller discussed the 6' x 8' windows. The windows have muntins, bands over the tops with a keystone design in the centers. Four small, round windows were shown on the center portion of the building.

Mr. Hoffman suggested leaded glass ovals (windows) for the detail shown and identified as "new wall" on the submitted plan.

Mr. Miller described the color scheme. The residence will be grey with white trim, charcoal grey shutters and front door with a black

tone accent around them.

Mrs. Frost-Golino complimented Mr. Miller on the design. She mentioned the house fits nicely into the neighborhood.

In response to questions concerning the landscaping, Mr. Miller said he will return with a landscape plan. The Commission suggested site screening the garage doors from the street.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE PROJECT WITH THE SUGGESTION COLOR SAMPLES BE SUBMITTED AT A LATER MEETING AND THE CONDITION A LANDSCAPE PLAN BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B68-93 Landscape Plan and Samples

Applicant:	Town of Palm Beach
Address:	2185 South Ocean Boulevard
Architect:	Digby, Bridges, Marsh and Associates
Project Description:	Revision to South Fire Station plans

This project was approved at the August, September and December meetings with the condition samples of the materials, colors, the blended flat roof tile and a landscape plan be presented at a later meeting.

James Bowser, Town Engineer, reviewed the project for the Commission. Mr. Bowser reported bids are expected to go out in February for the new fire station and presented to the Town Council at the March meeting.

Mark Marsh, architect, presented a site plan of the building showing the proposed landscape plan.

Mr. Marsh reported most of the existing landscape materials including sabal palms and seagrasses will be retained. These plants are salt tolerant and will require less adaptation to the site than new plantings. Materials will be relocated to the driveway cut areas that will be changed.

Xeriscaping will be at least 25% and possibly 35% of the site.

The foundation planting will be built around an existing pigeon plumb tree. An irrigation system will operate within a ten foot perimeter of the building.

MOTION MADE BY MR. SCHULER TO APPROVE THE LANDSCAPE PLAN.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

Mr. Marsh presented elevation drawings showing the changes made at the last meeting incorporated into the drawings. The clock face in the tower design and the circular windows were shown.

Colors for the terra cotta blended roof tiles were presented. The walls will be a cream buff color with sand color trim. Mr. Marsh said the louvers on the tall portions of the building will be made from aluminum. Wood louvers will be used on the tower element.

Presently, the plan calls for the window frames to be painted white. Mr. Marsh stated there is the possibility those frames (and the louvers) may be painted green (similar to Town Hall).

MOTION MADE BY MR. WYETT TO APPROVE THE MATERIALS AND THE COLORS WITH THE OPTION OF USING EITHER WHITE OR GREEN ON THE WINDOWS AND LOUVERS.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

B3-93 Revisions

Applicant:	Joel Martino
Address:	109 Ocean Terrace
Architect:	Robert Bell
Project Description:	Revisions to an approved project

The project was deferred from the December meeting for restudy.

Mrs. Frost-Golino has a conflict of interest with this project. Mrs. Frost-Golino discussed this project initially before Town Council and has not heard any of the presentations to the Architectural Commission. A conflict of interest form is on file in the Town Clerk's office.

Mr. Schuler is acting chairman. Six commission members are voting.

Robert Bell presented photographs of the project as it exists. The project has been before the Architectural Commission approximately six times with modifications and changes and received a variance from Town Council.

Mr. Bell also presented an elevation drawing showing the removal of all colonial shutters on the structure, leaving two Bahama shutters on the front and two motorized box shutters on the set back addition. The front door was shown with a side light on the front

door and a stand off grille over the front door.

The balcony hand rail on the second floor has been set at 36 inches to comply with the building code.

Mr. Bell explained the banding plan for the building is meant to tie the different sizes of windows together in "a logical and meaningful way".

Responding to questions from the Commission, Mr. Bell replied the banding has already been completed.

Mr. Hoffman reported he had visited the site at the request of the chairman and the staff to attempt to resolve the problems related to the project as defined at the last Architectural Commission meeting. Mr. Hoffman advised Mr. Bell and Mr. Martino to remove all of the colonial shutters and suggested studying the banding in an attempt to organize the windows. The question of the height of the parapet (too high?) was discussed at the site. Mr. Hoffman cautioned Mr. Bell and Mr. Martino to proceed working on the parapet at their own risk since ARCOM approvals had not been received.

