



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, DECEMBER 19, 1990
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The December 19, 1990 Architectural Commission was called to order by Chairman Jeffery W. Smith at 10:07 a.m.

II. Roll Call

PRESENT: Jeffery W. Smith, Chairman
Lesly Smith, Member
John Schuler, Member
Jane R. Grace, Member
Marie Hope, Member
Joanna Frost-Golino, Member
Laurel Baker, Alternate Member
Jesse Newman, Alternate Member

John C. Randolph, Town Attorney
Sherwood Smith, Adley, Brisson, Engman Inc.
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Jorge Sanchez, Member
Leighton Rosenthal, Alternate Member

RECORDING SECRETARY: Mary A. Pollitt

III. Approval of Minutes of November 28, 1990 Meeting.

MOTION MADE BY MR. SCHULER TO APPROVE THE MINUTES.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

IV. Special Session 10:00 a.m. - Worth Avenue Design Guidelines Discussion

Mr. Sherwood Smith from Adley, Brisson, Engman Inc. gave a synopsis of the "Worth Avenue Guidelines" that were distributed to the Commission at the November meeting.

The guidelines are intended to provide a broad information base to the general public, developers, architects, merchants, etc. Additionally, they are designed to provide a measure of guidance to the Architectural Commission and the Town Council for development or renovations on Worth Avenue.

The report identifies a dozen styles of architecture on Worth Avenue. The report uses eight groups. Some of the styles have been grouped together. Some of the styles such as New Orleans, Tudor and International do not mix with the overall Worth Avenue "look".

The west end of the Avenue consists of mostly Mediterranean Revival styles. The middle part of the Avenue has mainly Neo-classical styles with one and two story store fronts. The east end is newer and has buildings like the Esplanade.

The emphasis on the Avenue in conjunction with the architectural character of the guidelines is to enhance the pedestrian character. One of strongest points in the "Guidelines" is to enhance, protect and maintain the pedestrian character of the Avenue by using arcades, vias, courtyards, various level structures, set backs and stairwells.

The west end of the Avenue presently has pedestrian character. The middle section needs to maintain a one/two story atmosphere. The new east end needs pedestrian enhancement including additional Worth Avenue access to the store areas.

The "special allowances" mentioned in the report should be applied only in cases where significant or substantial improvement to the structure and/or restoration and development.

No section in the "Guidelines" is intended to work independently of any other section. All sections are intended to work in conjunction with each other.

Mr. Smith pointed out photographs of Worth Avenue are available on display boards on the west side of the Council chambers. Examples of colonnades, balconies, wrought iron, etc., as seen in these photographs, will be included in the "Guidelines".

Mr. Frank added there will be recommendations generated by (ARCOM) and Landmarks Commission that will be included in the revisions for this report.

Mr. Schuler asked if Mr. Smith was referring to the west end of the Avenue (Schwartz's) when he was talking about arcades? Mr. Smith replied this was the area he was referring to. The east end of the Avenue should be encouraged to develop pedestrian enhancements similar to the west end.

Mr. Newman complimented Mr. Smith on the Adley report. Mr. Newman

recalled that Addison Mizner had referred to Worth Avenue as a world wide shopping area. The area has become one of the world's most fashionable shopping boulevards.

He added the mixing of residential and commercial structures has been part of the Palm Beach formula.

The merchants play an important part in retaining the charm of Worth Avenue. The landscaping enhancements and benches along the Avenue are maintained by the various businesses to add to the overall character of the Avenue.

Mr. Frank reported that invitations were extended to the Worth Avenue Merchants, represented by John Maass, and Doyle Rogers (representing the Worth Avenue owners). Mr. Rogers was unable to attend due to a prior commitment.

Mrs. Frost-Golino asked for a recommendation from the "Guidelines" as it would affect a building like the Armour Building (the corner of Worth Avenue and S. County Road). Mrs. Frost-Golino said there would be no purpose to add an arcade (for instance) on a building of that design.

Mr. S. Smith replied she was probably correct in that situation. The guidelines are an attempt to provide options for renovations or remodeling but do not fit all situations.

Mr. Newman asked if there would be any tax incentives connected with the "Guidelines." Mr. S. Smith replied some encouragement in the form of zoning incentives is provided in the report but not any monetary rewards such as tax incentives. Mr. Frank concurred with this opinion.

Mr. J. Smith commented the report contained no surprises. The Architectural Commission has been attempting to do the items outlined in the "Guidelines" on a continuing basis. He asked, "What are the incentives for the owners?"

Mr. S. Smith gave the example of a moderne store front that could be modified to return to its original appearance. Additionally, vias, courtyards, etc. could be incentives given to owners.

Mr. Moore added these incentives are zoning credits or "zoning incentives". The Architectural Commission is to consider the guidelines as they relate to the Commission's area only, and the Commission is not to be concerned with the "awarding" of zoning incentives.

The Commission discussed the use of striped awnings on the Avenue. The report indicates awnings should be used that are not in conflict with the building itself. Mr. S. Smith commented an awning can become a sign in itself if it is too far afield.

Mrs. Smith commented the report was good, but she would like to see a definition of some of the terms used, i.e. "garish", etc. Also, photographs would be helpful to illustrate examples of desired effects.

Mr. Schuler commented the owners or tenants usually want glass doors not wood panel doors or other types restricting the view into the establishments. Doors other than glass were likely used in original or earlier renditions of the store fronts. Mr. Schuler asked Mr. John Maass from the Worth Avenue Association to comment on the subject.

Mr. Maass commented there may be other reasons i.e. insurance, etc. that preclude the tenants from using doors other than glass. Additionally, glass provides more light for an area and more visibility.

Mr. Maass added most tenants want some individuality and not a "homoginized" look.

The question of the Via Parigi area was discussed. The via extends from Worth Avenue to Peruvian Avenue. Mr. Maass questioned if the guidelines would affect the entire via or just that portion on Worth Avenue?

Mr. Moore replied the Peruvian Avenue part of the via is in a different zoning district. The Worth Avenue part of the via would fall into the area of the guidelines.

