

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, JANUARY 25, 1995 9:00 A.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The January 25, 1995 Architectural Commission was called to order by Chairman, Joanna Frost-Golino at 9:05 A.M.

II. Roll Call

PRESENT: Joanna Frost-Golino, Chairman
Leighton Rosenthal, Member
Marie Hope, Member
Laurel Baker, Member
Allen Wyett, Member
Bruce Helander, Member
Lowry Bell, Alternate Member
Ethel Lindsey, Alternate Member

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

ABSENT: Lindley Hoffman, Member
Cathleen McFarlane, Alternate Member

RECORDING SECRETARY: Janet Schumacher

III. Approval of minutes from the December 21, 1994 meeting.

MOTION MADE BY MRS. BAKER TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY WITH MRS. FROST-GOLINO NOT VOTING AS SHE WAS NOT AT THE DECEMBER MEETING.

Mrs. Frost-Golino suggested, as it would be a short meeting the discussion on Guidelines would be after the major items on the Agenda and reconvene for the minor projects at 1:00 p.m.

IV. Project Review

A. NEW BUSINESS - MAJOR PROJECTS

B01-95 Addition

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Applicant: Mr. & Mrs. Conrad Black
Address: 150 Canterbury Lane
Architect: Michael Johnson
Project Description: Front porch addition with smooth stucco columns and cement tile roof to match existing.

Architect requested project be removed from the Agenda.

MOTION MADE BY MR. ROSENTHAL TO REMOVE THE ITEM FROM THE AGENDA.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

B02-95 Addition

Applicant: Jayne Duncan Firman
Address: 112 Via Palma
Architect: Michael Johnson
Project Description: Guest house addition, one story with stucco finish and cement tile roof to match existing.

Owner canceled her application for this project after the notification of surrounding properties.

MOTION MADE BY MR. ROSENTHAL TO REMOVE THE ITEM FROM THE AGENDA.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Mr. Wyett requested Item B82-94 be presented before Item B80-94 on the Agenda as he was recusing himself from the meeting at that time for another appointment. Mrs. Frost-Golino agreed to the request as the Agenda was short. (Mr. Wyett returned to the meeting at 2:20 p.m. and stated he had intended to excuse himself and not recuse as previously stated)

B03-95 Revisions

Applicant: Jerome Fisher
Address: 334 North Woods Road
Architect: Robert Henry
Project Description: Window revisions & modifications to facade elements
(Deferred from the December meeting as a minor project #A118-94).

Mr. Paul Prosperi represented the applicant and submitted plans of the revisions and modifications to the facade element.

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The residence was previously approved by the Commission, but the owner made changes to the interior and exterior of the home from an ornate mixture of Italian style to a much simpler classical design with the roof material being slate.

On the east elevation two protruding windows were changed to three and the balustrade on top removed. The north elevation showed a two story element which housed the servants quarters which were eliminated. This change eliminated 355 square feet

The house is set back from the property line and is barely visible from the lake trail with the heavy screening of existing hedges. Also planned are additional palm trees behind the hedges. The actual landscape plan has not been submitted for approval thus far.

Mrs. Frost-Golino stated the landscape would be crucial to the approval of the project because of the large size of the residence in comparison to the surrounding properties, as it sits on three parcels of land. Mrs. Frost-Golino stated she did not care for the change in the stacked columns and the extensive glass area on the east elevation. Mrs. Baker agreed with this and thought the elegant style was affected by the change.

Mr. Bell stated he did not like the way the project was previously presented as a minor change as it was clearly a major change to the facade elements and much different than was previously approved.

Mr. Helander commented on the previous approval which was complete with photos and comparisons and the residence did not change in size but the style was altered and reduced by 355 feet. He favored approval of the project.

Discussion followed regarding the landscaping and how to insure the west elevation would remain heavily screened with hedges. Suggestions were brought up on a deed restriction as a condition of approval. It was noted the landscape plan would need approval before a certificate of occupancy would be issued and the discussion ended.