Mr. Schuler asked if the project had received a "red tag" from the Building Department?

Mr. Martino replied the red tag was issued on the scratch finish coat of the parapet.

Mr. Moore added Mr. Bell should have realized the parapet was an issue before the Commission as it was discussed at the December meeting and was deferred for restudy of the entire project until this meeting. The reason for the red tag was the approved building plans, on file in Town Hall, did not match the job site installation.

Mr. Schuler questioned who authorized the continuation of work at the site (continuation of work on the parapet, etc.) after the red tag was issued?

Mr. Martino replied the parapet had been drawn on 2 of 3 drawings shown to the Commission last summer. The one incorrect drawing was submitted by the architect to the Building Department.

Mr. Bell reviewed the actual job site copies of the plans with the Commission outlining the proposed height of the parapet.

Mr. Moore reminded Mr. Bell that the Town Council had several requirements at the time the variance was granted. However, the issues here today are, "What exists and what impressions ARCOM has?"

Mr. Schuler asked Mr. Moore if the project meets the variance requirements dictated by the Town Council.

Mr. Moore replied he believes it meets the (height) requirement; however, the design of the house the Council saw was different than the one presented at this meeting.

Mr. Bell summarized the Town Council minutes and the Architectural Commission minutes pertaining to this project.

Mr. Frank reviewed the changes made during the life of the project, including the parapet and the use of "s" tile, not barrel tile. These changes have affected the design of the parapet.

Mr. Schuler commented on the "piece meal" approach to the project by the owner and the architect. He reminded them changes to a project are to be submitted to the Commission BEFORE they are made, not after. Mr. Schuler is concerned this practice sends a message to other architects, contractors and owners.

Mr. Martino apologized to the Commission for the way this project has been handled with approvals and actual construction. Mr. Martino then read a list of reasons why the parapet should be approved.

Mrs. Baker, responding to Mr. Wyett's statement referring to the major construction at the site without prior approvals, questioned the staff's position on enforcement policy vs. any enforcement policy of the Architectural Commission.

Mr. Frank responded that the "red tag" is one of the tools used by the Building Department to ensure compliance to approved plans.

Mr. Schuler asked for letters or comments from the audience before the vote was taken.

Mr. Martino produced a list of neighboring property owners supporting his continuation of the project as presented at this meeting.

Dr. Sten Lilja, 1330 North Ocean Boulevard, addressed the Commission.

Dr. Lilja questioned Mr. Bell's presentation of the dimensions of the parapet. Dr. Lilja presented photographs and supporting documentation showing a discrepancy of 6 to 8 inches.

Mrs. Baker asked Dr. Lilja, "What would you like to see done at this point?"

Dr Lilja responded he would like to see the house constructed like

the Architectural Commission has approved the drawings. Specifically, he would like to see the parapet reduced 8 inches and two rails added to the top to meet the 36 inch height requirement.

Mr. Randolph said there are two issues before the Commission:

1. Should the applicant follow procedures?
2. Should the plan be approved or disapproved?

The Commission discussed the issue of the specifications vs. the architectural style.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT AS PRESENTED TO MEET TOWN CODES.

MOTION SECONDED BY MR. HOFFMAN.

A roll call vote was taken as follows:

YEA:	MRS. BAKER	NAY: MR. WYETT
	MR. HOFFMAN	
	MR. ROSENTHAL	
	MR. HELANDER	
	MR. SCHULER	

MOTION CARRIED 5/1.

Mrs. Frost-Golino returned as Chairman. Seven members are now voting including alternates, Mr. Helander and Mr. Wyett.

B25-93 Revision

Applicant:	Mr. and Mrs. George Straub
Address:	10 Blossom Way
Architect:	Kirchoff-O'Neill Architects
Project Description:	Revision to previously approved project

The project was approved at the December meeting with the exception of the south elevation window details.

Tom Kirchoff presented a site plan to the Commission.

Mr. Kirchoff also presented elevation drawings. The applicants have decided on a different style of window since the last drawings were presented.