Mr. Schuler stressed the importance of communicating the information given in the guidelines to the architects who are working on the various projects. The guidelines will be available in the Planning, Zoning and Building Department.

Mrs. Polly Earl from the Preservation Foundation, questioned the statement on page 41 of the guidelines referring to a "minimum of windows - 2/3 of the store front". With the encouraged use of architectural enhancements to the front of the building, would it not be appropriate to state the window requirement in a maximum per centage rather than a minimum?

The Commission discussed the use of glass on the store fronts. Mr. S. Smith agreed the guidelines probably should reflect a maximum per centage rather than a minimum.

Mrs. Smith asked if the use of marble, as stated on page 15, is desirable or undesirable? Mr. Moore replied, the use of marble cannot be prohibited. Mr. S. Smith commented marble may be appropriate on some projects but usually is not appropriate.

Mr. Maass added Addison Mizner would not have used shiny surfaces on buildings. Shiny surfaces reflected heat and created the impression of a hot, unrelaxed atmosphere. Mizner wanted to create

a comfortable, relaxed, softer atmosphere. Although he used color, these colors (and textures) were harmonious.

Mr. J. Smith asked Mr. Randolph for his comments on the guidelines.

Mr. Randolph stated the Commission does not need the "Worth Avenue Guidelines" to continue the review of projects currently being considered by the Commission. The criteria that currently exists controls to some extent what is done on Peruvian Avenue and Worth Avenue.

The reason for the "Worth Avenue Guidelines" is a response to a question, "What kind of incentives can we give people under our Zoning Ordinance to make Worth Avenue become what we think it should be?"

Some of the suggestions included the addition of colonnades to the Avenue. Colonnades were prohibited under the Zoning Ordinance. A provision was suggested to be added to the Zoning Ordinance which would allow the colonnades if certain provisions of the "Worth Avenue Guidelines" were complied with.

Second and third stories were also suggested to be allowed if the applicant would comply with the guidelines. This was the criteria that would allow the Avenue to become what it should be.

The Zoning Commission studied the suggestions and dealt with the zoning issues. The Architectural Commission is concerned with the details of the architecture and should review these projects and advise if the architectural changes would be enhancements.

In reviewing the projects, can the Architectural Commission advise the Town Council through the Zoning Commission if these guidelines are followed? If the applicant has been granted these concessions by the Town Council, the Architectural Commission will have to use the guidelines (which then become requirements in cases where concession have been granted) to determine the validity of the architectural features of the project.

The main purpose for this review of the guidelines by the Commission was to look at the guidelines in those terms and report to the Town Council if these are the types of things the Commission would like to see given for zoning trade-offs.

A secondary result of this report would be the use of the guidelines to review projects that come before the Commission. Mr. Randolph does not think the Commission has to adopt the guidelines to be used for the review of projects on Worth Avenue. The criteria in the guidelines is presently being used in review of projects.

Mr. J. Smith asked if the Town Council will see the project before the Architectural Commission views them?

Mr. Moore replied this will be a policy decision decided by the Town Council.

MOTION MADE BY MR. SCHULER TO ADVISE THE TOWN COUNCIL THE "WORTH AVENUE GUIDELINES" WERE REVIEWED AND ACCEPTED BY THE ARCHITECTURAL COMMISSION WITH THE SUGGESTION TO INCLUDE THE COMMENTS MADE RELATIVE TO THE GUIDELINES BY THE COMMISSION.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH THE STATED SUGGESTION.

V. Project Review - 12:30 p.m.

A. Deferrals and Continuations: Major and Minor Projects

B28-90A Revisions

Applicant:	The Wells Road Land Company
Address:	133 Wells Road
Architect:	Ames Bennett
Project Description:	Revisions to a previously approved project

The driveway materials and paint colors were deferred from the November meeting.

The architect requests a deferral until the January meeting.

MOTION MADE BY MRS. GRACE TO DEFER THE PROJECT.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

B77-90 New Residence

Property Owner:	Mr. and Mrs. Stephen Levin
Address:	446 North Lake Way
Architect:	Milton Klein
Project Description:	Construct two story residence with tennis court, swimming pool and cabana

The project was deferred from the November meeting to re-study the roof material samples. A detailed landscape plan will be presented later. See Project B112-90 for boat house information.

The architect requests deferral of this project until the January meeting.

MOTION MADE BY MRS. GRACE TO DEFER THE PROJECT.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B91-90 Addition

Applicant: Seymour and Rhoda Cole
Address: 233 List Road
Architect: Steven Bruh
Project Description: Second floor addition

The project was approved at the November meeting. The applicant wishes to review the project with the Commission.

Mr. Frank explained the Building Department had reviewed the alterations to the approved plan and had approved these changes.

MOTION MADE BY MR. SCHULER TO REMOVE THIS ITEM FROM THE AGENDA.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

B86-90 New Residence

Property Owner: Peter Stanley
Address: 1332 North Ocean Boulevard
Architect: James P. Drago
Project Description: Construct new two story residence

The project was deferred from the November meeting for further study to allow the applicant and the architect time to meet individually with Commission members before the December meeting.

THE PROJECT WAS DEFERRED FOR RESTUDY FOR THE FOLLOWING REASONS:

ARTICLE IX. ARCHITECTURAL REVIEW AND PROCEDURE, PALM BEACH CODE OF ORDINANCES

SECTION 5-387 (f)(g), PAGE 558 AS FOLLOWS:

(f) THE PROPOSED BUILDING OR STRUCTURE IS NOT VISIBLY EXCESSIVELY DISSIMILAR IN RELATION TO ANY OTHER STRUCTURES EXISTING OR FOR WHICH A PERMIT HAS BEEN ISSUED OR TO ANY OTHER STRUCTURES INCLUDED IN THE SAME PERMIT APPLICATION, FACING UPON THE SAME OR INTERSECTING PUBLIC OR PRIVATE WAY (ALLEYS NOT INCLUDED) AND WITHIN TWO HUNDRED (200) FEET OF THE PROPOSED SITE IN RESPECT TO ONE OR MORE OF THE FOLLOWING FEATURES:

(1) CUBICAL CONTENTS

(2) GROSS FLOOR AREA

(3) HEIGHT OF BUILDING OR HEIGHT OR ROOF

(4) (NOT PART OF THIS MOTION)

(g) THE PROPOSED BUILDING OR STRUCTURE IS APPROPRIATE IN 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).

