MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, OCTOBER 27, 1993, 12:30 P.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The October 27, 1993 Architectural Commission meeting was called to order by Chairman Joanna Frost-Golino at 12:35 p.m.

II. Roll Call

PRESENT: Joanna Frost-Golino, Chairman
John Schuler, Vice-Chairman (left meeting from 3:20 p.m. to 4:35 p.m.)
Marie Hope, Member (arrived at 12:45 p.m.)
Leighton Rosenthal, Member (left meeting-4:45 p.m.)
Laurel Baker, Member (left meeting - 6:35 p.m.)
Lindley Hoffman, Member
Allen Wyett, Alternate Member

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

ABSENT: Jorge Sanchez, Member
Cathleen McFarlane, Alternate Member
Bruce Helander, Alternate Member

RECORDING SECRETARY: Mary A. Pollitt

III. Approval of Minutes of September 22, 1993

MOTION MADE BY MR. HOFFMAN TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

IV. Project Review

A. Deferrals and Continuations: Major and Minor Projects

Six commission members are voting. Mrs. Hope arrived at 12:45 p.m. after the introduction of the first project--seven members are voting.

B60-93 New Residence

Applicant:	Dr. Michael and Virginia Longo
Address:	210 Colonial Lane (1109 N. Ocean Blvd.)
Architect:	Daum/Kraus/Reppert
Project Description:	Construct two-story residence

Conceptual approval was given at the July meeting with the conditions window details, architectural details, a driveway study, material samples, colors, a deck plan and a landscape plan be presented at a later meeting.

The project was deferred from the September meeting.

Elizabeth Kraus, architect, presented site and elevation plans showing the changes since the last meeting.

The roof line has been straightened. The roof material is clay barrel tile.

The residence has a driveway entrance on North Ocean Boulevard, but the length of the residence (on Colonial Lane) is approximately 110 feet long. Ms. Kraus explained this is necessary because the lot is approximately 82 feet (Ocean Boulevard) by 171 feet (Colonial Lane). The garage has a side entrance, not directly visible from North Ocean Boulevard.

Details on the elevations include quoining, precast balustrades, wrought iron railings, columns, spherical stone decorations and decorative trim on two round windows on the front elevation. Three sets of French doors are shown on the south elevation. The main entrance (east elevation) shows a double glass door with designs, side lights and an elliptical overhead arch with detailing. On the second floor, above the main entrance, is a balcony area with a set of doors opening onto the balcony. Emphasizing the entrance is a detailed arched, stucco roof detail.

The windows on the front elevation are rounded. The windows on the south elevation are either square or rectangular.

The Commission discussed the architectural details on the elevations.

Mr. Schuler suggested the front entrance looks commercial, massive and very busy with the columns and decorative stone work.

Mrs. Frost-Golino agreed with Mr. Schuler. She noted a big improvement has been made in the drawings since last seen by the Commission but additional work could be done.

Mrs. Hope noted the roof pitch is 5/12 and would be in keeping with the Mediterranean design at 4/12.

The Commission discussed the placement of the garage and the driveway. Ms. Kraus explained the garage location is necessary due to the long, narrow lot configuration. The width of the driveway is 18 feet. The driveway curves along the Colonial Lane side of the house and has an opening approximately 39 feet from the back of the lot onto Colonial Lane. Ms. Kraus explained the residence is across the street from the Kennedy house and the residents anticipated many sight-seers would attempt to turn around in an obvious circle drive. Additionally, the long driveway will provide off street parking. Mr. Hoffman did not think reducing the width of the driveway would sufficiently add to the landscaping. Mrs. Frost-Golino suggested landscaping the corner (within code requirements for corners) as heavily as possible.

Mr. Wyett questioned the single entrance door on the south elevation (facing Colonial Lane). Ms. Kraus replied this is an outside door into a bathroom. Mr. Schuler agreed with Mr. Wyett and suggested this item be re-studied.

Mrs. Baker also questioned the rectangular window next to the door. This is over a bath tub area (facing Colonial Lane).

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT FOR RE-STUDY OF THE DETAILS BASED ON THE COMMENTS BY THE COMMISSION CONCERNING THE DETAILS ON THE ELEVATION DRAWINGS INCLUDING THE FRONT ENTRANCE.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

<u>B69-93 New Residence</u>

Applicant:	Solcon, 3000
Address:	1332 North Ocean Boulevard
Architect:	Randall E. Stofft
Project Description:	Construct multi-level residence

Demolition was approved at the August meeting.

The project was deferred from the September meeting.

Randall Stofft presented the latest revision to this project.

Mrs. Frost-Golino, noting the staff had zoning questions concerning this project at previous meetings, asked the staff if the zoning issues are resolved.

Mr. Frank replied he is satisfied with the exception of a clarification of a note on the latest set of drawings. The note states the "0" elevation base starts "18 inches above the crown of the road". If the crown of the road referred to on the plans is North Ocean Boulevard, then this is not correct.

Mr. Stofft responded he understands Mr. Frank's concern, and the plan is correct using the correct zoning parameters.

Mr. Stofft compared the latest elevation drawings to the previous drawings. The outriggers have been removed. The tops of the windows on the east elevation have been altered. The room over the garage on the south elevation has been changed (roof height).

Mr. Hoffman pointed out although the arches have been changed on the east elevation, the arches are still at least three different styles, i.e. gothic, shallow, etc.

Mrs. Hope addressed the issue of the balconies on the south and east elevations and suggested the balconies may be simplified.

Mrs. Baker asked for a clarification of the architectural style of the residence.

Mrs. Frost-Golino commented that the "massing" has improved, but the overall architectural effect is a "Boca" look. This includes using several different styles on the same facade. The result is an over decorated appearance. Examples include the fluted columns and the over sized windows.