The new drawings show radius style windows with divided lights over French doors on the north, south and west elevations. A variation of the divided radius style was shown on the partial garage

elevation drawing. On the back elevation (south), three openings are solid sheets of glass with no divided lights.

Responding to questions from members of the Commission, Mr. Kirchoff stated the interior ceiling heights dictate the use of the round top windows. Some of the areas do not have the interior ceiling height to allow the use of the round top windows.

Mr. Kirchoff also stated storm shutters will not be built into the house. Removable panels will be used.

MOTION MADE BY MR. WYETT TO APPROVE THE REVISIONS.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B92-93 New Residence

Applicant:	Palm Beach Development Group, Inc.
Address:	1530 South Ocean Boulevard
Architect:	Eugene R. Fagan III
Project Description:	Construct single family residence

The project was deferred from the December meeting for re-study.

Eugene Fagan presented a site plan showing the location of the proposed residence and site information.

Mr. Fagan noted the residence is in the R-A zoning district, but (other than a variance granted for an under-sized lot) meets all the requirements for the R-A and the R-B zoning districts.

Mr. Fagan presented photographs of the neighboring properties. He also submitted elevation drawings of the proposed residence and the existing properties to the west and north showing the height relationships.

Mr. Fagan described the style of the proposed residence as Federalist. The stucco house has bands and quoins for detailing and a white concrete tile roof. The height of the residence, to the top of the beam is 21'0" with an additional 8'0" roof. The garage entrance is from Ocean View, under the first floor library area. The driveway cut is at the back of the lot with approximately a 30 foot driveway into the garage, thus site screening the garage doors from Ocean View.

Mr. Fagan noted, according to the manhole elevation numbers along Ocean View, there is a 16 foot drop along the street.

Since the last meeting, the latest elevation drawings show the addition of bands, the arched windows are smaller and lower.

Shutters have been added on all elevations.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE PROJECT WITH THE CONDITION COLOR SAMPLES AND A LANDSCAPE PLAN BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MR. HELANDER.

Before the vote was taken, Mrs. Frost-Golino asked Mr. Frank if the project meets the staff's requirements for zoning in the R-A district? Mr. Frank replied affirmatively (with the exception of the variance granted for the 16,000 square foot lot). The residence has been scaled down since initially presented.

Mr. Randolph interjected the applicants meet all legal requirements for the granted variance.

Mr. Frank read letters of support from G. Alexander Carden, 122 Ocean View Road, dated 11/2/93, and Joan P. Christensen, 125 Ocean View Road, dated 1/26/94.

Robert Deziel, Esquire, representing Mr. and Mrs. Fred Adler, 1520 South Ocean Boulevard addressed the Commission.

Mr. Deziel stated his clients have no problem with a residence being built on that location. However, the concerns are for the 18.9% lot coverage and the 39'6" height of the house from the garage floor to the top of the roof.

Mr. Deziel cited a section of the Town Code relating to the Architectural Commission. This design is not similar to any other structure in the neighborhood.

Additionally, the Adlers' scenic view is affected by the construction of this particular house. Mr. Deziel maintains this is a three story house and has a "box-like" appearance.

Mrs. Frost-Golino expressed the opinion the design and the plans have been reviewed for zoning requirements and architectural merit. Mrs. Frost-Golino called for the vote to be taken.

THE MOTION CARRIED UNANIMOUSLY.

B11-93 Landscape Plan

Applicant:	Agnes Rosenthal
Address:	218 Miraflores Drive
Architect:	Eugene Fagan
Project Description:	Landscape Plan

Steve Parker, Parker Design Group, Inc., presented a landscape plan

for the project.

Mr. Parker noted existing ficus/ixora hedges ranging from 6 to 10 feet are on both sides of the property. An existing 12 foot Eugenia hedge is at the rear of the property.

The landscape plan lists all of the plant materials by name and specifies size of the materials.

Mr. Parker will be adding a five foot ficus hedge in the front of the property. Other materials include bougainvillea, pigmy date palms and carrotwood trees.

The air conditioning equipment is on the west side of the house. No screening is planned for the equipment at this time.

MOTION MADE BY MR. WYETT TO APPROVE THE LANDSCAPE PLAN.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

The Commission recessed at 12:10 p.m. for a lunch break. The Commission reconvened at 1:15 p.m.