MOTION MADE BY MR. BELL TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. WYETT AND MR. ROSENTHAL.

A roll call vote was taken as follows:

YEA:	MR. BELL	NAY:	MRS. FROST-GOLINO
	MR. WYETT		MRS. BAKER
	MR. HOPE		
	MR. ROSENTHAL		
	MR. HELANDER		

MOTION CARRIED 5/2.

Mr. Bell commented on the following and how it was originally presented.(Mr. Henry presented revised drawings of the project. His client is requesting changes to windows on the north elevation which were previously approved) It was only after the Commission reviewed the plans that they were aware of the numerous changes being presented. Mr. Bell felt that if it were presented correctly

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it would have been approved much faster, which is why it is important to have all the information needed for approval when submitted.

B. DEFERRALS AND CONTINUATIONS: MAJOR PROJECTS

As requested earlier Item B82-94 will be presented before B80-94.

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.

Mr. John Brooks representative from Randall Stofft presented the project. A letter of history was submitted stating the two story, stucco over wood frame residence, was built in 1920 and is 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

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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 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

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the wall for screening.

Mrs. Frost-Golino stated the landscaping is very important and the park on the property, fountain, front entrance and the out buildings was not clear. She suggested the landscaping for those various locations of the project be brought back for approval at a later date.

MOTION MADE BY MR. BELL TO APPROVE THE CONCEPT LANDSCAPING WITH CONDITIONS THE APPLICANT RETURN NINE MONTHS FROM PERMITTING FOR APPROVAL OF THE LANDSCAPING FOR THE PARK, FRONT ENTRANCE, CENTER ISLAND, OUT BUILDINGS AND TYPE OF FOUNTAIN AND PAVING.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

The entrance of Parcel B has a 6 ft. wide decorative metal gate with a 2'x2' decorative masonry columns on each side. The second gate is 26 ft wide with 2'x2' decorative masonry columns with stone cap and base. Also proposed is a 6' high privacy wall with a smooth stucco cap with 4' ficus nitida hedges in front of the wall.

MOTION MADE BY MRS. HOPE TO APPROVE THE GATES AND WALLS ALONG NORTH LAKE WAY SUBJECT TO LANDSCAPING COMING BACK FOR APPROVAL.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

MOTION MADE BY MRS. HOPE TO APPROVE THE TWO ACCESSORY STORAGE BUILDINGS SUBJECT TO LANDSCAPING COMING BACK FOR APPROVAL.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

MOTION MADE BY MRS. HOPE TO DISCUSS THE GUIDELINES SCHEDULED FOR LATER ON THE AGENDA.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

DISCUSSION ON DRAFT COPY OF GUIDELINES FOR ARCOM 1/25/95

Discussion followed regarding the draft copy of the guidelines dated 12/21/95. Mrs. Frost-Golino stated the objective of the guidelines is to streamline the approval process for projects requiring Commission approval for construction. The guidelines are suggestions put together by the Commission to help keep the beauty, spaciousness, balance, taste, fitness, charm and high quality of architecture in the Town. The guidelines reflect a summary of

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decisions made by the Commission and an attempt to distill certain characteristics of proposed projects encouraged by ARCOM.