Mr. Schuler and Mrs. Frost-Golino agreed the residence appears more massive than it actually is with the use of these elements.

Mr. Schuler suggested simplifying the windows and using the same types of elements on the facades.

Mr. Stofft presented photographs of different styles of architecture in the neighborhood.

Mrs. Frost-Golino responded the Architectural Commission ordinance defines the "neighborhood" as properties within 200 feet of the project.

Mr. Stofft stated the roof will be barrel tile, not "S" tile as stated on the plans.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT FOR RE-STUDY OF THE FOLLOWING ISSUES:

1. SIMPLIFY THE WINDOWS

2. SIMPLIFY THE BALCONIES AND COLUMNS

AND WITH THE CONDITION BARREL TILE BE USED ON THE ROOF.

MOTION SECONDED BY MR. SCHULER.

Dr. Sten Lilja, 1330 North Ocean Boulevard, addressed the Commission from the audience. Dr. Lilja stated he has always been interested in the size of any projected structure on this sight in the past, but he is now raising the question of the style of architecture. This design is not compatible with the majority of homes in the north end. Over a period of time additional residences like this style could be built, changing the over-all look of the area. He would like the Commission to consider the long range effect of this approval.

THE MOTION CARRIED UNANIMOUSLY.

B72-93 New Residence

Applicant:	James H. Kimberly and First National Bank in Palm Beach as Trustees
Address:	1330 North Lake Way
Architect:	Ames Design Group
Project Description:	Construct two story residence

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

Shane Ames presented revised drawings mounted on boards of the project. The roof has been lowered; windows added and the wall in front of the residence has been deleted. The porte cochere has not been changed.

Mrs. Frost-Golino commented the porte cochere is still too massive for this residence.

Mr. Ames presented books showing different homes in Palm Beach and some of the elements on them he has used on this design.

Mr. Schuler commented the addition of the windows is an improvement but the facade is still "too busy". He added the design appears to have "a little bit of everything thrown in". The design is not in keeping with the other designs in the neighborhood.

Mr. Ames presented an elevation drawing showing the height comparison of the other residences (and the Sailfish Club) in the area to this house.

The Commission discussed the appearance of massiveness of the residence. Mrs. Frost-Golino suggested the possibility of breaking up the roof line to reduce the appearance of massiveness.

Mr. Ames mentioned the sizes of the windows can be reduced. The use of grill work on the windows was questioned by the Commission.

Mr. Ames presented a sketch of the front of the residence from a second floor perspective, looking down. From the edge of the porte cochere to the entrance the measurement is approximately 70+ feet. The Commission noted this is an extremely long roof line and too commercial in appearance.

This sketch also showed the extensive use of columns in the garage area, across the front of the residence (including the porte cochere) and the future trellised parking area.

Mr. Schuler also suggested the window treatments and the towers be re-studied.

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT FOR RE-STUDY USING THE COMMENTS OF THE COMMISSION FOR REFERENCE.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

The Commission suggested Mr. Ames may wish to meet, one on one, with the members to review the changes to help "speed up" the project before the next meeting on November 17, 1993.

<u>B74-93 New Residence</u>

Applicant:	Mr. and Mrs. Irwin H. Kramer
Address:	1295 South Ocean Boulevard
Architect:	Smith Architectural Group
Project Description:	Construct new residence

The project was deferred from the September meeting.

Jeffrey Smith and Don Kino presented drawings and photographs of the proposed project.

Mr. Smith presented the site plan showing the lot with 210 feet on the ocean, 600 feet in depth for a total of 2+ acres. Additionally, the applicants own 1.2 acres across South Ocean Boulevard on the lake.

Mr. Smith enumerated the approved variances received on the project and how they affect the position of the structure on the site and the floor plans.

Mr. Smith noted the gate house will not be part of this submittal but will be submitted at a later meeting.

Photographs of the neighboring properties were presented as well as the site itself.

Mr. Smith noted the lot is heavily vegetated and will remain so. The porte cochere is 400 feet from South Ocean Boulevard.

The house contains approximately 20,000 square feet plus an additional 10,000 square feet including the basement.

The two guest wings will be heavily site screened on the north and south.

The material for the house is coquina stone. Terra cotta colored accents will be picked up from the barrel tile roof and used on some details such as cornices, dentil moldings and stair risers.

In response to a question from Mr. Schuler, Mr. Kino replied the French doors in front will be 8'6" high and 5' wide.

The elevation drawings depicted the height of the residence as it relates to the topography of the site.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE CONDITION COLOR SAMPLES, PLANS FOR THE GATE HOUSE AND A LANDSCAPE PLAN BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

<u>B75-93 New Residence</u>

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

Jeffrey Smith and Don Kino presented a site plan showing the location of the proposed structure and its relationship to the McKnight's adjacent residence.

The lot size is 85 feet by 178 feet. The garage is located on the rear of the lot. The entrance is off the alley in the rear of the property.

The site plans shows a six foot wall across the front of the lot. There is no access to the property from Clarke Avenue.

Mr. Kino said that plans for the garage will be presented at a later meeting.

Photographs of neighboring properties were presented. Mr. Smith also presented two photographs of houses on Chilian Avenue and Seaspray Avenue that are Moroccan style architecture. (This proposed new residence is Moroccan style.) Mr. Smith acknowledged no other residences in the immediate neighborhood are this style, but pointed out, the style has been used in Palm Beach in the past.

Mr. Kino submitted the plans, including the elevation drawings, for the proposed residence. Mr. Kino pointed out the lot coverage (for the foot print) is less than 10%. The two story house contains 1,920 square feet. A terra cotta dome is planned for the center of the house. The interior of the house features a two story "gallery" under the dome. The elevation drawing shows the height of the dome to be 30 feet. Five -two ft. high- acroteria (parapet adornments) are shown on the front elevation.