Mr. Helander left the meeting at 12:10 p.m. and did not return for the afternoon session. Six Commission members are voting.

B21-93 Revisions

Applicant:	Solcon 3000, Inc.
Address:	127 Everglade Avenue
Architect:	Randall Stofft
Project Description:	Rear and side elevation revisions to an approved project

Randall Stofft presented the elevation drawings for the rear and side portions of the building and outlined the changes made.

The previous pool area was too confined. The area has been re-designed into an "L". The fenestration is similar; however, the windows have been lined up. On the rear elevation, the second floor window has been centered over the doors. Windows have been eliminated.

Windows on the side elevations have been lined up and centered. The roof line (plane) has changed.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE DRAWINGS AND THE CHANGES MADE INCLUDING THE ROOF LINE AND THE GARAGE DOOR.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B24-93 Landscape Plan

Applicant: James Held - Kenneth Karakul
Address: 214 El Brillo Way
Landscape architect: Life Force Nursery
Project Description: Landscape Plan

Steve Dauber, Life Force Nursery, presented a landscape plan for the project.

The perimeter of the property was heavily landscaped. This material has either been left or replanted on other sections of the property. An existing 16'0" ficus hedge borders most of the property.

Mr. Dauber explained the rest of the landscaping plan is purposely simple. Six Royal Palm trees with 23' of trunk will be planted in the front motor court area. Two additional royal palms are shown at the rear of the residence in the pool area.

A low, green, ficus hedge is planned for the perimeter of the foundation of the house. A 5'0" or 6'0" wall in front of the garage will have 12'0" - 14'0" black olive trees planted in front of it. The air conditioning equipment will be behind the wall.

The Commission compared the original, approved, elevation drawings with the landscape plan.

Mrs. Frost-Golino commented the landscaping appears "sparse" and would like to see the existing tall hedge recorded in a deed agreement.

Mr. Schuler liked the architecture of the house and the proposed landscape plan.

MOTION MADE BY MR. SCHULER TO APPROVE THE LANDSCAPE PLAN.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED 5/1 WITH MRS. FROST-GOLINO VOTING NEGATIVE.

B80-93 Cabana

Applicant: Mr. and Mrs. Harding Willinger
Address: 324 El Bravo Way
Architect: Smith Architectural Group, Inc.
Project Description: New pool cabana

Jeffrey Smith and Don Kino presented the plan for the cabana to the Commission.

The 529 square foot cabana is located on the rear of the property and is not visible from the street.

The cabana is an open air pavilion. The architecture is similar to the main house. The east elevation shows three arched openings supported by two central columns. The south elevation shows two arched openings supported by one central column. The roof is barrel tile. The arches have cast stone accents.

MOTION MADE BY MR. SCHULER TO APPROVE THE CABANA PLAN.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B75-93 New Residence

Applicant:	Renate and Thomas McKnight
Address:	310 Clarke Avenue
Architect:	Smith Architectural Group
Project Description:	Construct new residence

The project was deferred from the December meeting at the architect's request.

Jeffrey Smith and Don Kino reviewed the project as presented at the October meeting. The project has been deferred since October.

The original house on the property has been demolished. A site plan showed the proposed 2,500 - 3,000 square foot structure to be constructed on the site. A separate one car garage is located on the alley to the rear of the lot.

Mr. Smith said the property will not be accessed from Clarke Avenue. A 7'0" wall is planned for the entire front of the lot with piers placed approximately 17'0" apart. Flowering materials would be planted in front of the wall. Areca palms would be planted immediately behind the wall, and scheferas planted in back of the palms. This would provide solid screening across the front of the property.

The four elevations of the structure were presented. Mr. Smith described the structure mainly as a cube with a dome on top and a loggia. The size of the dome has been reduced since it was originally presented at the October meeting. The height to the top of the dome is 28'6".

Mr. Smith presented photographs of the neighborhood to show the

diversity of architectural styles in the neighborhood.

