

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, SEPTEMBER 22, 1993, 12:30 P.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The September 22, 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
Leighton Rosenthal, Member
Laurel Baker, Member
Lindley Hoffman, Member
Bruce Helander, Alternate Member
Allen Wyett, Alternate Member

Robert L. Moore, Director of Planning, Zoning and
Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: John Schuler, Vice-Chairman
Marie Hope, Member
Cathleen McFarlane, Alternate Member

RECORDING SECRETARY: Mary A. Pollitt

III. Approval of Minutes of August 25, 1993

MOTION MADE BY MR. HOFFMAN TO APPROVE THE MINUTES.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

IV. Project Review

A. Deferrals and Continuations: Major and Minor Projects

B27-93 Parking Deck

Applicant: J. Grace
Address: 230 Sunrise Avenue
Architect: The Lawrence Group
Project Description: Roof deck parking on proposed one story structure replacing an existing two story structure

The project was deferred from the August meeting.

The architect requests deferral until the September meeting.

The Commission discussed the number of meetings this item has appeared on the agenda and decided removal from the agenda is preferable.

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

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B60-93 New Residence

Applicant: Dr. Michael and Virginia Longo
Address: 210 Colonial Lane
Architect: Eugene Fagan
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 August meeting.

The architect requests deferral until the October meeting.

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT UNTIL THE OCTOBER MEETING.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

Contractor: Scott Parsons, The Parsonage
Project Description: Landscape west side of A-1A (where pines
were removed)

The project was deferred from the August meeting.

Scott Parsons presented a revised landscape drawing showing the addition of carrotwood trees that are 25 feet tall and salt tolerant. He also pointed out the area between the intercoastal and the road varies in width. By Department of Transportation rules, he must stay at least fourteen feet from the road which makes planting nearly impossible in some portions.

Mr. Parsons also showed a short video of the area. He included some footage from the Hamptons showing clusters of palms. These same types of clusters will be used at the Meridian. The video also showed some smaller mayhoe trees which will grow taller.

MOTION MADE BY MRS. BAKER TO APPROVE THE PLAN.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B11-93 New Residence

Applicant: Mr. and Mrs. Joseph Rimoni/Agnes Rosenthal
Address: 218 Miraflores Drive
Architect: Eugene Fagan
Project Description: New one story residence

The project was approved at the February meeting with the condition the details of the windows, French doors and garage doors, color samples and landscaping plan be presented later.

The project was deferred from the August meeting.

Eugene Fagan presented a revised elevation drawing showing window changes, a paneled garage door and a solid front door (French doors were previously used for front doors).

A pale peach color sample was presented. The trim and shutters will be white with a white concrete tile roof. Mr. Fagan mentioned brown pavers are planned for the driveway area. A landscape plan will be presented at a later meeting.

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

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B59-93 Entry and Garage

Applicant:	Mary K. Coffin/Neil Elliott
Address:	222 Miraflores
Architect:	Ed Hoon
Project Description:	Construct new front entry and garage Previous renovations to be reviewed

This project was deferred from the August meeting.

Mr. Frank commented that six Commission members are present and all are voting. Mr. Hoon has the option of deferring until a later meeting with seven voting members present or presenting his project to the members present today. Mr. Hoon opted to present his project at this meeting.

Chairman Frost-Golino requested that Mr. Hoon present plans and/or photographs showing what has been approved, what exists and what is planned?

Mr. Hoon presented a floor plan and an elevation drawing showing the (existing, unapproved) sliding glass doors removed and French doors in their place. A dentil, wood trim, cove molding is shown over the front doors (3 sets of French doors). Decorative wood, fluted columns (4) are shown flanking the French doors.

The (present) garage door opening would have a pair of French doors installed with full length, louvered shutters on both sides and an elliptical arch design feature over the doors. The former garage area has been interiorally remodeled and no longer functions as a garage.

A new garage addition is planned next to the former garage. It has a flat roof and a paneled garage door.

