

TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, JANUARY 24, 1996 AT 9:00 A.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

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

ABSENT: Robert E. Deziel, Alternate Member

A letter from Mr. Deziel asking to be excused from today's meeting was received by the Town Manager's office on January 22, 1996. This absence is excused as defined in Ordinance Number 11-95.

RECORDING SECRETARY: Gretchen Dayton

III. APPROVAL OF THE MINUTES FROM THE DECEMBER 19, 1995 MEETING

**MOTION BY MRS. LINDSEY TO APPROVE THE MINUTES.
MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

IV. PROJECT REVIEW

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B73-95 New Residence

Applicant: Ashleigh Enterprises, Ltd.
Address: Boca Ratone Co. Lake Front Add.Lt.#74.1 (Caribbean Road)
Architect: John B. Gosman
Project Description: 2-story C.B.S. residence - clay tile roof.

This project was approved at the December meeting subject to re-study of the front entrance.

Architect John Gosman presented a scale rendering of the revised front entry. The rustication above the door element and cornice were reduced in size. One course of stone work was eliminated.

Mr. Schuler felt the front door needs to be taller for the configuration of the front entrance.

**MOTION BY MR. HELANDER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.
MR. SCHULER VOTING NEGATIVELY.
MOTION CARRIED 6-1.**

B74-95 New Residence

Applicant: Vivian M. Lopata
Address: 1076 North Ocean Blvd.
Architect: Robert Kolany
Project Description: Proposed new 2-story residence.

This project was deferred from the October, November and December meetings.

Architect Robert Kolany presented an aerial photograph of the site and surrounding area. He also presented a drawing comparing the proposed project's cubic content with neighboring residences. Mr. Kolany stated there are one story residences on either side of this project, as well as other areas of the neighborhood.

Discussion took place regarding the overall mass of the proposed residence compared to the neighboring properties.

Comments were made about the plans in the file and the plans presented at the meeting were different.

Mr. Lopata addressed the Commission and stated they wanted a larger house than the one they presently reside in on Eden Road. He felt Mr. Kolany has met every requirement that was asked of him by this Commission.

Mrs. Gingras stated she could not tell if any volume changes were made by the drawings being presented at this time. She asked, why does the Commission voice certain desires only to have applicants come back with a project and say, "we have to have it".

Mrs. Baker said according to the figures Mr. Kolany has presented, the average house in this area is 4,200 square feet and the proposed project is approximately 5,100 square feet.

Minutes from the September 27, 1995 meeting were read regarding the demolition of the residence on this lot. The contractor stated a 2-story, approximately 4,800 square foot residence was planned for this lot. At that time, Mr. Deziel asked the contractor to let the owner be aware not to propose a house too massive for the area.

Mr. Randolph stated there was no specific condition as to size of the replacement house placed upon the motion to approve demolition. He said the Commission would have to specify the criteria in the ordinance that have not been met if they were to reject this project.

Mr. Hoffman felt the Architect has followed all of the suggestions made by the Commission and had no objection to the architectural style. As far as the mass is concerned he felt it is large, but not enough to deny the project.

**MOTION BY MR. HOFFMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. LINDSEY.
MRS. GINGRAS AND MRS. BAKER VOTING NEGATIVELY.
MOTION CARRIES 5-2.**

The Architect was asked to submit and initial the plans which were reviewed at this meeting.

Mr. Moore stated there would be no approval of this project if the plans do not meet the terms of the Zoning Ordinance as staff has not reviewed the plans presented at this meeting.

It was agreed to return with the landscape, hardscape and color samples.

ROLL CALL VOTE AS FOLLOWS:

MR. SCHULER	YES
MRS. LINDSEY	YES
MR. HOFFMAN	YES
MRS. BAKER	YES
MR. HELANDER	YES
MRS. GINGRAS	YES
MR. ROSENTHAL	YES

MOTION CARRIES 7-0

Mr. Kunik left the meeting at this time.

Landscape Architect Art Nelson presented the landscape plan. There is a 6' concrete wall along one property line and an existing Australian hedge along another property line. There will be ficus hedges installed in the front of the property for added privacy. Palms trees acting as a sculptural accent will be planted within the ficus hedge.

MOTION BY MRS. LINDSEY TO APPROVE THE LANDSCAPE PLAN AS PRESENTED.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

Mr. Kunik returned to the meeting at this time and presented an overlay showing the columns reduced to 12" and the pediment reduced by 1.5'

Mr. Kunik also presented three colors of roof tiles, which will be blended to complement the peach color house.

Mrs. Gingras felt the peach color roof tile was too pink.

Mr. Kunik said that only about 1/3 of the tiles will be the darker peach.