Mr. Smith mentioned the hedges surrounding the property will be 8 -12 feet tall, thus reducing the visibility of the dome from the street.

MOTION MADE BY MRS. BAKER TO DEFER THE PROJECT BECAUSE THERE ARE TOO MANY UNKNOWNS AND TO PROVIDE THE FOLLOWING INFORMATION:

1. GARAGE PLANS

2. HOW VISIBLE IS THE DOME FROM CLARKE AVENUE?

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

<u>B66-92 Driveway Revision</u>

Applicant:	Sandy Pam Beach Property, Inc.
Address:	248 Bahama Lane
Architect:	Smith Architectural Group
Project Description:	Driveway revision

Jeffrey Smith and Don Kino presented a revised driveway plan for the residence showing two drive way cuts. These cuts are already installed. The original plan showed one centered entrance cut.

Mr. Smith explained the owner needs additional room to turn the car(s) around in the driveway area and entering the garage area.

Mrs. Frost-Golino stated the original plan, with the center cut, provided site screening. The house appears large from the street and the additional hedging would have helped that situation. She does not like the additional cut and does not consider it an architectural enhancement to the project. The lot is only 90 feet wide and two driveway cuts do not allow sufficient landscaping in front.

Mrs. Baker suggested making one cut wider.

The Commission discussed its role in approving driveway cuts. They are routinely reviewed with landscape and hardscape plans for new construction.

Richard Cahall and Christina Orr-Cahall, 249 Bahama Lane, addressed the Commission. They object to the two driveway cuts. Mr. Cahall is concerned about the safety of the children playing in the area with this configuration. Ms. Orr-Cahall agrees with the comments made by Mrs. Frost-Golino and concurs with widening the one exit. She also commented on the colors (pink and red) of the pavers.

Mr. Moore added the Public Works Department has the right to approve or disapprove the driveway cuts. He also stated another neighbor had contacted him by phone, was unable to attend this meeting, but has similar views to those presented by the Commission members and the Cahalls. Mr. Moore stated, in this case, it is appropriate for the Commission to hear this change.

Mrs. Frost-Golino suggested the widening of the central cut may be a viable compromise solution to the problems presented here.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE DRIVEWAY PLAN WITH ONE CENTRAL CURB CUT 18 FEET WIDE (EXISTING CUT IS 14 FEET) BY PUSHING EACH PILASTER BACK. ELIMINATE THE SECOND DRIVEWAY CUT.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

<u>B34-93 Revised Landscape Plan</u>

Applicant:	Mr. and Mrs. Wilbur Boutell
Address:	240 Tangier Avenue
Architect:	Smith Architectural Group
Project Description:	Revised Landscape Plan

Jeffrey Smith and Don Kino presented a landscape plan for this project (a new residence).

Mr. Kino said the applicants prefer sod to the street and possibly add a hedge later after they have lived in the house for a while.

At the meeting where approval was given, Mr. Sanchez was concerned about the privacy of the Boutells and suggested additional landscaping or a berm.

The Boutells do not want additional landscaping and prefer an open look to the street.

Mrs. Frost-Golino noted she has driven down the street and saw many front yards with no more landscaping than this one.

MOTION MADE BY MR. SCHULER TO APPROVE THE PLAIN VERSION OF THE PLAN.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

The Commission recessed from 3:00 p.m. until 3:20 p.m. Mr. Schuler left the meeting until 4:30 p.m. Six members are now voting.

<u>B49-93 Revisions</u>

Applicant:	Mr. and Mrs. Robert DeMario
Address:	275 North County Road
Architect:	Eugene Fagan III
Project Description:	Revisions to a previously approved renovation

Eugene Fagan presented the approved plans from the July Architectural Commission meeting.

Mr. Fagan noted the footprint has not changed. The approved plan was a regency design. The requested change is Mediterranean.

The elevations show the addition of a three color, "S" tile roof. The Commission discussed the appearance of the "S" tiles vs. barrel clay tiles and preferred the barrel tiles.

Mr. Fagan pointed out the windows and doors are in the same locations as previously presented. The windows are casement; the front doors, French doors.

The Commission noted the twelve foot hedge between the DeMarios and the neighbors to the east. This project is located on a corner lot.

Mr. Fagan indicated the applicants wish to install a balustrade wall along North County Road between the driveway cuts. The

Commission would like to see an elevation drawing showing the balustrade wall against the front elevation.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE CONDITIONS BARREL CLAY TILE BE USED ON THE ROOF; THE STUCCO BAND NOT BE ARCHED ACROSS THE FRONT WINDOW; THE PLANS FOR THE BALUSTRADE WALL BE DEFERRED TO A LATER MEETING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B34-93 Hardscape/Landscape Plan

Applicant:	Robjo, Inc.
Address:	125 El. Mirasol
Landscape Architect:	Lang Design Group
Project Description:	Landscape and hardscape plan for new residence including pool, fountains and drive areas; color change.

Tom Keller, Worth Builders, and John Lang, Lang Design Group, presented the color change and the landscape plan.

Mr. Keller noted the approved color for the house is yellow with white trim. The new color sample is a light gray with white trim.

Mr. Lang presented the landscape plan. Several of the coconut palms have been relocated on site. Other types of palms in addition to gumbo limbo, screw pine and geiger trees are shown on the plan. A ficus nitada hedge is planned. Jasmine, xanadu and pittosporum are some of the varieties used in large numbers.

The pavers for the driveway area will be light gray.

A sculpture has been added to the pool area and as well as a walk way around the side of the building.

Gate posts are shown on each side of the two driveway cuts. The lights on top of the posts will be presented at a later meeting. The stucco posts and caps will match the materials and colors on the residence.

The fountains, originally shown on plans, have been omitted.

