



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, AUGUST 28, 1991, 12:30 P.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The August 28, 1991 Architectural Commission meeting was called to order at 12:35 p.m. by Chairman Jeffery W. Smith.

II. Roll Call

PRESENT: Jeffery W. Smith, Chairman
Lesly Smith, Vice-Chairman
Jorge Sanchez, Member
John Schuler, Member
Marie Hope, Member
Leighton Rosenthal, 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: Joanna Frost-Golino, Member
James Paine, Alternate Member

RECORDING SECRETARY: Mary A. Pollitt

III. Approval of Minutes of July 24, 1991

MOTION MADE BY MR. SCHULER TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. NEWMAN.

MOTION CARRIED UNANIMOUSLY.

IV. Project Review

A. Deferrals and Continuations: Major and Minor Projects

B3-91(A) Facade Renovation

Applicant: Tiffany's
Address: 259 Worth Avenue
Architect: Smith Architectural Group
Project Description: Facade Renovation

The signs and awnings for the building were deferred until the August meeting.

The architect requests a deferral until the September meeting.

MOTION MADE BY MR. ROSENTHAL TO DEFER THE PROJECT UNTIL SEPTEMBER.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

B12-91 Landscape Plan

Applicant: Mr. and Mrs. Eugene Applebaum
Address: 325 Via Linda
Architect: Ike & Kligerman Architects
Project Description: Submission of material and driveway samples and a landscape plan

The project was deferred until the August meeting.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

B28-91 Remodeling

Applicant: Rubell Gallery and Phillips Galleries
Address: 238-240 Worth Avenue
(courtyard at 250-256 Worth Avenue)
Architect: Richard Gluckman, Architects-New York
Robert L. Bell - local
Project Description: Divide store space into two shops;
refurbish courtyard area

The 238-240 Worth Avenue facade was approved at the June meeting.

The courtyard for the 250-256 Worth Avenue area was approved at the July meeting. The remainder of the courtyard area was deferred

until the August meeting.

(This project was heard after project B59-91.)

Bob Bell presented a plan for the cut-through at Paris Sorbet at the end of courtyard "A" entering courtyard "B" (250 Worth Avenue).

The cut-through would divide Paris Sorbet into two areas. Bi-fold French doors could be opened or closed in the walk through area to allow access to the two halves of the store. Round, cast stone columns accent the entrances to the cut-through.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

B37-91 New Residence

Applicant:	Mario Mendoza
Address:	255 Mockingbird Trail
Designer:	K. C. Hubbard
Project Description:	New one-story, single family residence

The project was conceptually approved at the July meeting with the condition the wing on the right side of the house (the roof on the house must articulate with the wing on the house) and the entry area be re-studied.

No one was present to represent the applicant.

MOTION MADE BY MRS. SMITH TO DEFER THE PROJECT UNTIL THE SEPTEMBER MEETING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

(Mr. Hubbard arrived at the meeting. This project was heard after item B52-91 on the agenda.)

MOTION MADE BY MRS. HOPE TO HEAR THE PROJECT AT THIS TIME.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

Kip Hubbard presented a revised drawing showing a revised plan for the wing on the right side of the house. The entry area has also been redesigned.

MOTION MADE BY MR. SCHULER TO APPROVE THE REVISED PLAN AS PRESENTED.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B43-91 Landscape Plan

Applicant:	Meridian Condominium
Address:	3300 South Ocean Boulevard
Landscaper:	Florida Native Plant Industries, Inc.
Project Description:	Selective removal of Australian pines and installation of new landscape materials

The project was deferred from the July meeting.

A landscape plan was presented showing the selective removal of the Australian pines. The plan showed additional plantings of sabal palms, scaevola, oleander and buttonwood. Floratam sod will be installed in a 7,000 square foot area.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B46-91 Demolition/New Residence

Applicant:	Carl Asplundh Jr.
Address:	1100 North Lake Way
Architect:	Lee Group (Washington, D.C.)
Project Description:	Demolish existing residence; construct new single family, Bermuda style residence

The project was conceptually approved at the July meeting with the conditions quarter scale drawings with details be presented at a later meeting. A landscape plan is required.