Mr. Moore reported, since the last meeting, as a result of questions and issues raised concerning mass and the square footage of the proposed Stanley house and its relationship to neighboring properties within 200 feet, the staff has prepared a report based on these issues. The report was not available until this morning and was distributed just prior to the 10:00 a.m. meeting. A copy of the report has been given to Mr. Drago.

Mr. James Sved, who is retained as a consultant by the Town, prepared the report and is present to explain the methodology. Mr. Moore asked the Commission to decide if Mr. Drago should have additional time to review the report.

Additionally, Mrs. Frost-Golino has prepared a similar report independently of Mr. Sved's and copies of that report have been distributed.

Mr. Smith asked Mr. Drago if he had a preference to either defer the project until later in the meeting or to hear the details of the report at this time.

Mr. Drago responded it made no difference to him. After conferring with Mr. Stanley, the decision was made to continue with the meeting and hear the report first.

Mr. Frank asked that the one letter received since the last meeting from a neighbor be read into the minutes prior to the review of the report.

December 18, 1990

Dear Members:

I am sorry professional obligations prevent us from attending today's meeting of ARCOM. We have written to you already three times in protest of the monstrous size of the proposed building at 1332 North Ocean Boulevard.

We simply cannot understand the thinking of the developer who has at the November meeting increased the height of the body of the building by 1 foot and now adds a large terrace with heavy

balustrades which increases the visual impression of bulk.
Is he doing this out of spite?

We maintain that the proposed house is out of character for the surrounding homes and if allowed will be detrimental not only to this neighborhood but to the idea of our beautiful town.

We sincerely hope that ARCOM will finally find in proper to deny this application once and for all.

Respectfully,

Barry Lerner, M. D.

Amy Lerner, M. A.

James Sved presented the criteria used to prepare the report. All statistical data in the report is based on architectural drawings of the proposed project by Mr. Drago and architectural drawings of adjacent properties as provided by the Town of Palm Beach Planning, Zoning and Building Department records. Additionally, a survey from K & N Surveyors for the Stanleys and on site information was done by Jefferson Randolph Architectural Consultants (Mr. Sved's firm).

During the collection of data from Mr. Drago's drawings (received by the Building Department 12/11/90) of the Stanley house, several inconsistencies were discovered:

1. Square footage of building footprint on page 3A inaccurate compared to square footage (first floor) listed on page 8A
2. Error of one foot in height on west elevation on page 5A
3. Error of one foot in height on north elevation on page 6A

Comparison of cubic footage:

<u>Address</u>	<u>Cubic footage</u>
1332 N. Ocean Boulevard	73,107
110 Ocean Terrace	23,607 (estimated)
1340 N. Ocean Boulevard	32,249

Mr. Sved compared the amount of glass to the wall surface area between Mr. Stanley's house and 1330 N. Ocean Boulevard, 1340 North Ocean Boulevard, 1350 North Ocean Boulevard and 110 Ocean Terrace.

Mr. Stanley's front elevation ration was 39.68%. The other houses

ranged from 15.29% to 33.4%.

Mr. Sved's report concluded Mr. Stanley's house would be 50,000 cubic feet larger than 1340 North Ocean Boulevard (one of the larger houses in the area).

The height of the house would be 47.25 AMSL. The house next door at 109 Ocean Terrace measures 38 AMSL. The Stanley house would be considerably higher. The Stanley house would sit on top of a sand ridge giving it greater impact compared to the neighboring properties.

Mr. Drago asked the questions, "Who hired Mr. Sved?" "Is Mr. Sved a registered architect?"

Mr. Moore responded to Mr. Drago's questions concerning Mr. Sved's employment and his credentials. Mr. Sved is retained by the Town as a consultant for the landmarking of properties.

Mr. Moore directed Mr. Sved to give his educational background.

Mr. Sved reported he has a masters degree in Architectural History from the University of Virginia and a masters degree in Historic Preservation from the University of Virginia.

Mr. Moore pointed out that Mr. Sved was not directed to analyze the architectural style of the house but to perform statistical calculations and scaled measurements of the properties.

Mr. Drago proceeded to outline the changes made in the house since the November meeting.

The amount of glass has been reduced, the balustrades have been scaled down, the sliding glass doors in front have been reduced and the rail has been reduced.

On the rear elevation, the glass, windows and sliding doors have been reduced.

Mrs. Frost-Golino questioned if the gross square footage or the cubical content of the house have been reduced. Mr. Drago acknowledged, they have not been reduced.

Mrs. Frost-Golino reported she has measured eight properties within 200 feet of the property after she had reviewed the plans with Mr. Stanley approximately two weeks before this meeting. She used the same methodology on the older houses and the proposed Stanley residence.

(A copy of her report was distributed to Commission members and Mr. Drago.)

Mr. Stanley's residence has 89,233 cu. ft. with garages and 77,474

cu. ft. without garages. The house at 1326 North Ocean Boulevard (built by Mr. Stanley) contains 73,825 cu. ft. with garages but is built on a "double" lot. The other seven houses range from 21,115 cu. ft. to 44,405 cu. ft.

Mrs. Frost-Golino concluded Mr. Stanley's proposed residence is dissimilar to other houses in the neighborhood.

In response to Mr. Moore's questioning concerning her educational background, Mrs. Frost-Golino replied she received her undergraduate degree from Wellesley College and her masters in Architecture from M.I.T. and is a registered architect in Massachusetts and Florida.

Mr. Drago offered no comment on the reports at this time. Mr. Drago replied it was not necessary to defer the project until the end of the meeting to allow for time to review the reports.