Mrs. Gingras suggested the architect bring a photograph of a similar roof he is proposing for a visual impression.

MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT AS REVISED AND HAVE ROOF COLOR SAMPLES PRESENTED AT A LATER TIME.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

B80-95 New Residence

Applicant: Harry and Theresa Welch
Address: Lot 18 of Mockingbird Trail Tract
Architect: Kunik & Associates
Project Description: New single story residence.

This project was deferred from the November and December meetings.

Architect Mitch Kunik and Landscape Architect Art Nelson presented the project. Mr. Kunik presented updated drawings at this time. (Plans were submitted twice for review and the Architect was notified of the required revisions on 1/4/96 and again on 1/19/96. Revised plans were presented at this meeting).

The proposed project is a single story residence facing North Ocean Way. Build-out's were used on the front facade to eliminate the many exterior angles and the amount of glass was reduced on the front of the house. The side lites were omitted at the front door and the transom glass is now consistent with most of the other windows. The chimneys were reduced to 25' to meet the code. The sliding glass doors on the rear elevation were changed to french door with transoms that match the front door.

Mr. Kunik stated the owner requested a single garage door as she is wheel chair bound and due to the lot being on a corner the door would face the street.

Mr. Schuler felt the front entry was heavy with two large columns on either side of the front door.

Mr. Kunik agreed to reduce the diameter of the columns which would reduce the width of the gable and pediment.

MOTION BY MR. HELANDER TO APPROVE THE PROJECT WITH THE ABOVE STATED CHANGES AND REVISED DRAWINGS BE SUBMITTED.

MOTION SECONDED BY MRS. GINGRAS.

SUBSTITUTE MOTION BY MR. SCHULER TO HAVE THE ARCHITECT COME BACK AT A LATER TIME WITH AN OVERLAY PRESENTATION OF THE REVISED FRONT ENTRY.

MOTION SECONDED BY MRS. LINDSEY.

ROLL CALL VOTE AS FOLLOWS:

MR. SCHULER	YES
MRS. LINDSEY	YES
MR. HOFFMAN	YES
MRS. BAKER	YES
MR. HELANDER	YES
MRS. GINGRAS	YES
MR. ROSENTHAL	YES

MOTION CARRIES 7-0

Mr. Kunik left the meeting at this time.

Landscape Architect Art Nelson presented the landscape plan. There is a 6' concrete wall along one property line and an existing Australian hedge along another property line. There will be ficus hedges installed in the front of the property for added privacy. Palms trees acting as a sculptural accent will be planted within the ficus hedge.

MOTION BY MRS. LINDSEY TO APPROVE THE LANDSCAPE PLAN AS PRESENTED.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

Mr. Kunik returned to the meeting at this time and presented an overlay showing the columns reduced to 12" and the pediment reduced by 1.5'

Mr. Kunik also presented three colors of roof tiles, which will be blended to complement the peach color house.

Mrs. Gingras felt the peach color roof tile was too pink.

Mr. Kunik said that only about 1/3 of the tiles will be the darker peach.

Mrs. Gingras suggested the architect bring a photograph of a similar roof he is proposing for a visual impression.

MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT AS REVISED AND HAVE ROOF COLOR SAMPLES PRESENTED AT A LATER TIME.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

C23-95 New Residence

Applicant: Mr. and Mrs. Norman Peslar
Address: 100 Emerald Beach Way
Architect: Smith Architectural Group, Inc.
Project Description: New residence.

This project was deferred from the November and December meetings.

Architect Jeff Smith and Don Kino presented the project. The project is a simple 2-story with flanking wings on 2 1/4 acres of ocean front property. The driveway enters the west corner of the property into a motor court with the garages to the rear of the house. The view of the house from the ocean has a living room and loggia with the master bedroom above. The wings have a library, dining room, family room/kitchen area and another guest bedroom. A via links the swimming pool, pool pavilion and guest room. The west elevation has been modified with more detail on the cornice, the balustrade across the front door and an entry loggia. On the rear elevation a via links the garage to the house. The building will be cast stone in a buff color with white trim details. Roll down shutters will be used which will be totally hidden within in the building.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

C60-95 New Residence

Applicant: Sid H. Eibl
Address: 286 Jamaica Lane
Project Description: New Residence

Variance for a point of measurement for the height of the proposed house was denied by the Town Council at the December meeting.

This project was deferred from the December meeting.

Applicant requests deferral to the February meeting.

**MOTION BY MR. SCHULER TO DEFER THE PROJECT TO THE FEBRUARY MEETING.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

A ten minute break was called at this time.
The meeting reconvened at 11:05 a.m.

Mr. Moore stated that the law has changed to now allow members of the Commission to communicate with applicants and persons concerned with projects. The Commission must disclose any communication dealing with the item being discussed.

