



TOWN OF PALM BEACH

Building and Zoning Department

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, SEPTEMBER 26, 1990
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The September 26, 1990 Architectural Commission meeting was called to order at 12:40 p.m. by Chairman Jeffery W. Smith.

II. Roll Call

PRESENT: Jeffery W. Smith, Chairman
Lesly Smith, Member
Jorge Sanchez, Member
Joanna Frost-Golino, Member
Leighton Rosenthal, Alternate Member
Laurel Baker, Alternate Member
Jesse Newman, Alternate Member

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

ABSENT: Jane Grace, Member
John Schuler, Member
Marie Hope, Member

RECORDING SECRETARY: Mary A. Pollitt

III. Approval of Minutes of August 22, 1990 Meeting

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

IV. Project Review

A. Deferrals and Continuations: Major and Minor Projects

B40-90 New Residence

Applicant:

William A. Meyer, President

Address: Palm Beach Land Investments, Inc.
Lot 3, Plat of Graham Eckes Academy
(#3 Windsor Court)
Architect: Steven Bruh
Project Description: New Regency style residence

The project was approved at the July meeting. The landscape plan was deferred from the August meeting.

The applicant requests the project be removed from the agenda.

Mrs. Smith commented on the condition of the property. Trees have been cut and removed, leaving piles of dirt and debris. No work is currently going on at the site. It is an eyesore for the neighboring property owners.

Mr. Moore replied it is a matter for the Code Enforcement Officer who will be notified to correct the situation.

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

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

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 August meeting.

The architect requests deferral of this project.

MOTION MADE BY MR. SANCHEZ TO DEFER THE PROJECT.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

B62-90 Garage addition: new pool house

Applicant: Dr. and Mrs. Welch
Address: 144 Everglade Avenue
Designer: Michelle Ackerman
Project Description: Construct 2 car garage on existing garage apartment connected by a breezeway to the main house

The pool house and other details were approved at the August meeting. The gate (and confirmation of set-backs) were deferred from the August meeting.

Michelle Ackerman presented a site plan showing a measurement of 18 feet from the edge of the pavement to the gate opening. The white gates swing inward.

Revisions have been made to the previously approved balconies and doors. The ironwork on the balconies has been changed. All ironwork on the house matches. The doors are to be left unchanged and new custom made doors will be made for the second level to match the existing front door.

Mrs. Smith suggested removal of the filigree on the gate.

Ms. Ackerman pointed out a 4 foot wall runs across the front of the property. Mr. Frank replied this wall was shown on the original submission.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE PROJECT WITH THE CONDITION THE FILIGREE BE REMOVED ON ALL IRONWORK (GATES AND BALCONIES).

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITION.

B66-90 New Residence

Applicant: Mr. and Mrs. Claude Clement Mimun
Address: 1150 North Ocean Boulevard
Architect: NEO Design; Earl Wolfe
Project Description: New two story residence

The project was deferred from the August meeting.

Donald Brian and Earl Wolfe from NEO Design presented the project. Dennis Michaud was also present.

Elevation drawings were presented showing the changes since the project was originally presented. The overall height of the house has been lowered 2 feet. The roof pitch has been changed from 5/12 to 4/12. The columns on the front and rear elevations have been changed. Stucco banding and stonework around the windows have been eliminated.

The rear setback has been moved from 10 feet to 15 feet. The rear grade has been raised 3 feet. The rear stairs have been revised. The wall entrance to the residence on El Pueblo has been moved to the west 18 feet.

All basement doors, except the cabana door, have been eliminated. The cabana provides access to the pool area and has one bath. One additional bath in the basement has been eliminated. The laundry room has been relocated in the basement. Part of the storage area has been eliminated. That area will be filled in with dirt and be part of the foundation of the house. The remaining storage area has windows to allow light to enter the

area.

The garage area will have room for four cars.

Mr. Mimum stated to the Commission he "does not intend to use any of the garage area as living space". Mrs. Frost-Golino suggested the windows in the storage area be removed. The removal of the windows would be an improvement on the south and west elevations.

Mr. Smith suggested the removal of the small window in the pantry area.