Mr. Frank added that Mr. Hoon's presentation was basically correct. Mr. Frank presented a photograph of the existing front of the house as taken from a real estate advertisement in the Palm Beach Daily News.

Photographs and copies from the microfilm records of the Town were shown to verify the existing and previously existing front elevations.

The Commission discussed the proposed details. Mrs. Frost-Golino did not think the elliptical detail between the living room and

dining area was enhancing. Mrs. Baker questioned the use of the dentil molding.

Mr. Frank read two letters into the record. John F. and Gail Austin Cooney, 495 North Lake Way, expressed concern for the renovations performed without Town approval meeting the Town codes and ARCOM standards.

A letter from the Bainharts at 236 Miraflores questioned the possibility of the unapproved renovations being performed by unlicensed contractors. Additionally, without the Architectural Commission input, the result is "an eyesore" and "looks cheap".

Mr. Hoffman noted that Mr. Hoon has addressed the code concerns.

Mrs. Frost-Golino and Mrs. Baker expressed concerns about the lack of Architectural Commission approval for the work already completed.

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

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED 5/1 WITH MRS. FROST-GOLINO VOTING NEGATIVE.

(Mrs. Frost-Golino stated she voted "no" because she objects to the scallops not being removed on the front elevation.)

Mr. Rosenthal inquired if any penalty is imposed on an applicant if ARCOM approval is not obtained before construction is begun and/or completed?

Mr. Moore replied, in this particular case, a double fee will be charged for all permits necessary to do the completed work. This will be a greater amount than a code enforcement penalty.

B65-93 Demolition/New Residence

Applicant:	Dr. and Mrs. Ross Stone
Address:	230 Clarke Avenue
Architect:	Douglas R. Root
Project Description:	Demolish existing structure; construct two story Mediterranean style residence

The project was deferred from the August meeting.

Douglas Root presented a rendering and a photo board shown at the August meeting.

Mr. Root said he has not presented any of the changes to neighbors.

Mr. Frank noted the plans were submitted to the Planning, Zoning and Building Department Thursday or Friday before this meeting, not allowing time for the neighbors to review them.

Mr. Root presented new elevation drawings explaining the changes made since the last meeting.

The roof pitch has been changed from 3/12 to 4/12. The maximum height is two feet below the allowed maximum of thirty feet. The windows have been narrowed and band trim has been added around them.

The site plan shows the 118' x 170' lot. The garage is set back 30 feet from the road and the front of the house is 54 feet from the road.

Mr. Root said the roof tile will be either "s" tile or barrel tile.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE CONDITION BARREL TILE BE USED ON THE ROOF AND A LANDSCAPING PLAN BE SUBMITTED AT A LATER DATE.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

B68-93 New Fire South Station

Applicant:	Town of Palm Beach
Address:	2185 South Ocean Boulevard
Architect:	Digby, Bridges, Marsh & Associates
Project Description:	Construct new fire station

The project was approved at the August meeting with the condition the architect return with 1/4 scale drawings and restudy the roof.

Jim Bowser, Town Engineer, and Mark Marsh, Architect, presented the revised elevation drawings for the south fire station.

Mr. Bowser explained the project has run into cost restriction problems. One solution is to go with "s" tile, not barrel tile.

Mr. Marsh noted the roof pitch has been changed from 5/12 to 4/12 and redesigned. The entry size has been reduced. The tower is designed as an architectural element with shutters. A recessed niche in the lower part of the tower features a dalmatian statue. The four garage doors previously had 3 windows and now have one window each. The dormers above each garage door have stucco finishes and one small window each.

Mr. Marsh reported the landscape plan will include at least 60%

xeriscaping. Only the foundation plantings will be sprinkled.

Mrs. Frost-Golino questioned the possibility of a flat roof over the bays because of the large amount of roof (tile) in that area.

Mr. Marsh discouraged a flat roof. Mr. Bowser announced he was against a flat roof in that area.

In response to the question concerning the use of flat tiles over "S" tiles, Mr. Moore noted the Commission has the right to suggest alternatives to the "S" tiles.