B. NEW BUSINESS - MAJOR PROJECTS

B1-96 Demolition of Existing Residence

Applicant: Edward D. Limited Company
Address: 530 South Ocean Blvd.
Architect: Sanchez and Maddux, Inc.
Project Description: Demolition of existing residence and driveway.

Architect Phil Maddux presented photographs of the subject property. There have been several repairs done to the house over the years and it's in need of considerable work. Rebuilding will be done in approximately two years.

Chairman Rosenthal called for ex-parte communication disclosures, which there were none.

**MOTION BY MR. HELANDER TO APPROVE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

B2-96 New Garage and Guest House

Applicant: Mrs. Arthur S. DeMoss
Address: 185 Woodbridge Road
Architect: Smith Architectural Group, Inc.
Project Description: New 2-story garage and guest house.

Architects Jeff Smith and Don Kino presented the project. The first floor will have a stair hall, play room, maids room and a two car garage. The second floor will have a stair hall, living room, dining room, bedroom and bathroom. The lake side elevation has three sets of french doors with a balcony above.

Chairman Rosenthal called for ex-parte communication disclosures, which there were none.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

B3-96 New Duplex

Applicant: Euro-Homes
Address: 242/246 Everglade Avenue
Architect: Randall Stofft
Project Description: New Duplex

Architect Randall Stofft stated the project will have side entry garages with recessed entries off of a small motor court. The building will have stone detailing, quoins and balcony elements.

Mr. Bell felt this project was an improvement over other duplexes in town.

Mr. Helander stated he objects to the idea of duplexes in town.

Mr. Moore said there are zoning rights that go with this pedicular piece of property which states that two units can be built.

There were no ex-parte communications to disclose.

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

MOTION SECONDED BY MRS. BAKER.

MR. SCHULER AND MR. HELANDER VOTING NEGATIVELY.

MOTION CARRIES 5-2.

B4-96 Addition, New Facade and New Roof

Applicant: Joseph J. Bianco
Address: 180 Barton Avenue
Architect: Warren Bohn
Project Description: Addition of new second story, addition to ground floor, new exterior facade details and new clay barrel tile roof.

Architect Warren Bohn presented the project. The ground floor addition on the western portion of the property is planned around the existing pool area. The new second story addition on the east side of the house will have a group of windows along the corridor leading to four bedrooms. The project will have built in hurricane shutters.

Mr. Frank read a letter from Mr. and Mrs. Watson, 170 Barton Avenue objecting to the proposed addition. A copy of the letter is attached to these minutes.

Mrs. Watson addressed the Commission and stated the new addition would invade her privacy.

Mr. Moore advised the Architect the existing structure is non-conforming due to the set-

backs. In the event more than 50% of the existing structure needs to be demolished in preparation for the additions, the matter would have to be brought before the Town Council for a variance. The Architect needs to submit a construction plan which shows the project is not in violation of this code.

Mr. Bohn stated the bedroom addition will be facing the neighbors, but there are no bedroom windows, only corridor windows. Mr. Bohn later stated there are two small windows in the master bedroom facing the neighbors and would be willing to revise these windows.

Mrs. Bianco addressed the commission at this time.

The overall height of the addition, and the scale and position of the stair case tower were questioned.

Mr. Bohn agreed to restudy the windows on the east elevation, possibly using leaded glass planes. The scale in the corridor windows will be changed and the height of the bedroom windows will be lowered.

MOTION BY MRS. BAKER TO APPROVE THE PROJECT WITH THE PROVISION TO RE-STUDY THE WINDOWS ON THE EAST ELEVATION.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

B5-96 New 2-Story Residence

Applicant:	Bartlett Burnap
Address:	740 Hi-Mount Road
Architect:	Mark Ferguson
Project Description:	New 2-story residence.

Mr. Moore stated the demolition request has been deferred until the Commission has had a chance to review the plans for the replacement house.

Architect Mark Ferguson Presented the project. The proposed residence will be two story with a three car garage. There will be four outdoor spaces; an oval forecourt, entry courtyard, outdoor loggia and a raised pool terrace with a waterfall at the edge of the pool. The front elevation will have an 8' high hedge on either side of the entry door with a court yard beyond. The service driveway enters straight into the garage. To avoid looking directly into the garage, it was suggested moving the service driveway south.

There were no ex-parte communication disclosures.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT WITH THE PROVISION THE SERVICE DRIVEWAY ENTRANCE BE RELOCATED.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.**

B66-95 Demolition of Existing Residence

Applicant: Mr. Bartlett Burnap
Address: 740 Hi-Mount Road
Architect: Ralph Cantin, EDRC Architects
Project Description: Demolition of existing residence.