Mr. Moore reminded the architects and contractor the grade cannot be raised more than 12 inches on the lot unless the fill is to meet the Town's required flood elevation.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT WITH THE FOLLOWING CONDITIONS:

1. THE WINDOWS IN THE STORAGE AREAS AND THE PANTRY BE REMOVED.
2. SAMPLES OF THE DRIVEWAY MATERIALS, HOUSE COLORS, TILE AND GLASS BE SUBMITTED TO THE COMMISSION AT A LATER MEETING.
3. THE BALUSTRADES BE RE-STUDIED.
4. A LANDSCAPING PLAN BE SUBMITTED

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

B16-90 Revisions/Additions

Applicant:	Michael J. Civitella
Address:	272 Country Club Road
Architect:	Lawrence Browning
Project Description:	Revisions to approved project

The project was approved at the April, 1990, meeting and deferred from the August meeting.

No one was present to represent the applicant.

Mr. Frank reported the work on the project, as inspected in the field, did not match the plans. Mr. Civitella was asked to present drawings of his work to the Commission.

Mr. Moore stated he would have the job "red-tagged" (all work stopped) on Thursday, September 27th.

No action was taken on the project.

B26-90 Landscape Plan

Applicant: Leonard and Pat Sousa
Address: 1300 North Ocean Boulevard
Architect: Edward H. Sheahan III
Project Description: Landscape plan

The project was deferred from the August meeting.

Ed Sheahan introduced Michael Swisher, Landscape Architect, who reviewed the revised landscape plan.

Annuals that were not salt tolerant were replaced with weeping Lantana on the North Ocean Boulevard elevation. The gardenias were moved to the back of the residence by the patio.

Coconut palms have been substituted for the Washingtonian palms. A discussion followed on the type of palm that would have the strongest chance for survival along the ocean.

A four foot space was left in the pitsporum hedge adjoining North Ocean Boulevard to provide access to the beach property across the street. The Commission discussed the possible confusion of this access with the front entrance to the house. (There is no cabana on the ocean side of the property at this time.)

MOTION MADE BY MRS. SMITH TO APPROVE THE LANDSCAPE PLAN WITH THE CONDITION THE LANDSCAPE ARCHITECT MAY SUBSTITUTE WASHINGTONIAN PALMS IF DESIRED.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITION.

B76-90 Storefront Renovation

Applicant: Stuart Doppelt
Address: 125 Worth Avenue
Architect: Donald H. Williams
Project Description: Renovate storefront

The project was deferred from the August meeting.

The applicant has decided not to renovate the storefront and requests removal of the project from the agenda. Signage for the project has been submitted under item A112-90.

MOTION MADE BY MRS. SMITH TO REMOVE THE ITEM FROM THE AGENDA.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B77-90 New Residence

Property Owner: Susan Phipps Eigelberger
Contract Purchaser: 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 August meeting.

Milton Klein presented photographs of the property and the neighboring properties. Photographs taken from the lake show the proximity of the proposed residence to the neighbors.

Individual handouts to the Commission members included a cut through elevation showing the relationship of the proposed residence to the other properties; specifically, the Vicarage to the north and the Axmar property to the south. The Vicarage is approximately 4 inches higher than the proposed Levin residence.

Mr. Klein commented the grade elevations of the property have been altered. The set back from the property line is 10 feet--not 5 feet.

The air conditioning unit and the pool equipment will be located by the garage and site screened. The area will be approximately 4'x9' and 4 feet high. A central chiller will be located in the basement area to reduce the noise factor from the garage area.

The house will be a cream color with white trim and a pale terra cotta tile roof. The glass will be tinted a medium gray.

The windows on the west will have built in hurricane shutters. No awnings will be provided on the west.

Travertine marble will be used to cover the pool patio area. Mr. Klein pointed out this is a "non-slip" variety.

Mr. Klein, replying to questions about the existing boat house, stated a small vestige of the boat house will be retained after it has been evaluated. Presently, overhead utility lines provide power to the structure that has living quarters.

Mr. Moore reminded Mr. Klein that before a building permit will be issued by the Planning, Zoning & Building Department, the living quarters in the boat house will have to be vacated.

Mr. James McC. Wearn, Esquire, representing Mrs. Eileen Fairchild, owner of the Vicarage, addressed the Commission. His client's major concerns are the appearance of the residence and complementary relationship to the Vicarage as well as the possible noise generated from the machinery (air conditioning, etc.) located on the north side of the Levin residence.