The Commission agreed the style of the structure is eclectic.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT WITH THE CONDITION THE ARCHITECT RETURN WITH A LANDSCAPE PLAN SHOWING A STREET PERSPECTIVE (SECTION) OF THE LANDSCAPING AND WALL IN FRONT.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B. New Business - Major Projects

B1-94 Renovations

Applicant:	125 Worth Avenue Ltd. Partnership
Address:	125 Worth Avenue
Architect:	Andrew J. Pilecki
Project Description:	Facade renovations including: adding base and crown to 2nd and 3rd floor columns; fill at 2nd and 3rd levels between columns; adding coquina elements over 1st floor arches; adding awnings--east windows

Andrew Pilecki presented a site plan for the Worth Avenue site and photographs of the existing commercial building.

The site plan calls for a one way drive leading to a (bank) teller in the rear of the building. The back of the building has limited space. Mr. Pilecki stated the applicant plans to contact Florida Power and Light to see if the overhead wires can be buried in the right-of-way underneath the wires. This area (the utility easement) then would be landscaped.

Mr. Moore cautioned Mr. Pilecki that the Town's Public Works Department would have to approve any landscaping in the right-of-way.

The site plan also showed the addition of ramps for the handicapped. No such ramps exist at present.

Mr. Pilecki presented two elevation drawings for the front of the building. The two drawings showed different styles of railings on the front of the building. The Commission preferred drawing Alt. #4 (leaving the railings in place on the building).

Mr. Pilecki also requested approval for a dome awning with a shed awning underneath. The requested color was burgundy.

Mr. Schuler suggested no awnings be used. Mrs. Frost-Golino suggested the awning would be less obtrusive if the color matched the building or were eggshell (color).

Two double French doors were shown at the front entry.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE CONDITIONS THE AWNINGS (DOME AND SHED) BE CREAM COLORED; ALT. #4 RAILING PLAN DRAWING BE USED AND THE BUILDING BE PAINTED A CREAM COLOR.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED 5/1 WITH MRS. BAKER VOTING NEGATIVE.

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

Mike Wolski presented a site plan, photographs of the site and elevation drawings for the proposed residence.

Mr. Wolski explained the existing cabana on the site has a canopy that will be removed to comply with the zoning requirements for lot coverage.

The existing 83' x 125' lot has hedges on all four sides.

The two story coral colored residence would have a cement tile roof. Banding, quoining, keystone accents, window banding (over and/or above) were some of the details shown on the plan. The double garage door directly faces Middle Road.

The Commission suggested the front driveway entry could be spread thus site screening the garage doors.

Mrs. Frost-Golino questioned the "gable" roof element over the front entry. Other comments concerned the banding and the quoining. Both were considered "heavy" by the Commission.

The Commission noted the main cement tile roof has a 5/12 roof pitch. The gable portion has a 6/12 pitch. Additionally, the roof measures 10'4" from the plate to the top of the roof. Only 8'0" is allowed.

Mrs. Baker suggested an "L" shape design for the residence, thus creating more character for the residence.

Mr. Schuler suggested Mr. Wolski study other houses on Middle Road and attempt to adapt this design to the neighborhood.

Mr. Wyett commented the layout of the residence is not right for this particular lot.

Don Kino, Smith Architectural Group, representing Spencer Partrich, 22 Middle Road, addressed the Commission.

Mr. Kino asked for deferral of the project outlining the following criticisms: lack of design detail, garage faces Middle Road, re-study the entry detail including the different roof pitches and possible lowering of that element.

After the comments were heard, the Chairman asked for a motion on the project.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT FOR RE-STUDY CITING THE VARIOUS COMMENTS FROM THE COMMISSION MEMBERS.

MOTION SECONDED BY MR. HOFFMAN.

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

Randall Stofft presented plans for the proposed 3,400 square foot one story, single family residence.

The stucco residence has a flat cement tile roof. The garage doors are visible from the street and are not site screened. Two 6'0" divided light windows with circleheads are featured on both sides of the arched, recessed front door. The decorative element over the front entrance has a round top window with a divided fan element.

The plans show 22'0" from the finished floor to the peak of the roof.

No photographs of the neighborhood were presented.

Mr. Schuler commented the plan is "over-designed for Atlantic Avenue".

Mr. Hoffman added the design is "too busy".