This project was deferred from the October, November and December meetings.

Mr. Moore stated this house may be moved rather than demolished.

**MOTION BY MR. SCHULER TO APPROVE THE RELOCATION OR DEMOLITION OF THE EXISTING HOUSE WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.
MOTION SECONDED BY MR. HELANDER
MOTION CARRIED UNANIMOUSLY.**

Let the record show a lunch break was called at this time.

The meeting reconvened at 1:45 p.m.

Let the record show Mr. Schuler was not in attendance at this time.

B6-96 Enclose Courtyard, New Loggia and Tennis Pavilion

Applicant: Mr. and Mrs. Paul Van Der Grift
Address: 1300 North Ocean Way
Architect: The Pandula Architects
Project Description: Enclose courtyard with connecting walkway, new loggia and new tennis pavilion.

Architect requests deferral to the February meeting.

**MOTION BY MRS. LINDSEY TO DEFER THE PROJECT TO THE FEBRUARY MEETING.
MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

B7-96 New Residence

Applicant: Addison Development
Address: ~~205 Via Tortuga~~ 228 Via CPS SEAS
Architect: Carlos Martin
Project Description: New 2-story Mediterranean style residence with 3-car garage, pool & trellis gazebo.

No one was present to represent this project.

**MOTION BY MR. HOFFMAN TO DEFER TO THE END OF THE MEETING.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

The Architect was in attendance at this time. Therefore, this item was heard after item A11-96.

Architect Carlos Martin stated the front elevation will have a recessed covered entry. The ornate double front door will have fixed glass sidelights. There will be a motor court in the front with a side entry garage. There will be a one story section on the front elevation with a stair tower behind. The rear elevation will have a pool and a gazebo with a fireplace. The building will be stucco with pecky cypress doors, balconies of wrought iron and pre-cast stone balustrade with pedestals. The hurricane shutters will be detachable.

Mrs. Gingras suggested the Architect bring back elevations of the houses on either side of this project.

Mr. Schuler suggested the Architect bring back details of the front entry.

There were no ex-parte communications to disclosure regarding this project.

**MOTION BY MRS. LINDSEY FOR APPROVAL WITH THE PROVISION TO RE-STUDY THE FRONT DOOR AND ENTRY.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.**

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A124-95 Change Front Entry

Applicant: Anita Gilbert
Address: 202 Sanford Avenue
Architect: Kip Hubbard
Project Description: Change window to door on front elevation. Enclose front entry and make new powder room.

This project was deferred from the October, November and December meetings.

No one was present to represent this project.

**MOTION BY MR. HOFFMAN TO REMOVE THIS ITEM FROM THE AGENDA.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

B59-94 Landscape

Applicant: Darlyne Koss
Address: 755 Slope Trail
Architect: Ames Bennett
Project Description: Revisions to previously approved landscape plans.

This project was deferred from the October, November and December meetings.

Architect Ames Bennett presented the project. Mrs. Lindsey said she met with Mr. Bennett and he agreed to continue the areca palms in the landscaping.

Mrs. Lindsey disclosed an ex-parte communication regarding this project.

**MOTION BY MRS. LINDSEY TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A148-95 Landscape

Applicant: Mr. and Mrs. Englestein
Address: 680 South Ocean Boulevard
Architect: KM Associates
Project Description: Landscape

This project was deferred from the November and December meetings.

No one was present to represent this project. Mr. Frank recommended deferral as the landscaping has been done and a Certificate of Occupancy may have been issued.

**MOTION BY MR. HOFFMAN TO DEFER TO THE FEBRUARY MEETING.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A154-95 Roof Change

Applicant: J. Patell
Address: 111 Atlantic Avenue
Architect: Blue Minges
Project Description: Re-roof with cement tile.

This project was deferred from the November and December meetings.

No one was present to represent this project.

**MOTION BY MRS. BAKER TO DEFER THIS PROJECT TO THE FEBRUARY MEETING.
MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

C59-95 Pergola

Applicant: Mrs. Gerald Lind
Address: 149 Via Palma
Project Description: Pergola

The Town Council approved the request for variance at the December meeting.

This project was deferred from the December meeting.

No one was present to represent this project.

MOTION BY MR. HOFFMAN TO DEFER THIS PROJECT TO THE FEBRUARY MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A1-96 Entrance Gates and Pergola

Applicant: Dilow Estates, Inc.
Address: 220 Banyan Road
Architect: John Gosman
Project Description: Entrance gates and pergola.

Architect Lowry Bell presented the project and declared a Conflict of Interest which is on file. Mr. Bell presented drawings of the proposed entrance gates. The materials for the pergola are cast stone columns with stained wood beams.