The Commission members discussed the cost factor of using clay barrel tiles, "S" tiles and flat cement tiles. Prices on alternatives were not readily available.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT, PREFERABLY USING BARREL TILES, BUT APPROVING "S" CLAY TILES AND CEMENT TILES AS THE LAST ALTERNATIVE.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED 5/1 WITH MRS. FROST-GOLINO VOTING NEGATIVE.

Mrs. Frost-Golino explained she voted "no" because the Commission had approved the previous project requiring the applicant to use barrel tile or, in this case, at least compare costs on flat tiles and "S" tiles.

B69-93 Demolition/New Residence

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

Staff removed this item from the agenda on 8/23/93. Plans received on 8/19/93 have zoning discrepancies; insufficient time before the August meeting to provide revised plans and make same available to public.

Demolition of the existing structure was approved at the August meeting.

No one was present to represent the applicant.

MOTION MADE BY MRS. BAKER TO DEFER THE PROJECT UNTIL THE END OF THE "DEFERRALS".

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

No one was present to represent the applicant at the end of the "Deferrals".

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT UNTIL THE END OF THE "MAJOR" PROJECTS.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

The project was heard at the end of the major projects.

Randall Stofft, Architect, presented a survey showing the existing swimming pool, located in the front/side yard set backs. A footprint of the proposed residence was also presented.

The lot slopes four feet from North Ocean Boulevard to Ocean Terrace. Mr. Stofft explained the variance obtained is to allow for the sloping lot.

Ocean Terrace is the main entrance street.

Mr. Frank read letters into the record received from neighboring property owners:

Dr. Sten Lilja, 1330 North Ocean Boulevard, stated in his letter of September 21 that the plans he viewed in the Planning, Zoning and Building Department had a discrepancy in the location of the pool, and the slab, as shown, does not conform to Section 2-11.1 of the Code.

Dr. Lilja had previously written an August 16, 1993 letter, based on the plans available to the public at that time, expressing his concerns about establishing the pertinent parameters for the project and suggesting the lowering the slab at least two feet. He was also concerned about the similar/dissimilar aspect of the design as compared to the neighborhood.

A petition from ten property owners in the 77th voting district received September 21, 1993, states "We....do strenuously oppose and recommend to the Commission, that the proposed construction of a residence at 1332 North Ocean Boulevard be reconsidered as its not blending with the ambiance of the existing residences in this area."

A letter from Ann M. Lilja, 110 Ocean Terrace, received on August 24, 1993 (before the August meeting--at which time demolition only was considered) stated her concerns with the maximum utilization of lot space, the visual impact and height of the residence, and she wants to ensure that the effect of the building will be enhancing

to the neighborhood.

Mrs. Frost-Golino asked Mr. Frank if the plans presented meet all zoning and elevation requirements?

Mr. Frank responded as of September 22, 1993 (this meeting date) the plans do not meet ALL requirements; specifically, the 18 inch requirement above the crown of the road. On a corner lot, these numbers must be averaged. The current design meets one of these conditions. If the structure is lowered approximately one foot, it will conform to both of these conditions.

The location of the existing pool is not correct on the plans, but Mr. Frank acknowledged Mr. Stofft has brought a survey to the meeting showing the correct location of the pool. (Mr. Frank had visited the site earlier to confirm the discrepancy on the plans.)

Mr. Stofft stated he has been told "different things by the Town" relating to the elevation of the slab.

Mr. Moore added the zoning matters are not an ARCOM issue but will be resolved by the lowering of the slab by 8 inches.

Mrs. Frost-Golino responded the position of the house or "where it sits" is germane to the design and will affect the positioning of the North Ocean Boulevard elevation (i.e. windows, balustrades, etc.)

Mr. Moore explained the interpretation of the zoning ordinance affecting the height of the slab and how it is figured. The slab will be lowered at least 8 inches.

Mr. Moore also stated the pool is non-conforming is permitted to remain.

Mr. Stofft, responding to questions concerning the lowered garage area, thinks the ramp to the garage will be almost even with Ocean Terrace but any water retention can be dealt with effectively.