Mrs. Frost-Golino read a letter submitted by Mr. Bowser stating the Public Works requirements regarding projects being reviewed by ARCOM. Mr. Bowser stated he would like to add to the landscaping portion of the guidelines to include the planting of shrubs and trees or construction of walls and gates with control pads for access gates within the roads right-of-ways are not permitted. Also, property owners wishing to landscape in front of privacy walls should have them set back a sufficient distance to allow for plantings. With respect to site triangles at corners, a site triangle, 15 feet on the side street and 30 feet on the main thoroughfare is required as measured from the point of intersection of the property line, not the edge of pavement. No plantings would be permitted on this triangle which would exceed the height of 30 inches. Low ground covers are permitted with hedges, trees and walls not being permitted. He also stated driveway location should be reviewed and approved by the Public Works Department. In general, driveways are not permitted within six feet of the property line and suggests driveways are to be held off the intersection of two roadways as far as practical. Under certain circumstances, a minimum distance of 25 feet from the intersection of the two road right-of-way lines has been allowed. He also referred to blind spots coming out of driveways, a 8 foot by 13 foot site triangle on each side of each driveway to allow clear vision of pedestrians when entering a roadway. Furthermore, driveways are restricted along North County Road where they cross the bicycle path between Wells Road and County Club Road as well as other major roadways where the property can gain access on a side street. The placement of walls, fences, trees and hedges within easements is generally prohibited. It is very important, especially along rear easements, that there are no planting so that the town or other public utility companies can have access to maintain underground facilities. Mr. Bowser stated the public works department would be more than happy to review any applications submitted for ARCOM in advance and appear at the meeting to provide comments.

Discussion followed regarding Mr. Bowser's comments and a preview of plans by public works would be helpful with certain projects before coming to the ARCOM meetings.

Mr. Bell commented on some presentations before the Commission being very well prepared and thorough and some being very weak and unorganized. He suggested applications not meeting the requirements attached to each application, not be accepted.

Mr. Helander stated that the idea of standardization of a presentation makes it a lot easier for the Commission and also those in the audience who are also getting a sense of clarity for the projects. He referred to a previous project which was very well presented and commented on using that format as a model or template for future projects.

Mrs. Frost Golino stated that what Mr. Helander was referring to is all listed in the procedures for presenting projects which is attached to all ARCOM applications.

Mr. Randolph stated that something that can be added to the template might be that applications which do not meet the criteria of the procedures may be deferred by the Commission.

Mrs. Baker asked the Commission who is the guidelines basically directed to and Mrs. Frost-Golino stated it would be for the applicant and architect.

Mr. Randolph stated that with the Guidelines only being suggestions, they would not have to be incorporated within the ordinance. In the portion of SUBMISSION REQUIREMENTS, Mr. Randolph stated (Present legal interpretations of the Sunshine Laws in Florida prohibit the

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contacting of any commissioner by any application proponent or contacting of any commissioner by any application proponent or opponent) should be changed to **(Commissioners should not be approached by any proponent or opponent outside the public meeting. All contact and presentation to commissioners should be confined to the public meeting itself.)** On LANDSCAPING, Mr. Randolph thought the following could be added **(Landscaping may often be required to screen various aspects of the project. The Commission often requires deed restrictions to assure continued compliance with landscaping or other restrictions involved)** He also stated that another item that could be added was **(Projects not presented in the form and manner required by the Building Department may be deferred by the Commission)** this portion may be added to SUBMISSION REQUIREMENTS.

MOTION MADE BY MR. BELL TO APPROVE THE GUIDELINES WITH CORRECTIONS AND ADDITIONS AS NOTED BY THE BUILDING DEPARTMENT AND TOWN ATTORNEY.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

C. NEW BUSINESS - MINOR PROJECTS

A01-95 Awning

Applicant: Worth Avenue Associates, LTD.
Address: 150 Worth Avenue (Esplanade)
Contractor: American Awning
Project Description: Change color of main entrance awning; cover torn off in storm

Contractor requested removal of the project from the agenda.

MOTION MADE BY MRS. LINDSEY TO REMOVE THE PROJECT FROM THE AGENDA.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A02-95 Sign

Applicant: Thomas Campaniello (Palm Way Building)
Address: 294 South County Road
Architect: Smith Architectural
Project Description: Name of Building was painted in black one year ago when building was painted. Request approval for name to remain in black

No one was present to represent the applicant.

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

MOTION SECONDED BY MRS. LINDSEY.

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MOTION CARRIED UNANIMOUSLY.

The above motion was a "blanket motion" covering all projects where no one was present to represent the applicant at the time the project was called. At the end of the meeting those projects were deferred to the February meeting.