Mrs. Baker felt the caps and lights were too large for the gates. It was agreed to lower the caps and lights to six feet.

There were no ex-parte disclosures regarding this project.

**MOTION BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE PROVISION THE HEIGHT OF THE GATE POSTS BE LOWERED TO SIX FEET.
MOTION SECONDED BY MRS. BAKER.**

Further discussion took place concerning a proposed cabana which was not on the agenda.

Mr. William J. Condren, an adjacent property owner addressed the commission and stated he was not happy with the location of the cabana as it would obstruct his view of the lake.

Let the record show Mr. Schuler was in attendance at this time.

Mrs. Baker withdrew her second to the previous motion, therefore the motion died for lack the of a second.

Mrs. Bell addressed the Commission at this time.

Much discussion took place concerning the location of the cabana and a variance request which was denied. It was decided to place the proposed cabana on next month's agenda.

MOTION BY MRS. BAKER TO PLACE THE PROPOSED CABANA ON NEXT MONTHS AGENDA, APPROVE THE PERGOLA AS PRESENTED AND APPROVE THE ENTRANCE GATES WITH THE PROVISION THE POSTS BE LOWERED TO SIX FEET IN HEIGHT.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

A2-96 Sign

Applicant: Sidney Spiegel
Address: 70 Royal Poinciana Plaza
Contractor: M.J. Anderson Construction Corporation
Project Description: Brass wall plaque with 2" red lettering.

Rose Kenney representing M.J. Anderson Construction Corporation presented the project. Ms. Kenney stated the sign was installed for the opening of the Poinciana Club. When a building permit was applied for, she was informed the sign needed ARCOM approval.

There were no ex-parte communications regarding this project.

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

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A3-96 Awning

Applicant: Mrs. Barbara Seedman
Address: 220 North Ocean Blvd.
Contractor: Awnings by Jay, Inc.
Project Description: Awning.

No one was present to present this project.

MOTION BY MR. SCHULER TO DEFER THIS PROJECT TO THE FEBRUARY MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A4-96 Garden Walls

Applicant: Max Kaufmann
Address: 129 Seminole Avenue
Architect: Michael P. Corbett
Project Description: Two Decorative garden walls at each side of residence with gates.

Architect Michael Corbett stated the garden wall materials will be brick and stucco to match the existing house.

There were no ex-parte communications to disclose.

**MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

A5-96 Hurricane Shutters

Applicant: Lee Munder
Address: 1029 North Ocean Blvd.
Contractor: Rolladen, Inc.
Project Description: Install 20 roll shutters.

Mr. Frank stated the roll shutters are concealed and recommended removal from the agenda.

There were no ex-parte communication to disclose.

**MOTION BY MR. SCHULER FOR REMOVAL OF THIS ITEM FROM THE AGENDA.
MOTION SECONDED BY MRS. LINDSEY.
MOTION CARRIED UNANIMOUSLY.**

A6-95 Recover Awning

Applicant: Mr. and Mrs. Brian Cooke
Address: 278 La Puerta Way
Contractor: American Awning
Project Description: Recover existing awning - yellow and white stripe.

Joe Matti of American Awning Company stated the existing awning is black and white and the owner wanted to change the color to yellow and white.

There were no ex-parte communication disclosures.

**MOTION BY MR. HELANDER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

Mr. Matti ask the Commission to consider another item not on the agenda at this time.

Applicant: Mr. Focke
Address: 211 Seaspray Avenue
Contractor: American Awning
Project Description: Install two awnings; one second floor doors, one first floor doors.

Joe Matti presented a drawing of two awnings, one on the first floor over the front door and the other over the french doors on the second floor. The awning above the front door will be a peaked shape and the awning above the french doors will be a square shape. Both awning colors will be beige with an eggshell trim.

It was decided to have both awnings in the flat square shape to reveal the decorative detailing above the front door.

There were no ex-parte communication disclosures regarding this project.

**MOTION BY MRS. BAKER TO APPROVE THE PROJECT WITH THE PROVISION
BOTH AWNINGS BE A SQUARE CONFIGURATION.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

A7-96 Replace Balcony

Applicant: Palm Beach Hampton Condominium Association, Inc.
Address: 3100 South Ocean Blvd.
Contractor: Poma Corporation
Project Description: Replace deteriorated glass block balcony railings with bronze and glass panel railings.

The Manager for the Palm Beach Hampton Condominium Association presented the project. The balcony has been deteriorating for quite some time and was unsafe. The new balcony is glass with bronze railing.

There were no ex-parte communication disclosures.