Mrs. Smith asked Mr. Drago what changes were made since the last meeting; specifically as related to the cubical content or the gross floor area.

Mr. Drago responded the house has been made as small as possible. He added he and Mr. Stanley always knew the house they were proposing was larger in volume and square footage than neighboring properties. He said it was up to the Commission to decide if it is too excessively dissimilar. This house fits Mr. Stanley's needs. Pointing to 110 Ocean Terrace, Mr. Drago commented the house looks like "a double wide mobile home".

The Commission declined to discuss the architectural merits of neighboring properties. Mrs. Smith cited the reasons (reading from the minutes) the project was deferred from the last meeting. These concerns have not been addressed since that time.

Mr. Drago replied the house is as small as it possibly can be. If the point is to be made as to the "similar/dissimilar issue", other houses in the neighborhood are simply not up to the caliber of the Stanley house.

Mr. Smith noted Mr. Stanley's house is 3 or 4 times as large as most homes in the neighborhood.

Mr. Drago (after consultation with Mr. Stanley) requested the Commission vote at this time.

Mr. Smith asked if any one from the audience had any comments before a motion was made.

Mr. Joel Martino, 109 Ocean Terrace, expressed his chief concern as the landscaping between his house (to the rear of the proposed project) and 1332 North Ocean Boulevard. He has not seen any plans that present plantings tall enough to screen his property from the

second floor glass area of the proposed structure. He questions the survivability of landscaping materials 25 feet+ tall necessary for the screening.

Dr. Sten Lilja, 1330 North Ocean Boulevard, stated most of his concerns have been discussed at this meeting; specifically, the cubical content of the structure which is approximately three times as large as the average house in the area. Additionally, a 300 square foot terrace has been added to the plans for the front of the house increasing the appearance of bulk.

Ann Lilja, 110 Ocean Terrace, added the studies presented at the meeting expressed the neighbors' concerns. Her answer to the project is "no".

Mr. Randolph informed the Commission it has the exact criteria to apply to the project as stated in the Ordinance. Within the 200 feet of the proposed project, the Commission can look at the house as "too similar or dissimilar" to the other properties.

Mrs. Baker stated the Commission had asked that four items be restudied at the November meeting. These conditions have not been met, and the project should be denied.

Mr. Stanley replied he has done enough. He has been here four times and would like to see consistency in the Commission's decisions. He is asking for a vote of "yes" today.

Mr. Stanley cited other projects that have been approved by the Commission that are as large as his. He mentioned the house at (275) Ridgeview and North Lake Way.

Mr. Moore responded this was an excellent example of a project where compromise was used. The structure was reduced from the original plans. Additionally, the houses within 200 feet do not fall into the same category as this project does.

MOTION MADE BY MRS. FROST-GOLINO TO DENY THE PROJECT BECAUSE IT DOES NOT MEET REQUIREMENTS AS STATED IN SECTION 5-387 CRITERIA.(f)-(1)(2) AS FOLLOWS:

"(f) THE PROPOSED BUILDING OR STRUCTURE IS NOT VISIBLY EXCESSIVELY DISSIMILAR IN RELATION TO ANY OTHER STRUCTURES EXISTING OR FOR WHICH A PERMIT HAS BEEN ISSUED OR TO ANY OTHER STRUCTURES INCLUDED IN THE SAME PERMIT APPLICATION, FACING UPON THE SAME OR INTERSECTING PUBLIC OR PRIVATE WAY (ALLEYS NOT INCLUDED) AND WITHIN TWO HUNDRED (200) FEET OF THE PROPOSED SITE IN RESPECT TO ONE OR MORE OF THE FOLLOWING FEATURES:

(1) CUBICAL CONTENTS,

(2) GROSS FLOOR AREA,

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY WITH A ROLL CALL VOTE AS FOLLOWS:

YEA: JOANNA FROST-GOLINO
LAUREL BAKER
LESLY SMITH
JOHN SCHULER
JANE GRACE
MARIE HOPE
JEFFERY SMITH

B105-90 Additions and Remodeling

Applicant: Gerard Haryman
Address: 112 Woodbridge
Designer: Kip Hubbard
Project Description: Additions to residence and new entry

The project was deferred from the November meeting.

(Mrs. Smith was acting chairman for the first ten minutes of this discussion.)

Kip Hubbard presented a site plan for the project. The Woodbridge drive entrance has been centered to provide screening of the garage area.

The appearance of the entry way has been changed. Windows have been added in lieu of glass doors.

Two additions, one on either side of the house, have flat roofs with balconies on top. The one addition on the west side would add an additional two car garage to the existing garage.

Mr. Frank read a letter from Mr. Louis Wagner, the neighbor to the west. Mr. Wagner objects to the additions on the house, especially the two car garage. He stated most of the residents are opposed to this project.

Mrs. Louise J. Miller sent a letter to the Commission objecting to the additional garages, and the proposed renovation is "out of character" with the neighborhood.

Mrs. Miller noted the additional garages and driveway changes create a service entry-area on Woodbridge.

Mrs. Smith requested photographs of the property.

Mr. Hubbard presented the elevation drawings. A stairway to the roof area was shown on the elevation. The additions would have flat roofs; new roofs added on the house would have matching tile.

The existing brick would be stuccoed and painted. The fence in front of the property would be stuccoed to match the house. A new "look" would be created. The cabanas would also match the house.

The re-designed entrance foyer behind the arches has side lights. Mrs. Frost Golino suggested a reduction in the width of the entry.

Mr. Smith commented the impression on the drawings is a "bunch of additions added to the house". The result is not cohesive nor an architectural enhancement to the house or the neighborhood. The flat roofs on the additions are out of character with the existing house. Also, the guest house has a different roof pitch from the main house.

Mr. Hubbard replied the center roof is to be raised, and both roof pitches are approximately 5.5/12.

Mr. Schuler noted the entry is "different" from the rest of the house. The east elevation as viewed from South Ocean Boulevard is an important one, and the flat roof is not an enhancement. He suggested the roof lines be re-studied.

Mrs. Grace noted the balconies do not tie-in with the house.