MOTION MADE BY MR. WYETT TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B54-93 Window Revisions

Applicant:	Palm V Associates,c/o Love Realty
Address:	238/240 Worth Avenue (courtyard)
Architect:	Robert L. Bell
Project Description:	Request change from approved multi-paned windows to clear glass

Robert Bell presented an elevation drawing showing the proposed change in the windows.

Mr. Bell explained the new tenant operates a candle shop and feels the product will be visible to the public with the clear glass rather than the divided lights.

The Commission discussed the appearance of the clear glass windows compared to the other windows in the building.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED 4/2 WITH MRS. FROST-GOLINO AND MRS. HOPE VOTING NEGATIVE.

The Commission opted to hear the awning presentation for this same space at this time. See project A140-93.

B69-92 Revisions/Landscape Revision

Applicant:	Malcolm Healy
Address:	1341 South Ocean Boulevard
Architect:	Blue Mingus
Landscape Architect:	Jeff Blakely
Project Description:	Revisions/landscape plan revision

Blue Mingus and Jeff Blakely presented a site plan showing the revised area. The six foot front wall along South Ocean Boulevard has been relocated--moved back. The wall has a cap and will be painted a light yellow.

The area in front of the wall will have similar plant materials located in the space previously occupied by the wall.

Mr. Mingus also presented a new gate design. Photographs of the present gate were also shown. The gates are the same height as the previous gates. The new gate will be matte black.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B31-93 Revision to entry

Applicant:	Gilbert Thompson
Address:	109 El Mirasol
Architect:	Smith and Moore
Project Description:	Revise front entrance for approved project

John Moore presented an elevation drawing showing the proposed change to the previously approved front entrance.

The plan shows a series of arches. The double front door has a wood paneled circlehead on top and lights on both sides of the door.

Some of the arches have masonry infill and others have wood lattice infill.

Mr. (John) Moore noted the shutters have also been changed.

Mrs. Frost-Golino commented the original design was preferable.

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

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B. New Business - Major Projects

B77-93 Demolition/New Residence

Applicant:	Mr. and Mrs. Engelstein
Address:	102 Banyan Road
Architect:	Milton Klein
Project Description:	Demolish cabana and tennis court; retain pool; construct two story residence

Milton Klein presented photographs of the site and the neighboring properties.

Mr. Klein explained the site plan. An existing cabana and tennis court will be demolished. The swimming pool will be retained.

Mr. Moore explained the approval of a variance providing for the division of this lot from the property located at 102 Jungle Road.

Mr. Klein explained the layout of the proposed residence which is essentially two, two-story wings connected by an adjoining one story area.

The stucco residence will have a barrel, clay tile roof. The roof pitch is 6/12, determined by height requirements for the house. The adjoining house is somewhat lower in height. Mr. Klein noted the set back from South Ocean Boulevard is 75 feet. This is a deed restriction.

Mr. Klein presented the elevation drawings providing details as he showed the sections. The three stall garage has a side entry off a motor court on the west side of the property. The driveway on Banyan runs in front of the residence and has two curb cuts.

Mrs. Frost-Golino mentioned her concern about the lack of "Mizner details" in an area where the neighboring houses are in the Mizner style. She particularly cited the sliding glass doors on the Ocean Boulevard elevation.

The Commission and Mr. Klein compared and discussed the design of this residence compared to the photographs of the neighboring properties.

Mr. Hoffman considers the house a contemporary design. The question was posed, "If it is contemporary, does it compare to (any other houses in) the neighborhood?"

The Commission discussed the one story connecting area between the two wings. The front door is located in this area and one small rectangular window towards the east wing.

Mr. Wyett and Mrs. Frost-Golino agreed the front entrance does not make a statement and both questioned the blank wall in this area.

Mr. Klein responded the house is designed with the ocean view in mind.

Mrs. Hope noted it should bear a relationship to other properties in the area.

Donald Conrad, 105 Banyan Road, is the neighbor to the west of the proposed project. Mr. Conrad has reviewed the plans and is concerned about the noise levels from the garage area. He requests the seagrapes be left in place along this lot line and the existing wall in the back of the property be extended toward Banyan Road.

Mr. Klein has no problem with those requests.

Mr. Conrad also noted his house was designed by Marion Sims Wyeth with an addition by Maurice Fatio. He thinks the new design is dissimilar and concurs with the comments made by the Commission.

Mr. Conrad has engaged Gene Pandula, architect, and asked him to address any issues he omitted.

Mr. Pandula said Mr. Conrad had stated the concerns succinctly. He would suggest more detail for any style of design for this location.

Mr. Klein stated he has no problem with the site wall between the properties.

MOTION MADE BY MRS. BAKER TO DEFER THE PROJECT FOR RE-STUDY OF THE ARTICULATION OF THE ELEVATIONS.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED 5/1 WITH MR. ROSENTHAL VOTING NEGATIVE.

The Commission considered the demolition request.

MOTION MADE BY MRS. HOPE TO APPROVE DEMOLITION OF THE TENNIS COURT AND CABANA WITH THE CONDITION THE AREA BE SODDED/SEEDED AND IRRIGATED WITHIN 90 DAYS IF CONSTRUCTION HAS NOT BEGUN.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Schuler returned to the meeting at 4:30 p.m. Seven members are now voting.

B78-93 Additions/Remodel

Applicant:	Mr. and Mrs. Sam M. Fleming
Address:	365 North County Road
Architect:	Ginocchio and Spina
Project Description:	Convert existing garage; garage and storage room addition; kitchen extension

Steve Ginocchio presented photographs of the project site. The site is heavily landscaped.

The site plan shows the location of two additions on the corner lot: a kitchen extension and a new garage in front of the existing garage which will be converted to living area.

The pavement will be solid blocks--an extension of the existing pavement.

All materials and colors will match the existing house.

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

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

Mr. Rosenthal left the meeting at 4:45 p.m. Six members are now voting.