Mrs. Smith requested additional details be provided in the

drawings; specifically, details of the windows and doors.

MOTION MADE BY MR. SANCHEZ TO CONCEPTUALLY APPROVE THE RESIDENCE WITH THE CONDITIONS DETAILED, WORKING DRAWINGS, MATERIAL SAMPLES AND A LANDSCAPE PLAN BE PRESENTED AT A LATER MEETING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED 5/2 WITH A ROLL CALL VOTE AS FOLLOWS:

YEA: JORGE SANCHEZ	NAY: LESLY SMITH
LEIGHTON ROSENTHAL	LAUREL BAKER
JOANNA FROST-GOLINO	
JESSE NEWMAN	
JEFFERY SMITH	

B82-90 New Residence

Applicant:	Richard Doan
Address:	218 Miraflores Drive
Architect:	Grierson Associates
Project Description:	New one-story residence with swimming pool

The project was approved at the August meeting with the condition a landscape plan, color samples and driveway materials be submitted at a later meeting.

No one was present to represent the applicant.

MOTION MADE BY MRS. BAKER TO DEFER THE PROJECT.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

B83-90 New Residence

Applicant:	Mr. and Mrs. Eugene Applebaum
Address:	325 Via Linda
Architect:	The Lawrence Group
Project Description:	New one and two story residence with swimming pool

The demolition of the existing house was approved at the August meeting. The plans for the new residence were deferred from the August meeting.

The architect requests deferral of the project from the September meeting.

MOTION MADE BY MRS. SMITH TO REMOVE THE ITEM FROM THE AGENDA.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

B85-90 Renovations

Applicant: Walter J. Elliott
Address: 1233 North Ocean Way
Architect: Robert Nichols
Project Description: Renovate front facade

The project was deferred from the August meeting.

Robert Nichols, Architect, recapped the project. Photographs of the existing property and the neighboring structures were presented.

A front elevation drawing showing the new facade was presented. The new facade "wraps around" the corners of the residence.

The residence will be a light apricot color with white round topped windows.

The front entry door is recessed six feet from the front of the house. A decorative iron gate was shown even with the front--six feet in front of the door.

Several of the Commission members suggested a decorative front door (with grill work) be used in lieu of the gate.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT WITH THE CONDITION THE GRILL WORK BE REMOVED (GATE) AND THE GRILL BE AT THE DOOR LEVEL.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITION.

B87-90 Wall

Applicant: John and Chandler Mashek
Address: 1290 South Ocean Boulevard
Architect: Charles Harrison Pawley
Project Description: Construct a 7 foot wall along the front property line

The project was deferred from the August meeting.

The wall received a variance from the Town Council at the August meeting.

The wall complements the existing wall at the adjoining Hansen property.

Charles Harrison Pawley presented an elevation drawing of the proposed wall. The existing entrance will be moved slightly to the north. The pale yellow wall will have a white gate.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

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 conceptually approved at the August meeting with the condition the following items be re-studied:

1. The entire front of the house from the front door to the west.
2. The expansion of the columns.
3. The window in the closet.
4. The roof over the bay window.

Steven Bruh presented a new elevation drawing. The redesigned front entry is one story with a copper roof over the gable.

Photographs of the property and the neighboring properties were presented. Most of the homes in the area are one story residences.

The front facade of the residence has been redesigned to place less emphasis on the size of the overall structure.

MOTION MADE BY MR. NEWMAN TO APPROVE THE PROJECT WITH THE CONDITION COLOR SAMPLES OF THE HOUSE, TRIM AND ROOF BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITION.

A98-90 Signage/Alterations

Applicant: Plaza Hotel (Ajit Asrani)
Address: 215 Brazilian Avenue
Contractor:
Project Description: Facade alterations/signage

The awning was approved at the August meeting. The signage and the facade alterations were deferred from the August meeting.

Ajit Asrani presented an elevation drawing showing a proposed "bed and breakfast" sign projecting from the building.

Mr. Moore explained the Town's ordinances would not allow the

sign to be displayed in this manner. The sign must be flat against the building.