In response to questions from the Commission, Mr. Haryman responded he does plan to live in the house. The balcony area on the east elevation was intended to provide a viewing area of the Ocean.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT TO RESTUDY THE FOLLOWING ITEMS:

1. THE ROOF BALCONY ON THE SOUTH OCEAN BOULEVARD ELEVATION.
2. THE ENTRANCE (PRESENTLY TOO OVERPOWERING).
3. THE STEEP PITCHES OF THE ROOF AREAS; UNIFY AND TIE TOGETHER THE ROOF COMPONENTS.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

B106-90 Renovation

Applicant:

George Phillips

Address:

264 Dunbar Road

Contractor:

D & W Construction, Inc.

Project Description:

New entry; raise living room roof; change

windows and enlarge driveway

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

George and Virginia Phillips presented a new elevation drawing showing a revised center section of the house.

The Commission suggested using 8 ft. windows in place of the windows shown on the drawing.

The Commission outlined the proposed changes on the drawing.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE CONDITION THE CHANGES AS NOTED BY THE COMMISSION BE INCORPORATED ON THE DRAWING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITION.

B. New Business - Major Projects

B110-90 Renovation

Applicant:	Frederick J. Keitel III
Address:	412 Brazilian Avenue
Architect:	Stuart and Young
Project Description:	New dormer with window on front; new entry

Rick Keitel, owner of the property, presented an elevation drawing showing the proposed changes.

The existing side entrance will be moved to the front.

Mrs. Smith commented the front copper dormer is massive for the structure. The front window in the dormer is 6 ft. x 11 ft. 6 in. high.

The Commission members agreed the dormer is powerful.

MOTION MADE BY MRS. FROST-GOLINO TO APPROVE THE PROJECT WITH THE SUGGESTION THE SIZE OF THE DORMER BE REDUCED BY 15 - 20% AND THE STUCCO BANDING BE REDUCED. THE FOUR WINDOWS ARE TO REMAIN AS SHOWN.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH THE STATED SUGGESTION.

B111-90 Addition

Applicant:	Dr. and Mrs. Rolla D. Campbell, Jr.
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Address: 257 Dunbar Road
Architect: Smith & Paine
Project Description: One story kitchen addition; 250 square feet

Harold Smith presented photographs of the property.

The kitchen addition involves eliminating the bay window and extending the kitchen forward. The addition will match the existing structure and will have a white tile roof and casement windows.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

B112-90 Boat House Renovation

Applicant: Mr. and Mrs. Stephen Levin
Address: 446 North Lake Way
Architect: Milton Klein
Project Description: Renovation of existing boat house

The architect requests deferral of this project until the January meeting.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

C. New Business - Minor Projects

A134-90 Remodeling

Applicant: Mr. Ben Ristuccia
Address: 167 Seagate Road
Architect: Smith and Paine Architects, Inc.
Project Description: Provide covered front porch at existing front entry; replace front door and sidelights

Jim Paine presented an elevation drawing showing the proposed revisions to the front entry.

The Commission noted the Victoria door in the drawing was not appropriate for the style of the house. The use of a panel door or the existing door was suggested.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE

CONDITION A PANEL DOOR OR THE EXISTING DOOR BE USED.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A135-90 Sign

Applicant: Donna Ward
Address: 225A Peruvian Avenue
Contractor: Phil Rowe Signs
Project Description: 4" aluminum letters mounted on building
(Cavallo of America, Inc.)

Steve Rowe presented an elevation drawing showing the proposed sign on the building.

MOTION MADE BY MRS. FROST-GOLINO TO APPROVE THE SIGN AS PRESENTED.

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY.

A136-90 Gates

Applicant: Mr. Visconsi
Address: 400 Caribbean Road
Contractor: Reich Metals
Project Description: Aluminum driveway gates

Joe Bailey presented a drawing of the proposed driveway gates.

The gates are located approximately 28 feet from the road.

Black, 8 inch square posts support the gates.

The Commission noted the gates should be supported by masonry columns.

MOTION MADE BY MRS. SMITH TO APPROVE THE GATES WITH THE CONDITION MASONRY COLUMNS BE USED TO SUPPORT THE GATES.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A137-90 Remodeling

Applicant: Paul Prosperi (Alligator Joe's)
Address: 132 North County Road
Contractor: none
Project Description: Awning Color change, install window boxes,

change windows, signs

Paul Prosperi presented an elevation drawing showing the proposed changes.

The existing awnings would be painted a dark, reddish-apricot color used on the building.

Planters will be added (if they meet the codes).

The sign will be changed to reflect the new name, "Restaurant ann'Z Bar".

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

A138-90 Sign

Applicant:	Floridian Signs
Address:	South Ocean Boulevard/Hammon Avenue
Contractor:	Floridian Signs
Project Description:	Place a cast bronze plaque in park (The Harold and Sylvia Kaplan Park)

A representative from Floridian Signs presented a drawing of the proposed plaque. The plaque measures 12" x 8" and will be mounted on a straight pole three feet above ground level.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A139-90 Sign

Applicant:	Mr. Thomas Campaniello (Palm Way Building)
Address:	290 South County Road
Architect:	Smith and Paine Architects, Inc.
Project Description:	Provide new individually lettered signs, one sign on both Royal Palm Way and South County Road. New Name: "La Tavernette".

Jim Paine presented a drawing showing the dull brass letters "La Tavernette". The letters would be all capitals.

MOTION MADE BY MRS. SMITH TO APPROVE THE SIGN WITH THE CONDITION THE STYLE BE "TIMES ROMAN".

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITION.

Mrs. Grace raised the question of the availability of an extra set of plans that could be taken out of the Building Department by a Commission member to the site of a project. The plans would be used as a comparison to the existing site.

Mr. Moore concurred this was a good idea, and the Planning, Zoning and Building Department could require an extra set of plans be submitted on major projects.

MOTION MADE BY MRS. GRACE TO REQUIRE 2 SETS OF PLANS BE SUBMITTED ON MAJOR PROJECTS.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

The Commission discussed the possibility of presenting a yearly award for a project that has been before ARCOM and represents the purposes of the Ordinance.