B79-93 Demolition

Applicant:	Mr. and Mrs. Robb Allan
Address:	300 Tangier Avenue
Architect:	Smith Architectural Group
Project Description:	Demolition of existing structures

Jeffrey Smith presented photographs of the subject property. Mr. Smith stated no plans have been prepared as of this date for a new residence.

Mr. Smith requests demolition permission for all structures on the site. The perimeter landscaping will stay in place.

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

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B80-93 New Residence

Applicant:	Mr. and Mrs. Harding Willinger
Address:	324 El Bravo Way
Architect:	Smith Architectural Group
Project Description:	Construct new residence

Jeffrey Smith and Don Kino presented plans for the residence. Photographs of the neighboring properties were also presented.

The two story residence has a one story garage element with a side entrance. The garage has cypress doors.

The stucco residence has a barrel tile roof.

The front elevation details round top casement windows with cast stone semi-circles over the tops. The same stone trim frames the double front door. Grill work is shown over the front door.

The second floor has straight top windows and features two small balconies with balustrade railings (five balustrades on each railing).

Responding to questions from the Commission members, Mr. Smith said the first floor ceiling height is 10'6" and the second floor ceiling is 9'0".

The wall, shown next to the driveway at the front entrance area has pilasters with lattice work in between.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B81-93 New Studio

Applicant:	Mr. and Mrs. Stephen Levin
Address:	446 North Lake Way
Architect:	Milton Klein
Project Description:	Construct new studio

Milton Klein presented a site plan for the proposed studio on the property. The studio is situated approximately 42 feet back from North Lake Way behind a new 8 foot high, stucco wall.

The studio will have a stucco finish to match the existing residence. A pyramid shaped skylight atop a copper roof is shown on the flat roof. The building shape is irregular with two straight sides and one long curved side with an (approximate) 8x12 extension for the entrance and bath area.

Mr. Klein presented aerial views of the property showing the location and the vegetational growth on the lot.

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

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B82-93 Additions

Applicant:	Mr. and Mrs. Robert Wyner
Address:	250 Country Club Road
Architect:	Ames Bennett

Project Description: Three additions

Ames Bennett presented photographs of the existing residence. The plans showed the additions--one on the front of the one story house and one on each side.

The front addition is a dining room with a 10 foot ceiling and an 8'x8' skylight over the dining area.

The finishes will match the existing residence.

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

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B84-93 Addition/Site Development

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

The architect requests a deferral of this project and project A143-93.

MOTION MADE BY MR. SCHULER TO DEFER BOTH PROJECTS.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B85-93 Carport Awning

Applicant: Joyce and John Alban
Address: 422 Australian Avenue
Contractor:
Project Description: Install carport awning

No one was present to represent the applicant.

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

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B86-93 Demolition/New Residence

Applicant: Sidney Kimmel
Address: 1236 South Ocean Boulevard
Architect: Ferguson, Murray and Shamamian
Project Description: Demolition of existing residence; construct new two story residence

This project was heard after item B80-93 on the agenda.

MOTION MADE BY MR. HOFFMAN TO HEAR THIS PROJECT AFTER B80-93.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Mark Ferguson introduced the project to the Commission. The project received four variances from the Town Council, one of which allows the residence to be built at an elevation of 22.5 feet.

The front of the house is over 300 feet back from South Ocean Boulevard. The pool house (in front of the residence) is approximately 240 feet from South Ocean Boulevard. The tennis court (45 feet from the road) and tennis pavilion are located closest to South Ocean Boulevard.

The site plan shows a 6 foot high wall stepping up to 8 feet close to the gated entrances. The gate designs were shown on an elevation drawing. A driveway winds around the tennis court area to the south side of the property and connects to the south service entrance area.

Mr. Ferguson described the residence as an "irregular villa type house". The details include exposed rafters with cypress planking, two colors on the stucco finish, casement windows, stone surrounds, stone balconies, quoining and French doors (8' high and 4.5' wide).

The residence contains approximately 19,000+ square feet in one and two story elements.

Mr. Ferguson, responding to questions from the Commission, indicated the air conditioning will probably be in the form of a cooling tower located by the garage.

The Commission suggested the pediments could be studied.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE CONDITION THE PEDIMENTS BE RE-STUDIED.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

C. New Business - Minor Projects

A120-93 Front Entrance

Applicant:	Patricia R. Mintmire
Address:	124 El Mirasol
Contractor/Designer:	U. S. Debco, Inc. and Richard Himmel
Project Description:	Relocate existing front entrance to center of front of house

Steve Yeckes presented an elevation drawing showing the entrance area. The roof remains as it is.

The drawings shows four columns across the front with the existing door flanked by new windows.

New shutters are also shown on the front elevation.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT WITH THE CONDITION THE COLOR OF THE SHUTTERS BE HUNTER GREEN.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A121-93 Gates

Applicant:	Nicole Durr
Address:	1491 North Ocean Boulevard
Architect:	Smith Architectural Group
Project Description:	New entrance gates

This project was heard after project B84-93.

MOTION MADE BY MR. HOFFMAN TO HEAR THIS PROJECT AFTER ITEM B84-93.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

Don Kino presented a site plan showing the location of the proposed gates. Detailed drawings showing the configuration of the 6' gate posts, the aluminum gates and the "starlights" on top of each post.

The Commission discussed the appearance of the starlights and preferred carriage lights and not the stars.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE GATES AND POSTS WITH THE CONDITION PLANS FOR ANOTHER STYLE OF LIGHT BE PRESENTED AT A LATER MEETING.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A122-93 Porch

Applicant:	Mr. and Mrs. Ted Blanch
Address:	686 Island Drive
Architect:	Smith Architectural Group
Project Description:	New covered porch

Jeffrey Smith and Don Kino presented site and elevation plans showing the location and appearance of the proposed covered porch.