Mr. Frank added the "0" datum line must be maintained. Any raised portion of the residence must be included from that "0" datum base.

The Commission expressed concern about the garage doors facing Ocean Terrace and the possibility of site screening.

Mr. Stofft responded that a proposed landscape plan will have an island partially site screening the doors.

Mrs. Frost-Golino would like to see a diagram of the roof heights of neighboring properties. Additionally, photographs of the neighborhood should be shown.

Mr. Stofft noted the design "steps" into the northwest corner of the property. The design does break-up the massing of the residence. The first floor of the residence contains 3,100 feet, the second floor 2,720 feet for a total square footage of 5,820.

The Commission raised the issues of the amount of fenestration on the North Ocean Boulevard elevation and the amount of paving on that side of the residence.

On the ARCOM Ordinance issue of "too similar--too dissimilar", the Commission suggested the possibilities of studying the window treatment and the balustrades on the North Ocean Boulevard side. Three different shapes of arches are shown on that elevation.

Mr. Hoffman also noted the windows on the west elevation could be re-studied. The windows "jump up and down".

Mrs. Frost-Golino asked Mr. Stofft to bring elevations to the next meeting with landscape overlays to present a clearer picture of the proposed project. Also the site-screening of the garage should be depicted.

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT UNTIL THE OCTOBER MEETING CONSIDERING THE SUGGESTIONS MADE BY THE COMMISSION AND RETURNING WITH THE REQUESTED INFORMATION.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B23-93 Revisions/Update

Applicant:	Richard Limehouse
Address:	215 Mediterranean
Architect:	J. Michael Osteen
Project Description:	Review of window and landscape approval

This project was approved at the June 23, 1993 meeting with the conditions a "cluster" window be designed for the second floor and two trees (with a high canopy) be planted on both sides of the driveway.

Mr. Limehouse presented an elevation drawing from the June 23, 1993 meeting. He cannot design a cluster window for the second floor because of interior configurations. Additionally, he cannot plant the required trees because of the sewer line to the residence.

The Commission discussed the alternatives. Substitute landscaping was suggested.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT AS ORIGINALLY PRESENTED WITH THE CONDITION TWO TO THREE TREES PROVIDING A CANOPY BE PLANTED.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED 5/1 WITH MRS. FROST-GOLINO VOTING NEGATIVE.

B55-93 Addition

Applicant: Harvey and Rosemary Cove
Address: 309 Tangier Avenue
Architect: The Pandula Architects
Project Description: Addition to southeast corner of residence

Gene Pandula presented a site plan showing the proposed 584 square feet addition to the southeast corner (front) of the existing residence.

The stucco finish, banding, quoining, windows, shutters and courtyard wall to match existing structure.

MOTION MADE BY MR. HELANDER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B. New Business - Major Projects

B71-93 Addition/Remodel

Applicant: Mr. and Mrs. K. Wolofsky
Address: 129 Clarendon Avenue
Architect: Smith Architectural Group
Project Description: Garage addition and second floor terrace

Don Kino presented a site plan and elevation drawings showing the proposed addition and renovation to the residence.

The garage addition would have a side entrance and the garage doors will not be directly visible from the street. The new terrace on top of the garage area will have the same tile/coquina treatment as the existing front facade. (The second floor terrace will be extended.)

Four new casement windows with round tops with coquina surrounds are shown on the front elevation east of the front entry area.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. WYETT.

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

Shane Ames presented a site plan, elevations and photographs for the proposed project.

The previous residence was destroyed by fire recently. The remaining guest house will be demolished.

Mr. Ames also presented a diagram showing the relationship of the proposed residence to the properties on both sides plus the Sailfish Club to the North.

Mr. Ames pointed out, on the site plan, the areas of flat roofs are intended to diminish the impact of the 6,700 square feet residence on the neighbors. The site measures 135 feet wide by 235 feet deep. The lot is wider than either adjoining lot. The owners of the property are negotiating with the Town for a right-of-way abandonment on the north edge of the property as shown on the site plan. This area would become a parking area. The site plan also shows walls, gates and tall hedges along North Lake Way.