**MOTION BY MRS. LINDSEY TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A8-96 Entrance Gates and Alter Privacy Walls & Columns

Applicant: Mr. and Mrs. R. Stewart
Address: 1435 South Ocean Blvd.
Contractor: Beems Construction Company
Project Description: New decorative 6' high aluminum gates, raise privacy walls to 6', raise columns to 7' and add cast stone caps.

Contractor Gene Beems presented photos of the residence. The gates are set back for easier access. A pivot hinge will lift the entrance gates to clear the inclined driveway. The gates will return to a level position when they close.

There were no ex-parte communication disclosures.

**MOTION BY MR. HELANDER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

A9-96 Landscape

Applicant: Kenn Karakul
Address: 132 El Brillo Way
Architect: Steven M. Dauber
Project Description: Landscape

Landscape Architect Steve Dauber stated there is an existing hedge on the east property line. Large palm trees and black olive trees will be installed on this property.

There were no ex-parte communication disclosures.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.**

A10-96 Porch Enclosure

Applicant: Robert Hardy/Sea Lord Hotel
Address: 2305 South Ocean Boulevard
Contractor: Leading Edge Homes, Inc.
Project Description: Enclose porch into living space (sewing room).

Contractor Bob Hardy presented a photograph of the house and stated a front porch was removed by the previous owners.

There were no ex-parte communication disclosures.

**MOTION BY MR. HELANDER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

A11-96 Dog Bar

Applicant: Robert Spiegel
Address: Royal Poinciana Plaza
Architect: Jeffrey Georges/Morgan Wheelock Incorporated
Project Description: Dog Bar (6" high, cast stone trough with spigot).

Architect Jeff Georges stated the pet grooming center in the plaza asked to have a dog trough installed in front of the store. The basin will be ceramic tile and the headboard coquina with a spigot in the shape of a dog's head.

There were no ex-parte communication disclosures.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

Architect Eugene Lawrence asked for tentative approval for repair work on the slat house in the poinciana plaza. Mr. Lawrence presented photographs of water damage to the building. All of the wood will be removed and replace with stucco.

V. OTHER BUSINESS

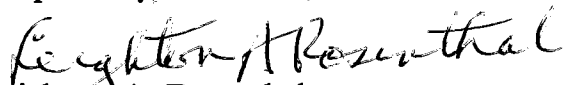
Mr. Moore stated Mr. Randolph will address the ex-parte communication disclosures at the next meeting.

VI. ADJOURNMENT

The meeting was adjourned at 3:45 p.m.

The next meeting of the Architectural Commission will be held on February 28, 1996 at 9:00 a.m. in the Town Hall, Town Council Chambers, 360 South County Road, Palm Beach.

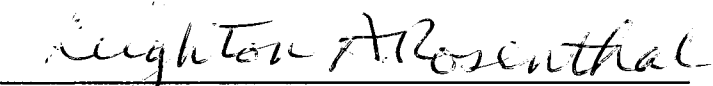
Respectfully submitted,


Leighton A. Rosenthal,
Chairman

gd

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

B494

170 BARTON Ave
PALM BEACH
Florida 33480

TOWN of PALM BEACH
ARCHITECTURAL COMMISSION

DEAR MR. CHAIRMAN,

As owners of 170 BARTON Ave since 1979, I took time to study the blue prints of what is being planned at 180 BARTON Ave. I must admit I found the blue prints rather shocking.

I will take the liberty of giving you some history of the property.

170 BARTON Ave is the main house that was built in 1934 for Mr. Samuels (by Mr. John Volk) on his estate which consisted of (now 180) 170-160 & 150 BARTON Ave.

On 160 there was the pool house & pool.

- * 170 The Main house
- * 160 The Ball Room

#150 WAS THE guest house.

Sometime in the 1980's, what is now #180, was sold to the Harpels by a developer and the pool house was demolished and a house was built, however, not on the pool house site, while we were up North and were completely unaware of what was going up other than accumulating damages on our property.

The East side set back does not meet the town zoning specs as I was able to ~~measure~~ measure. And the bedroom over the garage was questionable.

Now according to the plans for the present owner which I spent about 2 hours studying I was in shock to see what was planned for the East side.

A second story with windows & balcony which would be staring into our bedrooms. We would be

forced to keep all our west side windows on the first & second floors with shades drawn and deprive us of the little sun we have presently and be forced to live in a prison atmosphere.

This to me is absolutely ridiculous and completely unnecessary and an invasion of our privacy.

Ms. Harpel told me she was under the impression that the second story was planned for the west wing of the house - not the east wing.

I find it completely unbelievable that any architect would design such an addition. This approaches zero lot lines.

I ask you to Please reject this second story addition on the east side wing. I also ask that you visit the property and see what I'm talking about.

I thank you for your time.