A green marble slab is shown on the drawing centered over the entrance at approximately the second floor level. Gray marble accents are shown over the first floor windows.

The pink building would have gray awnings, green and gray marble accents.

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

1. REMOVE THE GREEN MARBLE IN THE CENTER OF THE BUILDING.
2. USE THE ORIGINAL SIGN LOCATION (WHERE THE GREEN MARBLE WAS SHOWN) WITH SCRIPT LETTERS SAYING "PLAZA INN"
3. GRAY MARBLE ACCENTS MAY REMAIN OVER WINDOWS.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

Joe Mattei from American Awning Company, requested an awning for the SIDE of the hotel be approved. At the August meeting, a drawing did not show the side, bullnose awning.

MOTION MADE BY MRS. SMITH TO APPROVE THE SIDE AWNING.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

B27-90 Landscape Plan

Applicant: John Raimondi
Address: 1420 North Ocean Boulevard
Architect: Jungles Landscape Architects
Project Description: Landscape Plan

Mr. Jungles requested a deferral of this item due to a scheduling conflict.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

B52-90 Signage

Applicant: The Francis Brewster Company
Address: 301 Worth Avenue
Contractor: McNeill Signs Inc.
Project Description: Signs

Signage for the Worth Avenue side of the building was approved at the July meeting. Signage for the Hibiscus side of the building was to be presented at a later meeting.

Representatives for the project recapped the presentation at the July meeting. Since that meeting, permit applications were received by the Building Department for signage not shown on that approval.

A discussion followed by the Commission on the signage and the request for "Men's Store" signage. The plans as presented showed an additional sign on the end of the building (not a street side of the building).

No motions were made on the proposal as the applicant accepted a "Francis Brewster" sign on Worth Avenue and one on Hibiscus. The proposals for the rest of the signage were dropped.

B. New Business - Major Projects

B86-90 Demolish/Build New Residence

Property Owner: The Chapin Foundation
Contract Purchaser: Peter Stanley
Address: 1332 North Ocean Boulevard
Architect: James P. Drago
Project Description: Demolish existing residence; Construct new two story residence

Mr. Frank read letters into the record from property owners in the area objecting to the project. Letters of objection were received from Morris and Kate Zirin, 110 Angler Avenue; Sten and Anne-Marie Lilja, 1330 North Ocean Boulevard; Ann Lilja, 110 Ocean Terrace; Dr. Barry Lerner, 201 Ocean Terrace; and Joel Martino, 109 Ocean Terrace.

Jim Drago, Architect, presented a site plan showing the details of the project.

Mr. Moore asked Mr. Drago to explain the 15 foot first floor elevation and the pool deck that is on the same level as the first floor. The edge of the pool deck area is approximately two feet higher than the existing four foot wall. Mr. Moore explained the pool and pool deck must follow the contour of the land and cannot be artificially raised more than 12 inches above grade unless to meet the Town's flood ordinance requirement. If the crown of the road is 15 feet, 12 inches of fill may be added for an allowed 16 foot elevation on the pool deck.

Mrs. Smith requested a silhouette or cut-through elevation be presented to the Commission, showing the relationship of the proposed residence to the existing house. Mrs. Frost-Golino would like to see the cut-through elevation showing the relationship to the neighboring properties (including the Ocean Terrace elevation).

Mr. Drago noted the house has been lowered 2 1/2 feet since the plans were originally presented, and the roof will be 31 1/2 feet above the crown of the road.

The side of the house facing Ocean Terrace will be greater than 31 1/2 feet due to the drop in grade from Ocean Boulevard.

Mr. Drago explained the details shown on the elevation drawings. The mansard, white concrete tile roof has a 7/12 pitch. Mr. Smith suggested lowering the pitch of the roof to lower the appearance of the residence. The aluminum clad windows have white mullions.

The Commission questioned the plans for hurricane shutters. Mr. Stanley stated they will not be built in.

The Commission discussed the number of windows on the west and south elevations. The south elevation has few windows for the highest elevation. The west elevation is "all glass" with no plans for awnings or shutters. The second story on the west is the upper area of the living room.