A03-95 Gates

Applicant: Jorg Hungerland
Address: 238 North Woods Road
Architect: John G. Mitchell, Inc.
Project Description: Two sets of gate post and gates; off white stucco covered masonry post with quoins and cap; bronze colored aluminum gates

Mr. John Mitchell presented plans of the project. He stated the gate posts are a 5 foot series of stacked quoins which are off white stucco with a cap. The gates are bronze colored aluminum and are set back 5 feet from the property line.

The commission stated the set back of 5 feet was not sufficient and they would have to comply with the requirements of the Town.

Mr. Frank stated the code requires the gate to be set back 15 feet from the pavement.

MOTION MADE BY MRS. LINDSEY TO APPROVE THE PROJECT WITH CONDITIONS THE GATES ARE MOVED BACK TO MEET THE SETBACK REQUIREMENTS OF THE TOWN.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A04-95 Sculpture

Applicant: Via 313-1/2 Worth Avenue Ltd. (Bice)
Address: 313-1/2 Worth Avenue
Architect: The Lawrence Group Architects, Inc.
Project Description: Sculpture for southern feature, pedestal, white carved marble, 5'2" in height

Mr. Jim Lucas presented drawings of the project and photographs of the existing pedestal.

Mr. Lucas stated the owner purchased a copy of the Venus DeMilo sculpture which is white marble and stands 5'2" in height. The pedestal is 18" higher than the original pedestal making the total height 6 feet high with the statue. The existing pedestal was 3 feet wide and the proposed is 20" square to allow room for plantings around the statue.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

A05-95 Railing

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Applicant: Lake Tower Association Condominiums
Address: 250 Bradley Place
Architect: Bridges Marsh & Carmo
Project Description: Removal of existing brick railing and replacement with a lighter weight aluminum; as per an emergency condition

Mr. Craig Hallonquist presented drawing of the project. He explained the condominium is having structural problems with the existing brick railing. A lighter weight aluminum railing is proposed which is white in color.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

A06-95 Renovation

Applicant: Francis Platania
Address: 210 Debra Lane
Contractor: Tim Givens
Project Description: Change windows; add bay window; enclose concrete patio

No one was present to represent the applicant.

MOTION MADE TO DEFER THE PROJECT TO THE FEBRUARY MEETING USING THE BLANKET MOTION.

A07-95 Landscape

Applicant: George Ross
Address: 321 Tangier Avenue
Architect: Peter Zimmerman
Project Description: Material samples; landscape plan for Major Arcom Project #B77-94

Mr. Peter Zimmerman and Ms. Linda Zilmon presented drawings of the project.

Mr. Zimmerman stated the roof will be hand made barrel tile terra cotta in color. The cornice and railing is a pecky cypress with bronze decorative elements and true coral stone sills and caps are proposed. The facade is white stucco with window trim being stained pecky cypress and driveway material of coral stone.

MOTION MADE BY MRS. BAKER TO APPROVE THE MATERIAL SAMPLES FOR THE PROJECT.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

Ms. Zilmon presented the landscaping plans. She stated the site is fortunate to have full mature

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buffering on three sides with 30 to 40 feet in height of dense vegetation. Ficus Nitida hedges will be added with bamboo along the courtyard. A large lawn area is proposed and 51% of the site will be xeriscaped plants.

MOTION MADE BY MR. BELL TO APPROVE THE LANDSCAPING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

A08-95 Gates

Applicant: Mr. & Mrs. George Michel
Address: 310 Mediterranean
Contractor: Reich Metal Fabricators
Project Description: White aluminum driveway gates

Mr. John Chiles presented drawings of the project. Proposed are white aluminum gates. The placement of the gates did not meet the required setback and Mr. Chiles was informed he would need a variance by the Town Council before the project could be reviewed by Arcom.