In appreciation
Nicoleta Z. WATSON
Michael h. WATSON
Nicoleta Z. Watson
Michael h. Watson

1/23/96 - RJD

Exceeded

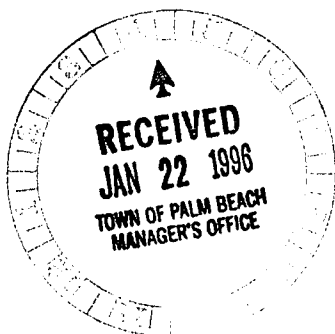
To: RLM - Please review and follow-up with actions, as needed. Thanks, RJD

xc: PBE, then file

LAW OFFICE
ROBERT E. DEZIEL, P.A.
239 South County Road
Palm Beach, Florida 33480

Telephone (407) 655-5445

Facsimile (407) 655-5421



January 22, 1996

Mr. Robert Doney
Town Manager
Town of Palm Beach
360 South County Road
Palm Beach, Florida 33480

VIA HAND DELIVERY

RE: ARCOM Meeting January 24, 1996

Dear Mr. Doney:

Please be advised that I will be unable to attend the above referenced ARCOM Meeting as I will be in Detroit for a funeral service.

Very truly yours,

A handwritten signature in dark ink, appearing to read "R. Deziel".

ROBERT E. DEZIEL

RED/sk

Pro. Lindsay

DATE: 1/24/96

RE: MAJOR PROJECT NO. BS9-94
or MINOR PROJECT NO. _____

STREET ADDRESS: 755 Slope Trail

ITEM FOR ARCHITECTURAL COMMISSION MEETING ON: 1/24/96

NOTE: This form is to record disclosures of the following information regarding authorized ex-parte communications in quasi-judicial matters relating to Town of Palm Beach Council, its Commissions and Boards, pursuant to Town Resolution No. 21-95, which was adopted by Town Council at its July 11, 1995 meeting:

1. Name of individual who has communicated with a
Commission Member: _____

2. Name of person or group whom the individual represents:

3. Content of communication: _____

4. Circle one: Commission Member contacted individual
Individual contacted Commission Member
5. Site visit conducted on: _____

6. Other disclosure information: _____

NAME: _____

TITLE: _____

DATE: 1/24/94

RE: MAJOR PROJECT NO. B4-94
or MINOR PROJECT NO. _____

STREET ADDRESS: 180 Barton Ave

ITEM FOR ARCHITECTURAL COMMISSION MEETING ON: 1/2-1/96

NOTE: This form is to record disclosures of the following information regarding authorized ex-parte communications in quasi-judicial matters relating to Town of Palm Beach Council, its Commissions and Boards, pursuant to Town Resolution No. 21-95, which was adopted by Town Council at its July 11, 1995 meeting:

1. Name of individual who has communicated with a
Commission Member: Mrs. Nicole Watson

2. Name of person or group whom the individual represents:

3. Content of communication: Telephone call

4. Circle one: Commission Member contacted ~~individual~~
Individual contacted Commission Member
5. Site visit conducted on: _____

6. Other disclosure information: _____

NAME: Ethel Lindsey
TITLE: ARCOW Comm.

DATE: 1/24/96

RE: MAJOR PROJECT NO. B4-94
or MINOR PROJECT NO. _____

STREET ADDRESS: 180 Barton Ave

ITEM FOR ARCHITECTURAL COMMISSION MEETING ON: _____

NOTE: This form is to record disclosures of the following information regarding authorized ex-parte communications in quasi-judicial matters relating to Town of Palm Beach Council, its Commissions and Boards, pursuant to Town Resolution No. 21-95, which was adopted by Town Council at its July 11, 1995 meeting:

1. Name of individual who has communicated with a
Commission Member: NICOLETA WATSON
2. Name of person or group whom the individual represents:
SAME AS ABOVE
3. Content of communication: EXPLANATION OF
HER COMMENTS IS EXPLAINED
IN LETTER
4. Circle one: Commission Member contacted individual
☒ Individual contacted Commission Member
5. Site visit conducted on: NA
6. Other disclosure information: NA

NAME: Eric H. Accardi
TITLE: COMMISSION MEMBER

DATE: 1/24/94

RE: MAJOR PROJECT NO. B4-96
or MINOR PROJECT NO. _____

STREET ADDRESS: 180 Barton Ave

ITEM FOR ARCHITECTURAL COMMISSION MEETING ON: _____

NOTE: This form is to record disclosures of the following information regarding authorized ex-parte communications in quasi-judicial matters relating to Town of Palm Beach Council, its Commissions and Boards, pursuant to Town Resolution No. 21-95, which was adopted by Town Council at its July 11, 1995 meeting:

1. Name of individual who has communicated with a
Commission Member: Bruce Helander
M
2. Name of person or group whom the individual represents:
Mrs. Watson
3. Content of communication: showed photographs
of existing property
4. Circle one: Commission Member contacted individual
Individual contacted Commission Member
5. Site visit conducted on: prior to ARCOM mtg.
6. Other disclosure information: none

NAME: Bruce Helander

TITLE: Comm. res.