Mr. Frank noticed the plans submitted at the meeting do not match the plans turned in the Planning, Zoning and Building Department and requested a correct set be turned in to him.

Mrs. Frost-Golino commented the architect has lowered the roof and reduced the column size since she has reviewed it. She is concerned about the massiveness of the house as it relates to the neighborhood. The gates and two sets of walls around the property make it dissimilar to other properties. The porte cochere is dissimilar to anything in the neighborhood.

Mr. Wyett commented the house appears institutional with the walls (the other houses do not have them). He suggested adding glass (windows) in the front (bedroom).

Mr. Helander agreed and suggested two windows in the bedroom.

Mrs. Frost-Golino added the view from North Lake Way will be the

walls, roof and the porte cochere. She would like to see the porte cochere scaled down.

In response to questions from the Commission, Mr. Ames said the hurricane shutters will be built into the walls during construction.

The finished floor elevation is 9.3 feet. The backyard elevation is 8.5 feet.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT FOR RE-STUDY OF THE FRONT ELEVATION (MASSIVENESS).

The motion died for lack of a second.

Dr. Sten Lilja, 1330 North Ocean Boulevard, spoke from the audience. His concern is with the hedges in front of the house at Ocean Terrace and North Lake Way. He believes their existence is a potential traffic hazard.

Mr. Hoffman asked Mr. Ames to provide the interior ceiling heights. Mr. Ames responded these are from 11 to 15 feet. Mr. Hoffman noted areas that could be scaled down (the "empty" areas). Specifically, he pointed out two elements that could be "pulled down".

Mrs. Frost-Golino suggested studying the porte cochere.

MOTION MADE BY MR. WYETT TO DEFER THE PROJECT FOR RE-STUDY USING THE SUGGESTIONS OF THE COMMISSION.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B73-93 Demolition

Applicant:	Greg Holloway
Address:	1574 South Ocean Boulevard
Architect:	Eugene Fagan
Project Description:	Demolition of existing residence

Eugene Fagan presented photographs of the existing one story residence. The house is ten years old. It contains approximately 6,000 square feet. The owner would like to build a new residence of approximately 12,000 square feet.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE DEMOLITION OF THE EXISTING RESIDENCE WITH THE CONDITION THE LOT BE SODDED/SEEDED AND IRRIGATED WITHIN 90 DAYS OF DEMOLITION IF NEW CONSTRUCTION HAS NOT COMMENCED.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

B74-93 New Residence

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

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

MOTION MADE BY MR. WYETT TO DEFER THIS PROJECT UNTIL THE OCTOBER MEETING.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

B75-93 Demolition/New Residence

Applicant: Renate and Thomas McKnight
Address: 310 Clarke Avenue
Architect: Smith Architectural Group
Project Description: Demolition of existing structure;
construct new residence

The demolition portion of this project will be heard at this meeting.

Don Kino presented a site plan of the lot showing the footprint of the proposed new residence. The McKnights, who live next door, plan to construct a building to be used in conjunction with their present home. Mr. Kino said if the new building is constructed without a garage, a unity of title will be executed. The landscaping and sod will be maintained after demolition.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE DEMOLITION WITH THE CONDITION THE LANDSCAPING BE MAINTAINED AND THE AREA SEEDED OR SODDED UNLESS CONSTRUCTION BEGINS WITHIN 90 DAYS OF DEMOLITION.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

B76-93 Gates

Applicant: Howard Gittis

Address: 810 South Ocean Boulevard
Architect: Michael Johnson
Project Description: Two front entrance gates

Michael Johnson presented a location map showing the position of the gates. The gates are located on Via La Selva 3 1/2 feet from the existing curb.

The four feet high gates are 17 feet and 21 feet wide respectively. The aluminum gates have vertical twisted pickets and slide into the existing shrubbery.