Mrs. Frost-Golino noted the design element over the front entry is a Bermuda style. The rest of the design should be stream-lined to meet the Bermuda style.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT FOR RE-STUDY BASED ON THE COMMENTS FROM THE COMMISSION MEMBERS.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B4-94 Demolition

Applicant:	Harvey and Linda Saligman
Owner:	Richard Braunstein, Trustee
Address:	738 South County Road
Architect:	Smith Architectural Group
Project Description:	Demolition of main house, guest house and garage; tennis court and recreation cottage to remain

Jeffrey Smith presented a short report on the history of the house. The house was constructed in 1926. No original plans exist for the house.

Belford Shoumate designed an addition for the house. An addition has been added approximately every 20 years. Peacock and Lewis designed an addition in 1978.

Mr. Smith noted the existing residence is a Mediterranean-Revival style. The remaining building (not to be demolished) will be remodeled so the style will match the proposed new structure.

The structures will not be demolished until May 1, 1994.

Pictures of the property were also presented.

MOTION MADE BY MR. SCHULER TO APPROVE THE DEMOLITION OF THE PROPERTY WITH THE CONDITION THE LOT WILL BE SODDED/SEEDED AND IRRIGATED WITH 90 DAYS AFTER DEMOLITION IF NEW CONSTRUCTION HAS NOT BEGUN.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

The Commission recessed from 3:00 p.m. until 3:10 p.m.

C. New Business - Minor Projects: Deferrals and Continuations

A145-93 Shutters

Applicant: Mr. and Mrs. John Pierce
Address: 222 Australian and 229 Chilian
Contractor: Sunshine Aluminum
Project Description: White Bahama shutters installed on front
and back of building

This project was deferred from the December meeting to provide time for alternate solutions to the installed Bahama shutters at the contractor's request.

Mr. Frank summarized the current situation. The Bahama shutters were installed without a permit from the Town and received no ARCOM approval prior to installation. Mr. Pierce, the owner, has not been in Palm Beach until this meeting to appear in person.

Mr. Pierce addressed the Commission. He plans to remove the aluminum awnings on the lower portion of the house and replace them with Bahama shutters. Mr. Pierce explained he is doing this in stages to stagger the cost. The second phase will probably go forward in 1994.

Mr. Pierce also presented photographs of other residences in Town with dissimilar shutters on the same structure.

MOTION MADE BY MR. SCHULER TO APPROVE THE WHITE BAHAMA SHUTTERS AS INSTALLED.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED 5/1 WITH MRS. FROST-GOLINO VOTING NEGATIVE.

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.

Staff notified the Tropical Awning Company before the January meeting this item would be on the agenda again.

No one was present to represent the contractor.

MOTION MADE BY MR. SCHULER TO DEFER TO THE END OF THE MEETING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

At the end of the meeting the following motion was made:

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT UNTIL THE FEBRUARY MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A162-93 Shutters

Applicant:	L. Gerlach
Address:	120 Atlantic
Contractor:	Folding Shutter
Project Description:	Install colonial shutters

No one was present to represent the applicant. The project was deferred until the January meeting.

Kevin Sheehy presented photographs of the residence and a site plan showing the location of the shutters.

Mr. Sheehy noted the residence is a Mediterranean design. Removable storm panels will be used on some of the windows.

MOTION MADE BY MR. WYETT TO APPROVE THE SHUTTERS WITH THE CONDITION THE COLOR OF THE SHUTTERS WILL BE WHITE OR THE COLOR WILL MATCH THE COLOR OF THE HOUSE.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

D. New Business - Minor Projects: New Business

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"

No one was present to represent the applicant.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT UNTIL THE FEBRUARY MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A2-94 Patio Awning

Applicant:	Hans Pade Grundstucks GMBH
Address:	695 North Lake Way
Contractor:	American Awning Company
Project Description:	Install patio awning

Joe Mattei, American Awning Company, presented photographs of the residence and a site plan showing the location of the proposed patio awning.

The center 29 feet of the awning is curved and 10'6" high. The wings on either side of the curved part are flat, shed type awnings and 12 and 11 feet respectively.

The awning will be white with beige trim to match the house color.

Mrs. Frost-Golino suggested a dome awning but Mr. Mattei said the owners do not want a dome awning.