The porch is located next to the garage area on the north elevation. Three columns support the one story porch. Materials to match the existing residence.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A123-93 Wall

Applicant:	Daniel Manella
Address:	685 Island Drive
Architect:	Clifford Leisinger
Project Description:	4 ft., peach, CBS wall with 4,5 and 6 ft. columns

Clif Leisinger presented an elevation drawing and site plan showing the locations of the walls and the two driveway openings and the one pedestrian opening. The gates will be submitted at a later meeting.

Photographs of the front of the residence were also presented.

A tan (peach) color sample for the columns was shown to the Commission.

Mr. Leisinger noted there will be a small hedge below the 4' high wall.

MOTION MADE BY MR. SCHULER TO APPROVE THE WALL AND COLUMNS WITH THE CONDITION THE GATES BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A124-93 Sign/Door

Applicant:	Max Mara
Address:	216 Worth Avenue
Architect:	The Lawrence Group
Project Description:	Sign with lights; replace front door

Richard Leja presented an elevation drawing showing the bronze sign, "MaxMara", over the keystone on above the front entrance.

The existing window frames will be painted a matte black. The proposed aluminum and glass door has a matte black finish and a bronze handle. The door is recessed three feet. The storefront is beige.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED 4/2 WITH MRS. HOPE AND MR. SCHULER VOTING NEGATIVE.

A125-93 Awnings (See item A148-93, Sign)

Applicant:	Stallion, Inc.
Address:	155 Worth Avenue
Architect:	The Lawrence Group
Project Description:	Install black awnings

Items A125-93 and A148-93 were heard at the same time.

Richard Leja presented an elevation drawing showing the proposed black and white striped awning on two window locations--one on the front and one on the side.

The Commission discussed the appearance of the black and white striped awning.

Steve Rowe presented a drawing showing the sign, "Joseph", on the front window. The 1x3 foot sign will be white.

MOTION MADE BY MRS. HOPE TO APPROVE THE WHITE LETTERING FOR THE SIGN AND BLACK AND WHITE STRIPED AWNINGS.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A126-93 Awning

Applicant:	John Mashek
Address:	82 Middle Road
Contractor:	Worth Builders
Project Description:	Install awning over balcony

Joe Mattei presented a photograph of the front of the residence.

Mr. Mattei showed color samples of the proposed white awning with beige trim (to match the house).

MOTION MADE BY MRS. HOPE TO APPROVE THE AWNING.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A127-93 Awning

Applicant:	Kammenstein
Address:	235A Worth Avenue
Contractor:	Awnings by Jay
Project Description:	Replace existing white awning with black and white striped cover

Rick Wagner presented a photograph of the front of the building and a sample of the black and white striped material to be used on the awning.

Mrs. Baker commented the stripes were too wide. The Commission discussed an optional color. Mr. Wagner agreed to a burgundy color.

MOTION MADE BY MRS. BAKER TO APPROVE THE AWNING WITH THE CONDITION THE COLOR BE PLAIN BURGUNDY.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A128-93 Awning

Applicant:	Al Bruno
Address:	1230 North Lake Way
Contractor:	Awnings by Jay
Project Description:	Install natural colored awning in back

yard

Rick Wagner presented a site plan for the project. The large awning area overlooking the pool is visible from the bike trail.

The Commission discussed the size of the awning.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED 4/1 WITH MRS. FROST-GOLINO VOTING NEGATIVE.

(Mr. Wyett was out of the room and did not vote. There is no conflict.)

A129-93 Storefront Door

Applicant:	Bona Vista Optical
Address:	219 Royal Palm Way (Via Testa)
Architect:	Robert L. Bell
Project Description:	Install clear glass door (to match existing) located in center of existing window opening with fixed glass on either side

Robert Bell presented a drawing showing the elevations. The new door is "stepped back" into Via Testa. Mr. Bell compared the new door with the existing door.

The new door is a glass door with fixed glass on both sides.

Mr. Moore, responding to a question from the Commission, stated the second door opening onto the Via is permissible.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED 5/1 WITH MR. WYETT VOTING NEGATIVE.

A130-93 Shutters

Applicant:	Ralph Levitz
Address:	124 Cocoanut Row
Contractor:	Rolladen, Inc.
Project Description:	Install 31 rolling shutters and 1 folding shutter

Charles McCabe presented photographs and a site plan showing the

facade and location of the proposed shutters.

The color of the boxes (housing the shutters) will match the color of the residence.

MOTION MADE BY MRS. HOPE TO APPROVE THE SHUTTERS.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A132-93 Parking Shelter

Applicant:	Mrs. Paul Maddock
Address:	1160 North Ocean Boulevard
Contractor:	American Awning
Project Description:	Install white parking shelter

Joe Mattei presented a site plan showing the location of the proposed carport.

Citing photographs of the property, Mr. Mattei pointed out the landscaping will hide most of the white carport from North Ocean Boulevard.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED 4/2 WITH MR. WYETT AND MRS. FROST-GOLINO VOTING NEGATIVE.

(Mr. Schuler returned to the meeting at 4:35 p.m.)

A133-93 Signage/Modifications

Applicant:	Testa's Pantry
Address:	231 Royal Poinciana Way
Architect:	Ginocchio and Spina
Project Description:	Signage; modify profile of existing overhang; color change; modify rear elevation

This project was heard after item B78-93.

MOTION MADE BY MR. HOFFMAN TO HEAR THIS ITEM AFTER PROJECT B78-93.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Steve Ginocchio presented elevation drawings showing the proposed changes and signage.

The new supplier for the gas station is Texaco. Therefore, the Chevron signs and colors must be changed. The new colors are light and dark grey with red lettering. Two of the existing signs are yellow, and Mr. Ginocchio wants to leave them.

The plan shows the mansard roof removed. Straight, metal piecing was shown at the top of the building.