Mr. Smith asked Mr. Schuler to form a task force to present guidelines for this award.

This project could become an agenda item if its viability is determined.

Adjournment

MOTION MADE BY MRS. SMITH TO ADJOURN THE MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

The December 19, 1990 Architectural Commission meeting was adjourned at 3:05 p.m. The next Architectural Commission meeting will be held January 23, 1991.

Respectfully submitted,

Jeffery W. Smith, Chairman

JWS:mp

B28-90A Revisions

Applicant: The Wells Road Land Company
Address: 133 Wells Road
Architect: Ames Bennett
Project Description: Revisions to a previously approved project

The driveway materials and paint colors were deferred from the November meeting.

The project was deferred from the December meeting.

The architect requests a deferral until the February meeting.

MOTION MADE BY MRS. FROST-GOLINO TO DEFER THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B77-90 New Residence

Property Owner: Mr. and Mrs. Stephen Levin
Address: 446 North Lake Way
Architect: Milton Klein
Project Description: Construct two story residence with tennis court, swimming pool and cabana

The project was deferred from the November meeting to re-study the roof material samples. A detailed landscape plan will be presented later. See Project B112-90 for boat house information.

The architect requests deferral until the February meeting.

MOTION MADE BY MRS. FROST-GOLINO TO DEFER THIS PROJECT AND PROJECT B112-90 (BOAT HOUSE).

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

B112-90 Boat House Renovation

Applicant: Mr. and Mrs. Stephen Levin
Address: 446 North Lake Way
Architect: Milton Klein
Project Description: Renovation of existing boat house

The architect requests deferral until the February meeting.

This project was included in the motion for deferral for project B77-90.

B105-90 Additions and Remodeling

Applicant: Gerard Haryman
Address: 112 Woodbridge
Designer: Kip Hubbard
Project Description: Additions to residence and new entry

The project was deferred from the December meeting to re-study the following items:

1. THE ROOF BALCONY ON THE SOUTH OCEAN BOULEVARD ELEVATION.
2. THE ENTRANCE (PRESENTLY TOO OVERPOWERING).
3. THE STEEP PITCHES OF THE ROOF AREAS; UNIFY AND TIE TOGETHER THE ROOF COMPONENTS.

(Mr. Smith stepped down as chairman due to a conflict with this project. Mrs. Smith is acting chairman.)

This project was heard after B3-91.

Kip Hubbard presented a site plan for the project denoting the changes in the architectural design since the last meeting.

The size of the Ocean Boulevard side wing of the residence has been changed. The flat roofs have been changed. The center portion of the house (roof) will be 1 1/2 feet higher than the existing roof. Previously, the roof was two feet higher.

Mr. Hubbard reported the neighbor to the west preferred the flat roof be left on the new garage addition. A higher, four way roof would block his flow of air from the ocean.

The round top windows shown in the previous design have been eliminated. The size of the front entry has been reduced. The decorative railing on top of the flat roofed garage has been changed to a parapet wall with no cut out design.

Mr. Tim Frank read a letter, received by the Commission, from Mrs. Louise Miller who lives directly across Woodbridge from the garage area. Mrs. Miller noted that Woodbridge is a very narrow street with no parking allowed. Presently, the noise levels are very high from the area with a number of cars causing noise and congestion directly across from her. She was concerned the four car garage area would increase the activity in the area.

Mr. Hubbard responded that the present 55 foot driveway entrance, across from Mrs. Miller, will be closed off. A stucco wall will be built and site screening will be added. The new driveway entrance will be in front of the main entrance to the house and closer to Ocean Boulevard. Mr. Hubbard added, in response to a question from

the Commission, the pickets on top of the wall will be left in their present positions after the wall has been stuccoed.

Mrs. Frost-Golino noted the new design has one window replacing two above the existing garage.

MOTION MADE BY MRS. FROST-GOLINO TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

B90-89 Revisions to Previously Approved Project

Applicant: Mr. and Mrs. Deseta
Address: 201 Banyan Road
Architect: Jacqueline Albarran
Project Description: Adding 2 windows and shutters to the South elevation; converting glass transom to stucco on the second floor.

Jacqueline Albarran presented an elevation drawing for the previously approved project detailing the proposed changes.

On the Banyan elevation, the gable roof could not be built due to restrictive construction conditions. She would like to change the roof to a hip roof.

The existing transom would be replaced with "louvered" stucco. Shutters would be added on the Banyan side of the house as well as on the two proposed side windows.

MOTION MADE BY MRS. FROST-GOLINO TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B52-89 Revisions to an Approved Plan

Applicant: Mr. and Mrs. Allen Wyett
Address: 1145 North Lake Way
Architect: Teamplan Inc.
Project Description: Revision to front parking court; includes fountain

Scott Brown presented a site plan showing the changes to the previously approved site/landscape plan.

A circular driveway has replaced the single entry drive.

A fountain has been added to the courtyard. The columns on the plan will be made from simulated coquina. The pavers were originally approved. They are a slate color, "cobblestone type". Mr. Smith was concerned with the visibility of the fountain which may have a "commercial appearance" and the possible noise level it may create.

Mrs. Smith suggested a four foot masonry wall could be built in back of the ficus hedge.

MOTION MADE BY MR. NEWMAN TO APPROVE THE PROJECT WITH THE CONDITION A FOUR FOOT MASONRY WALL BE BUILT IN BACK OF THE HEDGE.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITION.

B. New Business - Major Projects

B1-91 Remodeling

Applicant: Ms. Agnes Rosenthal
Address: 254 Palmo Way
Architect: Robert L. Bell
Project Description: Demolition of existing garage at s.w. corner of existing residence; reconstruct same at n.w. corner with new bedroom(s) to the south; new windows on street facade

Robert Bell presented a site plan for the existing residence. A dotted line represented the proposed changes on the site plan.

The garage will be re-constructed in front of the present garage. New bedrooms will be built in back of the new garage.