Mr. Chiles asked for feedback on the design of the gate and the Commission felt the residence was quite attractive but the proposed gate did not enhance the property and suggested it be simplified. The Commission also suggested a plan be submitted with the next presentation of both gates.

MOTION MADE BY MRS. BAKER TO DEFER THE PROJECT UNTIL THE APPLICANT RECEIVES A VARIANCE FROM THE TOWN COUNCIL.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

A09-95 Sign

Applicant: Citicorp
Address: 400 Royal Palm Way
Contractor: Neon Sign & Service
Project Description: Blue Wave inside window sign

Representative from Neon Sign presented drawings of the project.

Proposed was changing the color of lettering on the signs from gold to a baked enamel blue paint. The bank also would like to carry their theme of a dimensional blue type wave background on the windows of the bank.

The Commission stated the blue wave background would be too dissimilar from any surrounding properties and suggested having the background face the inside of the building with the clear background facing the street. The bank representative stated the blue wave was a logo known worldwide and that was the reason for the request.

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Mrs. Baker suggested breaking down the project into sections rather than a whole as there were different items to consider for an approval.

MOTION MADE BY MR. BELL TO DENY THE BLUE WAVE BACKGROUND ON THE WINDOWS BASED ON SECTION 5-387(G) OF THE ARCHITECTURAL REVIEW AND PROCEDURE PORTION OF THE ORDINANCE:

(G) THE PROPOSED BUILDING OR STRUCTURE IS NOT APPROPRIATE IN ITS RELATION TO THE ESTABLISHED CHARACTER OF OTHER STRUCTURES IN THE IMMEDIATE AREA OR NEIGHBORING AREAS IN RESPECT TO SIGNIFICANT DESIGN FEATURES SUCH AS MATERIAL OR QUALITY OR ARCHITECTURAL DESIGN AS VIEWED FROM ANY PUBLIC OR PRIVATE WAY (EXCEPT ALLEYS).

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED 4/1 WITH MR. ROSENTHAL VOTING NEGATIVELY.

The proposed signage included changing in color only all the lettering to blue baked enamel.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE COLOR OF THE SIGNS TO BLUE LETTERING.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED 4/2 WITH MRS. FROST-GOLINO AND MR. BELL VOTING NEGATIVELY.

A10-95 Remodel

Applicant:	Robert & Gretchen Hardy
Address:	2305 South Ocean Boulevard
Contractor:	Leading Edge Homes, Inc.
Project Description:	Replace existing one piece metal garage door with a four piece raised panel door; replace second existing garage door with a wall containing a window; door with window and planter

A representative from Leading Edge Homes presented drawings of the project. Proposed is replacing two garage doors, one from an existing metal door to a four piece raised panel garage door. The second replacement is to frame in the portion of the existing garage door with a wall containing a window and a door with window and planter.

The Commission felt the modification was definitely an improvement to the residence but stated the applicant should keep in mind the code which requires a minimum one car garage with two parking spaces.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE PROJECT WITH CONDITION NO FUTURE SHELTER COVER BE REQUESTED.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A11-95 REVISION

Applicant: Kenn Karakul
Address: 132 El Brillo Way
Architect: Thomas M. Kirchoff
Project Description: Change in design of garage; limestone veneer on front facade

Mr. Kirchoff presented revised drawings of the project. The original plans were approved in June and the changes were modifying the dormer style roof and replacing the stucco front facade with a limestone veneer. The proposed roof material is flat red concrete tile with white shutters.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

A12-95 SIGN

Applicant: Palm Beach Associates (Beebe's Tavern)
Address: 251 Royal Palm Way
Contractor: Phil Rowe Signs
Project Description: Install 12"/10" Cut out matt black letters; white door lettering on two doors

Mr. Steve Rowe presented drawings of the proposed signage which is cut out matt black lettering on the building 12"/10" in height and white lettering for the two front doors.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

A13-95 ROOF

Applicant: Eleanor Howe
Address: 269 Pendleton Avenue
Contractor: Bailey's Home Services, Inc.
Project Description: Replace flat white brick roof tile with 3 tab white self sealing Fiberglass shingles

A representative from Bailey's Home Services presented photographs of the residence. Proposed is the removal of flat white brick roof tile and replacement with self sealing Fiberglass shingles. Not enough information or photos of the surrounding properties were available for comparison of the roof material.