The Commission discussed the color. Mr. Johnson indicated they will be white. The Commission preferred black.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE GATES WITH THE CONDITION THE COLOR BE BLACK.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

Mr. Johnson also presented a drawing showing the metal frame with a copper roof over the frame. Mr. Johnson would like to add wood trim over the frame (painted white). The copper roof will remain.

Photographs of the existing residence were presented.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

C. New Business - Minor Projects

A106-93 Sign

Applicant: JoanZ Beach
Address: 316 South County Road
Contractor: Baron Sign Company
Project Description: Plastic letters, "JoanZ Beach", on front of building

No one was present to represent the applicant.

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT UNTIL THE END OF THE MEETING.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

At the end of the meeting, no one was present.

MOTION MADE BY MRS. BAKER TO DEFER THE PROJECT UNTIL THE OCTOBER MEETING.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

Baron Sign Company's representative arrived at the meeting shortly before adjournment.

MOTION MADE BY MR. WYETT TO HEAR THE PRESENTATION.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A drawing showing the "Joanz Beach" sign above the awning was presented. The sign will be forest green letters on white to match the awning. Only one sign on South County Road is planned (the former Vivien's location).

The Commission discussed the location of the sign. The location, above the awning, is high. No alternative solution was arrived at.

MOTION MADE BY MR. WYETT TO APPROVE THE SIGN.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED 5/1 WITH MRS. FROST-GOLINO VOTING NEGATIVE.

Mrs. Frost-Golino objected to the script style of the lettering and the positioning of the signage.

A107-93 Gates/Doors

Applicant:	Mrs. Ray Perelman
Address:	965 North Ocean Boulevard
Contractor:	Reich Metal Fabricators
Project Description:	Install white finished aluminum gates/doors at main entry

Jim Bailey from Reich Metals presented a drawing showing the detail of the gates/doors at the main entrance. These are not visible from the road because of the landscaping. There is glass behind the gates.

MOTION MADE BY MR. HELANDER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A108-93 Landscape Changes

Applicant: Mrs. Ralph Levitz
Address: 124 Cocoanut Row
Contractor: Boynton Landscape Company
Project Description: Add landscape planters, curbs and
landscaping

Boynton Landscape Company presented plans showing the hardscape area of the residence. The planters and curbs are designed to stop the "wash-out" situation existing on the property.

Additionally, an existing column will be stuccoed to match the exterior finish on the residence.

Several types of plant materials will be added to the existing landscaping including ixora, lirope, boston ferns and philodendrons.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. WYETT.

MOTION CARRIED UNANIMOUSLY.

A109-93 Sign

Applicant: Spencer Gallerie
Address: 240 Worth Avenue
Contractor: Phil Rowe Signs
Project Description: 12" gold leaf letters, "Spencer
Galleries", on building; gold leaf letters
over door and on windows

Steve Rowe presented a drawing showing the position of the proposed signage.

MOTION MADE BY MR. HELANDER TO APPROVE THE SIGNAGE.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

A110-93 Sign

Applicant: Oblio's Dream
Address: 408 Hibiscus
Contractor: Phil Rowe Signs
Project Description: 12" black letters, above awning, on building

Steve Rowe presented an enlarged photograph/drawing showing the location of 12", matte black cut out letters, "Oblio's Dream", centered above the awning.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE SIGN.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A111-93 Sign

Applicant: Palm Beach Eyes
Address: 311 Worth Avenue
Contractor: Phil Rowe Signs
Project Description: 18"x72" wooden sign with gold letters, "Palm Beach Eyes, Optical Shop"

Steve Rowe presented a drawing showing the proposed signage. The wooden signs will have a green background with gold letters.

The Commission would like to hear the presentation for the awning by American Awning with the sign.

Scott Denzileas from American Awning presented his drawing showing the proposed awning. An existing shed awning would be changed to a hip awning. The proposed color of the awning is teal green with a second choice of turquoise.

If a hip awning is used, the sign will have to be moved.