The demolition of the existing house was approved at the July meeting.

Carl Asplundh and Gary Lee presented the quarter scale drawings.

Some changes have been made in the new drawings. A window has been eliminated in the front of the garage.

The second floor area has been added to and some areas eliminated. Two feet have been added to the dining room area.

The highest point of the roof is 32 feet, and the set back from the road is 35 feet.

The Commission members discussed the elements of the roof--the hip roofs and the dormer placement.

Mr. Lee presented additional drawings showing roof details including a lakeside elevation.

In response to questions concerning the height of the house and the proportion of the roof from the Commission members, Mr. Lee and Mr. Asplundh presented photographs of various properties in Bermuda with similar details.

Mr. Asplundh presented proposed color samples. A light peach tone will be used for the stucco house with green shutters and white trim. The front door will be stained, and the hand railings on the stairs will be painted white.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. SANCHEZ.

THE PROJECT CARRIED UNANIMOUSLY.

Mr. Lee presented the landscape plan. Three sides of the property will not be touched. A 15 foot ficus hedge will be added on the north with the possible addition of a hibiscus hedge on the inside of the ficus hedge. New maylayan and alexander palms will be added in front.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE LANDSCAPE PLAN WITH THE CONDITION THE HIBISCUS HEDGE BE PLANTED INSIDE THE FICUS HEDGE.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

B47-91 New Residence

Applicant:	Mr. and Mrs. Bud Hansen
Address:	1375 South Ocean Boulevard
Architect:	Everett H. Jenner
Project Description:	Construct new residence with tennis pavilion

The project was deferred to the August meeting to restudy the design incorporating the comments made by the Commission at the July meeting.

No one was present to represent the applicant.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT UNTIL THE END OF THE AGENDA.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

This item and item B50-91 were heard at the end of the meeting.

Skip Jackman presented a site plan for the project. He also presented the original drawings from the last meeting.

The new plans show details have been added that are similar to details on the remaining structures on the site. The windows have been rescaled. Mullions have been added to the windows. The Commission members discussed the fixed glass "picture windows" between the two side mullioned windows on the east elevation.

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

MOTION SECONDED BY MRS. BAKER.

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

B50-91 Alterations and Additions

Applicant:	Mr. and Mrs. L. F. Larsen
Address:	1070 North Ocean Boulevard
Architect:	Everett H. Jenner
Project Description:	Alterations and additions to an existing two story residence

The project was deferred from the July meeting.

This project was included in the deferral for project B47-91 and heard at the end of the meeting.

Skip Jackman and Everett Jenner presented a site plan for the project. Additionally, Mr. Jackman presented a cross section of this house as it relates to the house to the south of it. The proposed project at 1070 North Ocean will raise the roof to approximately 32 feet, 6 feet higher than the existing roof, and will "match-up" to the house to the south.

The revised elevation drawings show a pitched 6/12 roof; windows have been reduced from ten feet to eight feet.

The porte cochere is 87 feet from the road and measures 16 feet by 28 feet. Several of the Commission members suggested either omitting or reducing the size of the porte cochere. Mrs. Larsen was

present in the audience. Mr. Jackman, Mr. Jenner, Mrs. Larsen and the Commission compromised on reducing the porte cochere by 6 feet. The porte cochere will be 93 feet from the road and measure 16 feet by 22 feet.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT WITH THE CONDITION THE PORTE COCHERE BE REDUCED IN SIZE TO 16 X 22 FEET AND A LANDSCAPE PLAN BE SUBMITTED AT A LATER DATE.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

B73-90 Landscape Plan

Applicant:	David J. Mahoney
Address:	1296 South Ocean Boulevard
Architect:	Morgan Wheelock Inc.
Project Description:	Landscape plan

Bob Moore recapped the project for the Commission. The site includes a mangrove area requiring Department of Environmental Regulation approvals as well as permits from the Town.

The Building Department will not issue a building permit for the residence until the Architectural Commission reviews the landscape plan which includes a tennis court contingent on the mangrove mitigation.