MOTION MADE BY MR. BELL TO DEFER THE PROJECT TO THE FEBRUARY MEETING

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FOR THE REQUIRED COMPLETED APPLICATION OR THE OPTION OF OBTAINING STAFF APPROVAL IF REPLACEMENT ROOF MATERIAL REMAIN THE SAME AS THE EXISTING FLAT WHITE TILE.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

A14-95 AWNING

Applicant: Charles Beall
Address: 263 El Pueblo Way
Contractor: American Awning
Project Description: Install carport awning 20' x 20' dark green in color

A representative from American Awning presented drawings of the project. Proposed is a carport awning 20' x 20' with a 2" galvanized steel frame to cover existing parking spaces. Concern by the Commissioners on the screening was addressed as it appeared to be quite visible from the street.

MOTION MADE BY MR. BELL TO APPROVE THE PROJECT WITH CONDITIONS SUFFICIENT LANDSCAPING TO SCREEN THE CARPORT FROM THE ROAD BE REQUIRED AND THAT THE GARAGE NOT BE CONVERTED TO LIVING SPACE.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED 4/2 WITH MRS. FROST-GOLINO AND MRS. BAKER VOTING NEGATIVELY.

MOTION WAS AMENDED BY MR. BELL TO STATE A LETTER OF AGREEMENT FOR THE CONDITIONS OF APPROVAL BE RECEIVED BY THE BUILDING DEPARTMENT FROM THE OWNER OF THE PROPERTY.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED 4/2 WITH MRS. FROST-GOLINO AND MRS. BAKER VOTING NEGATIVELY.

D. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A96-94 Landscape

Applicant: Mr. Gary Ross
Address: 1530 South Ocean Boulevard
Architect: Eugene R. Fagan III
Project Description: Landscape and color samples (New residence approved 1/94 #B92-93)

The project was approved with conditions a revised landscape plan be resubmitted. Project was deferred to the January meeting.

No one was present to represent the applicant.

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

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

A105-94 Driveway

Applicant: Mr. William Carr
Address: 254 Plantation Road
Architect: Lewis and Associates
Project Description: Relocation of new driveway

The project was deferred to the December meeting so that the entrance of the driveway may be restudied. The project was deferred to the January meeting.

No one was present to represent the applicant.

MOTION MADE BY MRS. HOPE TO DEFER THE PROJECT TO THE FEBRUARY MEETING.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A116-94 Canopy

Applicant: Judith Schrafft
Address: 325 Crescent Drive
Contractor: Awnings by Jay
Project Description: Carport Canopy of galvanized steel & fabric

The project was deferred to the January meeting so that a restudy may be done on the appearance or location of the carport canopy.

Mrs. Schrafft stated she is requesting covered shelter for her new vehicle, due to the fact the previous owners converted the garage to living space. The proposed canopy is white and has a cantilever frame. The Commission discussed alternate placement of the canopy and also a more fixed type of structure with poles instead of the cantilever style. Another suggestion was to screen the carport as much as possible from the street.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED 4/3 WITH MRS. FROST-GOLINO, MRS. LINDSEY AND MR. BELL VOTED NEGATIVELY.

V. Adjournment

MOTION MADE BY MR. BELL TO ADJOURN THE MEETING.

1/25/95 ARCOM MINUTES

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

The meeting was adjourned at 2:35 p.m. by Chairman Joanna Frost-Golino. The next Architectural Commission meeting will be Wednesday, February 22, 1995 at 9:00 a.m. in the Town Council chambers.

Respectfully submitted,

Joanna Frost-Golino, Chairman
JFG:js