Mrs. Frost-Golino suggested using a shed awning, allowing the sign to be lined up with the sign on the next door space (both tenants share the same building).

A photograph shows the existing two awnings have different heights above the sidewalk. One is supported by poles, the other is supported by the frame.

The building is pale gray. The Commission suggested a different color green for the awning.

The Commission agreed the awning color must be coordinated with the sign color.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE SIGN AND AWNING WITH THE FOLLOWING CONDITIONS:

1. THE SIGN AND AWNING COLORS MUST BE COORDINATED.
2. THE AWNING MUST BE A SHED AWNING, DARK GREEN, WITH THE MINIMUM ALLOWED FOR CLEARANCE OVER THE SIDEWALK (7'6" TO PIPE).
3. THE SIGN WILL HAVE A GREEN BACKGROUND WITH GOLD LETTERS.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A112-93 Sign

Applicant:	Bamboo Cabana Shops (V.A.D.C. Investments)
Address:	323 Worth Avenue
Contractor:	Phil Rowe Signs
Project Description:	One 18"x36" directory sign; window lettering on units 2,3,4 and 5

Steve Rowe presented a drawing for Via de Mario showing the locations of the shops and the directory sign. Each of four units will have different merchandise. The same logo will be used on each unit, and Mr. Rowe is requesting an additional logo on the directory sign. The logo consists of a green parrot on a red background sitting on an elongated green branch.

Mr. Moore reminded Mr. Rowe the size of the logo can only be 12" x 12" and the elongated branch does not fit into that space. Mr. Rowe agreed the size of the branch will have to be reduced.

Also, Mr. Moore noted the logo can't be on the directory sign in addition to each unit.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE SIGNAGE WITH THE CONDITION THE DIRECTORY SIGN HAVE A GREEN BORDER, WHITE BACKGROUND AND BLACK LETTERING. THE INDIVIDUAL UNITS WERE APPROVED AS PRESENTED.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A113-93 Awning

Applicant:	Chris Anton (Palm Beach Eyes)
Address:	311 Worth Avenue
Contractor:	American Awning Company

Project Description: Replace existing awning with teal green awning

This project was heard with A111-93. See that project for approvals.

A114-93 Front Door Awning

Applicant: Mr. and Mrs. John McCracken
Address: 245 Barton
Contractor: American Awning Company
Project Description: Install white with green trim front door awning plus one awning next to garage

Joe Mattei presented photographs of the residence.

The Commission discussed the white/green color combination.

MOTION MADE BY MRS. BAKER TO APPROVE THE AWNINGS WITH THE CONDITION THE COLOR BE GREEN WITH WHITE TRIM.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

A115-93 Awning

Applicant: Mrs. Davie
Address: #2 Windsor Court
Contractor: American Awning Company
Project Description: Install three awnings on the rear of the residence (facing Cherry Lane)

Joe Mattei presented a site plan showing the location on the proposed awnings. These awnings are on the south side (back) of the residence facing the swimming pool. Cherry Lane runs along the back of the property.

Two of the awnings are six feet wide over windows. The patio awning is actually two awnings--one is twelve feet long, the other is eight feet and they meet forming an obtuse angle. These awnings would be approximately fourteen feet high.

The Commission discussed the color, trim and shape of the valance.

MOTION MADE BY MR. HELANDER TO APPROVE THE AWNINGS WITH THE CONDITION THE COLOR BE WHITE WITH A GREEN BAND ON THE STRAIGHT VALANCE (NO SCALLOPS).

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A117-93 Awning

Applicant: Julian Rogers
Address: 235 Sunrise Avenue
Contractor: American Awning Company
Project Description: Install 60'x4'x3' window awning

Joe Mattei presented a site plan and photographs of the top floor of the Palm Beach Hotel (condominium) showing the location of the proposed white awning.

This same proposal for an awning was approved approximately three years ago but never installed.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE AWNING.

MOTION SECONDED BY MR. WYETT.

MOTION CARRIED UNANIMOUSLY.