Mr. Moore requested the Commission not hear this project until Mr. Gann-Matzen representing Eco Horizons, Inc. has the opportunity to report to the Commission the results of his on site inspection. He will be at this meeting.

MOTION MADE BY MRS. SMITH TO DEFER THE PROJECT UNTIL LATER IN THE MEETING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

The project was reopened later in the meeting.

MOTION MADE BY MR. ROSENTHAL TO REOPEN THE DISCUSSION.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Mr. Gann-Matzen reported the preliminary indication is that all activities laid out in the permit were completed. Most of the large mangroves have survived. However, the Lake Worth rip-rap has

not worked. If one large mangrove dies, the requirement is to plant an additional six seedlings. The required monitoring quarterly reports have not been received.

Mr. Moore requested additional time to determine if the County, the State and the Corps of Engineers can supply additional information. No final action by the Town would be taken until all the reports are submitted.

Mr. Schuler suggested approving the landscape plan subject to required regulations from the various agencies.

Mr. Smith expressed the opinion the approval of the landscape plan by the Commission was not a necessary prerequisite for the Building Department to issue a building permit for the residence. He pointed out that many building permits are issued before any landscape plans are received by the Commission, and ARCOM should not be part of the mangrove consideration as relates to the issuance of a building permit.

Mrs. Smith stated she will not be voting on this item. She has represented the Garden Club's viewpoint on this project during the past two years.

Mrs. Smith (speaking for the Garden Club) stated the project should not be hear by ARCOM at this time until the mangrove problem is mitigated by the proper authorities.

Bob Crane, an attorney from Boose, Casey, Ciklin, representing the owners, reported of on-site meetings with DERM. Mr. Crane indicated the Department is satisfied with the progress to date, and the owners and their representatives continue to work with the Department to mitigate the mangrove situation.

Mr. Moore added the landscape plan is not a prerequisite for the issuance of the building permit but the mangrove mitigation (and final approval by the Town) is required.

MOTION MADE BY MR. SCHULER TO DEFER THE LANDSCAPE PLAN.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

(Mrs. Smith refrained from voting.)

B. New Business - Major Projects

B51-91 New Townhouses

Applicant: Josephine Defina Stetson
Address: 247 Seminole Avenue
Contractor: Harry Gilbert
Project Description: Demolish existing four unit apartment building and construct new two unit - two story townhouse

This is a request to extend the approval of a project originally approved at the July 25, 1990 Architectural Commission meeting.

Harry Gilbert reported the four unit apartment building has been demolished, but construction has not started on the townhouses.

The plans for the project have not been altered.

MOTION MADE BY MRS. HOPE TO EXTEND THE APPROVAL FOR THE PROJECT FOR ONE YEAR.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B52-91 Remodel

Applicant: Ann Manson
Address: 291 Jamaica Lane
Designer: K. C. Hubbard
Project Description: Remodel entrance to residence and add windows

Kip Hubbard presented an elevation drawing for the project.

The owners would like to add an 4'10" entry foyer with a roof and change the front door. New windows would be installed in existing window openings. The three colonial windows would have round tops on the front elevation. Spanish, barrel clay tile would replace the existing flat cement tile.

Plan "B" on the submitted plans showed an "eyebrow" or a 3 foot overhang with Spanish tile over the garage doors. The Commission members discussed the appearance of the overhang.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE CONDITION THE OVERHANG OVER THE GARAGE DOORS BE OMITTED.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED 5/2 WITH MR. ROSENTHAL AND MR. SANCHEZ VOTING NEGATIVE.

B53-91 Remodel

Applicant: Mark Goegelman
Address: 239 Barton Avenue
Architect: Robert Bell
Project Description: Remodeling includes a new flat cement tile roof, window revisions and changing wood siding to stucco

This project was heard after item B28-91.

Bob Bell presented photographs of the residence and neighboring structures.

The elevation drawing showed the elimination of the peaks on the roof and the re-constructing of the roof as one continuous line. The pitch of the roof has been changed. Flat cement tile will be used on the roof.

Additional elements added on the facade include a raised, stucco trim around the front door, stucco bands and louvered shutters.