MOTION MADE BY MR. SCHULER TO APPROVE THE AWNING.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A3-94 Entrance Awnings

Applicant:	L'Ermitage Association, Inc.
Address:	200 Bradley Place
Contractor:	American Awning Company
Project Description:	Install two side entrance awnings, 5'6" x 4'

Scott Denzilius, American Awning Company, presented photographs of the two side entrances to L'Ermitage. The awnings will provide

shelter from rain when entering the building.

The color samples presented were terra cotta with a beige trim (to match colors on the existing building).

MOTION MADE BY MR. WYETT TO APPROVE THE AWNINGS.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A5-94 Renovations

Applicant:	Thomas Leddy
Address:	1291 North Ocean Way
Architect:	Michael J. Johnson
Project Description:	Addition of entry vestibule and balustrade to entrance porch

Michael Johnson, architect, presented a survey and an elevation drawing showing the location and design of the proposed changes.

The open air entry vestibule frames two wood carved doors. Two arched areas are supported by columns with upper and lower turned designs. Approximately three foot high precast stone balustrades fill in the arched areas between the columns.

Mr. Johnson presented photographs of the property. The house is barely visible from North Ocean Way. Dense vegetational growth obscures the front entry area from neighboring property as well as the street.

The Commission commented the Mediterranean revival changes are proposed for a non-Mediterranean house.

Mr. Johnson pointed out the seclusion of the property and the non-visibility of the front entry.

MOTION MADE BY MR. WYETT TO APPROVE THE CHANGES WITH THE CONDITION THE DESIGN OF THE COLUMNS AND THE BALUSTRADES BE SIMPLER.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

Mr. Wyett left the meeting at 3:45 p.m. Five members are voting:

Mrs. Frost-Golino, Mr. Schuler, Mr. Rosenthal, Mrs. Baker and Mr.

Hoffman.

A6-94 Renovations

Applicant:	Richard Danton
Owner:	John Grant
Address:	411 Australian Avenue
Architect:	Javier Font
Project Description:	Change 6 apartment units to three units; install windows, French doors, two openings in 4' wall and paint exterior yellow

Virginia Dominecis presented elevation drawings for the project. A rendering of the proposed renovation was also presented.

Two new entrance areas will be created for the apartments on the front. French doors will be used in the openings. Recessed plaster arches are featured over the tops of the doors. Additionally, two new gates will be installed in the existing wall.

The fixed glass in the front of the building will be changed to operable casement windows with muntins.

A chimney has been added with box windows on both sides.

The Commission complimented Ms. Dominecis on the changes.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A7-94 Renovations

Applicant:	David W. Barton, Jr.
Address:	216 Jamaica Lane
Designer:	Brandon Design, Inc.
Project Description:	Changes to front facade; hip roof over existing entrance

David Barton presented an elevation drawing showing the proposed changes to the front of the residence.

Four arches, filled with lattice form the front wall next to the

front door area. The eight foot area behind the lattice wall is an open air walkway providing access from the side of the garage to the front door.

A hip roof has been added over the front door area.

Photographs of the residence were also presented.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED 4/1 WITH MR. SCHULER VOTING NEGATIVE.

A8-94 Roof material change

Applicant:	Alice S. Mullinix
Address:	264 Country Club Road
Contractor:	(owner)
Project Description:	Replace flat, cement tile roof with white fiberglass shingles

Alice Mullinix presented photographs of her residence and the houses on both sides of her property.

Ms. Mullinix would like to replace the cement tiles with white fiberglass shingles. She has been unable to find the exact sample she wishes to use as of this date.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE FIBERGLASS SHINGLES WITH THE CONDITION A SAMPLE OF THE PROPOSED SHINGLES BE SUBMITTED TO MR. FRANK FOR APPROVAL BEFORE A PERMIT IS ISSUED.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

The Commission discussed the proposed check list prepared by Mr. Frank with the input of Mrs. Baker. Mr. Frank will re-work the check list with additional suggestions by the members of the Commission.

The meeting was adjourned at 4:15 p.m. The next Architectural Commission meeting will be Wednesday, February 23, 1994 at 9:30 a.m. in the Town Council chambers.

Respectfully submitted,

Joanna Frost-Golino
Chairman

JFG:mp