DATE:

1/24/94

RE: MAJOR PROJECT NO. B74-96
or MINOR PROJECT NO. _____

STREET ADDRESS: 1076 N. Ocean Blvd

ITEM FOR ARCHITECTURAL COMMISSION MEETING ON: _____

NOTE: This form is to record disclosures of the following information regarding authorized ex-parte communications in quasi-judicial matters relating to Town of Palm Beach Council, its Commissions and Boards, pursuant to Town Resolution No. 21-95, which was adopted by Town Council at its July 11, 1995 meeting:

1. Name of individual who has communicated with a
Commission Member: Lindley Hoffman

2. Name of person or group whom the individual represents:
Robert Kobay

3. Content of communication: _____

4. Circle one: Commission Member contacted individual

Individual contacted Commission Member

5. Site visit conducted on: _____

6. Other disclosure information: _____

NAME:

Lindley M. Hoffman

TITLE:

Commissioner

91-96

220 Banyan Rd.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

NAME—FIRST NAME—MIDDLE NAME

Bell, Lowry

NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE

Architectural Review Commission

MAILING ADDRESS

241 Banyan Road

THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:

CITY COUNTY OTHER LOCAL AGENCY

CITY COUNTY

Palm Beach, Palm Beach

NAME OF POLITICAL SUBDIVISION:

Architectural Review Commission

DATE ON WHICH VOTE OCCURRED

January 24, 1996

MY POSITION IS:

ELECTIVE APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes. The requirements of this law are mandatory; although the use of this particular form is not required by law, you are encouraged to use it in making the disclosure required by law.

Your responsibilities under the law when faced with a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You should complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form should be provided immediately to the other members of the agency.
- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You should disclose orally the nature of your conflict in the measure before participating.
- You should complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Lowry Bell, hereby disclose that on 24 Jan, 1996:

(a) A measure came or will come before my agency which (check one)

☐ inured to my special private gain; or

☐ inured to the special gain of _____, by whom I am retained.

(b) The measure before my agency and the nature of my interest in the measure is as follows:

GATES, Entrance walk, Pergola, CABANA Detail
for 220 Banyon Rd. in which I hold an interest.

24 Jan 96
Date Filed

Lowry Bell
Signature

TOWN OF PALM BEACH

ATTENDANCE RECORD (19 96)

											Fri	Tue
MEMBERS	1/24	2/28	3/27	4/24	5/22	6/26	7/24	8/28	9/25	10/23	11/22	12/12
LEIGHTON ROSENTHAL												
LAUREL BAKER												
LINDLEY HOFFMAN												
BRUCE HELANDER												
ETHEL LINDSEY												
SALLY GINGRAS												
JOHN SCHULER												
ALTERNATES	1/24	2/28	3/27	4/24	5/22	6/26	7/24	8/28	9/25	10/23	11/22	12/12
LOWRY BELL												
ROBERT DEZIEL	E											

LEGEND: P = Present
 E = Excused Absence
 U = Unexcused Absence
 A = Absence Pending Classification as "Excused" or "Unexcused"

TOWN OF PALM BEACH

RECORD OF VOTING CONFLICTS (19 96)

MEMBERS	1/ 24	2/ 28	3/27	4/ 24	5/ 22	6/ 26	7/ 24	8/ 28	9/ 25	10/23	Fri 11/22	Tue 12/ 12
LEIGHTON A. ROSENTHAL												
LAUREL BAKER												
LINDLEY HOFFMAN												
BRUCE HELANDER												
ETHEL LINDSEY												
SALLY GINGRAS												
JOHN SCHULER												
ALTERNATES	1/24	2/ 28	3/ 27	4/24	5/22	6/26	7/24	8/28	9/25	10/23	11/22	12/12
LOWRY BELL	V											
ROBERT DEZIEL												

LEGEND: V = One Voting Conflict during a meeting
 V2 = Two Voting Conflicts during a meeting
 V3 = Three Voting Conflicts during a meeting
 And so on...

VPD = Voting Conflict Previously Declared
 (This category to be used when a
 conflict has been declared at a
 previous meeting, and the changes
 being reviewed are part of an ongoing
 renovation project. ONLY COUNT ORIGINAL
 DECLARED CONFLICT FOR ONGOING PROJECT.
 PER JOHN C. RANDOLPH, TOWN ATTORNEY)