Mr. Bell stated no decision has been made concerning the color of the house.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE CONDITIONS THE COLOR SAMPLES AND AWNINGS TO BE USED ON THE HOUSE BE SUBMITTED AT A LATER DATE.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B55-91 Remodel

Applicant: Mr. and Mrs. Peter Stanley
Address: 1332 North Ocean Boulevard
Architect/Designer: Leonard Nobrega
Project Description: Renovation of existing two story residence with additions including a stair tower

Leonard Nobrega presented a site plan for the remodeling of the existing house. He pointed out a spa would be added on the North Ocean Boulevard side of the swimming pool.

Mr. Nobrega pointed out the footprint had to comply with a .45 Floor Area Ratio required by the Building Department. Portions of

the existing house will be demolished and new additions will be constructed.

Mr. Nobrega noted some changes will be made to the plans submitted prior to the meeting including the removal of columns, and the grill work below second floor windows will be changed to stucco.

Mr. Nobrega stated the existing roof will not be removed. Portions will be added to the existing roof, and a red, "s" clay tile will be used on the new roof.

The entrance to the house will be from Ocean Terrace, across the front of the house into the stair tower.

Mr. Frank pointed out the addition of the spa to the existing, non-conforming swimming pool would not be allowed. The spa is within the set back area.

The Commission discussed the height of the roofs. The north end of the house appears higher than the south end of the house. The elevation drawing shows the height of 29 feet (above 0') for the north end of the building and 26 feet on the south end.

The windows on the south elevation or garage end of the house were discussed. Mr. Nobrega said that smaller windows would be used in this area (like the family room windows).

Mr. Smith added the massing of the house is acceptable but the details need to be refined.

Dr. Sten A. Lilja, 1330 North Ocean Boulevard, read a prepared statement to the Commission. He outlined a problem with the height of the roofs. He noted the submitted plans "do not show to which identifiable point in nature that these 26' (south wing) and 29' (NE wing) roof heights relate to, but only relative to the lowest floor. That floor is not specified as to its elevation either."

Dr. Lilja proposed a survey of the roof elevations be submitted to the Commission.

Mr. Frank read a letter received from Ann Maria Lilja, 110 Ocean Terrace. Although supporting, in principal, Mr. Stanley's plans, Ms. Lilja reiterated the need for a height survey for the roof area and suggested facade changes would be in keeping with the neighborhood. She requested that metal garage doors not be used on the renovation, and that the garage doors be screened from Ocean Terrace.

Mr. Moore discussed the provisions for receiving a building permit with Mr. Nobrega. Mr. Moore stated a survey by a registered land surveyor showing existing roof elevations would be required before a building permit is issued. The building permit will state the

additions or roof cannot exceed the existing roof heights.

Mr. Joel Martino, 109 Ocean Terrace, spoke to the Commission. He had concerns for the west elevation of the house and requested vegetation be used to screen the rear of the Stanley property from his side yard.

MOTION MADE BY MRS. HOPE TO CONCEPTUALLY APPROVE THE PROJECT WITH THE CONDITIONS AN ELEVATION SURVEY BE SUBMITTED AT THE SEPTEMBER MEETING AND DETAILS OF THE FACADE BE STUDIED AS SUGGESTED AT THIS MEETING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

B56-91 Addition

Applicant:	T. Downs Mallory
Address:	247 Southland Road
Architect:	Lindley M. F. Hoffman
Project Description:	7 ft. extension of existing south wing of residence

Lindley Hoffman presented photographs of the property and neighboring properties.

An elevation drawing showed the proposed 7 ft. extension on the wing next to the driveway. The roof and facade of the addition would match the existing structure.

MOTION MADE BY MRS. SMITH TO APPROVE THE ADDITION.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

(The Commission took a 15 minute break at 2:45 p.m.)

B57-91 New Townhouses

Applicant:	Barbara Tuck
Address:	235 Chilian Avenue
Architect:	Vladimir B. Morosovra
Contractor:	John Mitchell
Project Description:	Demolition of existing structure and construction of two story duplex

John Mitchell and Barbara Tuck presented new, revised drawings for the project. Photographs of the existing property and the neighboring properties were presented.