Dr. Sten Lilja, 1330 North Ocean Boulevard, addressed the Commission. He stated he also speaks for the Doctors Lerner who were unable to attend the meeting. He calculated the height of the proposed residence based on the numbers Mr. Drago had used before new lower elevations were discussed by the Commission at the meeting.

He said the proposed residence was too large for the area and adversely affected the neighborhood. He cited calculations showing the height of the new residence compared to the existing structure and his own residence.

Dr. Lilja also noted six garage doors are shown on the south elevation necessitating a minimum of a 45 foot opening to allow access to the garage area. He mentioned six garage doors with automatic openers can create a noise problem and create a commercial appearance on a residence.

Joel Martino, 109 Ocean Terrace, asked for relief from the water run-off from the property. This is an existing problem that would increase with the proposed raising of the elevation of the lot. Additionally, he noted the placement of the air conditioning units could be a potential noise problem.

Ann Lilja, 110 Ocean Terrace, commented the size (height) of the structure changes the character of the neighborhood, particularly

the south elevation (over 40 feet tall) that would be most noticeable from her property.

Mr. Stanley replied the water drainage will be handled within the lot's boundaries. Air conditioning units will probably be placed on the roof. After discussion concerning the garage area, Mr. Stanley and Mr. Drago suggested closing off one opening.

The Commission members agreed the south elevation and the use of glass (windows) needed to be re-studied.

MOTION MADE BY MRS. SMITH TO DEFER THE PROJECT WITH THE SUGGESTION THE ITEMS THE COMMISSION DISCUSSED BE RE-STUDIED:

1. THE SOUTH ELEVATION.
2. THE USE OF GLASS (WINDOWS).
3. THE ELEVATION OF THE HOUSE AND POOL DECK AS IT RELATES TO ORDINANCES AND THE OVERALL HEIGHT OF THE HOUSE.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY WITH THE STATED SUGGESTIONS.

Mr. Stanley requested the Commission consider the demolition issue separately.

MOTION MADE BY MRS. FROST-GOLINO TO APPROVE THE DEMOLITION OF THE EXISTING RESIDENCE WITH THE CONDITION THE LOT BE FULLY LANDSCAPED AND IRRIGATED IF CONSTRUCTION DOES NOT BEGIN WITHIN 30 DAYS OF DEMOLITION.

MOTION SECONDED BY MR. SANCHEZ.

Dr. Lilja objected to the demolition request and asked the Commission not to approve demolition until an approved set of drawings has been submitted.

MOTION CARRIED 6/1 WITH MRS. BAKER VOTING NEGATIVE.

B92-90 New storefront and signage

Applicant: B. Handelsman
Address: 223 Worth Avenue
Architect: Robert Bell
Project Description: New storefront and signage

Robert Bell presented a site plan and elevation drawing for the project. The white building will have white (shadow) letters for the sign (Diane Freis). Planters or pots will be used (as placement permits according to Town ordinance) with the possibility of the planting extending through the canopy. Clear glass will be used on the storefront.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

B93-90 Remodeling

Applicant: B. Handelsman
Address: 240 Worth Avenue
Architect: Robert Bell
Project Description: New French doors and fixed windows to
replace existing lattice work and awning
windows

Robert Bell presented a site plan drawing for the space behind Kassatly's. A door will be added with entry into the courtyard. An existing awning window will be removed; a new circle head window will be placed over the French doors. New windows will be added below the removed awning window.

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

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

(Mr. Rosenthal left the meeting at 4:40 p.m.)

B94-90 New window treatment

Applicant: B. Handelsman
Address: 375 South County Road
Architect: Robert Bell
Project Description: Addition of fixed glass bronze tint windows
at existing recesses at second level

Robert Bell presented a drawing showing the location of the building (located in the courtyard, in back of the fountain/planter) and an elevation of the front of the building.

The second floor of the building has never been occupied. It was constructed without second floor windows but has recessed areas that were created for future windows. The applicant wishes to install clear fixed glass in the second floor recesses (three openings) and replace the lower bronze tinted glass with clear glass.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

B95-90 Demolish existing building/ construct new residence

Applicant: Robert W. Gottfried, Inc.
Address: 132 El Brillo
Architect: Ames Bennett
Project Description: Demolish existing residence; construct new two story, Mediterranean style residence

Ames Bennett and Sidney Neill presented plans for the new Portuguese-Baroque style residence.