Mr. Ginocchio stated six existing signs will be removed.

The rear elevation will have an entrance door with an awning over it.

The Commission discussed the colors (red and yellow) of the proposed and existing signs as well as the placement of same. The large "Testas", yellow sign above the canopy is nonconforming. The Commission would like to see a new plan for the placement and the colors of the signs.

Mrs. Frost-Golino would like to see the signage "tightened-up".

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT WITH THE CONDITION THE SIGNAGE BE RESTUDIED AND PRESENTED AT A LATER MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Schuler and Mrs. Hope abstained from voting on the previous project. Mr. Schuler did not hear the entire presentation as he returned to the meeting during the presentation. Mrs. Hope was out of the room for most of the presentation.

A134-93 Sign

Applicant:	The Gifted Hand
Address:	108 North County Road
Contractor:	Phil Rowe Signs
Project Description:	Install 10" matte black, cut-out letters, "The Gifted Hand"

Steve Rowe presented a photograph showing the letters super-imposed on the building above the display window.

MOTION MADE BY MRS. HOPE TO APPROVE THE SIGN.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A135-93 Sign

Applicant:	Mail Box
Address:	292 South County Road
Contractor:	Phil Rowe Signs
Project Description:	Install 8" matte black letters, "MAILBOX" on building and 6" white letters (same) on glass window

Steve Rowe presented a plan showing the proposed signage. The cut out letters, "MAILBOX" will spread out no more than 5 feet above the awning, mounted on the building.

MOTION MADE BY MR. SCHULER TO APPROVE THE SIGN.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A136-93 Sign

Applicant:	Raymonde G.
Address:	209-B Worth Avenue
Contractor:	Phil Rowe Signs
Project Description:	12" matte black letters, "Raymonde G." on building; 3" gold letters with gold outline on two window spots

Steve Rowe presented the enlarged photograph with the super-imposed signage on the building and the windows as described above.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE SIGN.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A137-93 Sign

Applicant:	Nature's Way Cafe
Address:	240 Worth Avenue (rear via)
Contractor:	Phil Rowe Signs
Project Description:	Install 7", brown, cut-out letters, "Nature's Way Cafe" on east entrance; 12"x30" wood plaque with brown letters, "Nature's Way Cafe" on west side

Steve Rowe presented two enlarged photographs of the building in the via. The larger sign is on the east side of the building and the plaque is on the west side of the building.

MOTION MADE BY MRS. HOPE TO APPROVE THE SIGNS.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A138-93 Sign

Applicant:	p.b. Boys Club
Address:	305 South County Road
Contractor:	Phil Rowe Signs
Project Description:	Painted black letters, "p.b. Boys Club" on building plus two window spots in white lettering

Steve Rowe presented an enlarged photograph showing the lettering on the building and the two windows.

MOTION MADE BY MR. WYETT TO APPROVE THE SIGNS.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A139-93 Awning

Applicant:	Spencer Gallerie
Address:	240 Worth Avenue
Contractor;	American Awning Company
Project Description:	Install three awnings on store front

MOTION MADE BY MR. WYETT TO HEAR THIS PROJECT FOR THE THREE AWNINGS AFTER ITEM B54-93 ON THE AGENDA.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

Joe Mattei presented a drawing showing the positions of the three awnings. The awnings have a six foot projection.

Mrs. Frost-Golino noted the 14'(from the ground) high awnings interfere with the architectural detail on the building.

The Commission discussed lowering the awnings. They would start at the top of the window, below the banding, and extend over the top of the window glass. The height would be approximately ten feet

from the ground. The previous awnings at this location were in that position.

Mr. Mattei noted the color will be dark green.

MOTION MADE BY MR. SCHULER TO APPROVE THE DARK GREEN AWNINGS IN THE LOWER POSITION AS DISCUSSED BY THE COMMISSION.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A140-93 Awning

Applicant:	Palm V Associates (Burton Handelsman)
Address:	240 Worth Avenue
Contractor:	American Awning Company
Project Description:	Install retractable awning

This project was heard after B54-93 at the same location.

MOTION MADE BY MR. WYETT TO HEAR THIS PROJECT FOR THE AWNING AFTER ITEM B54-93 ON THE AGENDA.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Joe Mattei presented photographs of the space and samples for a green and white canvas awning. Retractable awnings must be made from canvas--not vinyl. The awning will project 6'6".

The Commission discussed the color of the proposed awning and preferred a solid green color.

MOTION MADE BY MRS. BAKER TO APPROVE THE AWNING WITH THE CONDITION THE COLOR BE SOLID GREEN.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A141-93 Awning

Applicant:	Richard C. Daniels
Address:	424 Brazilian Avenue
Contractor:	American Awning Company
Project Description:	Install eggshell with terra cotta trim awning in front courtyard

Scott Tengzelius from American Awning Company presented an elevation drawing showing the proposed awnings over two pairs of existing French doors. The awning projects out 5.5 feet.

The awning has a scalloped edge. The color is eggshell with a terra cotta trim strip.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE AWNING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Mrs. Baker left the meeting at 6:35 p.m. Five members are now voting.

A142-93 Window Guards

Applicant:	S. C. Meigher III
Address:	110 Clarke Avenue
Architect:	John Gosman
Project Description:	Install two wrought iron window guards on existing windows

Jim Ramirez presented photographs of the front of the residence and an elevation drawing showing the location (and design) of the proposed wrought iron grilles over the two windows.

A detailed drawing of the grille work was also presented.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A143-93 Site Development

Applicant:	Katherine DeMatteo
Address:	324 Brazilian Avenue
Architect:	David R. Miller
Project Description:	Site development including drive, parking, landscaping, deck areas and a rear addition

This project was deferred until the November meeting. See project B84-93 for deferral.