A116-93 Awning

Applicant: Pierre Deux
Address: 224-A Worth Avenue
Contractor: Ann Schievietz (tenant)
Project Description: Recover existing frame with yellow material

Joe Mattei presented a photograph showing the location of the awning. He also presented yellow color samples for the awning. The building will be painted white.

The Commission discussed the bright yellow color sample submitted and opted for a softer, lighter shade of yellow.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE AWNING WITH THE CONDITION THE COLOR BE LIGHT YELLOW IF THE BUILDING IS PAINTED WHITE.

MOTION SECONDED BY MR. HELANDER.

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

A117-93 Storm Shutters

Applicant: Vilda DePorro

Address: 211 Worth Avenue
Contractor: Rolladen, Inc.
Project Description: Install white rolling shutters

Mr. McCabe presented several photographs of the elevation of the building showing the area the rolling shutters would be installed in. A drawing showed the 11 inch box attached to the soffit but extending onto the glass area. The box would not be hidden.

Mr. McCabe pointed out the awning is in front of the box. The Commission also noted the box would be visible to anyone on the sidewalk (under the awning). The Commission suggested panels be used. Mr. McCabe did not wish to do this.

MOTION MADE BY MR. WYETT TO DENY THE APPLICATION TO INSTALL ROLLING SHUTTERS FOR THE FOLLOWING REASON, AS IDENTIFIED IN THE ORDINANCE:

THE PLAN FOR THE PROPOSED BUILDING OR STRUCTURE IS NOT IN CONFORMITY WITH GOOD TASTE, GOOD DESIGN, AND IN GENERAL, DOES NOT CONTRIBUTE TO THE IMAGE OF PALM BEACH AS A PLACE OF BEAUTY, SPACIOUSNESS, BALANCE, TASTE, FITNESS, CHARM AND HIGH QUALITY.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A118-93 Door

Applicant: Il Papiro
Address: 223 Worth Avenue
Architect: Robert Bell
Project Description: New entry door

Robert Bell presented photographs of the proposed wood, glass and wrought iron door. It is a sixteenth century door from Florence, Italy.

The plan presented showed wood framing around the door and window around the door.

Signage on the building will be "Il Papiro", 12 inch painted wood letters, centered on the stucco facade.

A 12" x 16" bronze plaque is shown next to the display window area.

MOTION MADE BY MR. HELANDER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

A119-93 Entry Changes

Applicant: Jonathan and Michele Cameron-Hayes
Address: 220 Indian Road
Architect: Smith Architectural Group
Project Description: Add foyer and make related facade changes

Don Kino presented photographs of the residence and the neighboring residences.

Mr. Kino proposes to add a front element with a hip style roof creating an entrance foyer. An arched, louvered door would be used for the entry door. The existing windows would be changed from awning windows to casement windows. Dark green shutters will be used on the front facade.

MOTION MADE BY MR. HELANDER TO APPROVE THE CHANGES.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

Ames Bennett addressed the Commission and requested a project on Country Club Road be reviewed. He presented a site plan showing the filling in of a courtyard and the addition of two bathrooms.

Chairman Frost-Golino said, in fairness to all applicants, this project must be applied for and notification sent to neighboring property owners, then it will be heard at the next meeting.

Mr. Helander questioned the Architectural Commission's role in the demolition procedure. He would like to review a report on each house proposed for demolition and weigh the merits of each demolition.

Mr. Moore replied this procedure has been carefully laid out in the ordinances. The concern of the Architectural Commission, by legal definition, is "what is going back?". The history of the house is the responsibility of the Landmarks Commission.

Chairman Frost-Golino told Mr. Helander that she had originally questioned the Architectural Commission authority on demolitions, but it is as Mr. Moore indicated.

Adjournment

MOTION MADE BY MR. HELANDER TO ADJOURN THE MEETING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

The September 22, 1993 Architectural Commission meeting was adjourned at 5:10 p.m. The next meeting will be October 27, 1993 at 12:30 p.m. in the Town Council chambers.

Respectfully Submitted,

Joanna Frost-Golino, Chairman

JFG:mp