A site plan and photographs of the property and surrounding properties were presented.

The two story residence faces El Brillo and has a paved entry courtyard and a service entrance off South County Road.

A balustrade extends across most of the second floor. The roof is barrel tile. Quoins accent the front elevation. The north elevation (the back of the house) has eight columns on the first floor; eight columns on the second floor with a combination of cast stone and metal railings.

The Commission members complimented the architects on the style of the house and the judicious use of details to enhance the style.

The demolition of the existing residence had been approved at the May Architectural Commission meeting with the condition plans for the new residence be submitted before a demolition permit is issued.

MOTION MADE BY MRS. FROST-GOLINO TO APPROVE THE PROJECT WITH THE CONDITION A LANDSCAPE PLAN BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITION.

B96-90 Remodel commercial space

Applicant: B. Handelsman
Address: 238 Worth Avenue
Architect: The Lawrence Group
Project Description: Divide present space in half; new entrance and storefront to face Via.

No one was present to represent the applicant.

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

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

B97-90 Tennis pavilion and pool cabana

Applicant: Leonard Sessa
Address: #6 South Lake Trail
Architect: Ken Spina
Project Description: New tennis pavilion and pool cabana

Ken Spina presented a site plan showing the tennis pavilion and pool cabana. The roof of the pool cabana is below the eave of the residence.

A discussion followed on the height and size of the pool cabana. The buildings are 17 1/2 feet high. Mr. Spina explained the buildings are scaled to complement the size of the main residence.

Mr. Sanchez reported the Boardmans, neighbors to the north of the property, had contacted him and expressed concern for the size of the pool cabana which is located on the north edge of the property, close to them. Additionally, they are concerned about the noise levels during construction, especially over the winter months. They suggest construction of a wooden fence, painted matte green, along the north property line, in addition to the ficus hedge already approved. Mr. Doyle Rogers, Attorney, has been retained by the Boardmans and confirmed Mr. Sanchez's comments.

The highest point on the tennis pavilion is 19' 8". A discussion followed on the height of the tennis pavilion.

MOTION MADE BY MR. NEWMAN TO APPROVE THE PROJECT WITH THE CONDITION A SIX FOOT WOODEN FENCE IS BUILT ALONG THE NORTH PROPERTY LINE AND THE LANDSCAPE PLAN IS TO BE REVIEWED BY THE COMMISSION.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

B98-90 Remodeling

Applicant: Mr. and Mrs. Ronald Leeds
Address: 120 Jungle Road
Architect: SKA Architects + Planners
Project Description: Demolish existing balcony, garage and staff structure. Replace same, matching restored main residence. Replace all aluminum doors and windows with wood casements and French doors.

Jacqueline Albarran presented a site plan and photographs of the existing residence.

The applicants plan to restore the residence to its original concept. The existing balcony, garage and staff structure would be demolished. These structures would be replaced, matching the

restored main residence. All aluminum doors and windows would be replaced with wood casement windows and French doors. Mr. Smith commented the new doors (single light) do not match the divided light doors (to be removed). A discussion followed on the style of door, divided or single light, to be used. Ms. Albarran replied she had researched the issue and the original architect had used both. The owners prefer the single light doors.

The color of the residence is light yellow. Cast stone and stucco detailing will be used on the exterior. The windows will match the cast stone. Ninety per cent of the windows will be replaced.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

B99-90 Addition

Applicant: Ronald Perelman
Address: 641 North County Road
Architect: Peter Marino
Project Description: Addition to residence

Gus Broberg, Attorney, represented the Perelmans.

The site plan showed an addition to the front of the residence, 14' x 18', to be used as an exercise room. The addition is set back from North County Road over 300 feet and will match the existing residence.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

C. New Business - Minor Projects

A104-90 Awning

Applicant: GIIG Holdings, Inc.
Address: 315 Worth Avenue (Via Petite)
Contractor: Artcraft Awning Company, Inc.
Project Description: Change 2 bullnose awnings; add small awnings over windows (dark green with white trim)

The contractor requests this item be removed from the agenda.