A144-93 Signs

Applicant:	Armstrong Gallery
Address:	326 Peruvian Avenue
Contractor:	Owner--Betty Armstrong
Project Description:	White lettering in lower two windows--"Armstrong Gallery"; door lettering

Betty Armstrong presented a drawing of the front of the gallery.

Ms. Armstrong would like to move the existing lettering, "Armstrong Gallery", from the center of the windows to the bottom part of the windows. The lettering interferes with viewing of the window displays.

Additionally, she would like to include "Wildlife Fine Art All things beautiful and endangered" on the door. The Commission discussed this verbiage and decided "Wildlife fine art" would be sufficient.

Ms. Armstrong seeks approval to paint the molding frames around the door/windows dark brown.

MOTION MADE BY MRS. HOPE TO APPROVE THE SIGNAGE WITH THE CONDITION THE DOOR VERBIAGE BE "WILDLIFE FINE ART" ONLY AND TO APPROVE THE DARK BROWN MOLDINGS.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A145-93 Shutters

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

The representative from Sunshine Aluminum presented photographs of the building with the shutters in place. This installation was done without a permit issued by the Town or ARCOM approval.

The Commission discussed the architectural style of the building. (The front and back have different appearances.) The Commission members questioned the style of shutter used as not being appropriate for the building. The photographs showed some of the old aluminum style awnings are also on the building.

MOTION MADE BY MR. HOFFMAN TO DENY THE WHITE BAHAMA SHUTTERS.

MOTION SECONDED BY MRS. HOPE.

MOTION FAILED 2/3 WITH MR. SCHULER, MR. WYETT AND MRS. FROST-GOLINO VOTING NEGATIVE.

The Commission discussed alternative actions.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT TO ALLOW THE APPLICANT TIME TO STUDY ALTERNATIVE SOLUTIONS.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A146-93 Sign

Applicant:	Jean Maxime, Inc.
Address:	226 Worth Avenue
Contractor:	Phil Rowe Signs
Project Description:	Cut out 16" gold leaf letters with dark bronze edges, "Juliet", and 2 window spots

MOTION MADE BY MR. HOFFMAN TO HEAR THIS ITEM AND THE REMAINING "PHIL ROWE SIGNS" ITEMS AFTER ITEM A138-93 ON THE AGENDA.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

Steve Rowe presented an enlarged photograph showing the location of the script style letters. These gold leaf letters will be spread out approximately 4'6" on the off white building. The sign location is above the awning, centered over the front entrance.

MOTION MADE BY MR. WYETT TO APPROVE THE SIGN.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A147-93 Sign

Applicant:	Carlton Gallerie
Address:	234 Worth Avenue
Contractor:	Phil Rowe Signs
Project Description:	Cut out 10" matte black letters, Carlton Gallerie", and 2 window spots

Steve Rowe presented an enlarged photograph showing the "Carlton Gallerie" cut out letters centered on the building above the awning.

The two window spots have black 2.5" high lettering located near the bottom of the display windows.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE CONDITION THE UPPER SIGN LINE UP WITH OTHER SIGNS ON THE SAME BUILDING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A148-93 Sign

Applicant:	Stallion, Inc.
Address:	155 Worth Avenue
Contractor:	Phil Rowe Signs
Project Description:	Black and gray window sign, "Joseph", 1' x 3' spread

See item A125-93 for approvals. The awnings and the signs were heard at the same time.

A149-93 Revisions

Applicant:	Daniel Foxx
Address:	222 Worth Avenue
Architect:	Ames Bennett
Project Description:	Install 2 carriage lamps; awning revision and change entrance door

This item was heard after item B82-93.

MOTION MADE BY MR. HOFFMAN TO HEAR THIS ITEM AFTER ITEM B82-93.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Ames Bennett presented elevation drawings showing the changes.

The awning trim flounce is 10" wide, not 6". The herculite door has 5/8" brass applique trim in an oval design. Two large carriage lamps have been installed.

Mr. Frank reported he has inspected the site and noted, other than

the carriage lamps, the changes are minor in nature.

Mrs. Frost-Golino and Mr. Schuler have seen these installed lights also.

MOTION MADE BY MRS. HOPE TO APPROVE THE CHANGES.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A150-93 Sign

Applicant:	Heller Gallery
Address:	203 Worth Avenue
Contractor:	Phil Rowe Signs
Project Description:	Cut out brown letters, "HELLER GALLERY", on front of building

Steve Rowe presented one enlarged photograph showing the front of the Heller Gallery store. The other enlarged photograph shows the style of lettering to be used on the building, above the awning, centered over the front entrance.

MOTION MADE BY MRS. HOPE TO APPROVE THE SIGN.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B87-93 Guest House

Applicant:	Dr. Salomon Dayan
Address:	980 South Ocean Boulevard
Architect:	Mc Carron and Associates
Project Description:	Two story concrete and stucco guest house

Brian McCarron presented three different elevation designs to the Commission members for review purposes only. This is a major project and will be advertised prior to the November Architectural meeting. Mr. McCarron wishes to have the suggestions of the Commission members before the November meeting to facilitate the progress of an on-going project.

Mr. Hoffman expressed his concern for the tower height on the guest house. He understands the elevation of the lot relates to this, but the Tower is one os his main concerns.

The Commission preferred the "C" plan for the guest house. The

guest house will have flat concrete tile on the roof.

Other suggestions included reducing the size of the two windows (east elevation) on either side of the French doors on the second floor and to re-study the balustrades on the second floor balcony.

No motion is required as this is for review purposes only.

Adjournment

MOTION MADE BY MR. SCHULER TO ADJOURN THE MEETING.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

The October 27, 1993 Architectural Commission meeting was adjourned at 7:00 p.m. The next meeting will be November 17, 1993 at 12:30 p.m. in the Town Council chambers.

Respectfully submitted,

_____

Joanna Frost-Golino, Chairman

JFG:mp