The lot measures 100 feet wide by 125 feet deep. A two unit townhouse with two story cabanas and swimming pools is planned for the lot.

A Spanish, barrel tile roof is planned for the off-white stucco structure. Grayed wood accents would be used on the building.

Eight and nine foot ceilings are planned for the interior. Mr. Mitchell noted the thirty-five height of the structure could be lowered.

The Commission discussed the demolition of the existing structure.

MOTION MADE BY MR. SCHULER TO APPROVE THE DEMOLITION OF THE EXISTING STRUCTURE.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

The Commission discussed the height of the towers, the large amount of glass in the stairway-cabana areas and the landscaping (site-screening) for the neighbors. Additionally, the architectural plans need to be developed to accurately show the elevations of the building.

Mr. Frank read a letter from Mrs. Virginia Boyce Lind, 231 Chilian Avenue, objecting to the two story structure. She requested a postponement for the project until she had time to respond to the proposal.

Ames Bennett, representing Mrs. Lind, objected to the high towers and the height of the structure.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT TO RE-STUDY THE SUGGESTIONS MADE BY THE COMMISSION.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

B58-91 Awning carport

Applicant:	Bernard Komer
Address:	201 Queens Lane
Architect:	Trezise Design Associates, Inc.
Project Description:	Awning carport

Steve Trezise presented a site plan for the project showing the location of the carport.

A sample of the awning material, scalloped edge, white with green trim, was presented.

The awning measures 18'10" wide by 26' long and is a two car carport.

The Commission discussed the size of the carport. Mr. Smith suggested gabling the awning in place of using a shed style to reduce the impact of the size.

Mr. Smith stated this is not an aesthetic solution to the problem. Mrs. Smith added it is not an enhancement to the house.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED 5/2 WITH MR. SMITH AND MRS. SMITH VOTING NEGATIVE.

B59-91 Addition

Applicant:	Ben and Sondra Tabakin
Address:	1431 North Ocean Way
Architect:	Robert Bell
Project Description:	One story addition

Robert Bell presented a floor plan and site plan for the one story addition. Photographs of the property and the neighboring properties were presented.

Mr. Bell stated the intent of the project was to raise the entire house to be level with the garage to one level and do away with the split level effect. A new 6/12 roof would replace the existing 3/12 roof.

The windows would have circle heads over them. A garden area would be created in the bedroom addition area.

MOTION MADE BY MRS. HOPE TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED 6/1 WITH MR. SCHULER VOTING NEGATIVE.

(Mr. Rosenthal left the meeting at 3:45 p.m.)

(Mr. David Zimmerman, Assistant Building Official, is substituting for Mr. Moore who left the meeting.)

B60-91 Drive-through Teller

Applicant: Citibank FSB
Address: 400 Royal Palm Way
Architect: Folgers Architects & Facility Design
Project Description: Construct an unmanned drive-through teller

(Signage will be considered with the entire 400 building project.)

Mr. Zimmerman explained Town Council approval in the form of a special exception was necessary to approve the banking facility in the 400 building location. Additional approval was needed to construct the drive through facility.

David Cross presented a site plan showing the location of the teller unit. Three older buildings will be demolished to provide room for the teller unit.

MOTION MADE BY MRS. SMITH TO APPROVE THE DEMOLITION OF THE THREE BUILDINGS.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

Mr. Cross presented a Citibank package design used throughout the country for teller units. (Plan A)

Plan B is designed to match the 400 building (as it is being remodeled). The teller unit would be concrete block/stucco painted yellow with white trim.

The Commission discussed the design of the teller unit and suggested omitting the quoins on the south of the unit, reduce the size of the quoins from 4' to 3', narrow the pilasters and revise the drawing showing the changes and a detailed landscape plan.

MOTION MADE BY MRS. SMITH TO CONCEPTUALLY APPROVE THE PROJECT WITH THE CONDITION THE APPLICANT RETURN WITH THE CHANGES TO THE PLAN SUGGESTED AT THE MEETING AND A DETAILED LANDSCAPE PLAN.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

C. New Business - Minor Projects

A62-91 Awning

Applicant: St. John's
Address: 248 Worth Avenue
Contractor: American Awning Company
Project Description: Awning

Joe Mattei presented an elevation drawing of the proposed white awning with a brown valance.