The new garage door area will be closer to the street. Previously, the front entrance to the garage was farther back on the property and the doors were not site screened.

The Commission suggested a center cut driveway be put in and the existing circular drive omitted. The existing entrance could be site screened, so the garage doors are not visible from the street.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT WITH THE CONDITION THE CIRCULAR DRIVEWAY BE ELIMINATED AND A CENTER CUT ENTRANCE BE CONSTRUCTED. THE PRESENT AREA IN FRONT OF THE GARAGE DOORS MUST BE SITE SCREENED.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

(Mrs. Grace arrived at the meeting at 1:10 p.m.)

B2-91 Gates

Applicant: Mrs. C. L. Farris
Address: 319 El Vedado Road
Architect: Steven Bruh
Project Description: Install 12.5' gates; 10' gate posts

Steven Bruh presented an elevation drawing detailing the proposed project.

The white posts for the gates are existing. The white, aluminum gates will slide.

A discussion followed on the height of the gates and posts as affecting the appearance of the gates. Mr. Bruh said the drawing had been re-drawn showing the correct gate height.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

B3-91 Column

Applicant: 259 Worth Partnership (Tiffany's)
Address: 259 Worth Avenue
Architect: Smith Architectural Group
Project Description: Construct an architectural column/facade renovation

(Mr. Smith has a conflict with this project and stepped aside as chairman. Mrs. Smith is acting chairman.)

Don Kino presented an elevation drawing showing the Worth Avenue and Hibiscus Avenue facades detailing the proposed changes.

Mr. Newman questioned the possibility of doing this work during the season. Mr. Moore responded work on the Avenue is prohibited from December 1 until May 1.

The style of the building is being changed to a more classical style. Coquina will be used to tie in with the neighboring Gucci and Brooks Brothers buildings.

Photographs of the existing property were presented as well as the

adjoining properties.

The corner height of the building is being raised. A drawing of the corner detail showing a sculpture of Atlas holding a clock above his head under the sign on the building, "Tiffany & Co" was submitted. Beneath "Atlas", who is centered over the entrance is a smaller sign, "Tiffany & Co".

A discussion followed concerning the use of the "Atlas" figure as a possible logo for the company. Mr. Kino responded the figure is not used in advertising and is an architectural detail used on other buildings.

The windows will be made from cast stone.

The awnings will be submitted later and will probably be white in color.

Mrs. Smith suggested samples of the building finish, details of the windows, awnings and the balls over the pedestals and the signage be submitted to the Commission before final approval is given.

MOTION MADE BY MRS. GRACE TO APPROVE THE PROJECT WITH THE CONDITIONS THE FOLLOWING ITEMS BE SUBMITTED TO THE COMMISSION:

1. DETAILS OF THE WINDOWS AND THE BALLS OVER THE PEDESTALS.
2. AWNINGS AND SIGNAGE
3. SAMPLE OF THE BUILDING FINISH..

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

(Project B105-90 was heard after this project.)

Mr. Smith returned as chairman.

B4-91 Gates

Applicant: Francis Conroy
Address: 437 Primavera Way
Architect: Sidney Neill
Project Description: Install gates at two driveway locations

No one was present to represent the applicant.

MOTION MADE BY MRS. SMITH TO DEFER THE PROJECT.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

C. New Business - Minor Projects

A1-91 Sign

Applicant: Circle Gallery
Address: 221 Worth Avenue
Contractor: Ferrin Signs
Project Description: Install 11" gold letters on facade; gold leaf letters on store front

Dan May presented an elevation drawing showing the solid brass letters against an off-white background.

Mr. May also displayed one of the actual sign letters for the Commission.

Mrs. Smith commented the letters were "too heavy (in appearance) for the space".

Mr. May also requests permission to put the locations of other company locations on the door in gold vinyl lettering.

Mr. Smith commented the lettering may be appropriate on the window rather than the door.

The existing awning is between the storefront and the proposed sign. Sidewalk traffic could not identify the store without the name on the window.

The Commission discussed the possibility of having the name "Circle Gallery" on the window with the locations listed beneath in smaller letters.

MOTION MADE BY MRS. SMITH TO APPROVE THE SIGNAGE WITH THE CONDITION THE WINDOW SIGNAGE HAVE THE NAME ABOVE THE LOCATIONS AND THE SIZE OF THE LETTERS USED FOR THE LOCATIONS BE NO MORE THAN TWO (2) INCHES IN HEIGHT.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITION.

(The Commission recessed until 2:10 p.m.)

A2-91 Shutters

Applicant: Rosemarie Foose
Address: 249 Peruvian Avenue

Contractor: Rolladen, Inc.
Project Description: Install white accordion shutters

No one was present to represent the applicant.

MOTION MADE BY MR. NEWMAN TO DEFER THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A3-91 Sign

Applicant: "Your Private Chef"
Address: 117 North County Road
Contractor: Phil Rowe Signs
Project Description: White lettering on three windows

Linda Nguyen presented an elevation drawing, from Phil Rowe Signs, showing the white lettering on three windows.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

A4-91 Sign

Applicant: Joyce Barber
Address: 309 Peruvian Avenue
Contractor: Phil Rowe Signs
Project Description: Matte black letters "Joyce Barber Associates, Inc."; black 2" letters "Commercial - Investment - Residential" with red stripe

This project and the awning project (A5-91) were heard together.

Joyce Barber presented drawings and photographs of her new office space at 309 Peruvian Avenue. She wishes to have a sign on the front window, "Joyce Barber Associates, Inc." (black letters) with a red line under it, in 4 inch letters. Spaced below her name would be a red line and beneath that line would read "Commercial - Investment - Residential" in black 2 inch letters.

The larger, new awning will cover the area used by the former occupant, Palm Beach Interiors, for a sign.