MOTION MADE BY MRS. FROST-GOLINO TO REMOVE THE ITEM FROM THE AGENDA.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

A105-90 Landscape plan

Applicant: Mr. and Mrs. Allen Wyett
Address: 1145 North Lake Way
Architect: Team Plan, Inc. (Scott Brown)
Project Description: Landscape plan

Scott Brown presented a landscape plan for the project identifying the landscaping materials to be used.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

A106-90 Shutters

Applicant: J. Janson
Address: 114 Clarke Avenue
Contractor: Folding Shutter Corporation
Project Description: Install 10, white rolling shutters

No one was present to represent the applicant.

MOTION MADE BY MRS. SMITH TO REMOVE THE ITEM FROM THE AGENDA.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

A107-90 Sign

Applicant: Skipper's (Ice Cream Store)
Address: 410 South County Road
Contractor: Electromedia, Inc.
Project Description: Flat, cut out aluminum letters

Chuck McCullough presented an elevation drawing showing the name "Skipper's" in plate aluminum letters. The letters will be red. In response to questions from the Commission, Mr. McCullough pointed out the sign next door is also red.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE SIGN.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

A108-90 Awning

Applicant: Pat Booth
Address: 1326 North Ocean Boulevard
Contractor: American Awning Company
Project Description: Install 43 ft. eggshell awning with peach trim

Joe Mattei presented an elevation drawing and photographs of the west facade of the residence. The 8'6" awning would extend 43 feet along the balcony off the living room. The awning would have decorative drapes at the corner. The awning is needed to provide relief from the sun on the west side of the house which is predominately windows and glass.

The Commission discussed the color of the awning and suggested the peach trim could be used on the inside of the awning (as viewed from the balcony) but not on the outside of the awning.

MOTION MADE BY MRS. SMITH TO APPROVE THE AWNING WITH THE CONDITION THE COLOR BE EGGSHELL WITH NO PEACH TRIM ON THE OUTSIDE.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

A109-90 Gates

Applicant: Mr. Massey
Address: 1435 South Ocean Boulevard
Contractor: Southern Ornamental Iron, Inc.
Project Description: Driveway gates

Tom Davis from Southern Ornamental Iron, presented an elevation drawing showing the gates located 22 feet from the road.

The sliding gates will be painted white.

MOTION MADE BY MR. NEWMAN TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

A110-90 Sign

Applicant: JV Associates (The Ocean Grand Hotel)
Address: 2800 South Ocean Boulevard
Contractor: Phil Rowe Signs
Project Description: Install 8" cast aluminum letters on portico of building

Steve Rowe presented an elevation drawing showing a sign on the portico. The color will be the same as other signs on the building.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE SIGN.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

A111-90 Sign

Applicant: Greenleaf & Crosby
Address: 236 Worth Avenue
Contractor: Phil Rowe Signs
Project Description: Install aluminum letters on face of building

Steve Rowe presented an elevation drawing showing dark green individual letters on the face of the building.

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

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A112-90 Sign

Applicant: H. T. Stuart Jewelers
Address: 125 Worth Avenue
Contractor: Phil Rowe Signs
Project Description: Install black aluminum letters on face of building; white letters on glass

Steve Rowe presented an elevation drawing showing matte black letters on the face of the building. The height of the letters is the same as the adjoining bank's letters. The bank has Tiffany style letters. The Commission preferred the style of these letters.

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

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

A113-90 Shutters

Applicant: William Erbey
Address: 201 El Brillo
Contractor: Bernardo Shutter Corporation
Project Description: Installation of 43 storm shutters

Leo Flannery presented elevation drawing showing the south and east facades of the property (this is a corner lot).

The accordion shutters would be white.

The Commission discussed the possibility of using colonial style shutters in lieu of accordion shutters. The members suggested the colonial style was compatible with the style of the house.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE PROJECT WITH THE CONDITION COLONIAL STYLE SHUTTERS BE USED AND THE COLOR BE THE SAME AS THE BUILDING OR WHITE.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

Adjournment

MOTION MADE BY MRS. FROST-GOLINO TO ADJOURN THE MEETING.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

The September 26, 1990 Architectural Commission meeting was adjourned at 6:00 p.m. The next Architectural Commission meeting will be held October 24, 1990.

Respectfully submitted,

Jeffery W. Smith, Chairman

JWS:mp