The awning extends five feet from the building and is twenty feet wide.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A63-91 Awning

Applicant:	Slight Indulgence
Address:	311 Worth Avenue
Contractor:	American Awning Company
Project Description:	Awning

Mr. Mattei from American Awning requested this item be removed from the agenda.

MOTION MADE BY MRS. HOPE TO REMOVE THIS ITEM FROM THE AGENDA.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

A64-91 Sign

Applicant:	F. P. Conroy, D.M.D.
Address:	50 Cocoanut Row
Contractor:	Phil Rowe Signs
Project Description:	Install sign: "Dental Office, Dr. F. P. Conroy, D.M.D., D.D.S."

Steve Rowe presented the elevation drawing showing the proposed signage. The letters will be matte black.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A65-91 Sign

Applicant:	The Antique Porcelain Company
Address:	333 Worth Avenue
Contractor:	Phil Rowe Signs

Project Description: Install sign, 10" maroon letters: "The Antique Porcelain Co."

Steve Rowe presented the elevation drawings showing the maroon letters. The applicant is moving from one location to another.

The Commission discussed the color of the letters, preferring black to maroon.

MOTION MADE BY MRS. HOPE TO APPROVE MATTE BLACK LETTERS.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A66-91 Gate

Applicant: Palm Beach Townhouses Inc. (Villa Plati)
Address: Bradley Place
Architect: SKA Architect + Planner (Pat Segraves)
Project Description: New gate at existing wall of pool on bike path

Pat Segraves showed a site plan for the location of the new gate. A gate house will be removed to allow the installation of the gate.

The gate will be the same style as the hand railings on Villa Plati and will be painted white.

MOTION MADE BY MRS. HOPE TO APPROVE THE DEMOLITION OF THE GATE HOUSE AND THE INSTALLATION OF THE GATE.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A67-91 Shutters

Applicant: Dr. Foose
Address: 3474 South Ocean Boulevard
Contractor: Rolladen, Inc.
Project Description: Install folding shutters

The contractor requests deferral of this project.

MOTION MADE BY MRS. BAKER TO DEFER THE PROJECT.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A68-91 Remodel

Applicant: John R. and Kathryn F. McDonald
Address: 152 Dolphin Road
Architect: Shoreline Designs
Project Description: Insert window in present single door
entry: add pair of doors on adjacent wing

Robert Neal presented photographs of the house showing the existing configuration.

The plan showed the addition of a foyer, the relocation of the entrance doors and a new window.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A69-91 Addition

Applicant: Double U.S. Inc.
Address: 180 Cocoanut Row
Architect: Ames Bennett
Project Description: 23' x 16' addition to southwest corner of
residence

Ken Lewis, representing John G. Mitchell Construction Company, presented a site plan for the addition on the back of the house.

It is not visible from Cocoanut Row and barely visible from Antigua Lane.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

A70-91 Remodel

Applicant: Mr. and Mrs. Robert Belfer
Address: Parc Regent Penthouse, Bradley Place
Architect: The Pandula Architects, Inc.
Project Description: Revise solid parapet wall at balcony to
balustrades to match balance of building

Gene Pandula presented photographs of the penthouse showing the wrap-around exterior terrace.

The Commission suggested duplicating the proposed effort on both sides of the building to create a unifying effect when viewed from the interior of the penthouse.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT WITH THE CONDITION THE SAME BALUSTRADES BE ADDED TO THE EAST END OF THE PENTHOUSE.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

A71-91 Shutters

Applicant:	Jana Fason
Address:	409 Seabreeze Avenue
Contractor:	Folding Shutter
Project Description:	Install white rolling shutters

The representative from Folding Shutter Corporation presented photographs of the residence.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Adjournment

MOTION MADE BY MRS. SMITH TO ADJOURN THE MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

The August 28, 1991 Architectural Commission meeting was adjourned at 4:55 p.m. The next Architectural Commission meeting will be held September 25, 1991.

Respectfully submitted,

Jeffery W. Smith, Chairman

JWS:mp