MOTION MADE BY MRS. FROST-GOLINO TO APPROVE THE SIGN.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

A5-91 Awnings

Applicant: Joyce Barber
Address: 309 - 313 Peruvian Avenue
Contractor: Awnings by Jay
Project Description: Install 15x6x6 awning at 309 Peruvian, change color at 313 Peruvian
Steve Wagner presented a drawing for the awnings at 309 and 313 Peruvian Avenue. The awning at 311 Peruvian is existing and is the same style and color as the proposed awnings, only smaller.

The awnings will be black with white trim and have a Greek key scalloped edge.

MOTION MADE BY MRS. GRACE TO APPROVE THE AWNING.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

A6-91 Gates/Gate Posts

Applicant: J. Ira Harris
Address: 310 Wells Road
Architect: Lindley M. F. Hoffman
Project Description: Gates and gate posts to service court

This project was heard after Item A3-91.

Lindley Hoffman presented an elevation drawing showing the location and design of the proposed gates and gate posts.

The swing gates are designed for a service entrance on the property. Only persons servicing the tennis court area will use the gates that open on Bradley Place.

The black gates match existing gates on the property.

MOTION MADE BY MRS. SMITH TO APPROVE THE GATES.

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY.

A7-91 Sign

Applicant: The Atriums of Palm Beach Associates, Inc.
Address: 3400 South Ocean Boulevard
Contractor: Sign Craft, Inc.
Project Description: Sign at entrance

Bill Baker presented a drawing of the proposed sign at the entrance of the Atriums on South Ocean Boulevard.

Mr. Baker submitted a site plan showing the sign's location from South Ocean Boulevard. Additionally, the height and the wording of the sign were shown.

Photographs of other signs used for identifying properties in the area were displayed.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT SUBJECT TO ANY ZONING REQUIREMENTS.

MOTION SECONDED BY MRS. FROST-GOLINO.

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

A8-91 Sign

Applicant: Marshall Faust Resort Wear
Address: 217 Royal Poinciana Way
Contractor: Sign Craft, Inc.
Project Description: White vinyl lettering on window

Marshall Faust presented an elevation drawing of the proposed sign and photographs of the store front.

The proposed white vinyl letting on the nine foot window would match the lettering on the door.

The present signs in the window would be removed.

MOTION MADE BY MRS. FROST-GOLINO TO APPROVE THE SIGN SUBJECT TO REMOVAL OF THE EXISTING SIGNS IN THE WINDOW AREA.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITION.

A9-91 Awning

Applicant: Mr. and Mrs. Rudnick
Address: 528 North Lake Way
Contractor: Awnings by Jay
Project Description: Install 58'-10.5" x 16'-0.5" fabric awning over patio

An site plan showing the location of the proposed awning was presented to the Commission.

The house is situated on a corner lot (North Lake Way and Tangier.) The approximately 59 foot long awning will be on the rear of the house, but the projection will be visible from North Lake Way.

The colors of the awning are beige and white (stripes).

MOTION MADE BY MRS. FROST-GOLINO TO APPROVE THE AWNING SUBJECT TO ZONING REQUIREMENTS.

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITION.

A10-91 Shutters

Applicant: Robert Cummings
Address: 665 North Ocean Boulevard
Contractor: Folding Shutter Corporation
Project Description: Install 31 pairs of aluminum folding accordion shutters, non-electric: 21 - ivory; 2-bronze; 8-white

Howard Hemstreet presented a site plan and photographs for the project.

The shutters are different colors to match the different colors on the residence.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

A11-91 Sign

Applicant: James Alterman
Address: 118 North County Road
Contractor: Kauff Sign Company
Project Description: sign

Jim Alterman, owner of "Jim's Antiques South", presented an elevation drawing showing the proposed signage for the space formerly occupied by the Palm Beach Milk Company.

The signs were shown on three locations on the building. A 1' x 10' sign would be above the existing awning on the building. A second sign would be on the front door, and the third sign would be on the curved portion of the building visible from the south bound lane of traffic on North County Road.

Black old English style letters would be used on the signs.

The bottom part of the sign would read, "Jewelry, Art & Estate Buyers" (shown on two lines).

The Commission commented the effect was "too busy" for the structure and suggested the bottom line of the sign should be smaller.

MOTION MADE BY MRS. FROST-GOLINO TO APPROVE THE SIGN WITH THE CONDITIONS:

1. THE SIGN MEET THE REQUIREMENTS OF THE SIGN ORDINANCE OF THE TOWN.
2. ON THE CORNER WINDOW, THE BOTTOM LINE OF THE COPY SHOULD BE THE SAME STYLE OF LETTERING AS THE TOP LINE.
3. THE SECOND LINE ON THE CORNER WINDOW SHOULD BE VERY SMALL AND ALL INFORMATION LISTED ON ONE LINE ONLY. (MOVED DOWN)

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

A12-91 Remodeling

Applicant: William Gubelmann
Address: 235 South County Road
Architect: Windigo Architects (New Jersey-Rhode Island)
Project Description: Window alterations and other minor alterations

No one was present to represent the applicant.

Mr. Frank presented plans that had been submitted to the Planning, Zoning and Building Department prior to the meeting.

The Commission agreed there were too many changes to consider the project without an architect representing the applicant present at the meeting.

MOTION MADE BY MRS. SMITH TO DEFER THE PROJECT.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

A13-90 Sign

Applicant: Elegant (Ladies Boutique),
Address: 239 Worth Avenue (new location)_
Contractor: none
Project Description: move sign

The boutique is moving from 203 Worth Avenue to 239 Worth Avenue. The owner of the boutique would like to move the sign from the building to his new location at 239 Worth Avenue. No changes in size, color or style are being made.

MOTION MADE BY MRS. SMITH TO APPROVE THE MOVING OF THE SIGN.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

Mr. Smith reminded the Commission that his term as chairman expires in March, and the Commission should consider electing the Vice-Chairman, Lesly Smith, as chairman.

Adjournment

MOTION MADE BY MRS. BAKER TO ADJOURN THE MEETING.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

The January 23, 1991 Architectural Commission meeting was adjourned at 2:50 p.m. The next Architectural Commission meeting will be held February 27, 1991.

Respectfully submitted,

Jeffery W. Smith, Chairman

JWS:mp